



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219414

No. 6209 Date 14/12/2007

Pay to the order of G. Venkatesh

S/o. D. A. Rao

For Whom M/S. modi & modi Constructions

K. Brinivas

SVL 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 21<sup>st</sup> day of April 2008 at Secunderabad by and between:

M/S. MODI & MODI CONSTRUCTIONS 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 38 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. RAJU VADLAMANI, SON OF MR. SURYANARAYANA aged about 33 years, residing at Flat No.405, Vijay Swagruha Apartment, Medhi Jung Colony, Moulali, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

*[Signature]*  
Partner

*[Signature]*

వ పుస్తకము 2008వ సం॥ గ్రా... 2812  
 ప్రస్తావనా మొత్తం కాగితముల సంఖ్య...  
 కలకారికము వరుస సంఖ్య...

RECEIVED  
 THE SUBREGISTRAR  
 OF KEESARA

సబ్-రిజిస్ట్రార్

2008 సం॥ గ్రా... నెం...  
 1930 వ.శ.నం... మానం...  
 పగలు... మరియు... గంటల మధ్య  
 రీసెర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ/శ్రీమతి... K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ వత్తము 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము  
 రూ॥ 1000/- లు చెల్లించినారు.  
 ప్రాసియూరినట్లు ఒప్పుకొన్నది  
 సడను హాతిప చేతు

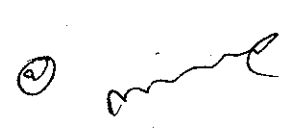


సడను హాతిప చేతు



నిరూపించినది

1) Raju Raju



K.P. Reddy S/o. K.P. Reddy Occ: Service  
 Co) S-Gr-187/344, 2nd Floor, Solum mansion  
 M.G. Road, Sec'oad, through attested GPA for  
 presentation of documents, vide GPA power no.  
 12/12/2008 at SRO, Keesar  
 R.E. 018

Rajin Vadlaman

Rajin Vadlaman S/o. Srinivasanarany  
 No. 112 No 605, Vijay Swagruha Apts,  
 Mehd'jung colony, Moulali, Hudeesabad

Ramesh Raju Alluri S/o. Appala Raju  
 No. Plot No. 22, Devender colony, Kom,  
 Sec'oad.

Kiran S/o. Ramachander Rao Occ: Business  
 No. 101, Sri Sai Apts. HB Colony, KV Stai  
 Hudeesabad.

2008 సం॥ గ్రా... నెం...  
 1930 వ.శ.నం... మానం...

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 09<sup>th</sup> January 2008 for purchase of a house along with an identifiable plot of land (plot no. 68) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara 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. 68 admeasuring 170 sq. yds. under a Sale Deed dated 21.04.08 registered as document no. 2816/08 in the Office of the Sub-Registrar, Keesara, R. R. 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. 16,30,000/- (Rupees Sixteen Lakhs Thirty 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 an amount of Rs. 55,000/- (Rupees Fifty Five Thousand Only) before entering into this agreement and the Builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 15,75,000/- (Rupees Fifteen Lakhs Seventy Five Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	3,58,000/-	22.01.2008
II	12,17,000/-	07.03.2008

4. 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.
5. 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 MODI & MODI CONSTRUCTIONS

  
Partner

  
Page 2

1 వుత్తరము 2008 నంబు 2812  
 దస్తావేజు మొత్తము కౌగితముల సంఖ్య 8  
 ఈ కౌగితముల వరుస సంఖ్య 2

