

SCANNED

B-39 KNM 39

Deed no: 1987/09

C/S  
2006



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. G. Chimalgi  
Z 291401

LEELA G. CHIMALGI  
STAMP VENDOR  
S.V.L.No.32/1998, No.1/2009  
5-4-76/A, Cellar Ranigunj,  
SECUNDERABAD-500 003.

Sr.No. 7130 Date 21/09/09 Rs. 100/-  
 Sold To A. B. Jellu  
 By A. P. Chari  
 For Wh Kadakia and modi Housing

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 10<sup>th</sup> day of December 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.)

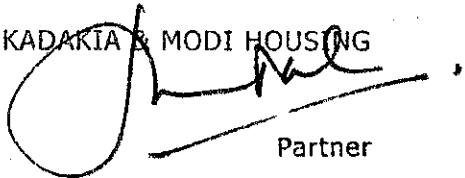
AND


1. MR. B. S. PRASAD, SON OF MR. B. M. RAO aged about 38 years, Occupation: Service
2. MRS. B. RANI, WIFE OF MR. B. S. PRASAD aged about 32 years, Occupation: Housewife, both are residing at Flat No. 104, S. V. Towers, Mallareddy Nagar, Lothkunta, Tirumalgherry Post, Secunderabad - 500 015, 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-39.agr.dev.charges

Page 1

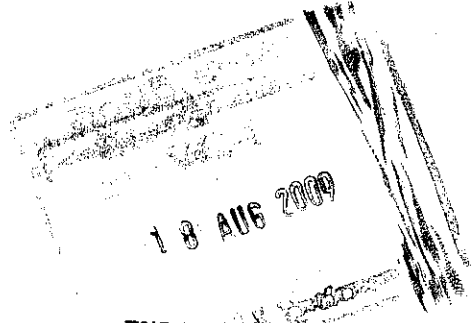
For KADAKIA & MODI HOUSING

  
Partner

1. 
2. B. Rani

11,64,000  
100

DA 11/12/09  
M 1200  
M 1200



**ENDORSEMENT**

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

By challan No. 868071 Dt. 10/12/09

1వ పుస్తకము 200<sup>వ</sup>వ సం|| పు..... 1987  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9  
ఈ కాగితము వరుస సంఖ్య..... 1

**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. 11540/-

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. —

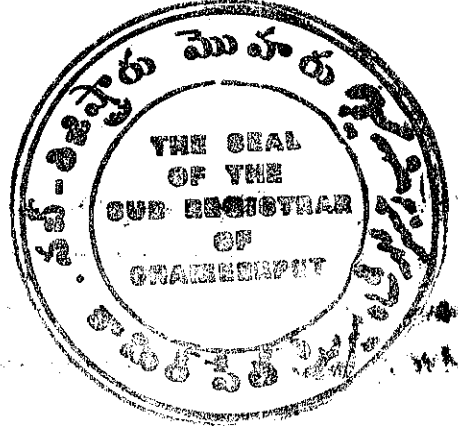
**IV. User Charges**

1. in the shape of challan Rs. 100/-

2. in the shape of cash Rs. —

Total Rs. 12740 = 00

సబ్-రిజిస్ట్రారు



10/12/09  
SUB REGISTRAR  
SHAMIRPET

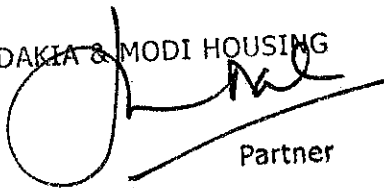
**WHEREAS:**

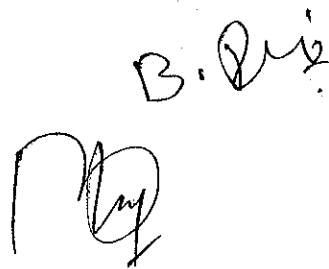
- A) The Buyer has entered into an Agreement of Sale dated 13<sup>th</sup> October 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 39) in the project known as Bloomdale, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District. As per 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. 39 admeasuring 216 sq. yds., under a Sale Deed dated 10.12.09 registered as document no. 1986/09 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. 11,64,000/- (Rupees Eleven Lakhs Sixty Four 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. 11,64,000/- (Rupees Eleven Lakhs Sixty Four Thousand Only) which is admitted and acknowledged by the builder.
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.

For KADAKIA & MODI HOUSING

  
Partner

  
B. Div

2009 వ సం॥ డిసెంబర్ నెల.....10.....వ తేదీ  
 1931 వ శా.శ. క్రి. చా. యోజనా సం.....19.....వ తేదీ  
 పదలు.....11.....మరియు.....12.....గంటల మధ్య

శామీర్ టేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి..... Soham mansion .....


