

3548/08

B-10 SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chinnay
P 532017

3815 15/08/08 100
G. Venkatesh
G.A. Rao
Modi and Modi Constructions

LEELA G CHIMALG
STAMP VENDOR
N 12/0/08
5-4-76/A, Latha Ranguni
SECUNDERABAD-500 00

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 23rd day of May 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. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN aged about 36 years, residing at Flat No. 303-B, Sterling White Fields, White Fields, Kondapur, 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).

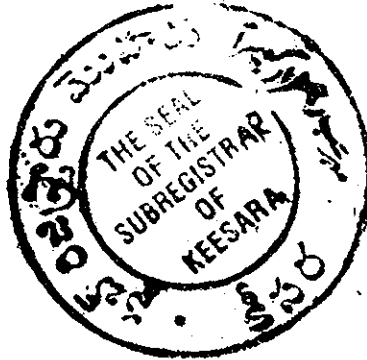
For MODI & MODI CONSTRUCTIONS

Partner

1. ఎ పుస్తకము 2008 వ సం. గ్రా... 334డి.....
 దస్తావేజు మొత్తం కాగితముల సంతకం.....
 ఈ కాగితము వరుస సంతకం.....

11 APR 2009

సబ్-రిజిస్ట్రార్



2008 సం. గ్రా... వ తేది
 1930 సం. గ్రా... వ తేది
 పగలు 2 చరియ 3 గంటల మధ్య
 రిసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ము
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో నహ దాఖలు చేసి రుసుము
 రూ. 1000/- లు చెల్లించినారు.

గ్రామీణులకు ఉపబహుకృతి
 చట్టము అనుసరించి

[Handwritten signature]



ఎడమ బొటన ముద్రలు

[Handwritten signature] S/o K.P Reddy, occ: service
 (1) 5-4-183/344, 2nd floor, Soham mansion, M.G.
 Road, Sec'bad, through attested GPA for presentation
 of documents. vide GPA no 12/2/08 at SHO,
 Keesara, R.R. Dist.

Donation



V. Ramakrishnan S/o. G. Venkatasubramanyam
 No. 303-B, Sterling white fields,
 White fields, Kondapur, Hyderabad.

సాటిఫికేషన్

[Handwritten signature]

S. Pradeep No. S. Dhanya occ: service
 No. 1-10-263, new Banayally, Sec'bad.

[Handwritten signature]

A. Lakshmi, KANTH No. A. Jagananna occ: service
 (1) 5-4-183/344, Soham mansion, M.G. Road, Sec'bad

[Handwritten signature]

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th February 2008 for purchase of a house along with an identifiable plot of land (plot no. 50) 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. 50 admeasuring 240 sq. yds. under a Sale Deed dated ~~23.5.08~~ registered as document no. 3547/08, 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:

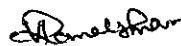
1. The Buyer has agreed to pay in advance a sum of Rs. 21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 21,80,000/- (Rupees Twenty One Lakhs Eighty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,95,000/-	20.03.2008
II	16,85,000/-	05.05.2008

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. 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 CONSTRUCTION


Partner



1 వ పుస్తకము 2008 సం॥ నెం॥ 3548
 దస్తావేజు మొత్తము లాగితముల మొద్య 8
 ఈ లాగితముల వరుస సంఖ్య 2

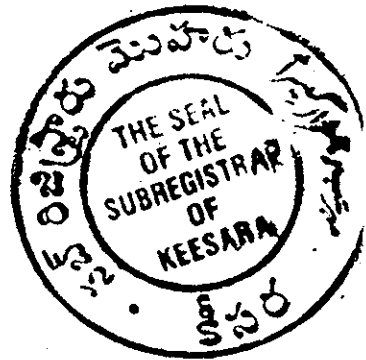
[Signature]
 నవ-రిజిస్ట్రారు

REFUND	
Certified that the following amounts have been paid in respect of this document	
By Challan No. 789267 Dt. 23/5/08	
in the shape of the m.v./ registration of R.S.	
I. Stamp Duty	
1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (Sec 41 of I.S. Act. 1899)	Rs. 21700
3. in the shape of cash (Sec 41 of I.S. Act. 1899)	Rs.
4. in the shape of stamp duty (Sec 41 of I.S. Act. 1899, if any)	Rs.
II. Excise Duty	
1. in the shape of challan	Rs.
2. in the shape of cash	Rs.
III. Excise Duty on loss	
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 22900	

