

Doc no: 648/2010



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

K. SRINIVAS

Z 259585

No. 14415 Date 29/05/2010

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

Sold to: Ramesh

S/o: D/o: C.N. Reddy

For: M/s. Kadakia & Modi Housing/19/1/12

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the 9<sup>th</sup> day of APRIL 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

MRS. S. VISALA, WIFE OF MR. S. S. G. VITHAL aged about 44 years, Occupation: Housewife, residing at 104, Vinayak Ramchander Residency, Padma Colony, Nallakunta, Hyderabad - 500 044, hereinafter referred to as the Buyer (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

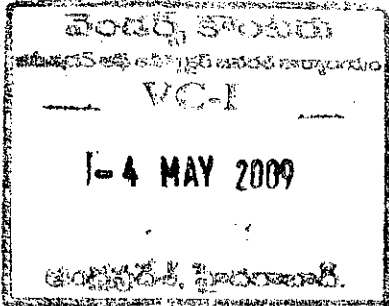
1647000  
100  
11370  
1000  
100  
10470

A-21.agr.dev.charges

For KADAKIA & MODI HOUSING

*[Signature]*  
Partner

Page 1  
*[Signature]*



1వ పుస్తకము 20/bవ సెల్ల పు..... 648.....  
 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..613349... Dt..9/4/10

**I. Stamp Duty:**

- 1. In the shape of stamp papers
- 2. In the shape of challan (u/s.41 of I.S.Act.1899)
- 3. In the shape of cash (u/s.41 of I.S.Act.1899)
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any

Rs 100/-  
 Rs. 16370/-  
 Rs. \_\_\_\_\_  
 Rs. \_\_\_\_\_

**II. Transfer Duty:**

- 1. In shape of challan
- 2. In the shape of cash

Rs. \_\_\_\_\_  
 Rs. \_\_\_\_\_

**III. Registration fees:**

- 1. In the shape of challan
- 2. In the shape of cash

Rs. 1000/-  
 Rs. \_\_\_\_\_

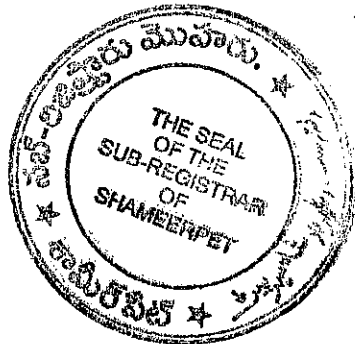
**IV. User Charges**

- 1. In the shape of challan
- 2. In the shape of cash

Rs. 100/-  
 Rs. \_\_\_\_\_

Total Rs. 17,570/-

*(Signature)*  
 9/4/10  
**SUB REGISTRAR  
 SHAMIRPET**



**WHEREAS:**

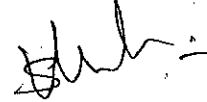
- A) The Buyer has entered into an Agreement of Sale dated 13<sup>th</sup> November 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 21) in the project known as Bloomdale, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District. As per 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. 21 admeasuring 273 sq. yds., under a Sale Deed dated 09.04.2010 registered as document no. 647/10, 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. 16,47,000/- (Rupees Sixteen Lakhs Forty Seven 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 already paid the above said amount of Rs. 16,47,000/- (Rupees Sixteen Lakhs Forty Seven Thousand Only) before entering this agreement which is 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



20/10 వ సం॥ ఎడైవ్ నెల 9 వ తేది  
 1932 వ కౌ.శ. 32 వ మాసం 17 వ తేది  
 పగలు 3 మధ్యాహ్నం 4 గంటల మధ్య

1వ పేజీల సంఖ్య 20/10 వ సం॥ పు. 648  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 8  
 ఈ కాగితము వరుస సంఖ్య 2

కామిర్షిట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhoka Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు  
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము  
 రూ. 1000/- లు చెల్లించినారు.

వాసియిచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు

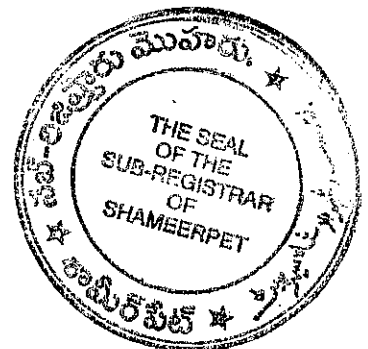
*[Signature]*

*[Signature]*

*[Signature]*  
 సబ్-రిజిస్ట్రారు



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. 02/2022/10  
 dated 20.10.2022 registerer at SRO, Shamirpet  
 Ranga Reddy District.



