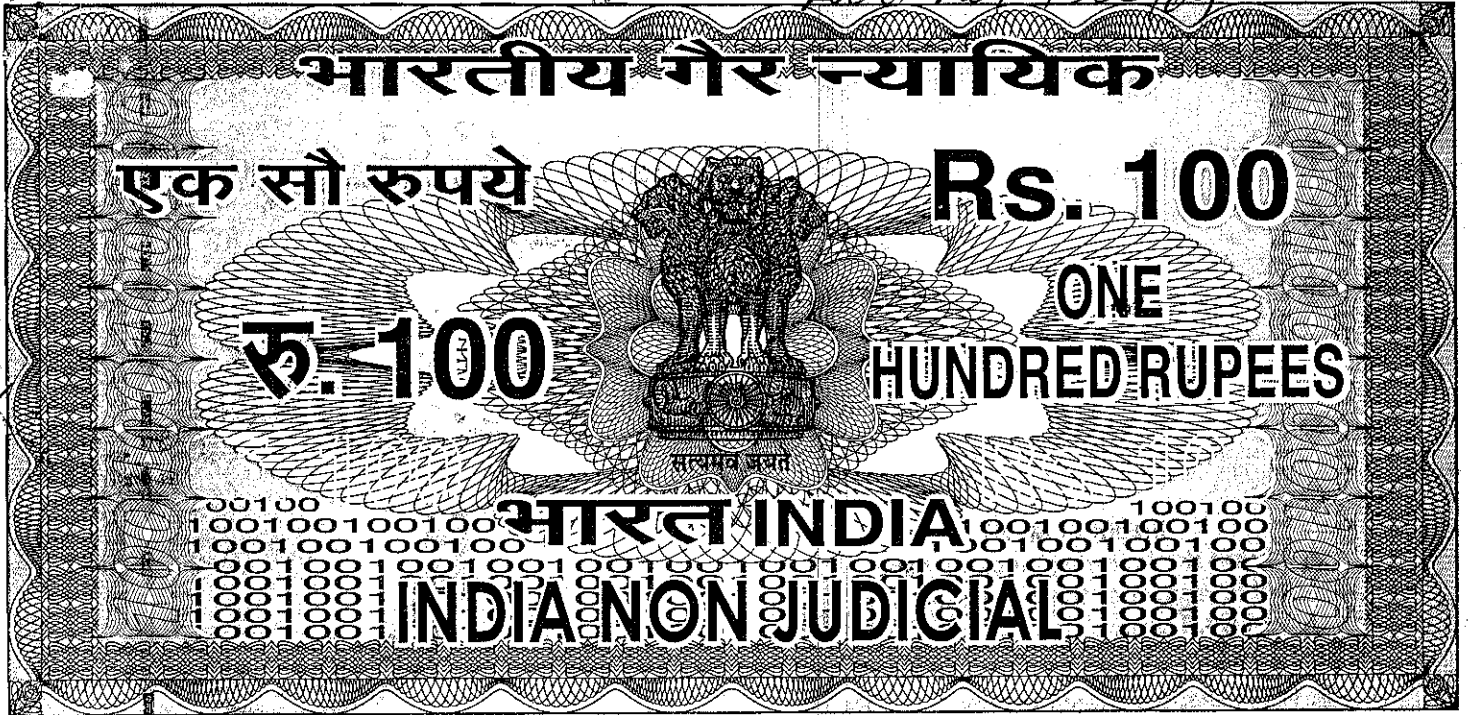


SCANNED

B-54

Devt no. 1363/09



382

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 147545

Date : 31-03-2009

Serial No : 7,699

Denomination : 100

Purchased By :

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

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

For Whom :

KADAKIA & MODI HOUSING

SECBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 29th day of JULY 2009 at SRO, Shamirpet, Ranga Reddy District by and between:

M/S. KADAKIA & MODI HOUSING, 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 39 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. C. JANARDHAN REDDY, SON OF MR. PAPI REDDY aged about 32 years, Occupation: Service, residing at 101, Vijaya Residency, Street No. 10, Lane No. 3, Kartikeya Nagar, Nacharam, Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

