

B.27 Doc No 1500/2011



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 793724

S.No. 51884 Date 20/8/2011

Sold to Santosh

S/o. B/o. W/o. Suresh

For Whom. Katakas modi housing

K. SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2090
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 20th day of August 2011 at S.R.O., 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 41 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. ABDUL HAMEED, SON OF Mr. ABDUL RAHAMAN, aged about 58 years Occupation: Retired Employee, residing at H. No. 567, Door No. 3-29-54/10, Lane No.1, Cross No.1, Moin Manzil, Krishna Nagar, Guntur - 522 006, 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

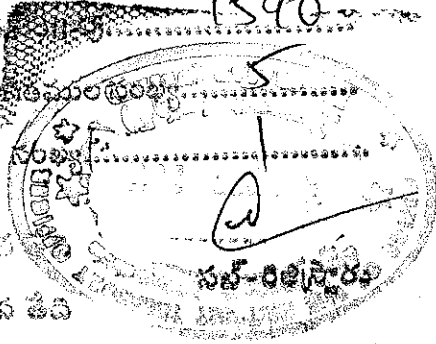
[Signature]
Partner

[Signature]

వస్తుము 20 / 1590

వస్తావేళ మొత్తము కాగితముల ప్రతిభ్య

కాగితము వరుస నంబర్లు



11 వ నంబర్... 20

133 వ నంబర్... 29

2 వ నంబర్... 2

శామీర్ పేట్ నవ్ రిజిస్ట్రారు అధీనంలో

1/ శ్రీమతి... K. Prabhakar Reddy

శ్రీమత్ చిట్టమ, 1908 లోని సెక్షన్ 32-ఎ ను

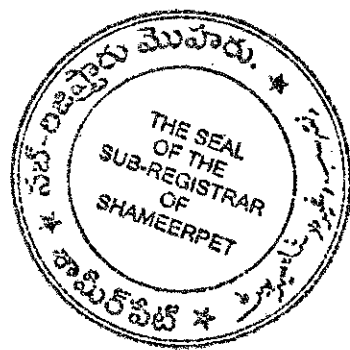
ఓసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు

వివరాల్లో పేజీ నాణ్యత పేజీ రుసుము

1000/- లు చెల్లించినారు

సీయింగ్ కార్డులు ఉన్నట్లు

మేల్ కుట్ర వ్రాసిన



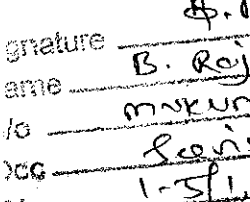
Signature K. Prabhakar Reddy
Name K. Prabhakar Reddy
S/o K. Padma Reddy
Occ Squire
R/o S-6-187/1 & 2, 2nd floor, 2nd
Solan Marg, M.G. Road, Sec 6B,

"Address Proof of the party verified with... Pan card... bearing its distinct No. AKSPP810WE issued by... Income Tax Department (authority)"
Through GPA for presentation of Doc. vide Doc. no. 2182/110, dt. 21.01.10 at SKJ, Shamir - Per, R. R. Dist.



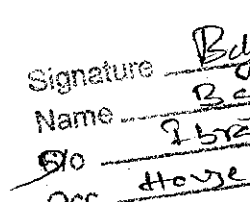
Signature Abdul Hammed
Name ABDUL Hammed
S/o ABDUL Rehman
Occ Retired, Employee.
R/o H.no. 56, D.no. 3-7-5/1
Gate 1, cross - 1, Main Manzil, Krishna
Nagar, Guntur.

"Address Proof of the party verified with... Pan card... bearing its distinct No. ARTPA902N issued by... Income Tax Department (authority)"



Signature B. Raj Kumar
Name B. Raj Kumar
S/o Makund Das
Occ Squire
R/o 1-5/1
M. Gollaram, Sec 6B,

"Address Proof of the party verified with... Pan card... bearing its distinct No. APDPR9833L issued by... Income Tax Department (authority)"



Signature Bejeeds Begum
Name Bejeeds Begum
S/o Ibrahim Motemmot
Occ House wife
R/o 56, 3-29-5/1a
Gate 1, cross no. 1, Main Manzil,
Krishna Nagar, Guntur

"Address Proof of the party verified with... Pan card... bearing its distinct No. ATM RB 931WF issued by... Income Tax Department (authority)"

20 || వ నంబర్... 20

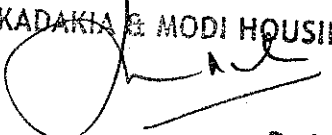
133 వ నంబర్... 29

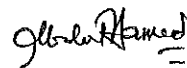
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 14th day of June 2011 for purchase of a bungalow along with an identifiable plot of land (plot no. 27) 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. 27, admeasuring 178 sq. yds. under a Sale Deed dated 20.08.2011 registered as document no. 1588/11 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 in advance a sum of Rs. 13,62,000/- (Rupees Thirteen Lakhs Sixty Two 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 the above said amount of Rs. 13,62,000/- (Rupees Thirteen Lakhs Sixty Two Thousand Only) in the following manner, which is admitted and acknowledged by the builder.
 - a) Rs. 9,00,000/- (Rupees Nine Lakhs Only) by way of DD No. 142090, dated 19.08.2011 issued by Andhra Bank, Labbipet Branch, Vijayawada.
 - b) Rs. 4,62,000/- (Rupees Four Lakhs Sixty Two Thousand Only) by way of DD No. 142086, dated 19.08.2011 issued by Andhra Bank, Labbipet Branch, Vijayawada.
3. 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.
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.