ఎడమ బొటన వ్రేలు

*[Signature]*



S. Vishak, W/o. S.S.G. Vithal  
 Occ: Housewife - R/o. 104, Vinayak Ramchander  
 Residency, Padma Colony, Nallakunt, Hyderabad

వికాసించినట్టి

1 *[Signature]*

Venkateswara Reddy S/o. Anji Reddy Occ: Service  
 R/o. 11-187/2, Rd No. 2, Green Hills Colony  
 Secroornagar, Hyderabad.

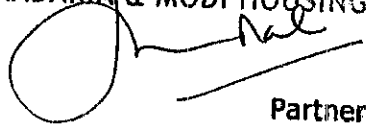
2 *[Signature]*

B. RAS KUMAR S/o. MURUND RAO, Occ:

20/10 వ సం॥ ఎడైవ్ నెల 9 వ తేది సబ్-రిజిస్ట్రారు  
 1932 వ కౌ.శ. సం. 32 వ మాసము 17 వ తేది కామిర్షిట్

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.
8. Stamp duty and Registration amount of Rs. 17,470/- is paid by way of challan No. 6133 49 , dated 9.4.10 , drawn on SHB, Thumkunta Branch, Ranga Reddy District

For KADAKIA & MODI HOUSING

  
Partner



1వ పుస్తకము 20/0 వ సం॥ పు..... 648  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8  
 ఈ కాగితము వరుస సంఖ్య..... 3

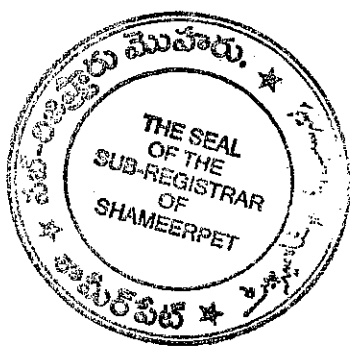
*[Signature]*  
 సబ్-రిజిస్ట్రారు

Amount of Rs. 16370/- towards Stamp Duty including Transfer  
 Duty and Rs. 1000/- towards Registration Fee was paid by the party  
 through Challan Receipt Number 613349 Dated 09/04/10  
 at S.B.H. Bank Thumkunta Branch

*[Signature]* 9/4/10  
 Sub Registrar

1వ పుస్తకము 20/0 సం॥ (కా.శ. 1932) సం॥ పు  
 648 నెంబరుకు రిజిస్టరు చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1516-I-648-20/0  
 ఇవ్వబడినది.  
 20/0 సం॥ ఎ/కెల్ నెం..... 9

*[Signature]* 9/4/10  
 సబ్-రిజిస్ట్రారు అధికారి



**SCHEDULED PROPERTY**


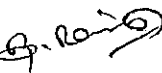
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 21 admeasuring about 273 sq. yds, in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed and bounded on:

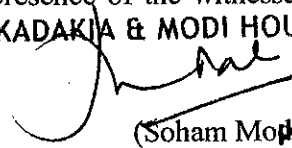
North	30' wide road & Compound wall
South	Plot No. 20
East	Neighbour's Land
West	30' wide road

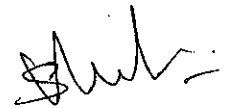
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For KADAKIA & MODI HOUSING


WITNESS:

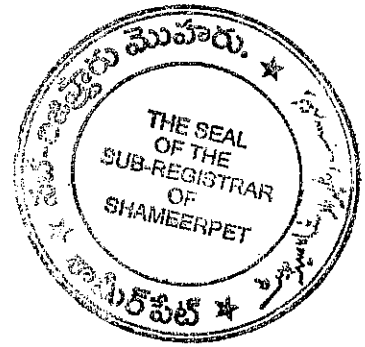
1. 
2. 

  
(Soham Modi) Partner  
BUILDER

  
BUYER.

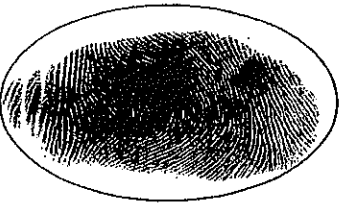

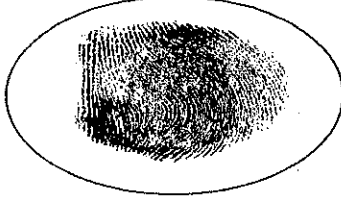

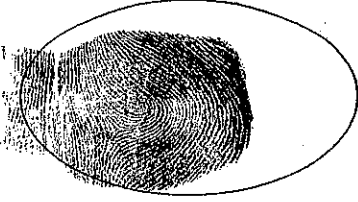

1వ పుస్తకము 20/10వ సం॥ పు..... 648  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8  
ఈ కాగితము వరుస సంఖ్య..... 4

