

866/29

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ALIC
SS1
CS
CSO

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287954

Date : 03-07-2008 Serial No : 26,733 Denomination : 100

Purchased By :

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

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office,Hyd

For Whom :

MODI & MODI CONSTRUCTIONS
SECEAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 05th day of Feb' 2009 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

MRS. SHREYA MODY, WIFE OF MR. SAMIR MODY aged about 42 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Plesent Road, Mumbai-06, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

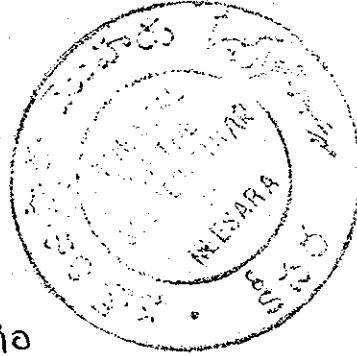
For MODI & MODI CONSTRUCTIONS

Partner



..... 866
 7
 1

పేజీ-02(ని)5



ENDORSEMENT

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

I. Challan No. 916282 of 6149
 Stamp Duty: Rs. 13,690

- 1. in the shape of stamps Rs. 100
- 2. in the shape of challan (s/s.41 of I.S. Act. 1899) Rs. 13590
- 3. in the shape of cash (s/s. 41 of I.S. Act. 1899) Rs.
- 4. adjustment of stamp duty (s/s. 16 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 Rs 14790

[Signature]
 SUB REGISTRAR
 KEESARA

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 02nd July 2008 for purchase of a house along with an identifiable plot of land (plot no. 94) 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. 94 admeasuring 117 sq. yds. under a Sale Deed dated 5.02.09 registered as document no. 865/09 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. 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine 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 paid to the Builder the above said amount for development charges of 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine Thousand Only), which is admitted and acknowledged the receipt.
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

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 వస్తావేళ మొత్తం కాగితముల సంఖ్య..... 2
 ఈ కాగితము వరుస సంఖ్య..... ✓

సబ్-రిజిస్ట్రార్



2009 సం॥ ఏప్రిల్ నెల 6 వ తేది
 1930 వ.శా.సం. మేయ్ మాసం 17 వ తేది
 గంటల మధ్య
 రిజిస్ట్రారు ఆఫీసులో
 కేసునంబరు K. Prabhakar Reddy
 దాఖలు చేసిన 1908లోని సెక్షన్ 32.ఎ మ
 కుబేరించి నమర్చించవలసిన ఫోటోగ్రాఫులు
 మరచిపోయినందువలన నా దాఖలు చేసి రుసుము
 రూ॥ 1000 లు చెల్లించినారు
 ప్రాసెసింగునట్లు ఒప్పుకొన్నది
 ఎవరు వాటన చేసి

Prabhakar

Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 1212/2008,
 dated 29.3.08 registerer at SRO, REESAVE
 Ranga Reddy District.


నిరూపించినదీ

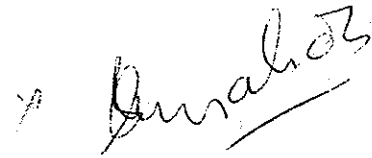
① Venkat Ramana Reddy S/o. Anji Reddy Occ: Service
 No. 11-16/2, Green Hills Colony, Saroor Nagar,
 Hyderabad.

② B. Raj Kumar S/o. Anurand Rao
 Occ: Business No. Alwal, Sec'bad

2009 సం॥ ఏప్రిల్ నెల 6 వ తేది
 1930 వ.శా.సం. మేయ్ మాసం 17 వ తేది
 సబ్-రిజిస్ట్రారు
 కీసర

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. 14,690/- is paid by way of challan No. 916283, dated 6-2-07, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

Partner



* పుస్తకము పేజీల సంఖ్య..... 86
 దస్తావేజు ఘోత్రం కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య..... 3

సబ్ రిజిస్ట్రార్

An amount of Rs. 13590 towards stamp duty including transfer duty and Rs. 1000 towards registration fee on the Market Value of Rs. 1369000 was paid by me & my party through challan Receipt No. 916283 dated 6/1/19 at SBH Keesara Br. Keesara

Sub-Registrar
 Keesara

12 వీధి నెంబరు 866 (కా.నా. 1930) నంబరు 866 నెంబరు 866 రిజిస్ట్రేషన్ చేయబడినది. స్టాంపు విధింపు గుర్తింపు నెంబరు 11530-1 866 /2019 జరగజేయబడినది.
 2019 నంబరు 866 నెంబరు 6 వ తేదీ

సబ్ రిజిస్ట్రారు ఆధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 94 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	Park
South	Plot No. 93
East	30' wide road
West	Plot No. 89

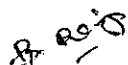
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

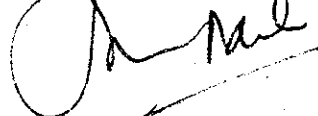
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2.

