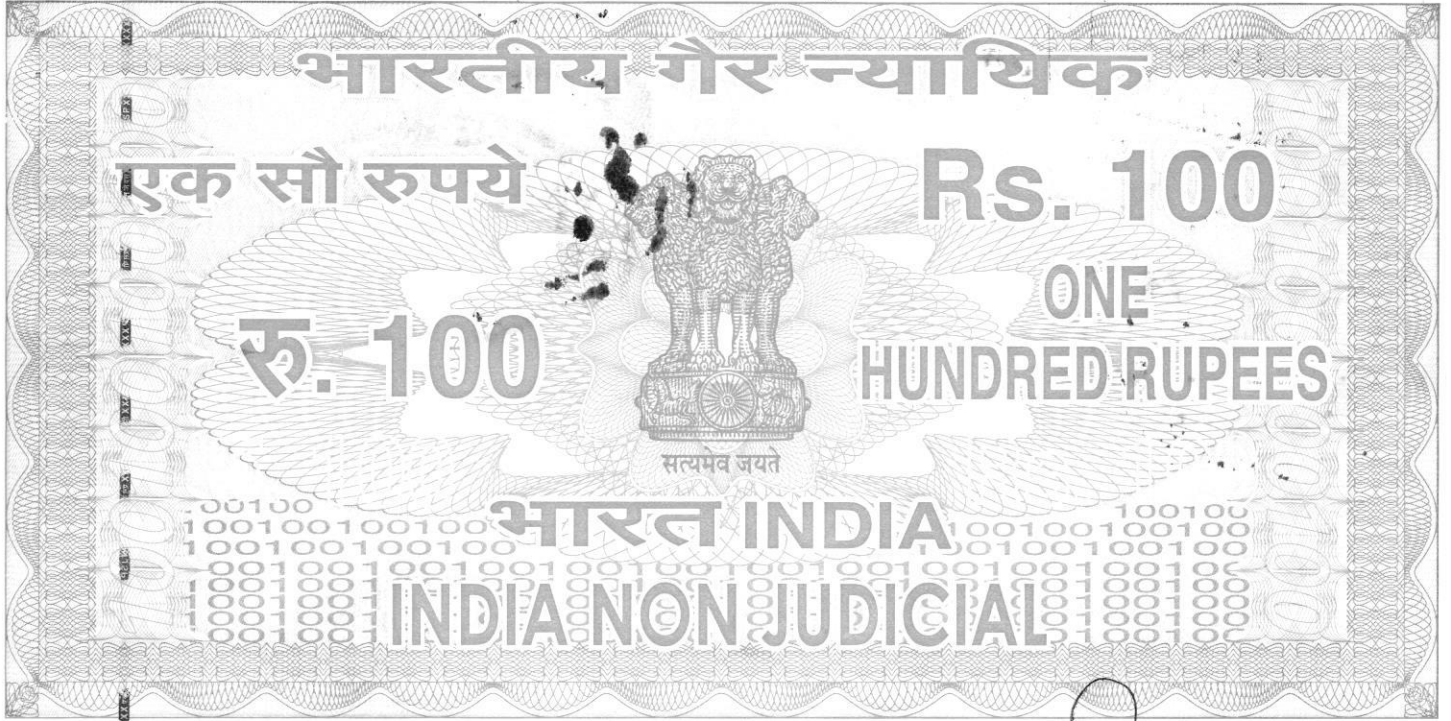


B-71



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 54692 Dt : 29-08-2011 Rs.100/-

Name : Ramesh

S/o.Narsing Rao

For Whom : M/s. Modi & Modi Constructions

*[Signature]*

T 880980

K.SATISH KUMAR

Licenced Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathipet (v)

Rajendranagar Mandal,

Ranga Reddy District.

Ph.No.9849355156

### AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 9<sup>th</sup> day of September 2011 at SRO, Keesra, Ranga Reddy District 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 41 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. BURADA VENKATA RAMANA, SON OF LATE B. CHINNARAO aged about 41 years, Occupation: Business, residing at H. No: - 3-138, Narsimha Reddy Nagar, Malkajgiri, Hyderabad - 500 047., 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

*[Signature]*

Partner

*[Signature]*

**WHEREAS:**

- A) The Buyer has entered into an Agreement of Sale dated 22<sup>nd</sup> day of July 2011 for purchase of a house along with an identifiable plot of land (plot no. 71 ) 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. 71, admeasuring 170 sq. yds. under a Sale Deed dated 09.09.2011 registered as document no. \_\_\_\_\_ 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. 15,50,000/- (Rupees Fifteen Lakhs Fifty 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 the above said amount of Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.
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.

For MODI & MODI CONSTRUCTIONS

  
Partner



4. 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.
5. 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.
6. 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.
7. 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.

