

Doc no: 264/2010



25
27

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011189

2534 Date 22/02/2010
Sold to Ramesh
S/o. D. S. Reddy
For whom Kadeleg of Modi Housing

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 22nd day of February 2010 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

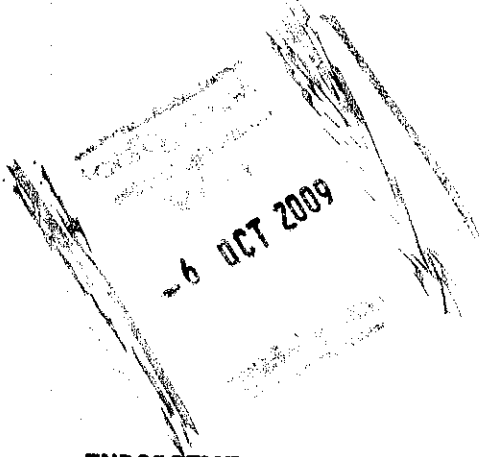
1. MAJOR ACHYUT RANJAN MUKHERJEE, SON OF MR. ASIM RANJAN MUKHERJEE, aged about 32 years, Occupation: Service
2. SMT. GURPREET KAUR SACHDEVA, WIFE OF MR. ACHYUT RANJAN MUKHERJEE, aged about 28 years, residing at OC 295, Field Work Shop, C/o. 99 APO - 906 295, hereinafter referred to as the Buyer (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING
A-10. agr. dev. charges

Partner

1 Achyut Ranjan Mukherjee
2 Gurpreet Kaur
Page 1

11,95,000
1/10
11,95,000
1/10
1,99,000



1వ పుస్తకము 2010 వ సం॥ పు..... 264

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య..... 1

[Signature]

సబ్-రిజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No. 613023..... Dt. 23/2/10

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. 11850/-
- 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. 13050/-

[Signature]
23/2/10
SUB REGISTRAR
SHAMIRPET



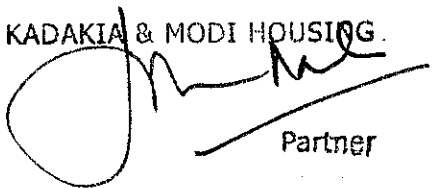
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 12th November 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 10) in the project known as Bloomdale, 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. 10 admeasuring 185 sq. yds., under a Sale Deed dated 22.2.10 registered as document no. 263/10, 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. 11,95,000/- (Rupees Eleven Lakhs Ninety 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 the said development charges an amount of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) which is admitted and acknowledged by the builder.
3. The Buyer shall pay the balance development charges an amount of Rs. 8,20,000/- (Rupees Eight Lakhs Twenty Thousand Only) on or before 25.01.2010
4. 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 KADAKIA & MODI HOUSING

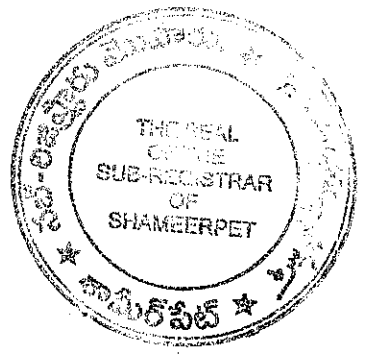

Partner

1. Jeyanti Rangau & Modi
2. Supreet Kaur

20/10 వ సం॥ ఘోషణ... 23... వ తేది
 1931 వ క.శ.ఖా... మాసం... 4... వ తేది
 పగలు... 2... మరియు... 3... గంటల హాజరు
 కామిర్ పేట్ సబ్ రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
 వేలీపనుద్రలతో సహా దాఖలు చేసి రుసుము
 రూ... 100/-... లు చెల్లించినారు.
 వ్రాసియున్నట్లు ఒప్పుకొన్నది
 ఎడమ ప్రతున ప్రతి

1వ పుస్తకము 20/10 వ సం॥ పు... 264
 దస్తావేజు మొత్తము కాగితముల సంఖ్య... 8
 ఈ కాగితము వరుస సంఖ్య... 2
 సబ్-రిజిస్ట్రారు

(Handwritten signature)



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Seham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 2/2024/10
 dated 27/1/10 registerer at SRO, Shamierpet
 Ranga Reddy District.

విరూపించినది

- ① ~~Venkataramang Reddy~~ S/o. Anji Reddy Occ: Service
 R/o. 11-187/2, Rd No. 2, Green Hills Colony,
 Saroornagar, Hyderabad.
- ② ~~Raj Kumar~~ S/o. MURUNDA RAO
 Occ: BUSINESS - R/o. AIWAL, SEC-3AD.