రిజిస్ట్రేషన్ పట్టవయి, 1908 లోని సెక్షన్ 32-వ ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు  
 వేలిపయిద్రవలతో సహా దాఖలు చేసి రుసుము  
 రూ.....1000.....లు చెల్లించినారు.

ప్రాసేయిల్చినట్లు ఒప్పుకొన్నది  
 ఎడమ ప్రాటన ప్రేలు


1వ పుస్తకము 2009వ సం॥ పు..... 1987

దస్తావేజు మొత్తము కారితముల సంఖ్య..... 9

ఈ కారితము వరస సంఖ్య..... 2

  
 సబ్-రిజిస్ట్రారు



 John  
 S/o. Satish mod  
 occ: Business  
 R/o. S-4-13/34  
 2nd floor, Soham mansion,  
 M. G. Road, sec Bad.

B.S. Prasad S/o. B.M. Rao occ: Service  
 R/o. Flat no. 104, S.V. Towers, Mallereddy  
 Nagar, Lathukuntla, Tirumalgherry Post, Sec Bad - 015

 B. Rani

B. Rani W/o. B.S. Prasad, occ: Housewife  
 R/o. Flat No. 104, S.V. Towers, Mallereddy Nagar,  
 Lathukuntla, Tirumalgherry Post, Sec'Bad - 015.



ఎడమ ప్రాటన ప్రేలు



ఎడమ ప్రాటన ప్రేలు

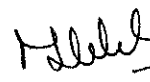


**వికాసించినది**

- ① Salyapal Salyapal Singh s/o Sudarshan Singh Occupation - Business  
 H.No. 1-1/4, Balaji Nagar Sec'bad-87
- ② Prabha K. Prabhakar Reddy s/o. K.P Reddy occ: Service,  
 R/o. 2-3-64/14/24, Amberpet, Jainkwa Garden  
 Hyderabad.

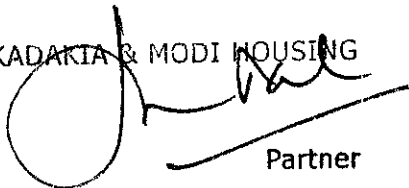
2009 వ సం॥ డిసెంబర్ నెల..... 10.....వ తేదీ సబ్.రిజిస్ట్రారు


1931 వ శా.శ. సం॥ క్రి. చా. యోజనా సంము..... 19.....వ తేదీ శామీర్ టేట్

  
 10/12/09

4. 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.
5. 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.
6. 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.
7. 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. 12,640/- is paid by way of challan No. 86 80 77, dated 10.12.09 drawn on SHB, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING

  
Partner

1.   
2. B. Pari

1వ పుస్తకము 2009వ సం॥ పు..... 1987

దస్తావేజు మొత్తము కారితముల సంఖ్య..... 9

ఈ కారితము వరస సంఖ్య..... 3

*(Handwritten signature)*

సబ్-రిజిస్ట్రారు

An Amount of Rs. 11540/- towards Stamp Duty including Transfer  
Duty and Rs. 1000/- towards Registration Fee was paid by the party  
through Cheque Receipt Number 868071 Dated 10/12/09  
at S.B.H. Bank Thumkur Branch

*(Handwritten signature)*  
10/12/09  
Sub-Registrar

1వ పుస్తకము 2009 సం॥ (శా.శ. 1931) సం॥ పు  
.....1987.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
నిబంధం గుర్తింపు నెంబరు 1516-I-.....1987-2009  
ఇవ్వబడినది.

2009 సం॥ డిసెంబర్ నెంబరు..... 10.....వ తేది

*(Handwritten signature)*  
10/12/09  
సబ్-రిజిస్ట్రారు అధికారి



**SCHEDULED PROPERTY**

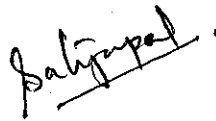
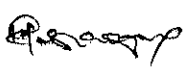
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 39 admeasuring about 216 sq. yds, in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed and bounded on:

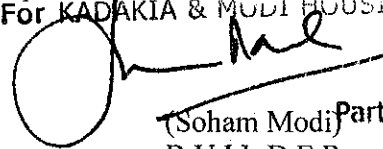
North	30' wide road
South	Plot No. 38
East	Plot No. 35
West	30' wide road



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:

For KADAKIA & MODI HOUSING

WITNESS:

1. 
2. 

  
(Soham Modi) Partner  
BUILDER

1. 
2. B.  BUYER.

