



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 363773

Date : 21-08-2008 Serial No : 33,249 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

MODI & MODI CONSTRUCTIONS
SECBAD

For Whom :

P. Girija
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 6th day of October 2008 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. R. VIVEKANANDA, SON OF LATE SHRI. RAJA RAM GIRIYAN aged about 39 years, residing at Flat No. 303, Bougain Villa Apartment, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, 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

Page 1

విదేశము 2008 నంబు 8343
 విదేశము నెలతము 9
 ఈ విదేశముల వరుస నంబు 1

నవ-విదేశము



DECLARATION

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

By challan No. 919327 611018
 176500

I. Stamp Duty

1. in the shape of stamp papers Rs. 100
2. in the shape of challan (u/s. 42 of I.S. Act. 1899) Rs. 17550
3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs.
4. adjustment of stamp duty u/s. 36 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 18750

SUB REGISTRAR
 KEESARA

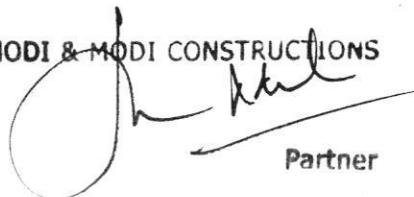
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th June 2008 for purchase of a house along with an identifiable plot of land (plot no. 67) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 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. 67 admeasuring 170 sq. yds. under a Sale Deed dated 6.10.08 registered as document no. 6342/08 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. 17,65,000/- (Rupees Seventeen Lakhs Sixty Five 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 already paid an amount of Rs. 12,08,000/- (Rupees Twelve Lakhs Eight Thousand Only) before entering into this Agreement and the Builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 5,57,000/- (Rupees Five Lakhs Fifty Seven Thousand Only) on or before 19.09.2008.
4. 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.
5. 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



వివాదము 2008వ సం॥పు..... 8343
 ప్రాధికార మొత్తం కాగితముల సంఖ్య..... 9
 కాగితము వరుస సంఖ్య..... 2

సబ్-రజిస్ట్రార్



2008 సం॥ పు 6 నెల 6 వ తేది
 1930 వ.శ.శ సం॥ 14 వ తేది
 పేరు 1 మరియు 2 గుటల మధ్య
 కేసు నం - రిజిస్ట్రారు ఆఫీసులో
 ప్రి/క్ర నం 11 Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేచియుద్రలతో సహా దాఖలు చేసి దుసుము
 రూ॥ 1000 లు చెల్లించినారు
 వ్రాయించినట్లు బహుకొన్నది
 ఎడమ చుట్టిన ప్రేలు

Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 12/24/2008
 dated 29.3.08 registerer at SRO, Keesara
 Ranga Reddy District.



ఎడమ చుట్టిన ప్రేలు

R. Vivekananda S/o. Late Raja Ram Giriyen
 Occ. Business - R/o. 303, Bougain Villa Apts,
 Dharani Karam Road, Amempet, Hyderabad.



ఎడమ చుట్టిన ప్రేలు

1

Venkatarama Reddy S/o. Raju Reddy
 Occ. Service - R/o. 11-187/2, Green Hills Colony
 And

2

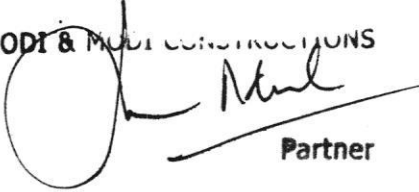
G. Pradeep Kumar S/o. G. Dharm Raju
 R/o. Balarupally Sec: Road

2008 సం॥ పు 6 నెల 6 వ తేది
 1930 వ.శ.శ సం॥ 14 వ తేది
 సబ్-రిజిస్ట్రారు
 కేసు

Pradeep Kumar

6. 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.
7. 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.
8. 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.
9. 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.
10. Stamp duty and Registration amount of Rs. 18,650 /- is paid by way of challan No. 913322, dated 6/10/08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner



