

SCANNED

39/2010

R-15



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011180

K. SRINIVAS

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

2025 Date: 22/10/2010
Ramesh
Modi & Modi Constructions

AGREEMENT FOR LAND DEVELOPMENT CHARGES

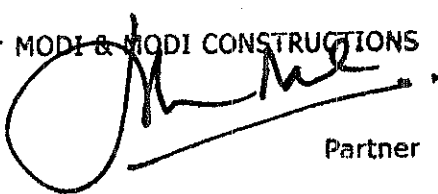
This Agreement is made and executed on this the 6th day of December 2010 at SRO, Keesara, Ranga Reddy District by and between:

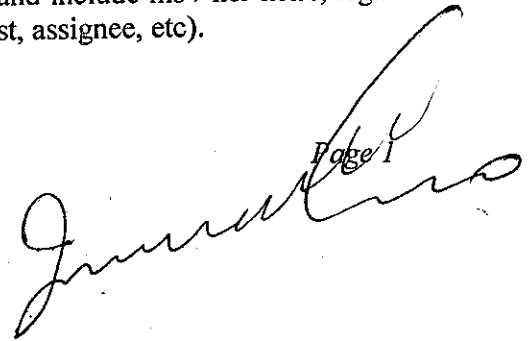
M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its Office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

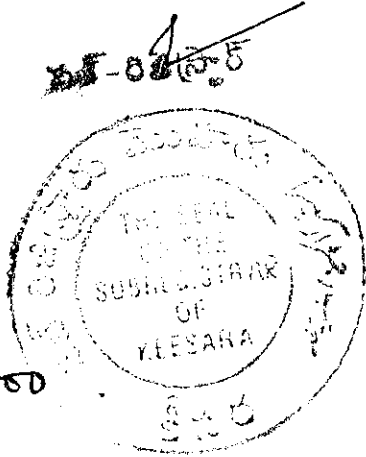
MR. DASU VENKATA NARAYANA RAO, SON OF MR. D. MADHAVA RAO aged about 41 years, Occupation: Service, residing at C/o. Mr. P. Sai Kumar, Door No. 1-1-31/II/427, House. no. 427, Phase - II, Saket, Kapra, ECIL Post, Hyderabad - 500 042 , hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS


Partner

Page 1


వ పుస్తకము
 రసానేజుకు
 -6 OCT 2009



ENDORSEMENT

and that the following amounts have
 been paid in respect of this document:

	1300 000
1. in the shape of stamp papers	Rs 100
2. in the shape of ...	Rs 12900
3. in the shape of ...	Rs
4. admeasurement of ... duty	Rs
5. Transfer Duty.	Rs
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	14100

[Signature]
 SUB REGISTRAR
 KEESARA

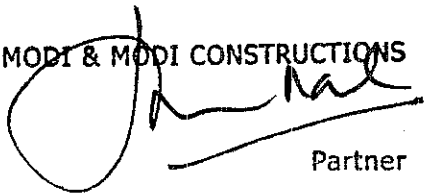
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 02.09.2009 for purchase of a house along with an identifiable plot of land (plot no. 16) in the project known as Nilgiri Homes, situated at Sy. Nos. 128, 129, 132, 133, 134, 135 & 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. 16 admeasuring 179 sq. yds. under a Sale Deed dated 06.01.2010 registered as document no. 38/10 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.

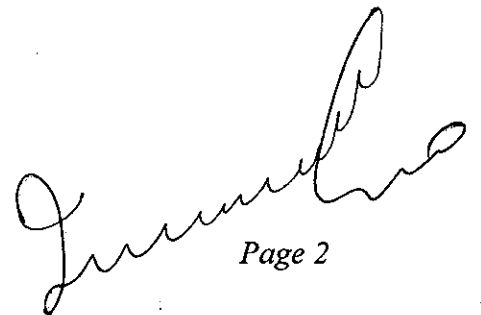
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 13,00,000/- (Rupees Thirteen Lakhs 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 to the builder the above said amount of Rs. Rs. 13,00,000/- (Rupees Thirteen Lakhs Only) before entering into this agreement, which is admitting 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.
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 house under this agreement, or the sale deed, and/or the agreement for construction.

For MODI & MODI CONSTRUCTIONS



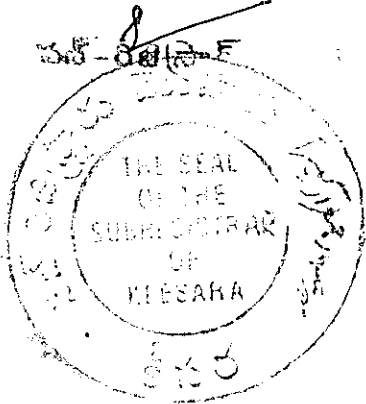
Partner



Page 2

ప్రస్తుతము జరిగిన సంగతి..... 29.....
 వస్తావేళా మొత్తం కారితముల సంఖ్య..... 7.....
 ఈ కారితము వదులు సంఖ్య..... 2.....