1వ పుస్తకము 2009వ సం॥ పు..... 1987

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 4

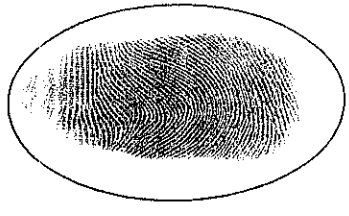

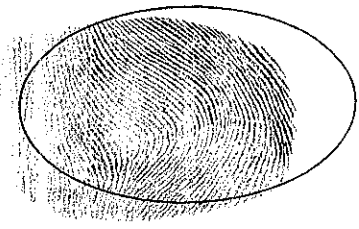

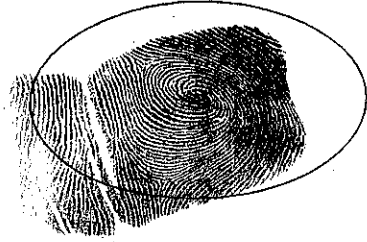



సబ్-రిజిస్ట్రారు

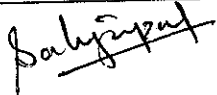
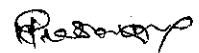




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b> 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
			<b>BUYERS:</b>  1. MR. B. S. PRASAD S/O MR. B. M. RAO R/O. FLAT NO. 104, S. V. TOWERS MALLAREDDY NAGAR LOTHKUNTA, TIRUMALGHERRY POST SECUNDERABAD - 500 015
			2. MRS. B. RANI W/O. MR. B. S. PRASAD R/O. FLAT NO. 104, S. V. TOWERS, MALLAREDDY NAGAR LOTHKUNTA TIRUMALGHERRY POST SECUNDERABAD - 500 015

SIGNATURE OF WITNESSES:

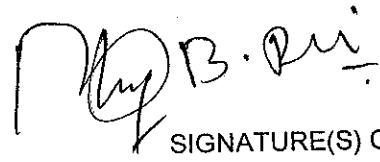
- 
- 

For KADAKIA & MODI HOUSING



Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 200<sup>1</sup>వ సం॥ పు..... 1987


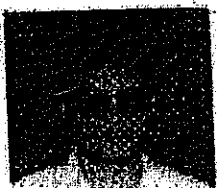
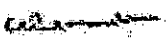
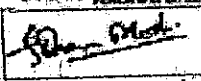
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 5

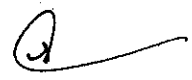


సబ్-రిజిస్ట్రారు



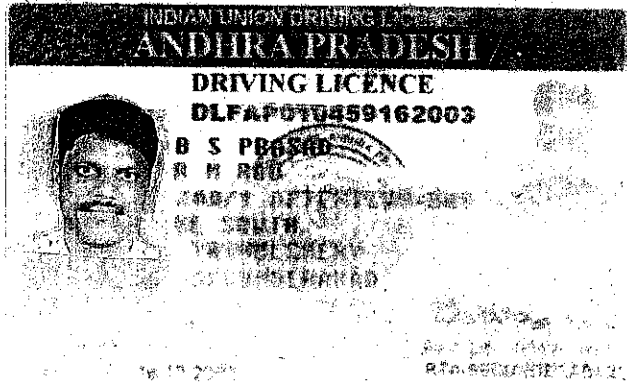
वर्तमान अकाउंट नंबर	PERMANENT ACCOUNT NUMBER	
	ABMP16725H	
	नाम NAME	
	SOHAN SATISH MODI	
	पिता का नाम FATHER'S NAME	
	SATISH MANLAL MODI	
	जन्म तिथि DATE OF BIRTH	
	18-10-1989	
हस्ताक्षर SIGNATURE		
		
		श्री अरवि अग्रवाल, आई.टी.डी. Chief Commissioner of Income-tax, Andhra Pradesh

1వ పుస్తకము 200<sup>9</sup>వ సం॥ పు.....1987.....  
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....9.....  
ఈ కాగితము వరుస సంఖ్య.....6.....



సబ్-రిజిస్ట్రారు





902193/03

<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u> LMV	09/09/2021
<u>Transport</u>	
<u>Hazardous Vaiklity</u>	
<u>Badge No.</u>	
<u>Original No.</u>	DLFAP010459162003
<u>Original LA.</u>	RTA SECUNDRABAD
<u>DOB</u>	10/09/1971
<u>Blood Gr.</u>	B+
<u>Date of 1st Issue</u>	10/12/2003

1వ పుస్తకము 2009వ సం॥ పు..... 1987

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 7

A

సబ్-రిజిస్ట్రారు



THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH14 20070019013      DOB: 14-03-2007  
Valid Till: 22-07-2026 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV.      DOI  
LMV      14-03-2007

DOB: 23-07-1976      BG:

Name: RANI SONAM  
S/D/W of B S PRASA

PIN: 500062  
Signature & ID of  
Issuing Authority: MH14 200738

FORM 7  
RULE 16(12)

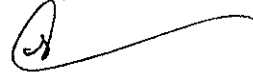
Signature/Thumb  
Impression of Holder

B. Peri

1వ పుస్తకము 200<sup>0</sup>వ సం॥ పు..... 1987.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9.....

ఈ కాగితము వరుస సంఖ్య..... 8.....



సబ్-రిజిస్ట్రారు