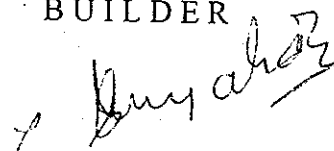


For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
BUILDER



BUYER

1 వ పుస్తకము జరిగి వ సంఖ్య..... 206.....





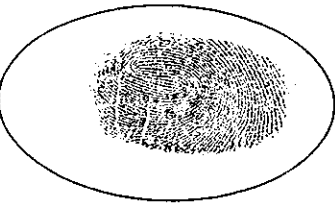

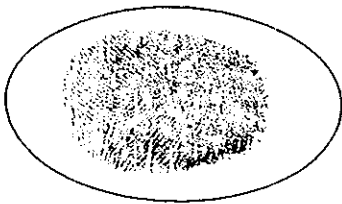
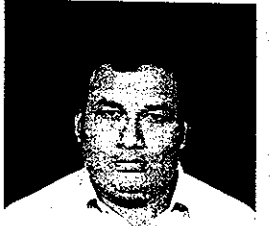
2 వ పుస్తకము జరిగి వ సంఖ్య..... 7.....

3 వ పుస్తకము జరిగి వ సంఖ్య..... 9.....


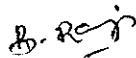
సచి-రిజిస్ట్రార్



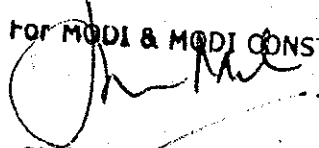
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>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 MANAGING PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>SPA FOR PRESENTING DOCUMENTS:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p>BUYER:</p> <p>MRS. SHREYA MODY W/O MR. SAMIR MODY R/O. FLAT NO. 402, MANGAL KUNJ, 4TH FLOOR, A-WING, 2, MOUNT PLESENT ROAD, MUMBAI-06</p>
			<p>REPRESENTATIVE:</p> <p>MR. LAXMI KANTH R/o. 5-4-187/3 & 4 M. G. ROAD SEC BAD.</p>

SIGNATURE OF WITNESSES:

1. 
2. 


FOR MODI & MODI CONSTRUCTIONS



SIGNATURE OF EXECUTIVE PARTNER

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,
Mr. Laxmi Kanth, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

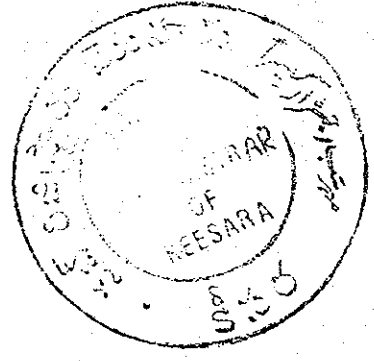

SIGNATURE(S) OF BUYER(S)

1. ఆంధ్రప్రదేశ్ రాష్ట్రం వ సంఖ్య..... 866

2. ఆంధ్రప్రదేశ్ రాష్ట్రం కౌగితముల సంఖ్య..... 7

3. ఈ కౌగితము వరుస సంఖ్య..... 5

సర్-రిజిస్ట్రార్

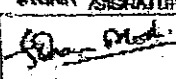


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
ABLPNG725H

नाम NAME
SONAM SATESH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL 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

हस्ताक्षर
Signature

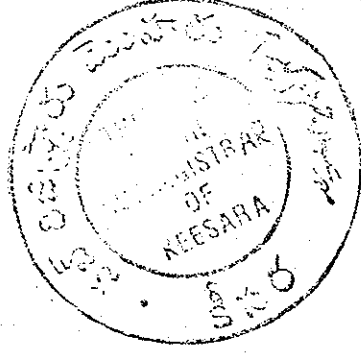
10062008

1 వ పుస్తకము పేరికి వ సంఖ్య..... 46.....

యస్సావేణి మొక్కల కాగితముల సంఖ్య..... 2.....

ఈ కాగితము వరుస సంఖ్య..... 0.....

సబ్-రిజిస్ట్రార్



Shreya

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADNPM6365J



नाम /NAME

SHREYA SAMIR MODY

पिता का नाम /FATHER'S NAME

PRAMODCHANDRA MODY

जन्म तिथि /DATE OF BIRTH

18-05-1966

हस्ताक्षर /SIGNATURE

Shreya

Pr Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

1 వ పుస్తకము 2007 వ సం. గు... 866.....
వస్తావేజు మొత్తం కొరితముల సంఖ్య..... 7
ఈ కొరితము వరుస సంఖ్య..... 7

పబ్-రిజిస్ట్రార్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.