అంకం సంఖ్య..... 2550..... నెం. 7..... వ తం
 1930 వ.శ.శ. ఏ.ఏ.ఏ. మానం 17..... వ తది
 పంజా..... 2..... పరియం 3..... గంటల వద్య
 కేంద్రము - వినియోగ అధికారులు
 క్ర.సంఖ్య..... K. Prabhakar Reddy
 అక్షరములు..... 1000/..... ల చెల్లించినారు
 ప్రాంత.....
 వివరాలు.....



ఎడమ బొటన వ్రేలు

కుప్పించినది

K. Prabhakar Reddy S/o. K. P. Reddy Occ. Serv.
 R/o S-4(18)13 & 4, 2nd Floor, Soham mansions,
 M. G. Road, Sec 04, through General Post
 Office, under GPA no. 12/871/08,
 Dt. 09.3.08 at Sec, Keesara, R. R. Dist.

Daly Venkata Narayana Rao
 S/o. P. Madhava Rao, Occ. Servis
 R/o. 1-1-31/B/427, H.No. 427, Phase-B, Saket
 ECIL Post, Hyderabad, 02.

Venkateswara Reddy S/o. Nanji Reddy Occ. Servis
 R/o 11-187/2, Rd no.2, Green Hills, Hyd.

B. RAJ KUMAR S/o. MUKUND RAO
 Occ. SERUIKE R/o. ATWAL, SEC. 04

[Signature]
 [Signature]

అంకం సంఖ్య..... 2550..... నెం. 7..... వ తం
 1931 వ.శ.శ. సం. ఏ.ఏ.ఏ. మానము..... 17..... వ తది కేంద్ర.....

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. 14,000/- is paid by way of challan No. 55117 dated 06.01.2010, drawn on SBH, Keesara Branch, Ranga Reddy District.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 16 admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

North	Plot No. 17
South	Plot No. 15
East	Plot No. 10
West	30' wide Road

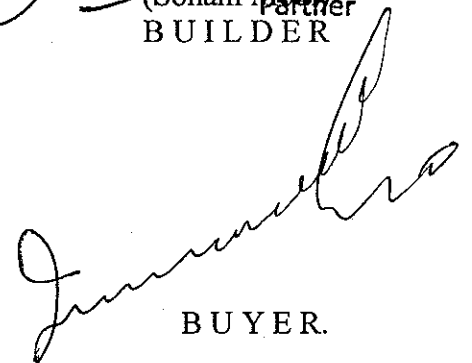
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


(Soham Modi)
Partner
BUILDER

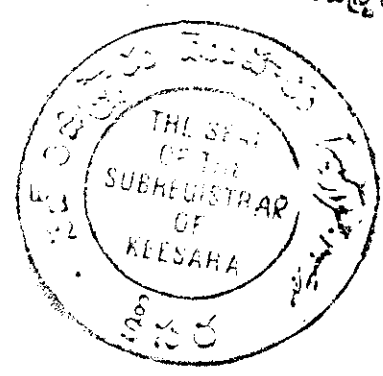

BUYER.

1 వ పుస్తకము 2010 య సంపు.....39.....
 దస్తావేజు నమోతం కాగితముల సంఖ్య.....7.....
 ఈ కాగితము వరుస సంఖ్య.....3.....

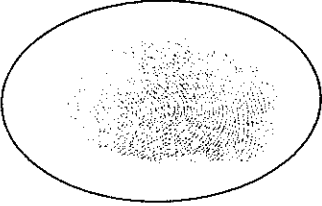

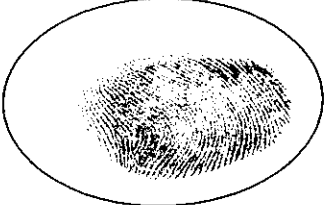

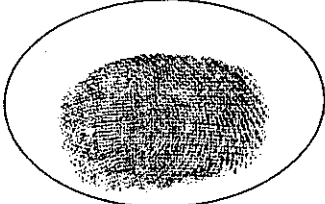

సబ్-రజిస్ట్రార్

Amount of Rs. 12900 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 1500000 was paid by me
 Party through Challan Receipt No. 55117
 dated 7/1/2010 at S.H. Keesara Br. Keesara
 Sub-Registrar
 Keesara



1 వ పుస్తకము 2010 సంపు (చా.స. 1931) సంపు
 39..... మొదలుగా రిజిస్ట్రేషన్ చేయబడినది. స్టాంపింగ్
 విమోచనం గుర్తింపు నెంబరు 1534-39...../2000
 జన్మదస్తావేజు.
 2010 సంపు..... 255117 సం..... 7..... వ తేదీ
 సబ్-రజిస్ట్రారు అధికారి