A-54. agr. dev. charges

For KADAKIA & MODI HOUSING

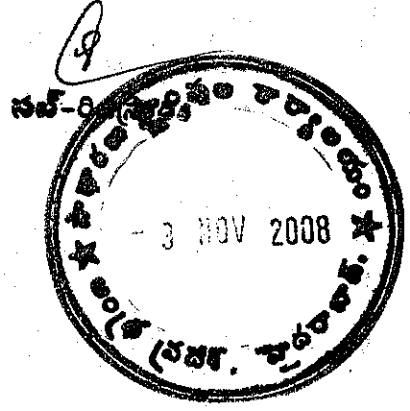
[Signature]
Partner

Page 1

[Signature]

16,55,000
1000
16450
1730
FOR KADAKIA & MODI HOUSING
Partner

ప పుస్తకము 2009వ సం॥ పు..... 1363
 దస్తావీజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 1




ENDORSEMENT

Certified that the following amounts have
 been paid in respect of this document:
 By challan No. 876275... Dt. 29/09/2009

- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs. 100/-
 - 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 16450/-
 - 3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs. _____
 - 4. adjustment of stamp duty (u/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. 17,650/-


 29/09
 SUB-REGISTRAR
 SHAMIRPET

RECEIVED FROM B. ADAR...

 ...

WHEREAS:

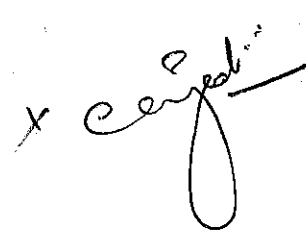
- A) The Buyer has entered into an Agreement of Sale dated 25.05.09 for purchase of a bungalow along with an identifiable plot of land (plot no. 54) in the project known as Boomdale, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District. As per the terms and conditions 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. 54 admeasuring 212 sq. yds. under a Sale Deed dated 23.09.09 registered as document no. 1362/09 in the Office of the Sub-Registrar, Shamirpet, Ranga Reddy 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. 16,55,000/- (Rupees Sixteen Lakhs Fifty Five Thousand Only 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 for development charges of an amount Rs. 16,55,000/- (Rupees Sixteen Lakhs Fifty Five Thousand Only) on or before 01.08.2009.
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 KADAKIA & MODI HOUSING


Partner

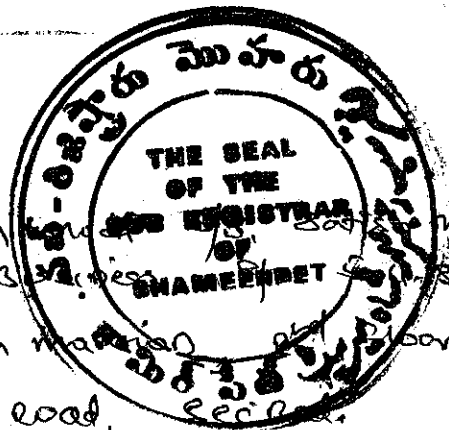


2009 వ సం॥ సెప్టెంబర్ 2 వ తేదీ
 1931 వ కౌ.శ. భద్రపేద మాసం 11 వ తేదీ
 పగలు 11 మరియు 12 గంటల మధ్య


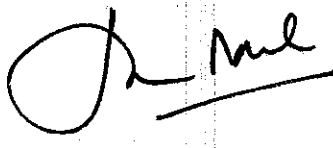

కామిర్షిట్ సబ్ రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి Soham Modi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు మరియు
 వేతిపయిడ్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 1000/- లు చెల్లించినారు.
 వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటన వ్రేలు

1వ ప్రస్తుతము 2009 వ సం॥ పు. 1363
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
 ఈ కాగితము వరుస సంఖ్య 2


 సబ్-రిజిస్ట్రారు



Soham Modi
 Office: Shamshabad
 M. S. Road, Shamshabad

Bhagvan Reddy, S/o. Shiva Ram Reddy
 R/o. 101, Vijaya Residency, St. No. 10,
 Lane No. 3, Karthkeya Nagar, Nacharam
 Hyderabad - SPA holder - vide Dr. file
 No. 2868/E/2009, dt. 24/08/09, at
 District Registrar, Muscoper, R.R. & S.