8343
 విక్రయించిన స్థలం వివరాలు
 దస్తావేజుల వివరాలు: చట్టసంఖ్య: 9
 ఈ కార్యక్రమం పరిమితి: 3

సబ్-రిజిస్ట్రారు

An amount of Rs. 17550 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 1765000 was paid by me
 Party through challan Receipt No. 919323
 dated 6/10/8 at SBH Keesara Br. Keesara

Sub-Registrar
 Keesara

1వ పుస్తకము 2008 సం. (చ.క. 1930) సంపు
 8343 మంజూరుగా రిజిస్ట్రారు చేయబడినది. స్టాంపు
 విమర్శకు సుప్రసిద్ధుల నెంబరు 11500-1 8343 2008
 ఇవ్వబడినది.

2008 సం. 6 నవంబరు 6 రోజు

సబ్-రిజిస్ట్రారు ఆదేశం



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 67 admeasuring about 170 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	Tot-lot area & land scaped garden
South	Plot No. 66
East	Tot-lot area & land scaped garden
West	30' wide road

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:

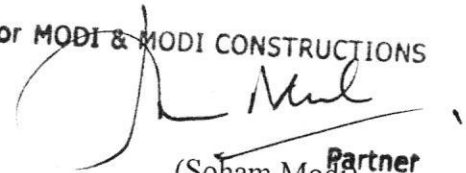
1.



2.

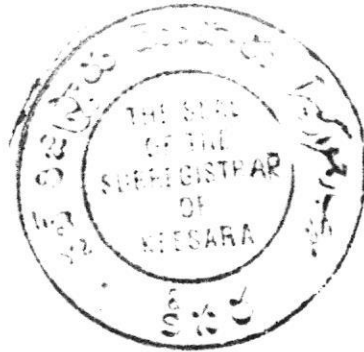


For ~~MODI &~~ MODI CONSTRUCTIONS

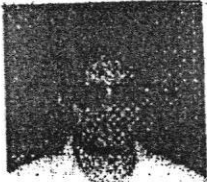

(Soham Modi) Partner
BUILDER

అధికారి పేరు 8343
దస్తవేజు పేరు 9
6. అధికారి పేరు 9

సహ-రజిస్ట్రారు

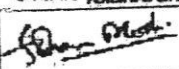


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMPM6725H


नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

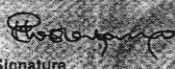
हस्ताक्षर / SIGNATURE


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



For MODI & MODI CONSTRUCTIONS

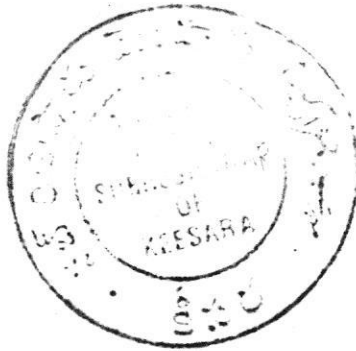

 Partner

834B

...the R

① 1980年10月1日

సభాపతిగారు



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

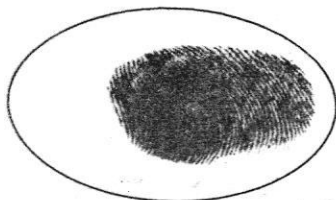
SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

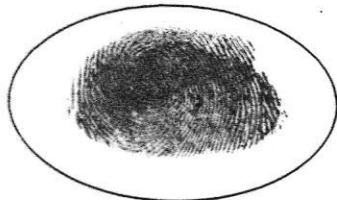
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3&4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MR. R. VIVEKANANDA
SON OF LATE SHRI. RAJA RAM GIRIYAN
R/O. FLAT NO. 303
BOUGAIN VILLA APARTMENT
DHARAM KARAM ROAD
AMEERPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANT *[Partner]*

[Handwritten signature of the partner]

విద్రావము 2006 నెంబురు 8343 ..
విద్రావము నెంబురు కిగిలముల నెంబురు..... 9 .
ఈ కిగిలముల నెంబురు 5 ..