20/10 వ సం॥ ఘోషణ... 23... వ తేది సబ్-రిజిస్ట్రారు
 1931 వ క.శ.ఖా... మాసం... 4... వ తేది కామిర్ పేట్

(Handwritten signature)
 23/2/10

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.
1. Stamp duty and Registration amount of Rs. 12,950/- is paid by way of challan No. 613023, dated 23.2.16, drawn on SHB, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING


Partner

1. Jyoti Rajee Khanna

2. Anupreet Kaur

1వ పుస్తకము 20/0 వ సం॥ పు..... 264.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8.....
 ఈ కాగితము వరుస సంఖ్య..... 3.....

(Signature)

సబ్-రిజిస్ట్రారు

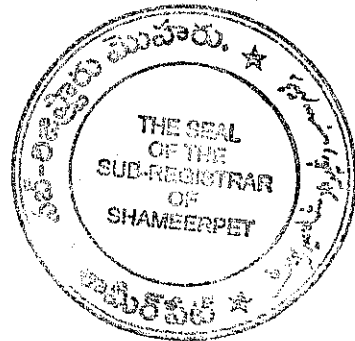
An Amount of Rs. 11850/- towards Stamp Duty Including Transfer
 Duty and Rs. 1000/- towards Registration Fee was paid by the party
 through Chaitan Receipt Number 613023 Dated 23/2/10
 at S.B.H. Bank Thumkunta Branch

(Signature) 23/2/10
 Sub Registrar

1వ పుస్తకము 20/0 సం॥ (కా.శ. 1931) సం॥ పు
 .. 264 .. నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం కుర్తించు నెంబరు 1510-I-..... 264-2010
 ఇవ్వడమైనది.

20/0 సం॥ ధీబుల్ గెం..... 23వ తేది

(Signature) 23/2/10
 సబ్-రిజిస్ట్రారు అధికారి




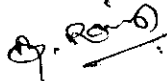
SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 10 admeasuring about 185 sq. yds, in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed and bounded on:

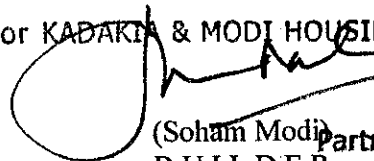
North	Plot No. 11
South	Childrens Park
East	Neighbour's Land
West	30' wide road

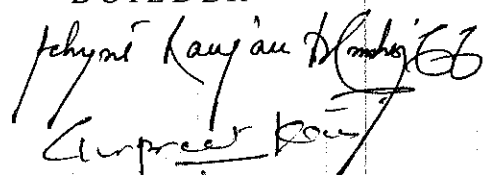
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For KADAKI & MODI HOUSING


(Soham Modi) Partner
BUILDER

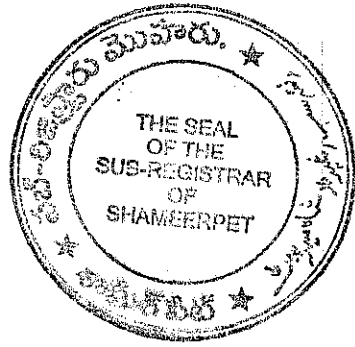

BUYER.

1వ పుస్తకము 20/0 వ నం|| పు.....264.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....8.....

ఈ కాగితము వరుస సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు

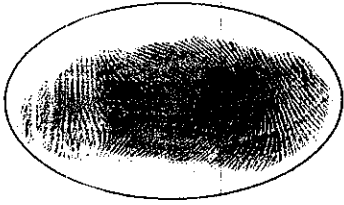


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

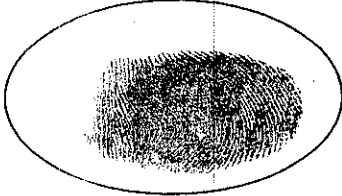


BUILDER:

M/S. KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI

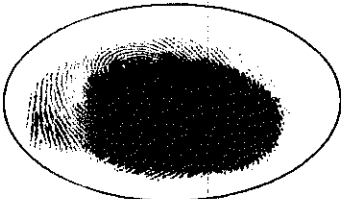
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 2/BK/10, Dt. 27.1.10



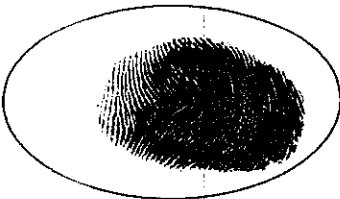
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4
2ND FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD.

