

3545/08

SCANNED



169
18
9

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
P 532154

LEELA G CHIMALGI
STAMP VENDOR

N: 12/2007

6-4-76/A, Usha, Rangunj
SECUNDERABAD-500 003

3998 23/5/08 100:-
 G. Venkatesh
 G. A. Rao
 Modi and Modi Constructions

300

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 23rd day of May 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. RAJESH PATEL, SON OF MR. A. C. PATEL aged about 38 years, residing at H. No. 2-248, Vani Nagar, Street No. 4, 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]

వచ్చునట్లు 2008 వ సం॥ ను..... 3545.....
 దస్తావేజు మోక్షం కాగితముల సంఖ్య..... 8.....
 ఓకాగితముల సంఖ్య..... 1.....

నవ-రిజిస్ట్రార్



2008 సం॥ నెం. 23 వ తేదీ
 1930 వ.శా.నం. 2 మానం 2 వ తేదీ
 పదాలు 2 మరియు 3 గంటల పుద్య
 కేసరం నవ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి..... గు.....
 రిజిస్ట్రేషన్ పత్రము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో నవ డాఖలు చేసి దునుము
 రూ॥ 1000/- లు చెల్లించినారు.

[Handwritten signature]



[Handwritten signature] S/o. K.P. Reddy o.c.e. Serrula
 (0) 5-4-187/344, 2nd Floor, Soham mansion, m. g.
 Road, Sec'bad, through attested GIA for presentation
 of documents. vide GIA No. 12/12/08 at SRO,
 Keesara, R.R. Dist.

[Handwritten signature]

RAJESH PATEL S/o. A.C. PATEL
 R/o. H.No. 2-248, Vani Nagar, J. T. Road No. 4
 MAL KATKIRI, HYD - 047.

నిరూపించినవారి

① *[Handwritten signature]*

T. Pradeep S/o. T. Dhonag 122 Surin
 R/o. 1-10-24, New Bunderpally, Sec'bad.

② *[Handwritten signature]*

A. Lakshminarayana S/o. A. Jada Rama o.c. Serrula
 (0) 5-4-187/344, Soham mansion, m. g. Road, Sec'bad.

[Handwritten signature]

2008 సం॥ ను..... నెం. 23 వ తేదీ నవ-రిజిస్ట్రారు
 1930 వ.శా.నం. మానము 2 వ తేదీ కేసరం

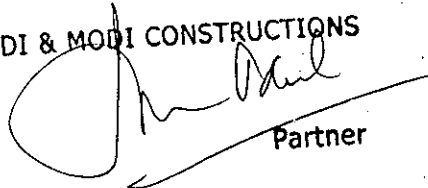
WHEREAS:

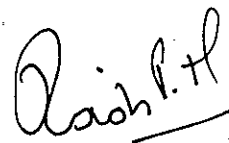
- A) The Buyer has entered into an Agreement of Sale dated 19th March 2008 for purchase of a house along with an identifiable plot of land (plot no. 60) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. As 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. 60 admeasuring 240 sq. yds. under a Sale Deed dated 23.05.08 registered as document no. 3544/08 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 in advance a sum of Rs. 22,55,000/- (Rupees Twenty Two Lakhs Fifty 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. 4,83,000/- (Rupees Four Lakhs Eighty Three 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. 17,72,000/- (Rupees Seventeen Lakhs Seventy Two Thousand Only) on or before 21.05.2008.
4. 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.
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



15 వుస్తకము 2008 సం॥ 354K
 దస్తావేజు మేర ప్రమాణ పత్రము లాగితముల సంఖ్య 8
 తో తగిలముల వరుస సంఖ్య 2

[Handwritten signature]
 సబ్-రిజిస్ట్రారు

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

By Chellan No. 789262 Dt. 22/5/08
 S.B.H. Keesara, the basic of the m.v./ consideration of R.S. S.B.H. Keesara

I. Stamp Duty

1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (u/s 47 of I.S. Act. 1899)	Rs. 22450
3. in the shape of cash (u/s 41 of I.S. Act. 1899)	Rs.
4. adjustment of stamp duty (u/s 15 of I.S. Act. 1899, if any)	Rs.