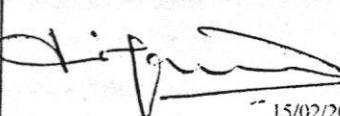
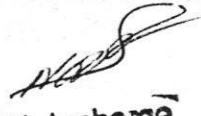
సబ్-రెజిస్ట్రారు





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Prapulla	Wife	20/02/73	33
3	Druthina	Daughter	21/03/94	12
4	Dhruvin	Son	18/06/00	6



 రాజారాం గిరియన్ సంచాలకుడు/వేరిఫైయర్
 15/02/2016
 జారీ చేయు DPL Incharge

HOUSEHOLD CARD

Card No : PAP167773400737

F.P Shop No : 734

పేరు : రాజారాం. వివేకానంద

Name of Head of Household : Rajaram. Vivekananda

తండ్రి/భర్త పేరు : రాజారాం గిరియన్

Father/ Husband name : Rajaram Giriyan

పుట్టినతేది/Date of Birth : 05/02/1969

వయస్సు/Age : 37

వృత్తి /Occupation : Employee-Private

ఇంటి నెం./House No. : 7-1-53.53A&53B/303

వీధి /Street : D.K.ROAD

Colony : AMEERPET

Ward : వార్డ్ 7

Circle : వార్డ్- 7

Circle VII

జిల్లా /District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 50,000

LPG Consumer No. (1) : 46185/(Double)

LPG Dealer Name (1) : Adi Malik Enterprises,IOC

LPG Consumer No. (2) : /

LPG Dealer Name (2) :



పుస్తకము 2000 గేలము పు 8343
ఉస్తావేజు మొత్తము తాగితముల సంఖ్య..... 9
ఈ తాగితముల వరుస సంఖ్య 7

సభ్యురజిస్తారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:

5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

Resi. Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

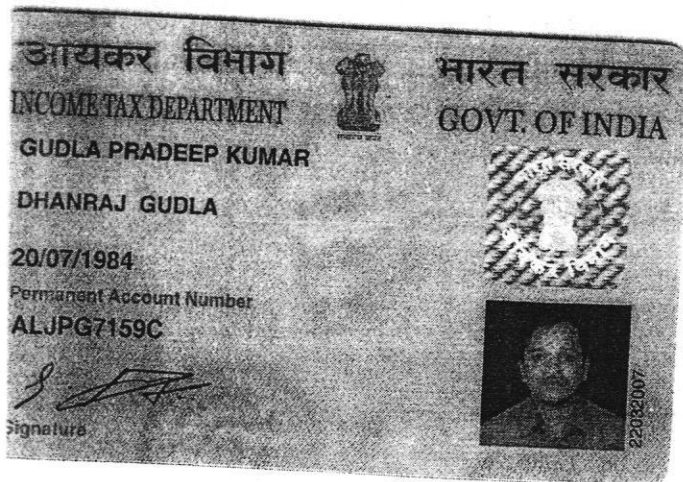
Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin. Div. Immediately

WITNESSES NO. 2



इस कार्ड के खोने वाले पर कृपया सूचित करें : लौटारें :
आयकर सेन सेवा इकाई, एस एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

8343
7

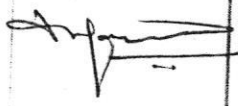
ಮಾನ್ಯರವರು



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 009288/2008 of SRO: 1530(KEESARA)

06/10/2008 13:38:35

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 06-10-2008 13:38:33 [1530-1-2008-9288] R VIVEKANANDA	(CL) R VIVEKANANDA F NO 303 BOUGAIN VILLA ATPSAMEERPET HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORSOHAM MANSION M.G.ROAD SEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORM.G.ROAD SEC-BAD	

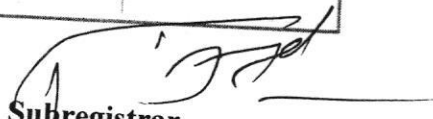
Witness
Signatures




Operator
Signature



Subregistrar
Signature



విద్యుత్తు 2005 సం. 8343
సం. 9
ఆంధ్రప్రదేశ్ సర్కారు

స. 2-03-04