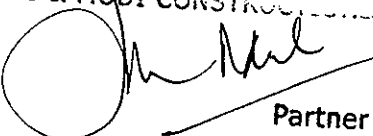
[Signature]

1 వ పుస్తకము 2008 సం॥ (శా.శ 1930) సం॥పు 3548 మొదలగు రిజిస్ట్రారు చేయబడినది. స్వాసింగ్ నిమిత్తం గుర్తింపు నెంబరు 11530-1 3548/2008 చేయబడినది.
 2008 సం॥ మే నెం॥ 23 తేదీ

[Signature]
 నవ-రిజిస్ట్రారు అధికారి



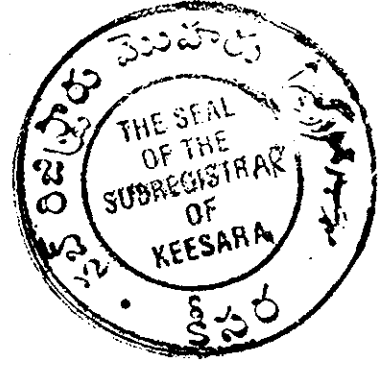
5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the house under this agreement, or the sale deed, and/or 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. 22,500/- is paid by way of challan No. 789267, dated 23.5.08, drawn on SBH, Keesara, R. R. District.

For MODI & MODI CONSTRUCTION

Partner



1 వృత్తము 2009 నంబర్ 3518
రస్తా పేజీ మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితముల వయస్ సంఖ్య 3

చవ-రిజిస్ట్రారు




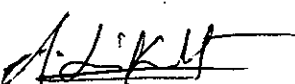
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 50 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

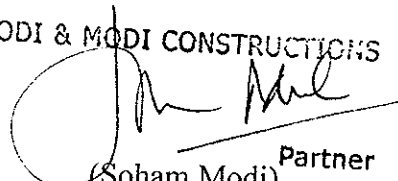
North	Plot No. 51
South	Plot No. 49
East	Plot No. 57
West	30' wide road

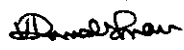
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

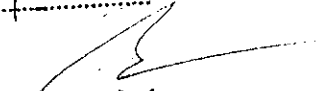
1. 
2. 

For MODI & MODI CONSTRUCTIONS


(Soham Modi) Partner
BUILDER

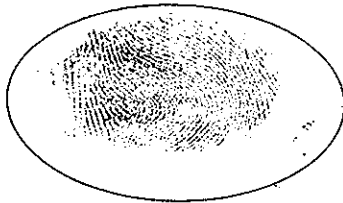



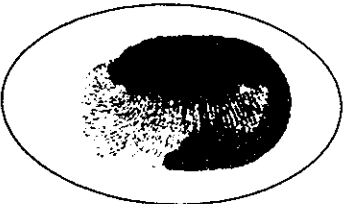


BUYER.

1 ప్రస్తావనము 2008 నంబర్ 3548
దస్తావజా మొత్తము లాగితముల సంఖ్య 2
ఆ లాగితముల కరుణ సంఖ్య 4


సబ్-రిజిస్ట్రారు

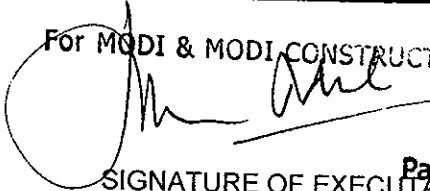


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 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>SPA FOR PRESENTING DOCUMENTS:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.</p>
			<p>PURCHASER:</p> <p>MR. V. RAMAKRISHNAN S/O. MR. G. VENKATASUBRAMANYAN R/O. FLAT NO. 303-B STERLING WHITE FIELDS WHITE FIELDS KONDAPUR HYDERABAD.</p>

GNATURE OF WITNESSES:

