सो रूपरो AIGNIBST INDIA NON JUDICIAL ಆಂಧ್ರಪ್ರದೆ है आन्ध्र प्रदेश ANDHRA PRADESH 287949 Denomination: 100 Serial No : 26,728 Date: 03-07-2008 Purchased By : G. VENKATESH S/O G.A. RAD Ex.Officio Stamp Vendor G.S.O., CalG Office, Hyd SECBAD For Whom: MODI & MODI CONSTRUCTIONS SECBAD AGREEMENT FOR DEVELOPMENT CHARGES

This Sale Deed is made and executed on this the 12th day of Nov. 2008 at Secunderabad by:

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. Mr. Satish Modi, aged about 38 years. hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. BODDAPATI VEERESWARA PRASAD, SON OF LATE SHRI B. L. N. RAO, aged about 38 years, residing at 12-2-421/7, Gudimalkapur, Mehdipatnam, Hyderabad – 500 028. hereinafter to as the Buyer (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

FOR MODE & MOCH CONSTRUCTIONS

X hygum to



shall the respect of the document: /8/2008
Stant Duty: SAH Cen. t, with a strape of storing papers. ate the shape of main (F: -1.0 (F: -19) , C. . ) Rs, · visit services will all any R. of challen Rs. . Stape Cost AS. Strate of 311 Fs. Looo 43. D. User Charter a in the shape a con-

> SUB REGISTRAR KEESARA

3. Mg

#### WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 24<sup>th</sup> June 2008 for purchase of a house along with an identifiable plot of land (plot no. 87) 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. 87 admeasuring 117 sq. yds. under a Sale Deed dated 12.11.2008 registered as document no. 9196/68 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. 7,60,500/- (Rupees Seven Lakhs Sixty Thousand and Five Hundred 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.
- The Buyer shall pay to the Builder the above said amount for development charges of 7,60,500/- (Rupees Seven Lakhs Sixty, Thousand and Five Hundred Only) on or before 15<sup>th</sup> November 2008
- 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

. వ పుస్తకము 200 % సం11పు9 [9]
దస్తాపేజు మొత్తం కాగితముల సంఖ్య
ఈ కాగితము వరుస్సంఖ్య
තුව්-වුමු(බි- F
K. Prehhatar Reddy, Sia. K. Padma Raddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Fior, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA No. 12 G.C. 16 Conditions of documents, Vide GPA/SPA No. 12 G.C. 16 Conditions of documents of
Wentateamore Redy Sto. And Redy occ. Service Ro. 11-18712, Greentily along, garcomage Hyderalad.
R/O. 5-4-153/3 & M.G. ROad SECTRAD
2000 300 3 50 0 2 50 12

- 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. 8605=/- is paid by way of challan No. 751865, dated 7.08.08 drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

Partner

× Impered

An amount of the Color of the C

Sarans

Sp. 880 8050



## SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 87 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

Tot-lot areas & Land scaped garden

South

Plot No. 86

East

30' wide road

West

Plot No. 79

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:

(G.VENGATRSH)

(Soham Modi)

BUILDER

BUYER



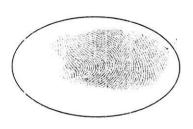
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

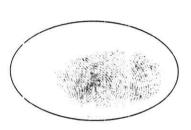




#### BUILDER:

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





GPA FOR PRESENTING DOCUMENTS: VIDE DOC. NO. 12/IV/2008, Dt. 29.03.2008

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.

SIGNATURE OF WITNESSES:

1.

A TONE

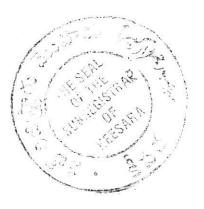
(G. VENLATERIE

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS

Partner

సభ**్**రిజిస్తారు

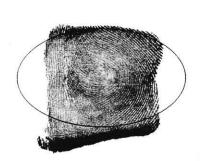


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE** 

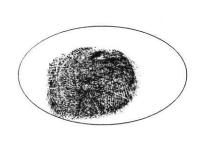
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### BUYER:

MR. BODDAPATI VEERESWARA PRASAD S/O. LATE SRI B. L. N. RAO R/O. 12-2-421/7 **GUDIMALKAPUR MEHDIPATNAM** HYDERABAD - 500 028.