నబ్-రిజిస్ట్రారు

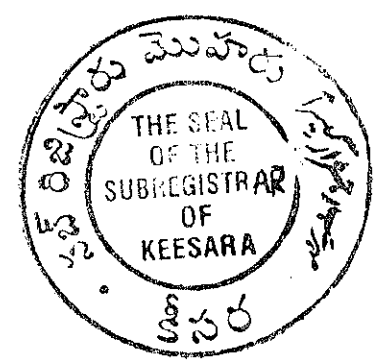
ASSESSMENT	
Certificate No. the following amounts have been paid in respect of this document	
Challan No. <u>26523</u> Dt. <u>2/14/08</u>	
S. No. on basis of the m.v. <u>1630000</u>	
I. Stamp duty	
1. in the shape of stamp papers	Rs. <u>100</u>
2. in the shape of challan (S. No. 1509)	Rs. <u>16,900</u>
3. in the shape of cash	Rs.
4. in the shape of S. No. 1509	Rs.
5. in the shape of stamp duty	Rs.
6. in the shape of S. No. 1509, if any	Rs.
II. Registration fee	
1. in the shape of challan	Rs.
2. in the shape of cash	Rs.
III. Registration fees :	
1. in the shape of challan	Rs. <u>1000</u>
2. in the shape of cash	Rs.
IV. User Charges	
1. in the shape of challan	Rs. <u>100</u>
2. in the shape of cash	Rs.
<b>Total <u>17400</u></b>	

1 0721

1 వుత్తరము 2008 నంబు (కా.శ 1930) నంబు 2812 మూలంగా రిజిస్టరు చేయబడినది. స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 11530-1-2812 /2008 అమలుచేసినది.

2008 నంబు విజిల్ వెల 21 వతేది

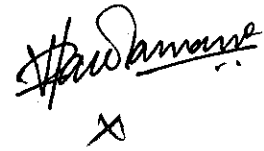
నబ్-రిజిస్ట్రారు అధికారి



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 house 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.
9. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 706523, dated 21.04.08, drawn on SBH, Keesara Branch, R. R. District.

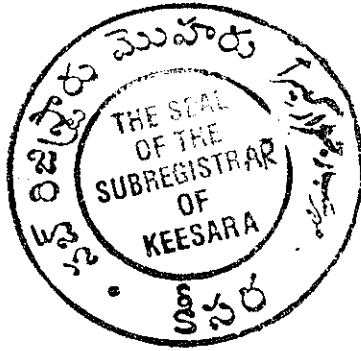
FOR MODI & MODI CONSTRUCTIONS

  
Partner

  
X

1 ప్రభుత్వము 2006 సం॥ వు 9812  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 8  
కా కాగితముల వరుస సంఖ్య 3

నబో-రిజిస్ట్రారు



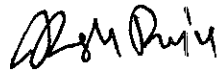

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 68 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

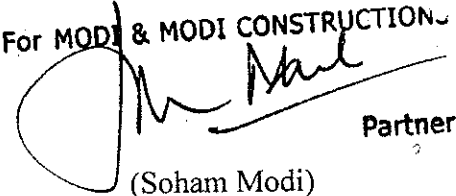
North	Plot No. 69
South	30' wide road
East	30' wide road
West	Plot No. 61

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 MODI & MODI CONSTRUCTION



Partner

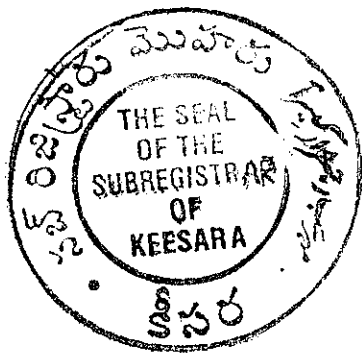
(Soham Modi)  
BUILDER



BUYER.

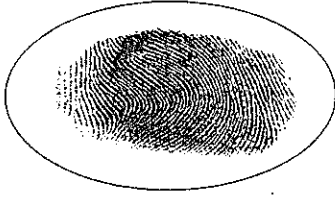
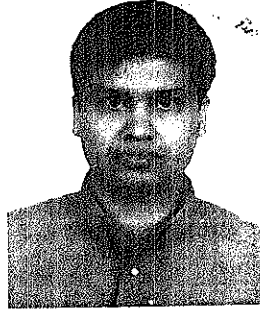
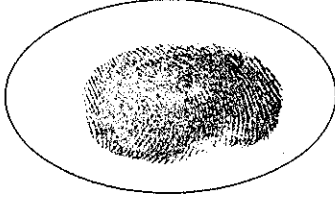