ఎడమ బ్రౌటన వ్రేలు

విరూపించినది

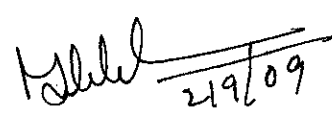
1 శ్రీ. బ్రహ్మరంజన్

K. Prabhakar Reddy S/o. K. P. Reddy
 R/o. BUSINTEL R/o. S-4-18/2 & 4
 M. S. Road, Shamshabad.

2 శ్రీ. బ్రహ్మకృష్ణ

B. RAJ Kumar S/o. MURUNDRA
 R/o. ALWAT, Shamshabad.

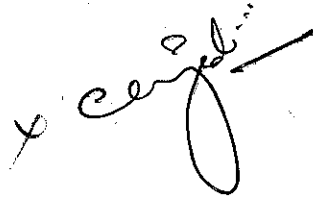
2009 వ సం॥ సెప్టెంబర్ 2 వ తేదీ సబ్-రిజిస్ట్రారు
 1931 వ కౌ.శ. భద్రపేద మాసము 11 వ తేదీ కామిర్షిట్


 24/9/09

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 bungalow 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.

For KADAKIA & MODI HOUSING

Partner



పుస్తకము 2009వ సం॥ పు..... 1363
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 3

[Signature]
 సబ్-రిజిస్ట్రారు

An Amount of Rs. 16,450/- towards Stamp Duty including Transfer
 Duty and Rs. 1000/- towards Registration Fee was paid by the party
 through Challan Receipt Number 876275 Dated 02/09/2009
 at S.H. Bank Thumkurka Branch

[Signature] 2/9/09
 Sub Registrar

1వ పుస్తకము 2009 సం॥ (శా.శ. 1931) సం॥ పు
 1363
 నిమిత్తం నుండి మొత్తము రూ. 15100/- 1363-2009
 ఇవ్వబడినది.
 2009 సం॥ సెప్టెంబర్ 2 వ తేది

[Signature] 2/9/09
 సబ్-రిజిస్ట్రారు అధికారి



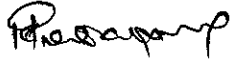
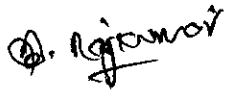
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 54 admeasuring about 212 sq. yds. forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, hereto, bounded on:

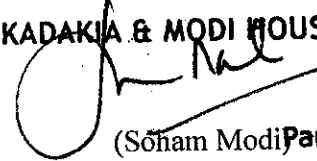
North	Plot No. 53
South	Plot No. 55
East	30' wide Road
West	Neighbour's Land

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 KADAKIA & MODI HOUSING


(Soham Modi) Partner
BUILDER




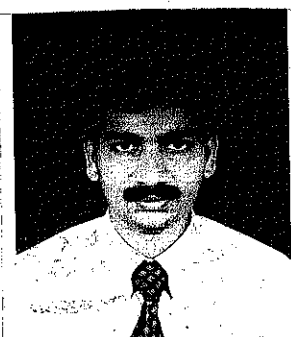
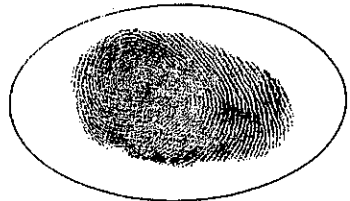


BUYER.