BUYERS:

1. MAJOR ACHYUT RANJAN MUKHERJEE
S/O. MR. ASIM RANJAN MUKHERJEE
R/O. OC 295
FIELD WORK SHOP
C/O. 99 APO - 906 295



2. SMT. GURPREET KAUR SACHDEVA
W/O. MR. ACHYUT RANJAN MUKHERJEE
R/O. OC 295
FIELD WORK SHOP
C/O. 99 APO - 906 295



SIGNATURE OF WITNESSES:

- 1.
- 2.

For KADAKIA & MODI HOUSING

Partner

SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, ~~Karim~~ Ranga Reddy District. *SRO Mandy pet*

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

2.

1వ పుస్తకము 20/10 వ సం॥ పు..... 264
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8
ఈ కాగితము వరుస సంఖ్య..... 5


సబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
ABMP16725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Sohan Modi

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
AWSPPB104E

Signature
Prabakar Reddy K

100524003

Prabakar

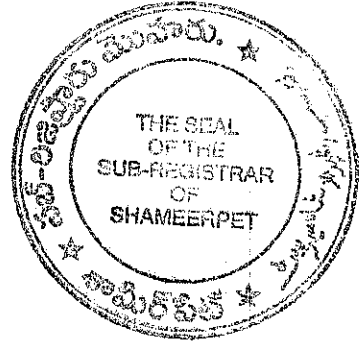
1వ పుస్తకము 2010వ సం॥ పు..... 264.....

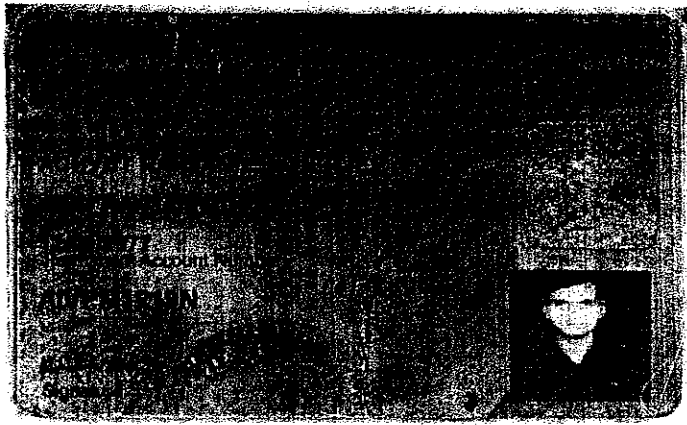
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8.....

ఈ కాగితము వరుస సంఖ్య..... 6.....



సబ్-రిజిస్ట్రార





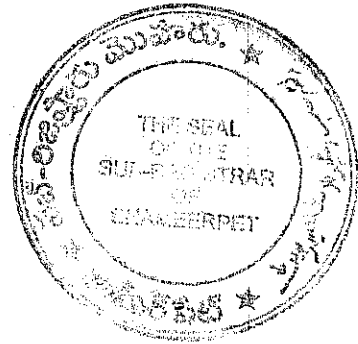
1వ పుస్తకము 2010 వ సం॥ పు. 264.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

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సబ్-రిజిస్ట్రారు







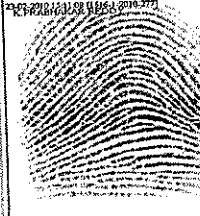

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000277/2010 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): K.PRABHAKAR
REDDY(SP)

Report Date: 23/02/2010 15:11:54

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	 <i>Representative to Purchaser</i>		(CL) GURPREET KAUR SACHDEVA CO 295, FIELD WORK SHOP, C/O 99APO 906295	<i>[Signature]</i>
2	 <i>Representative to Purchaser</i>		(CL) MAJOR ACHYUT RANJAN MUKHERJEE CO 295, FIELD WORK SHOP, C/O 99APO 906295	<i>[Signature]</i>
4			(SP) K.PRABHAKAR REDDY Not available	<i>[Signature]</i>

(SPA for Presenting Documents)

Identified by

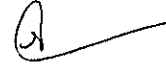
Witness 1 *[Signature]*

Witness 2 *[Signature]*

[Signature]
Photos and TIs
captured by me

[Signature] 23/2/10
Capture of Photos and TIs
done in my presence

..... 264
దస్తావేజా మొత్తము కా గితముల సంఖ్య..... 8
ఈ కా గితము పయన సంఖ్య..... 8


.....
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