  
సబ్-రిజిస్ట్రార్


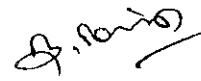




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUILDER:</b></p> <p>M/S. KADAKIA &amp; MODI HOUSING HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS MANAGING PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><b>GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK/IV, Dt: 27.01.2010.</b></p> <p>MR. K. PRABHAKAR REDDY, S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 &amp; 4 2<sup>ND</sup> FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD</p>
			<p><b>BUYER</b></p> <p>MRS. S. VISALA W/O. MR. S. S. G. VITHAL R/P.104, VINAYAK RAMCHANDER RESIDENCY PADMA COLONY NALLAKUNTA HYDERABAD - 500 044.</p>

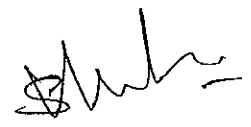
SIGNATURE OF WITNESSES:

1. 
2. 

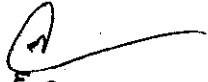
For KADAKIA & MODI HOUSING

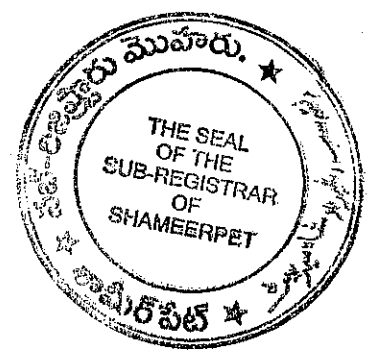
  
Partner

SIGNATURE OF EXECUTANTS

  
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 20/0వ సం॥ పు..... 648  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8  
ఈ కాగితము వరుస సంఖ్య..... 5

  
సబ్-రిజిస్ట్రార్

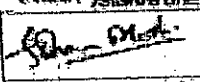


स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AGJPM6725H**

नाम / NAME  
**SONAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH HANLAL MODI**

जन्म तिथि / DATE OF BIRTH  
**15-10-1999**


हस्ताक्षर / SIGNATURE  



मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

*Om Me*

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  




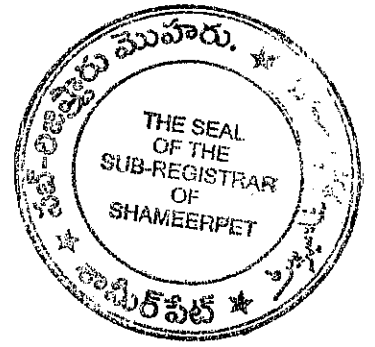
1వ పుస్తకము 2010వ సం॥ పు..... 648

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము పరుస సంఖ్య..... 6

A

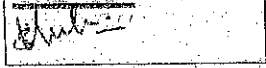
సబ్-రిజిస్ట్రార్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

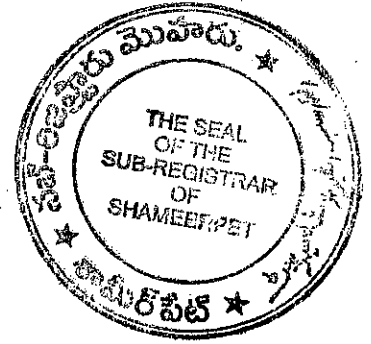
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AQLPS1825N
नाम /NAME	VISALA SISTA
पिता का नाम /FATHER'S NAME	BUTCHI RAMA SARMA CHERUVU
जन्म तिथि /DATE OF BIRTH	03-08-1964
हस्ताक्षर /SIGNATURE	

मुख्य आयकर आयुक्त, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

44

వ పుస్తకము 20/0వ సం॥ పు..... 648  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8  
ఈ కాగితము వదున సంఖ్య..... 7

సబ్-రిజిస్ట్రార్





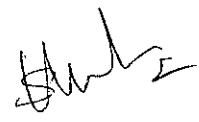


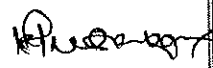
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: **653/2010** of SRO: **1516(SHAMIRPET)**

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

Report Date: 09/04/2010 16:37:36


This report prints Photos and FPs of all parties

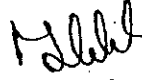
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) S.VISALA 104,VINAYAK RAMCHANDER RESIDENCY,PADMA COLONY,NALLAKUNTA,HYD	
4			(SP) K.PRABHAKAR REDDY Not available	

Identified by

Witness 1 

Witness 2 

  
Photos and TIs  
captured by me

 9/4/10  
Capture of Photos and TIs  
done in my presence

648

1వ పుస్తకము 20/0 వ సం॥ పు..... 8  
దస్తావీజా మొత్తము కా గితముల సంఖ్య..... 8  
ఈ కా గితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