### REPRESENTATIVE:

Mrs. KANTHETI NIRMALA 2-2-1075/20/C/1 OPP. SAI COMPLEX **BAGH AMBERPET** HYDERABAD - 500013

FOR MODI &

SIGNATURE OF WITNESSES:

SIGNATURE OF EXECUTANTS

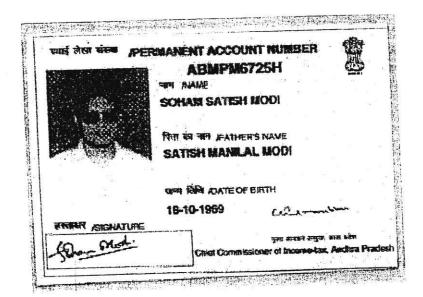
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mrs. KANTHETI NIRMALA, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

R. rejensh SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)





आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

Hostoranyo Signature भारत सरकार GOVT. OF INDIA

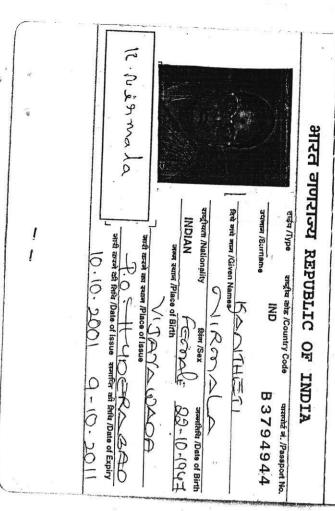




For MODI & MOBI CONSTRUCTIONS

Partner







इसके द्वारा, भारत गंणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को जिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, 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



#### पंजीकरण

विदेतों में रहने वाले भारतीय नागांकिंग को सलाह दी जाती है कि वे अपने को निकटतम भारतीय मिशन / चौकी पर पंजीकृत करवा लें।

#### चेतावनी

यह पासपोर्ट मारत सरकार की सम्पत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई सूबना निसने पर बिसमें इसे सुपुर्द करना शामित है, उसका तुरन्त अनुपातन किया बाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कन्ने में ही होना चाहिए। इसमें किसी भी प्रकार के फेरबदस या विकृत नहीं किया जाना चाहिए।

पासपोर्ट मुम जाना, घोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम पासपोर्ट अधिकारी को (तथा घरि धारक विदेश में हो) निकटतम भारतीय मिशन को और स्थानीय पुलिस को दी जानी चाहिए। निन्होषित पूछताछ के पत्थात ही प्रतिपृत्क पासपोर्ट जारी किया जाएगा।

#### REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

#### CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

ON HOUSCOHOLDE पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue 0 THE THE STORT OF CASH OF THE PROPERTY OF THE STORT OF THE 1 -DONRO 0 CROSS POR GONDONARATE 0 4 1 पिता का माम/कानूनी अभिभाषक /Name of Father/L<del>egal Guardian</del> りまったれていりなりつと TRT- 38 ト世まて 4 आता का मान /Name of Mother फाईल मं. /File No.





NDIAN

add /Type

and a min Country Code

STATE OF THE PARTY OF THE

9

TNDIA



इसके दुवारा, शारत गणराज्य के राष्ट्रपति के नक्ष्म पर, उन सब ते जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेका की जाती है कि वे बाहक को बिना रोक-टोक, आज़ार्ती से आने-जाने दें, और उसे हर तरह की ऐसी सहायका और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

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

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



RAMESH CHAND ASSISTANT CONSCILAR OFFICER CONSULATE GENERAL OF INDIA NEW YORK

OL MAR 2015

03 HAR 2005

NEW YORK exert की Rela /Date of Issue weelfer की Refe /Date of Expiry

HIMANA PALL

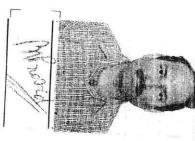
ament of Passport No

E8324382

21 DEC 1969

PRASAD





NACK

PRASAD Date of Birth

3) DEC 1969

अस्म स्थान /Place of Birth

BHIMANAPALLI

(AP)

and Type

Z

E8324382



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के वान गर, उन सब से विगका इस नात से सरोकार हो, यह प्रार्थना एवं अनेवा की पाती है कि वे शहक को बिना रोक-टोक, आजादी से आने-जाने हैं, और छन्ने हर तरह की ऐसी सहायका और सुरबा प्रशान करें वित्तकों उसे आवश्यकता हो ।

THESE ARETO REQUEST AND REQUIRE HITHE NAME OF THE FRESIDENT OF THE REFUELIO OF HIDLA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARES TO FASS FREELY WITHOUT LET OR HINDRANGS, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN HEED.