II. Transfer Duty

1. in the shape of challan	Rs.
2. in the shape of cash	Rs.

III. Registration fee

1. in the shape of challan	Rs. 1000
2. in the shape of cash	Rs.

IV. User Charges

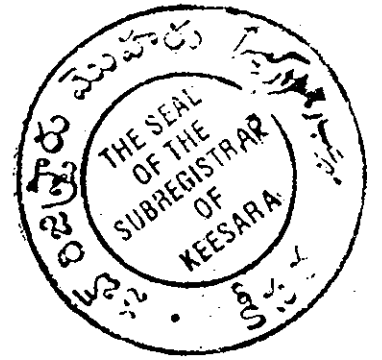
1. in the shape of challan	Rs. 100
2. in the shape of cash	Rs.

23650

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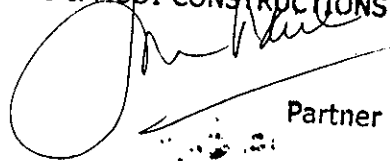
15 వుస్తకము 2008 సం॥ (కా.శ 1930) నంబరు 354K మొదటగా రిజిస్టరు చేయబడినది. స్వాసింగ్ వివాదం గుర్తింపు నెంబరు 11530-1 354K/2008 కార్యదశినంది.
 2008 సం॥ మే 22 నెం॥ 23 వ తేది

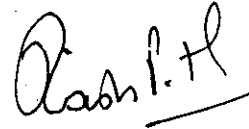
[Handwritten signature]
 సబ్-రిజిస్ట్రారు ఆఫీసరు



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. 23,550 /- is paid by way of challan No. 789262, dated 23.5.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner



1 వత్సరము 2002 నవంబరు 3545
దస్తవేదిక: మొత్తము కాగితముల సంఖ్య: 8
ఈ కాగితముల వదుల సంఖ్య: 3

వక-రజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 60 admeasuring about 240 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:

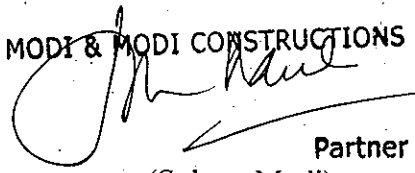
North	Park
South	Plot No. 59
East	30' wide road
West	Plot No. 53

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:

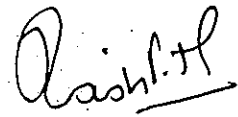
WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS

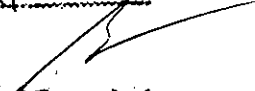


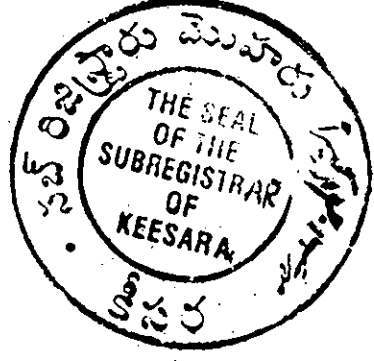
Partner
(Soham Modi)
BUILDER



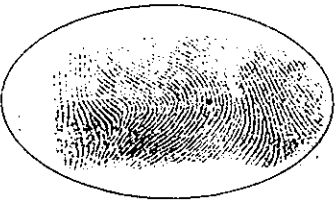

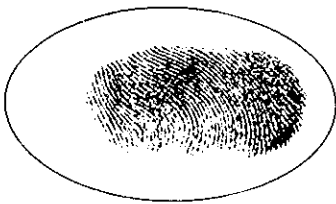



BUYER.