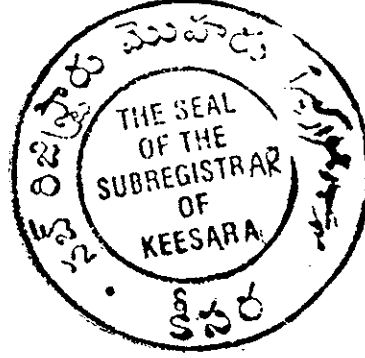
(Handwritten signatures of witnesses)

For MODI & MODI CONSTRUCTIONS

 SIGNATURE OF EXECUTANTS **Partner**

(Handwritten signature)

1 ఫిబ్రవరి 2008 నానాది 3548
దస్తావజా మొత్తము కొగితముల సంఖ్య 8
ఈ కొగితముల దేరు సంఖ్య 5

సబ-రిజిస్టరు

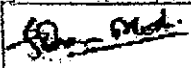


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1969

SIGNATURE


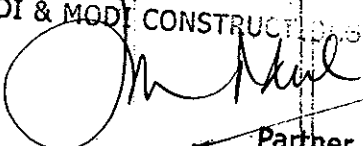
Chief Commissioner of Income Tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAP011193022002

PROBATIONER - HEAVY VEHICLE
2-3-4 WHEELER
HYDERABAD

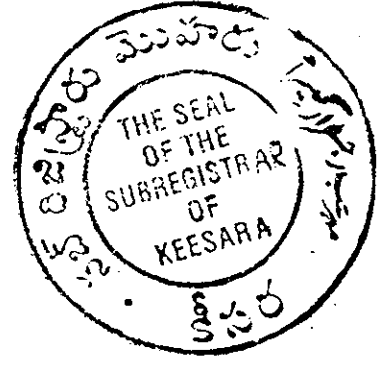
30-07-2002 DUPLICATE

Licencing Authority
 RTA-HYDERABAD

For MODI & MODI CONSTRUCTION'S

 Partner

1 ప్రక్షకము 2008 సం॥ పే. 2548
దస్తావేజు మొత్తము కలిగినవారి సంఖ్య 8
ఈ కాలముల వరుస సంఖ్య 0

నవ-0జిస్ట్రారు



Income Tax PAN Services Unit, UTIISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यह कार्ड खो जावे या भ्रष्ट हो जावे या चोरी हो जावे/नष्ट हो जावे
आपका पत्र सेवा केंद्र, UTIISI,
कॉम्प्लेक्स नं. 3, सेक्टर 11, ए.सी.डी. बेलपुर,
नवी मुंबई-400-614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMAKRISHNAN
G VENKATASUBRAMANIAN
28/05/1971
Permanent Account Number
ADKPV9389G

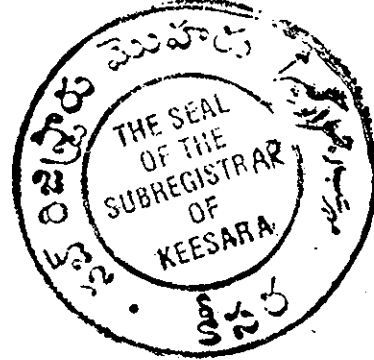


Signature

(Handwritten signature)

1 వుత్తరము 2008 సం॥ పు 3548
దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితముల వరుస సంఖ్య 7



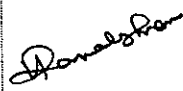
శుభ-చిహ్నము



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

C.S.No./Year: 004404/2008 of SRO: 1530(KEESARA)


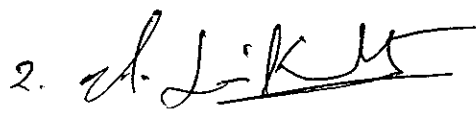
23/05/2008 14:53:17

SlNo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) V.RAMAKRISHAN R/O.FLAT NO.303 B,STRLING WHITE FIELDS KONDAPUR HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4,11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	

Witness
Signatures

Operator
Signature

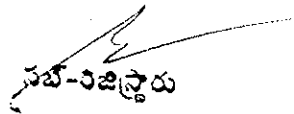
Subregistrar
Signature

1. 
2. 

1 ప్రస్తావన 2008 సం॥ పే. 3598

దస్తావన మొత్తము లాగితముల సంఖ్య 8

ఈ లాగితముల వరుస సంఖ్య 9


సబ్-రిజిస్ట్రారు