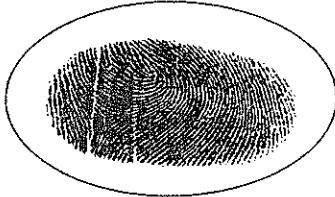

1 ప్రజ్ఞాపకము 2008 సం॥ ఫు 28/12  
దస్తావేజు వెంట్రము కాగితముల సంఖ్య..... 2  
ఈ కాగితముల వరుస సంఖ్య ..... 4

వకీలు జి.పి.రావు







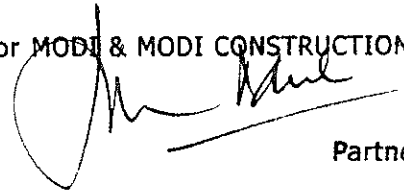
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER:</u></p> <p>M/S. MODI &amp; MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&amp;4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>MR. RAJU VADLAMANI S/O. MR. SURYANARAYANA R/O. FLAT NO.405 VIJAY SWAGRUHA APARTMENT MEDHI JUNG COLONY MOULALI HYDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

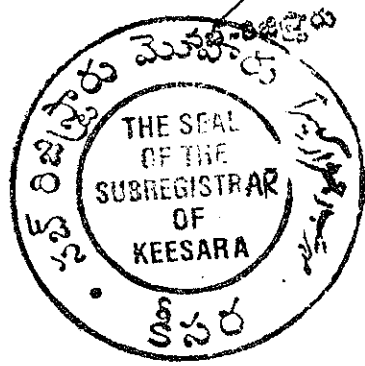
For MODI & MODI CONSTRUCTIONS

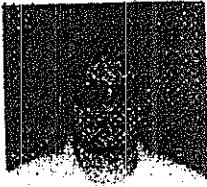

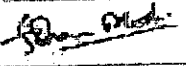
  
Partner



SIGNATURE OF THE EXECUTANTS

  
X

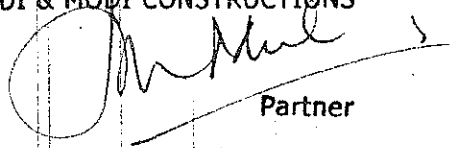
1 ప్రస్తుతము 2008 సం॥ తు 28/12  
చట్టరేఖా యొక్కము కొగితముల సంఖ్య: 5  
ఈ కొగితముల పత్ర సంఖ్య: 5



	<b>PERMANENT ACCOUNT NUMBER</b> <b>ABMPN6725H</b>	
	<b>नाम / NAME</b> <b>SONAM SATISH MODI</b>	
	<b>पिता का नाम / FATHER'S NAME</b> <b>SATISH MANLAL MODI</b>	
	<b>जन्म तिथि / DATE OF BIRTH</b> <b>18-10-1989</b>	
<b>हस्ताक्षर / SIGNATURE</b> 	<b>Chief Commissioner of Income-tax, Andhra Pradesh</b>	

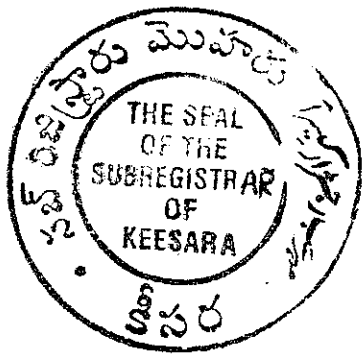
<b>INDIA / INDIA DRIVING LICENCE</b> <b>ANDHRA PRADESH</b>	
	
<b>DRIVING LICENCE</b> <b>OLDAPG11193622002</b>	
<b>PRAMOD REDDY K</b> <b>K PRAMOD REDDY</b> <b>2-3-64/1024</b> <b>JANSHI GARDEN</b> <b>HYDERABAD</b> <b>HYDERABAD</b>	
<b>DUPLICATE</b>	
<b>Licensing Authority</b> <b>RTA-HYDERABAD-2</b>	

