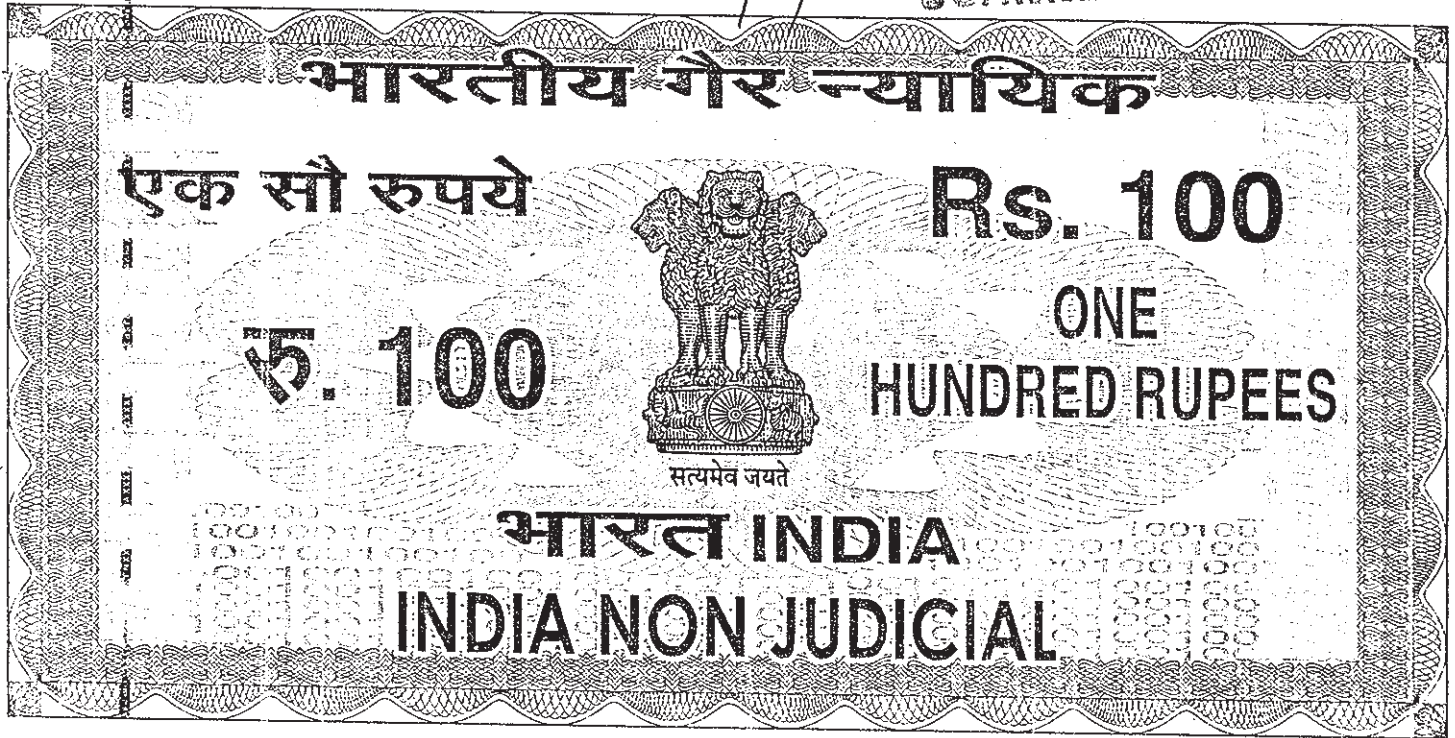


869/09

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 360586

Date : 09-07-2008

Serial No : 27,640

Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
SECBAD

For Whom :

MODI & MODI CONSTRUCTION'S
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

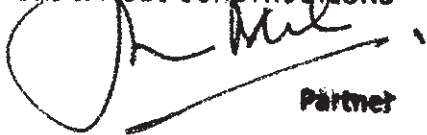
This Agreement is made and executed on this the 05th day of Feb. 2009 at Secunderabad by and between:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. SAMIR MODY, SON OF MR. GAJENDRA MODY aged about 45 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Pleasant Road, Mumbai-06, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS


Partner



* వస్తుకము 2007 వ సం॥ ను..... 869.....
 గస్తావీజు మొత్తం కాగితముల సంఖ్య..... 7.....
 కాగితము వరుస సంఖ్య..... 1.....



సబ్-రెజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

By challan No. 916 284 Dt. 6/2

I. Stamp Duty:

1. in the shape of stamp papers

Rs. 100

2. in the shape of challan

(S. 41 of I.S. Act 1899)

Rs. 13500

3. in the shape of cash

(S. 42 of I.S. Act 1899)

Rs.

4. adjustment of stamp duty

(S. 16 of I.S. Act 1899, if any)

Rs.

II. Transfer Duty:

1. in shape of challan

Rs.

2. in the shape of cash

Rs.