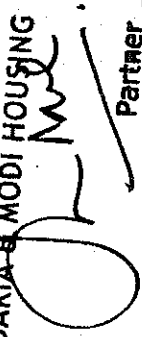
1363
వ పుస్తకము 2007వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 4

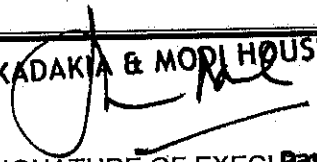
సబ్-రిజిస్ట్రారు



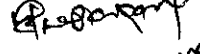
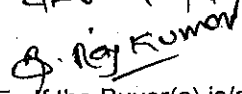
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER: <u>M/s. KADAKIA & MODI HOUSING</u> 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</p>
			<p>BUYER: MR. JANARDHAN REDDY. C, S/O. MR. PAPI REDDY R/O.101, VIJAYA RESIDENCY, STREET NO. 10, LANE NO. 3, KARTIKEYA NAGAR, NACHARAM, HYDERABAD.</p>
			<p>ATTORNEY: CUM REPRESENTATIVE. MR. BHAGVAN REDDY S/O. MR. SHIVA RAM REDDY 101, VIJAYA RESIDENCY, STREET NO. 10, LANE NO. 3, KARTIKEYA NAGAR, NACHARAM, HYDERABAD - 500 076.</p>

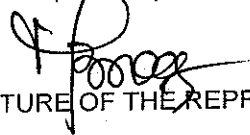
For KADAKIA & MODI HOUSING

 Partner

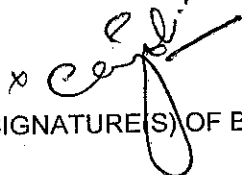
For KADAKIA & MODI HOUSING

 SIGNATURE OF EXECUTOR
 Partner

SIGNATURE OF WITNESSES:

- 1 
- 2 

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. Bhagvan Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009 వ సం॥ పు..... 1363

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రిజిస్ట్రార్



PERMANENT ACCOUNT NUMBER
ADIPAN5725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

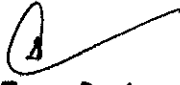
DATE OF BIRTH
18-10-1989

SIGNATURE
Sonam Modi

Chief Commissioner of Income-tax, Andhra Pradesh

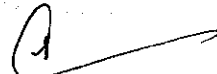
For KADAKIA & MODI HOUSING
Kad
Partner

1వ పుస్తకము 2009వ సం॥ పు..... 1363
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 6


సబ్-రిజిస్ట్రారా




1వ పుస్తకము 2007 వ సం॥ పు..... 1363
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 7


సబ్-రిజిస్ట్రారజి

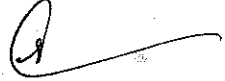


M. BHAGAVAN REDDY
SHIVARAM REDDY PULLA
1988
Permanent Account Number
A 12345678901234567890
Signature



Handwritten signature

1వ పుస్తకము 2009వ సం॥ పు..... 1363
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 8


సబ్-రిజిస్ట్రార





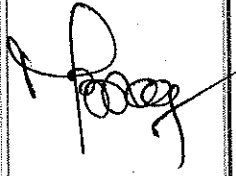



Photographs and FingerPrints As per Section 32A of Registration Act 1908

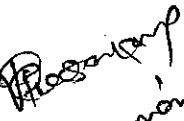
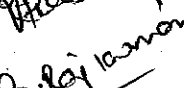
C.S.No./Year: 1382/2009 of SRO: 1516(SHAMIRPET)

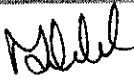
Presentant Name(Capacity): SOHAM MODI(OT)

Report Date: 02/09/2009 15:44:57

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) C.JANARDHAN REDDY 101,VIJAYA RESIDENCY,STREET NO.10,LANE NO.3,KARTIKEYA NAGAR,NACHARAM,HYD (SPA HOLDER)	
2			M/S. KADANA & MODI HOUSING (EX) REP BY ITS MANAGING PARTNER:SOHAM MODI 5-4-187/3 & 4,II FLOOR,SOHAMMANSION,M.G.ROAD,SEC	

Identified by  Photos and TIs
 Witness 1  captured by me
 Witness 2


 2/9/09
 Capture of Photos and TIs
 done in my presence

1363

1వ పుస్తకము 200 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 9



సబ్-రిజిస్ట్రారు