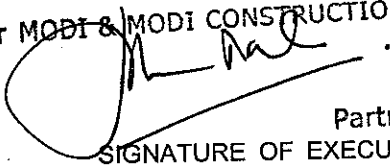
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MODI & MODI CONSTRUCTIONS 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</p>
			<p>GPA FOR PRESENTING DOCUMENTS <u>VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p>BUYER:</p> <p>MR. DASU VENKATA NARAYANA RAO S/O. MR. D. MADHAVA RAO R/O. DOOR NO. 1-1-31/III/427 HOUSE NO. 427, PHASE – II SAKET, KAPRA ECIL POST HYDERABAD – 500 042.</p>

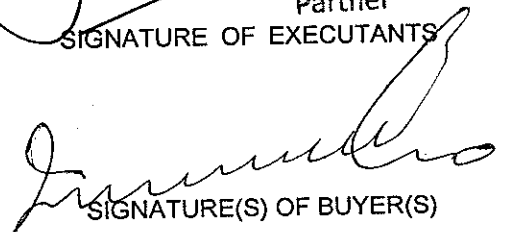
SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS



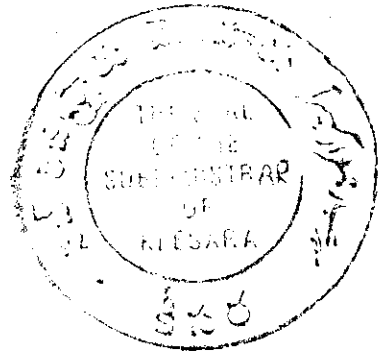
Partner
SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2000 డ సంగ్రహం..... 29
 ప్రస్తావనా మొత్తం కాగితముల సంఖ్య..... 7
 ఆ కాగితము వరుస సంఖ్య..... 4

సహ-రీజిస్ట్రార్

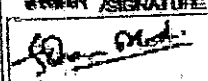


PERMANENT ACCOUNT NUMBER
AEIMP16725H

नाम NAME
SOHAN SATEH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI


जन्म तिथि DATE OF BIRTH
18-10-1969

हस्ताक्षर SIGNATURE


प्रमुख आयकर अधिकारी, उत्तर प्रदेश
 Chief Commissioner of Income-tax, Uttar Pradesh

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


10/02/2006

1 వ పుస్తకము 2010వ సంవత్సరం..... 29.....

2 వ పుస్తకము మొత్తం కాగితముల సంఖ్య..... 7.....

3 వ కాగితము వరుస సంఖ్య..... 5.....

నా-0496

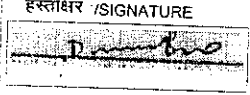


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEAPD5714J

नाम / NAME
VENKATA NARAYANA RAO DASU


पिता का नाम / FATHER'S NAME
MADHAVA RAO DASU

जन्म तिथि / DATE OF BIRTH
17-08-1968

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (कंप्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

(PRADYOT K. MISRA)



Pradyot K. Misra

इस कार्ड को खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर केन्द्र),
पूर्वी खण्ड-II, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

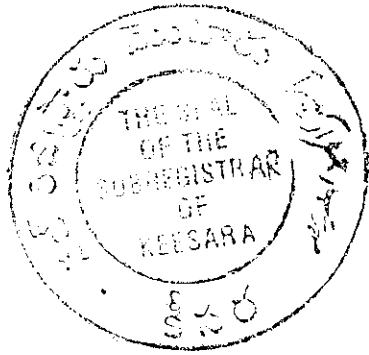
In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax(Computer Operations),
Level III, East Block II,
Vivekananda Marg, R.K.Puram,
New Delhi - 110066.

1 వ పుస్తకము 2010వ సం॥న..... 39

2 వ పుస్తకము 2011వ సం॥న..... 7

ఈ రెండు గ్రంథముల వరుస సంఖ్య.....



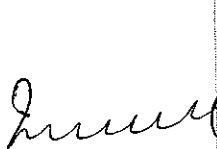
నమ్-రెజిస్ట్రార్



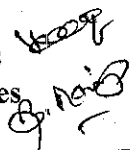
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000041/2010 of SRO: 1530(KESARA)

07/01/2010 14:20:08

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) DASU VENKATA NARAYANA RAO R/O. 1-1-31/II/427, H.NO 427, SAKET, ECIL POST, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI. CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4- 187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	

Witness
Signatures



Operator
Signature



Subregistrar
Signature



వ పుస్తకము 2000వ సం. 39.....

వస్తావేలు మొత్తం కాగితముల సంఖ్య..... 7

ఈ కాగితము వయస్ సంఖ్య.....

మణి-రజస్థాన్