भारत गंगराज्य के साष्ट्राति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



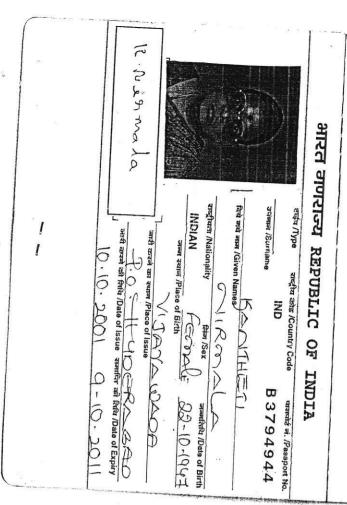
CONSULATE GEVI

OI MAR 2015

03 HAR 2005

NEW YORK and seen all lette /Date of Issue অमाप्ति को Eefe /Date of Expiry







इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, 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



B3794#44

#### पंजीकरण

विदेशों में रहने वाले फारतीय नागरिकों को सताह दी जाती है कि वे अपने को निकटतम भारतीय मिशन / चौकी पर पंजीकृत करवा लें ।

#### चेलावनी

यह पासपोर्ट भारत सन्कार की सन्पत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई पुरुषा नितर्ने पर विसर्ने इसे सुपूर्व करना शामित है, उसका तुरन्त अनुपातन किया जाए।

यह पासपोर्ट डारु द्वारा किसी भी देश से बाहर न भेता जाए। यह पासपोर्ट धाररू या उसके पढ भारतमार अन्य क्षाप्त प्राप्त का भारत प्राप्त प्राप्त प्राप्त का प्राप्त प्राप्त का प्राप्त प्राप्त का प्राप द्वारा प्राप्तिकृत व्यक्ति के कन्ने में ही होना चाहिए। इसमें किसी भी प्रकार के केरबदल या विकृत नहीं किया जाना चाहिए ।

पासचोर्ट गुन जाना, कोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम पासचोर्ट अधिकारों को (तथा यदि धारक विदेश में हो) निकटतम भारतीय निशन को और स्थानीय पुलिस को दी जानी चाहिए। निस्तीयेत पृष्ठताछ के परवात ही प्रतिपूरक पासपीट जारी

#### REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

#### CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-

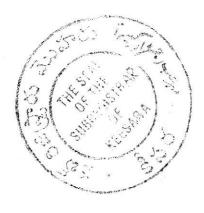
MEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.

IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

ON TOHOSUBHANA RIGO A SI VAR पुराने पासपीट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue 0 uth at upoil an ana Name of Spouse 100RA GOVINDHARALU CROSS ROAD 0 9 # पिता का नान/कानूनी अभिगायक /Name of Father/L<del>ogal Guardian</del> V いまれてくりかとしい TR7-38 コルまてもと 4 माता का नाम /Name of Mother काईल नं. /File No



## **ORIGINAL**

దస్తావేజులు మరియు రుసుముల రశీధు

్రమతి / శ్రీ	sele	Development	CA		
నస్తావేజు విలువ	1,17,000	13, 69,000	2014,000		Chakos
్టాంపు విలువ రూ.	100	001	100		Cropa
నస్తావేజు నెంబరు	86.5/09	866/59	867/19	0	916280
జిస్టేషన్ రుసుము రోటు స్టాంపు(D.S.D.)	283.	1006	(000)	1	916283
GHMC (T.D.)	9260	13590	20040	3	91628
యూజర్ ఛార్జీలు	1000	100	00)		. 5 02/4
అదనపు షీట్లు 5 x	1	//			
John Marie Comment					
మొత్తం	19945	14.690	21,140		
(అక్షరాల					
	VIIL_			రూపాయల	ు మాత్రమే)

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