III. Registration fees:

1. in the shape of challan

Rs. 1000

2. in the shape of cash

Rs.

IV. User Charges

1. in the shape of challan

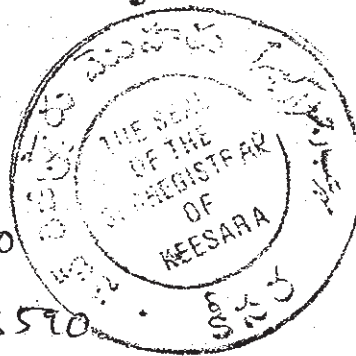
Rs. 100

2. in the shape of cash

Rs.

Total Rs. 14700

SUB REGISTRAR
KEESARA



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 02nd July 2008 for purchase of a house along with an identifiable plot of land (plot no. 93) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. As per the terms and conditions of the said agreement of sale, the Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no. 93 admeasuring 117 sq. yds. under a Sale Deed dated 5.02.09 registered as document no. 868/09, in the Office of the Sub-Registrar, Keesara, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall pay the development charges on land for the development of land by laying of roads, drainage lines, electrical lines, water lines, development of parks and other developments as per the rules of HUDA.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has paid to the Builder the above said amount for development charges of 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine Thousand Only), which is admitted and acknowledged the receipt.
3. The Buyer shall liable to pay the development charges on land irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

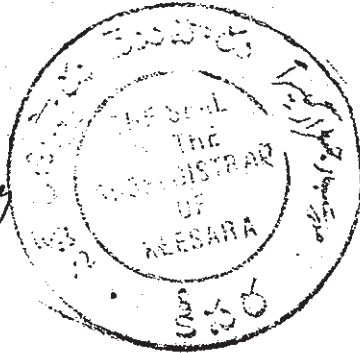
For MODI & MODI CONSTRUCTIONS



Partner

ఎ పుస్తకము 2009వ సం॥ నెం..... 869.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య..... 2.....

సబ్-రిజిస్ట్రార్



2009 సం॥ ఫిబ్రవరి నెం 6 వ తేది
 1930 వ.శ.సం. మాన్యు మానము 12 వ తేది
 కేసరా జిల్లా కలెక్టరేట్ గోదాల మధ్య
 కేసరా జిల్లా కలెక్టరేట్ కు
 K. Prabhakar Reddy
 కేసరా జిల్లా కలెక్టరేట్ కు సెక్షన్ 32.ఎ ను
 అనుసరించి పాటించబడిన ఫోటోగ్రాఫులు
 మరియు కేసరా జిల్లా కలెక్టరేట్ నుంచి తీసుకువచ్చిన
 ధాన్యము 1000 లు చెల్లించినారు
 వాటిని కేసరా జిల్లా కలెక్టరేట్ కు
 ఎ.కె.ఎ. బాబుగారి వద్ద

Prabhakar Reddy

Prabhakar Reddy



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 12/14/2008,
 dated 29.3.08 registered at SRO, Keesara
 Ranga Reddy District.

నిరూపించినది

1.

Venkateswara Reddy S/o. Anji Reddy
 Occ: Service R/o. 11-187/2, Green Hills Colony
 Saroornagar, Hyderabad.

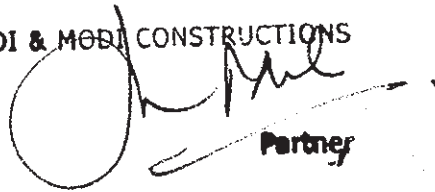
2.

B. RAG KUMAR S/o. MURUNDU RAO
 Occ: BUSINESS R/o. Alwal, Sec Road,

2009 సం॥ ఫిబ్రవరి నెం 6 వ తేది
 1930 వ.శ.సం. మాన్యు మానము 12 వ తేది
 సబ్-రిజిస్ట్రార్
 కేసరా

5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or the agreement for construction.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
8. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
9. Stamp duty and Registration amount of Rs. 14,690/- is paid by way of challan No. 916284, dated 06.2.09 drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner

x 

1 వ పుస్తకము 2009 నంబరు (కా.శ 1930) నంబరు..... 869.....

2 వ పుస్తకము 2009 నంబరు (కా.శ 1930) నంబరు..... 7.....

3 వ పుస్తకము 2009 నంబరు (కా.శ 1930) నంబరు..... 3.....

సబ్-రిజిస్ట్రార్

An amount of Rs. 13570 towards stamp duty
including transfer duty, and Rs. 1000 towards registration fee on the Market Value
of Rs. 1369000 was paid by me
Party through challan Receipt No. 916284
dated 6/2/19 at SBH Keesara Br Keesara

Sub-Registrar
Keesara

ఈ పుస్తకము 2009 నంబరు (కా.శ 1930) నంబరు
869 ద్వారా రిజిస్ట్రార్ చేయబడినది. స్టాంపు
నిధి నంబరు 11530-1 869/2009
వద్ద ఉన్నది.