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 71, admeasuring about 170 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES" situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

|       |               |
|-------|---------------|
| North | Plot No. 72   |
| South | Plot No. 70   |
| East  | 30' wide road |
| West  | Plot No. 64   |

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

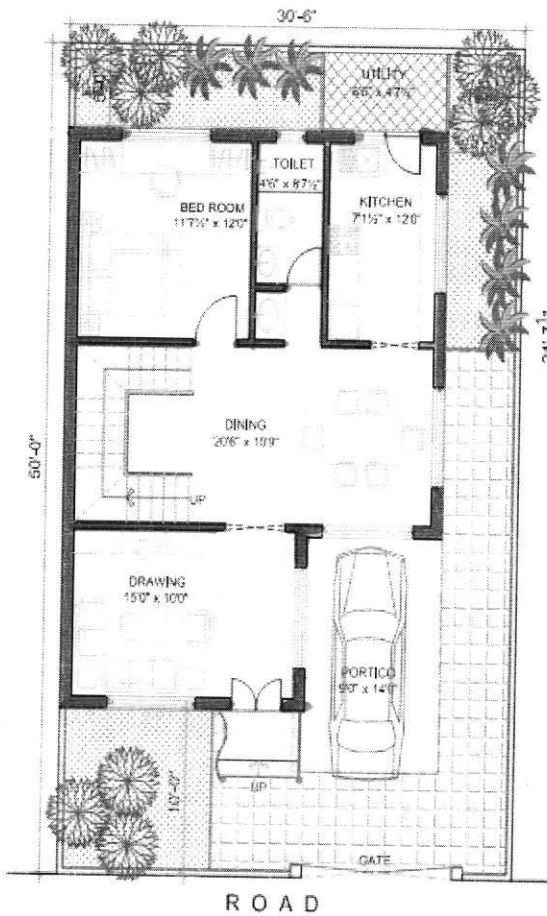
  
Partner

(Soham Modi)  
BUILDER

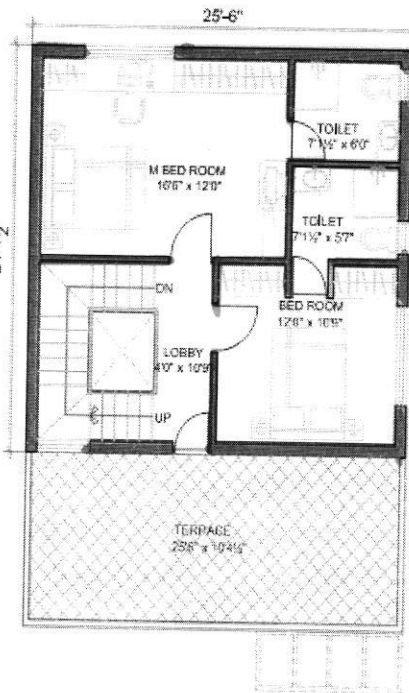
  
BUYER

## ANNEXURE - B

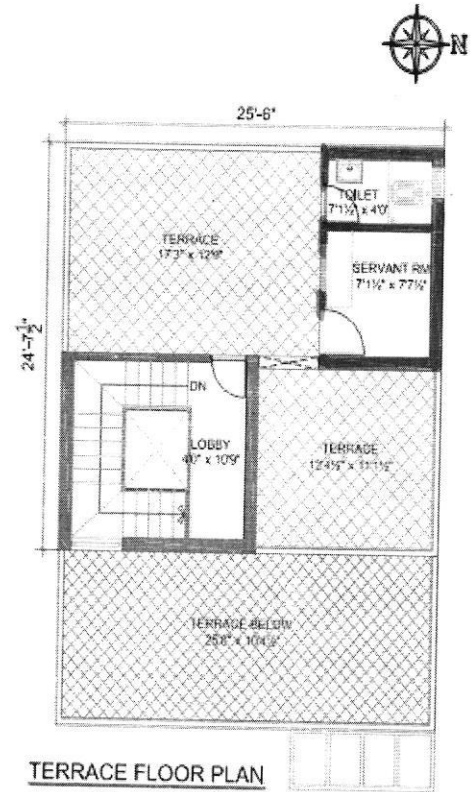
PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 71 ADMEASURING 2085 SFT. OF BUILT-UP AREA.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TYPE-B (30'-6" x 50'-0")  
SEMI-DETACHED - HOUSE ( EAST )

PLOT AREA - 189 SYDS (OR) 141.30 SQMT

GROUND FLOOR AREA - 799.00 SFT

FIRST FLOOR AREA - 628.00 SFT

HEAD RM+SERVANT+TOILET - 257.00 SFT

TOTAL BUILT UP AREA - 1604.00 SFT

PORTICO AREA - 128.00 SFT

TERRACE AREA - 365.00 SFT

For MODI & MODI CONSTRUCTIONS

*[Signature]*  
Partner

(SOHAM MODI)  
VENDOR

*[Signature]*  
VENDEE