

3551/08

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ACK-
3741

3200
8400

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376235

SI No...

11726 29/12/2007 100/-

Sold to...

Phani Kumar

S/o...

D.S. Murthy

For...

M/S. Modi & Modi Constructions

K. SATISH KUMAR

S.V.L. No:13/2000, R. No: 26/2008
6-3-30 PREMA NATHIPET (V)
R NAGAR (M. R. DIST.

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 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, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. VISHNUBHATLA CHANDRA MOULII, SON OF LATE SHRI. V. V. SUBRAHMANYA SASTRY aged about 40 years, residing at H. No. 23-23-51, Siva Rao Street, Satyanarayana Puram, Vijayawada - 520 011, 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

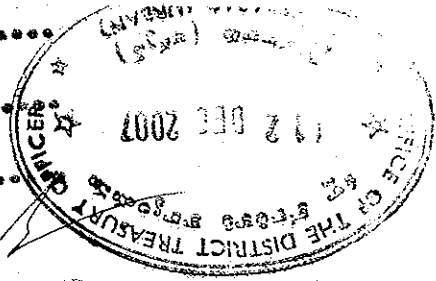
[Signature]
Partner

[Signature]

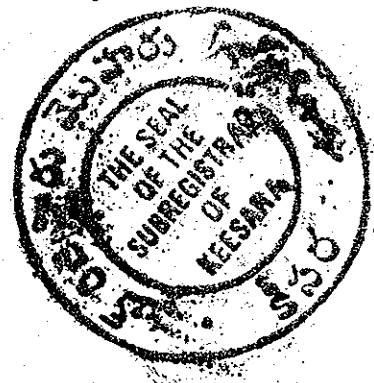
ప పుస్తకము 2008 నంబర్ 3551

వస్త్రావేళ వేతనం కార్యములకు 6

కు కార్యము వయస పరిమితి 1



వేళ్ళ తిడిమి



2008 నంబర్ 3551 నంబర్ 23 వ తేదీ
1930 వ.శా.నం. 23 వేళ్ళ తిడిమి నంబర్ 2 వ తేదీ
వయస పరిమితి గుంటూరు మండల
555 నంబర్ - రిజిస్ట్రారు ఆఫీసులో
శ్రీ/శ్రీమతి K. Prabhakar Reddy
రిజిస్ట్రారు వద్దము 1908లోని సెక్షన్ 32.ఎ ను
ఆధారపడిన నమోదించవలసిన ఫోటోగ్రాఫులు
మరియు తెలియజేసిన సహా వాళ్ళు చేసిన రుసుము
రూ. 1000/- తప్పించినారు.
సాక్షులు: ద్విపక్ష బహుకౌన్సిల్
వకీలు బొమ్మల వ్రాసు

Prabhakar

Prabhakar



K. Prabhakar Reddy S/o. K.P. Reddy occ: Service
105-4-187/3 & 4, 2nd floor, Soham mansion
M.G. Road, Sec'bad, through attested GPA
for Presentation of documents, vide GPA no.
12/BK/1/08 at SRO, Keerava, R.R., Dist.

నిరూపించినది

1. Prady

Prady S/o. J. Dharmaj occ: Senior
R/o. 1-10-263, New Bonyally, Jubbulp.

2. Kiran

Kiran S/o. Ramachandra Rao occ: Business
101, Sri Sai Apts, A.S. Rao Nagar X' Road
Hyderabad

Prady

2008 నంబర్ 3551 నంబర్ 23 వ తేదీ వకీల వేళ్ళ తిడిమి
1930 వ.శా.నం. 23 వేళ్ళ తిడిమి నంబర్ 2 వ తేదీ 555

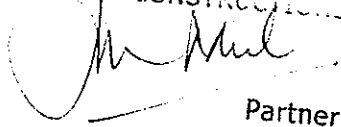
WHEREAS:

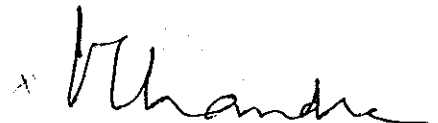
- A) The Buyer has entered into an Agreement of Sale dated 11th March 2008 for purchase of a house along with an identifiable plot of land (plot no. 58) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. As 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. 58 admeasuring 240 sq. yds. under a Sale Deed dated 23.5.08, registered as document no. 3550/08, in the Office of the Sub-Registrar, Keesara. 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. 21,10,000/- (Rupees Twenty One Lakhs Ten 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. 21,10,000/- (Rupees Twenty One Lakhs Ten Thousand Only) on or before 15.03.2008.
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 CONSTRUCTIONS


Partner



1 వత్సరము 2008 సం॥ పై 15551
 దస్తావేజు మొత్తము కొగితముల సంఖ్య..... 6
 ఈ కొగితముల వరుస సంఖ్య 2

నవ-రిజిస్ట్రారు

CERTIFICATE
 Certified that the following amounts have been paid in respect of this document
 By Challan No. 11530-15551 dt. 23/5/08
 S.B.H. Keesara, the basic of the m.v./ consideration of Rs. S.B.H. Keesara