For KADAKIA & MODI HOUSING

Partner



1వ పుస్తకము 20|| పన్నులు క్ష..... 1590
 దస్తావేజు మొత్తము శాగితమును నింపు..... 5
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

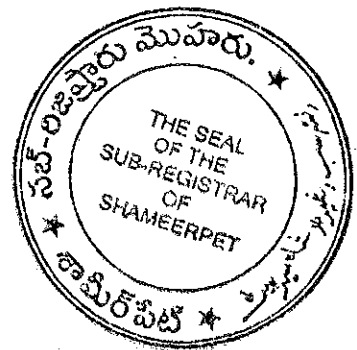
Sl No.	Description of fee/ duty	In the form of					Total
		Stamp papers	Challan u/s 41 of I.S Act	Cash	Stamp duty u/s 18 of I.S Act	DD/BC/Pay order	
1	Stamp Duty	100	68000				68100/-
2	Transfer Duty	-	-				-
3	Registration fee	-	1000				1000/-
4	User Charges	-	100				100/-
	Total	100	69100/-				69200/-

"Rs. 68,000/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. 1,000/- towards Registration fee on the chargeable value of Rs. 13,62,000/- were paid by the party through Bank C.R.H. Thumkunta vide challan/DD/BC? Pay order no. 297460 date 20/8/11

Sub-Registrar
 Collector U/S 41 of I.S Act

1వ పుస్తకము 20|| సం|| (శా.శ. 1933) సం|| పు
1590.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమిక్షం గుర్తింపు నెంబరు 1516-2-.....1590.....-20||
 అవ్వబడినది.

20|| సం|| చివ్వు నెల..... 20.....వ తేది
 యం. సుబ్బలక్ష్మి
 సబ్-రిజిస్ట్రారు అధికారి



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.
8. Stamp duty and Registration amount of Rs. 69,100/- is paid by way of challan No. 297460, dated 20.08.2011, drawn on State Bank of Hyderabad, Thumkunta Branch, Ranga Reddy District.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 27, admeasuring about 178 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 hereto and bounded on:

North	Plot No. 26
South	Plot No. 28
East	30' wide road
West	Plot No. 47

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:

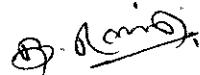
For KABAKIA & MODI HOUSING



Partner

(Soham Modi)
BUILDER

WITNESS:

1. 

2. 

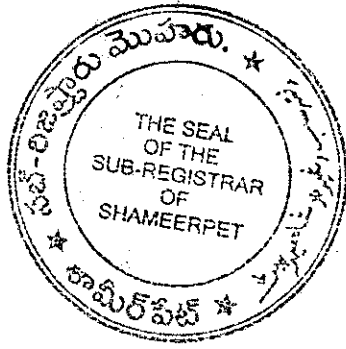

BUYER.

1590

5

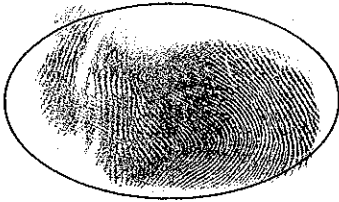
3

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
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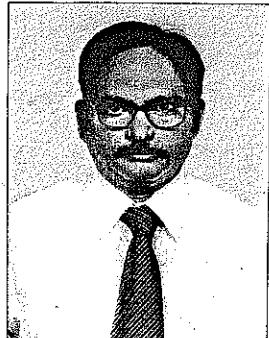


BUILDER:
M/s KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



**GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 02/BK-IV/2010, Dt: 27.01.2010.**

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



BUYER:
MR. ABDUL HAMEED
S/O. MR. ABDUL RAHAMAN
R/O.H. NO. 567
DOOR NO. 3-29-54/10
LANE NO.1, CROSS NO.1
MOIN MANZIL, KRISHNA NAGAR
GUNTUR - 522 006

SIGNATURE OF WITNESSES:

-
-

For KADAKIA & MODI HOUSING

Partner
SIGNATURE OF EXECUTANTS

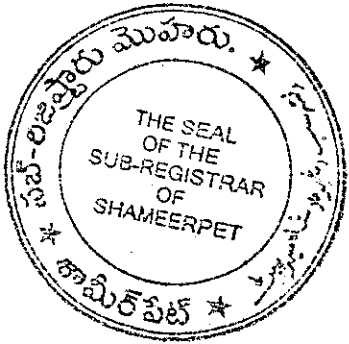
SIGNATURE(S) OF BUYER(S)

పత్తానుబంధం నెంబర్ || పేజీ నెంబర్ 1590

దస్తావేజు నెంబర్లు మరియు కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు





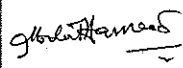


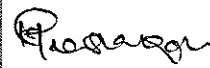
Photographs and FingerPrints As per Section 32A of Registration Act 1908




C.S.No./Year: 1605/2011 of SRO: 1516(SHAMIRPET)

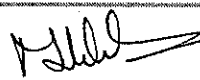
Presentant Name(Capacity): K.PRABHAKAR
REDDY(SP)

Report Date: 20/08/2011 14:11:50

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ABDUL HAMEED HNO.567,DNO.3- 29/54/10,LANE NO.1,CROSSNO.1,MOIN MANZIL,KRISHNA NAGAR,GUNTUR	
4			(SP) K.PRABHAKAR REDDY Not available	

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


Capture of Photos and TIs done in my presence

1st part of 40 || 1st part of 1590

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 5

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