1 ప్రస్తుతము 2008 నెంబర్ పేజీ 3545
దస్తావేజుల చెయ్యతము కాగితముల సంఖ్య 8
ఈ కాగితముల విలువ పదిబియ్యం 4




సహకారాధికారి



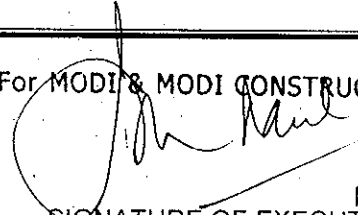
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

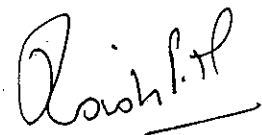
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER:</u></p> <p>M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 12/ BKIV/ 2008:</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>MR. RAJESH PATEL S/O. MR. A. C. PATEL R/O. H. NO. 2-248 VANI NAGAR, STREET NO. 4 MALKAJGIRI HYDERABAD - 500 047.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner
SIGNATURE OF EXECUTANTS



1 ఫుట్టకము 2008 నంబు పే కెకెఆర్

దస్తావేజు మొత్తము పొనుకముల నంబు.....

ఈ కొనితముల పనుక నంబు.....

[Handwritten Signature]
ఫక-రిజిస్ట్రారు

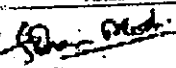


PERMANENT ACCOUNT NUMBER
AEMPM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

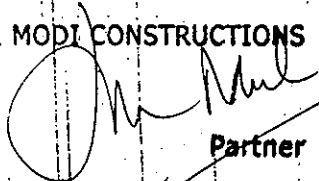
ANDHRA PRADESH
 DRIVING LICENCE
DLDAP01193822082

PRAMOD K
2-3-1982
HYDERABAD

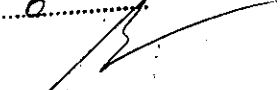
DUPLICATE

Licensing Authority
RTA-HYDERABAD

For MODI & MODI CONSTRUCTIONS


 Partner

1 ప్రకటనము 2008 సం॥ పు 2545
యల్పవేజు మొత్తము కాగితముల సంఖ్య..... 8
ఈ కాగితముల పరుస సంఖ్య 6


నల్ల-రజిస్ట్రారు:

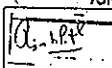


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACUPP6931H



नाम /NAME
RAJESH PATEL

पिता का नाम /FATHER'S NAME
ADI CAWASHAW PATEL

जन्म तिथि /DATE OF BIRTH
19-06-1970

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



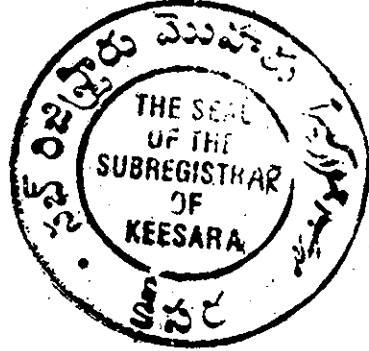
Rajesh Patel

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1. పన్నుకము 2008 సం॥ పు 30/9/.....
దస్తావేజు మొత్తము లాగితముల సంఖ్య..... 8.....
ఈ లాగితముల వరుస సంఖ్య 7.....




నవ్వరజిస్ట్రారు



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

C.S.No./Year: 004399/2008 of SRO: 1530(KEESARA)

23/05/2008 14:52:21

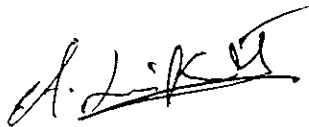
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJESH PATEL 2-248, VANI NAGAR STREET NO 4 MALKAJGIRI HYDERABAD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] MODI & MODI CONSTRUCTIONS OFFICE AT 5-4-187/3&4, 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) MODI & MODI CONSTRUCTIONS OFFICE AT 5-4-187/3&4 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	

Witness Signatures

Operator Signature

Subregistrar Signature

1. 

2. 

1. ప్రకటన 2008 సం॥ పు. నెం. 3245
దస్తవేల మొత్తము లాగితముల సంఖ్య 8
ఈ లాగితముల పడుగు సంఖ్య 8

నవ-04/2008