I. Stamp Duty	
1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (u/s 41 of L.S. Act. 1899)	Rs. 21000
3. in the shape of cash (u/s 41 of L.S. Act. 1899)	Rs.
4. adjustment of stamp duty (u/s 41 of L.S. Act. 1899, if any)	Rs.
II. Transit Tax	
1. in the shape of challan	Rs.
2. in the shape of cash	Rs.
III. Registration Fee	
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	22200

15 వత్సరము, 2008 సం॥ (చ.శ 1930) నాలుపు
 15551 మొత్తముగా రిజిస్ట్రారు చేయబడినది. స్వామింగ్
 నంబర్ 11530-15551 /2008
 నవ-రిజిస్ట్రారు
 2008 సం॥ మే నెల 23 తేదీ

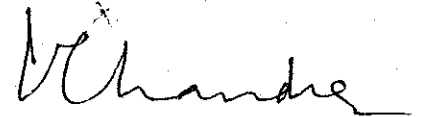
నవ-రిజిస్ట్రారు అధికారి



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. 22100 /- is paid by way of challan No. 789268, dated 23.5.08, drawn on SBH, Keesara Branch, R. R. District.

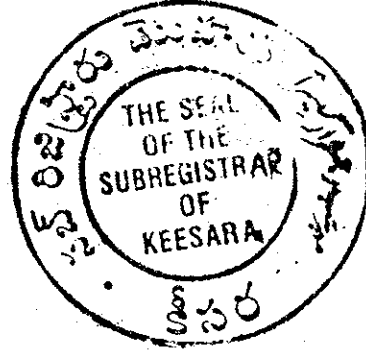
For MODI & MODI CONSTRUCTIONS


Partner



1 వత్సకము 2003 సం॥ ఫి 3551
దస్తావేజు మొత్తము లాగితముల సంఖ్య 6
ఈ లాగితముల వరుస సంఖ్య 2

వక-రిజిస్ట్రారు



SCHEDULED PLOT

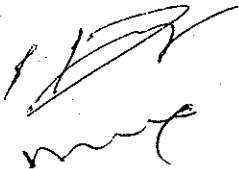
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 58 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. hereto, bounded on:

North Plot No. 59
South Plot No. 57
East 30' wide road
West Plot No. 51

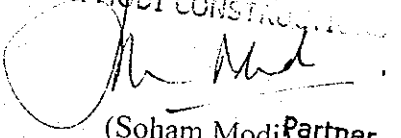
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

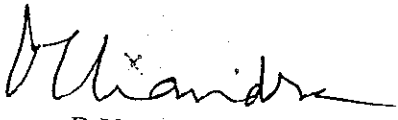
WITNESS:

- 1.
- 2.



For MODI & MODI CONSTRUCTION


(Soham Modi) Partner
BUILDER


BUYER.

1 ప్రస్తుతము 2009 సం॥ ప్రి 3551
దస్తావేజు మొత్తము లాగితముల సంఖ్య..... 6
ఈ లాగితముల వరుస 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 B'	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	-----------------------------------	--



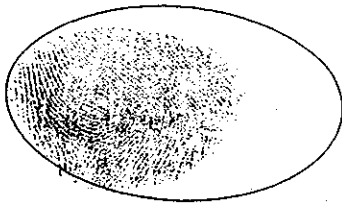
BUILDER:
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD. SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:
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.



PURCHASER:
MR. VISHNUBHATLA CHANDRA MOULI
S/O. LATE SHRI. V. V. SUBRAHMANYA SASTRY
R/O. H. NO. 23-23-51
SIVA RAO STREET
SATYANARAYANA PURAM
VIJAYAWADA - 520 011.



REPRESENTATIVE:
MR. A. LAXMIKANTA
S/o MR. A. SADHARMA
R/o. 5-4-187/3 & 4
M. G. ROAD
SEC. BAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. A-LAXMIKANTA as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 ఫిబ్రవరి 2008 నాటికి 3551
దస్తవేజు మొత్తము కాగితముల సంఖ్య 6
ఈ కాగితముల వరుస సంఖ్య

నవ-02/08/08

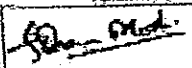


PERMANENT ACCOUNT NUMBER
ABMP15725H

NAME
SONAM SATESH MODI

FATHER'S NAME
SATESH MANLAL MODI

DATE OF BIRTH
18-10-1969

SIGNATURE


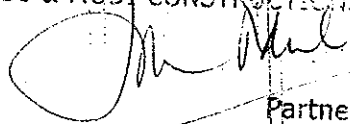
Chief Commissioner of Income Tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAP011193022002

PRABHAKH HENRY K
K PALLE REDDY
2-3-14/1/2015
JATSIK PALLE
HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-EZ

For MODI & MODI CONSTRUCTIONS

 Partner

1 వుక్తము 2008 సం॥ పు 3551.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....6.....

ఈ కాగితముల వరుస సంఖ్య.....6.....

సహ-రజిస్ట్రారు