2009 నంబరు 6/2/19 వ తేది

సబ్-రిజిస్ట్రార్ అధికారి



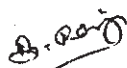
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 93 admeasuring about 117 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

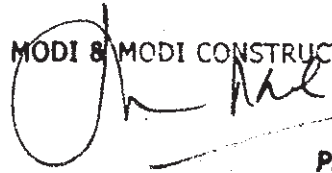
North	Plot No. 94
South	30' wide road
East	30' wide road
West	Plot No. 88

IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)

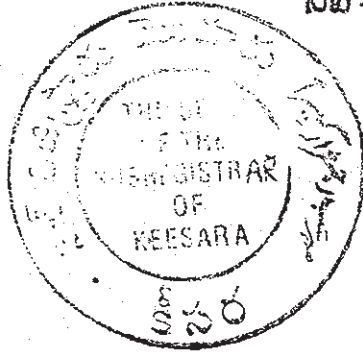
BUILDER



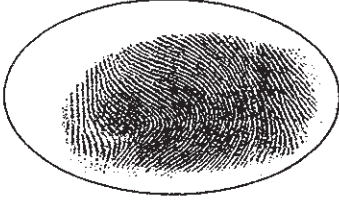
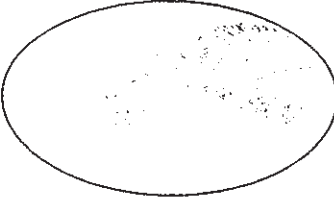
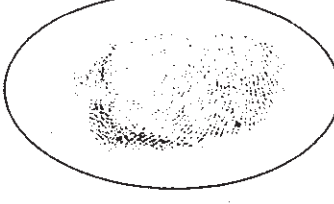
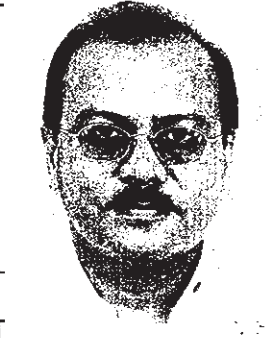
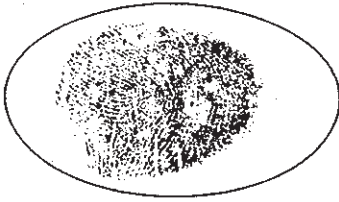
BUYER

1 వ పుస్తకము కేసరం సంఖ్య.....869.....
2 వ పుస్తకము కేసరం లాగితముల సంఖ్య.....7.....
3 వ పుస్తకము కేసరం సంఖ్య.....4.....

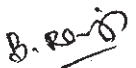
సబ్-రిజిస్ట్రార్



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>BUILDER:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>SPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. SAMIR MODY S/O MR. GAJENDRA MODY R/O. FLAT NO. 402, MANGAL KUNJ, 4 TH FLOOR, A-WING, 2, MOUNT PLESENT ROAD, MUMBAI-06
			<u>REPRESENTATIVE:</u> MR. LAXMIKANTH R/o. 5-4-187/3 & 4 M. G. ROAD SEC. BAD.

SIGNATURE OF WITNESSES:

1. 
2. 

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. LAXMIKANTH, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

For MODI & MODI CONSTRUCTIONS


SIGNATURE OF EXECUTANTS **Partner**


SIGNATURE(S) OF BUYER(S)

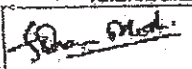
1 వ పుస్తకము కిరిగి వ సంఖ్య..... 869.....

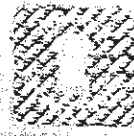
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7.....

కాగితము వరుస సంఖ్య..... 5.....

సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ABMPN6725H		
	नाम / NAME SONAM SATESH MODI	
	पिता का नाम / FATHER'S NAME SATESH MANILAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1989	
हस्ताक्षर / SIGNATURE 	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSP8104E		
Signature 		

1 వ పుస్తకం: విశిష్ట గ్రంథాలు..... 867.....

2 వ పుస్తకం: మత గ్రంథముల సంఖ్య..... 7.....

3 వ పుస్తకం: వరుస సంఖ్య..... 8.....



సబ్-రిజిస్ట్రార్

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADPM7306G



नाम /NAME

SAMIR GAJENDRA MODY

पिता का नाम /FATHER'S NAME

GAJENDRA MODY

जन्म तिथि /DATE OF BIRTH

19-09-1962

हस्ताक्षर /SIGNATURE



R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

S. M. 2

1 వ పుస్తకము పేరు: 9 వ పుస్తకము: 867.....

2 వ పుస్తకము పేరు: 10 వ పుస్తకము: 867.....

3 వ పుస్తకము పేరు: 11 వ పుస్తకము: 867.....

సబ్-రిజిస్ట్రార్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए.आर.ए. सेन्टर, भूतल
ई-2, झन्डेवाला एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055