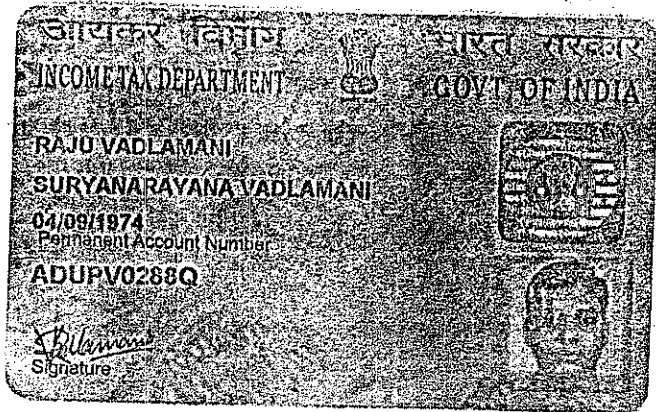
For MODI & MODI CONSTRUCTIONS

  
 Partner

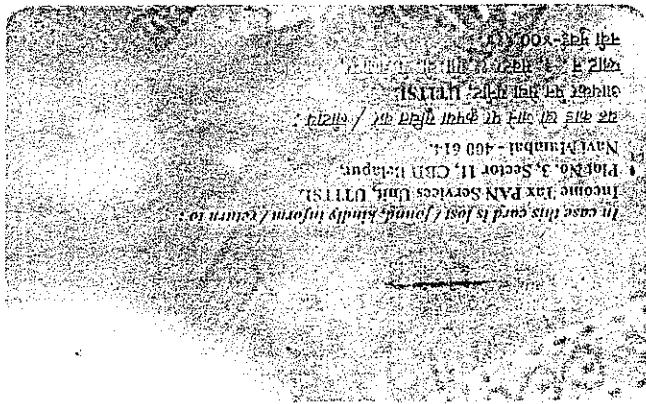
1 వ ప్రకము 2008 నం|| పు 2817  
అర్జీ చేసిన యొక్క కౌన్సిలరుల సంఖ్య 8  
ఈ కౌన్సిలరుల వరుస సంఖ్య 6

నబ్-రిజిస్ట్రారు



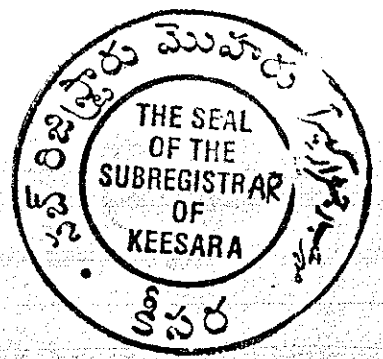


*R. Vadlamani*



1 ప్రకటన 2008 నంబర్ 2812  
దస్త్రానికి సాక్షాత్తుల సాక్షాత్తుల సంఖ్య 2  
ఈ సాక్షాత్తుల వరుస సంఖ్య 2



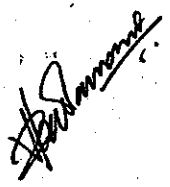
సబ్-రిజిస్ట్రారు



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

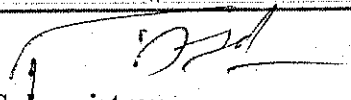
C.S.No./Year: 002872/2008 of SRO: 1530(KESARA)

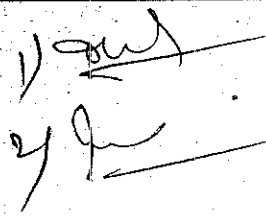
21/04/2008 12:50:54

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJU VADLAMANI R/O.FLAT NO.405,VIJAYA SWAGRUHA APRT,MEDHI JUNG COLONY,MOULALAI,HY D	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI[R]M/S MODI & MODI CONSTRUCTIONS R/O.5- 4-187/3&4,II ND FLOOR,M.G ROADSEC- BAD	

Witness  
Signatures

R.V.  
Operator  
Signature

  
Subregistrar  
Signature



1 ఫుట్టకము 2008 నం|| పు. 2812

ఉన్నాచేజు నెట్టము శాగితముల సంఖ్య

ఈ శాగితముల పునః సంఖ్య

శా. ఉ. ఉ. ఉ.

