2357/08 35/50 ONE HUNDRED RUPEES RAINDIA INDIA NON JUDICIAL ಆಂಧ್ರ పೆದೆ हैं आन्ध्र प्रदेश ANDHRA PRADESH 219406 6 | wol Date 14/12/2002-100/--SVL No.26/98, R.No.11/2007 For Whom well allali Raboll Cultrolling SECUNDERABAD AGREEMENT FOR LAND DEVELOPMENT CHARGES This Agreement is made and executed on this the 29 day of March 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 - 500 002 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. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE aged about 33 years, residing at Flat No. 02, Krupa Deep Apartments, Kamala Nagar, ECIL Post, Hyderabad, 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 MODE & MODE CONSTRUCT Page 1 Partner

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WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 09th January 2008 for purchase of a house along with an identifiable plot of land (plot no. 56) 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. 56 admeasuring 240 sq. yds. under a Sale Deed dated 29.3.08 registered as document no. 235608 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 in advance a sum of Rs. 20,60,000/-(Rupees Twenty Lakhs Sixty 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 shall pay to the Builder the above said amount for development charges of Rs. 20,60,000/- (Rupees Twenty Lakhs Sixty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,40,000/-	29.01.2008
II	16,20,000/-	14.03.2008

- 3. The Buyer shall liable to pay the development charges on land in advance 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 CONSTRU

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- 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. 21,000/- is paid by way of challan No. 706928, dated 99.03.08, drawn on SBH, Keesaya & Hyderabad. R.C. 2181.

FOR MODI & MODI CONSTRUCTIONS

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SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

North Plot No. 57 South Plot No. 55 East 30' wide road West Plot No. 49

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:

For MODI & MODI CONSTRUCTIONS

WITNESS:

1. Roser

2.

(Soham Modi)
BUILDER

Page 4

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

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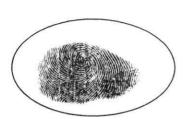




BUILDER:

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

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





BUYER:

MR. PRAMOD GAJBE S/O. MR. KRISHNA GAJBE R/O. FLAT NO. 02 KRUPA DEEP APARTMENTS KAMALA NAGAR **ECIL POST** HYDERABAD.

SIGNATURE OF WITNESSES:

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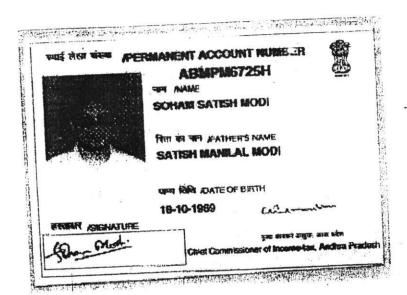
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HYDERABAD

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१९७६ द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात में भरोकर हो, यह प्रार्थना एवं अपेका की जाती है कि वे बाहक की बिना रोक-टोक, क्षा भारत ने पात है जो कर साजा है । आजादी में अमें आने दें , और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE FREMIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCEAN TO ALLOW THE BEARER TO PASS PREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OF YER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED,

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



P. RAJAIAN पातपोर्ट अधिकारी For Passport Officer BETTETE /Hyderebed;

HYDERABAD

य रहने करते भारतीय नागरिकों क्षेत्रं पर वंत्रीकृत करवा से ।

है। पासपोर्ट अधि ती से इसे सुपुर्द है, उसका तुरना अनुपालन

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REGISTRATION

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CAUTION

PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE FASSICET SURJOHITY LEGARDING THIS PASSICET, INCLUDING DEMAND FOR ITS SURVENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

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SULBHA GAJBE

FLAT NO am Address

500062 HYDERABAD RUPADEEP APTS KAMALA NAGAR

पुराने पासपार का नं. और इसके जारी होने का स्थान एवं निधि /Old Passport No. with date and Place of issue 08/08/2000 B2422944

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