

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 532011

LEELA G CHIMALGI
STAMP VENDOR

5-4-76/A, (near: Ranigunj)
SECUNDERABAD-500 003

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 19th 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

MRS. R. USHA, WIFE OF MR. R. KAUSHIK aged about 41 years, residing at: Flat No.104, 1st Floor, G.B.S. Enclave. Tirumalagiri Main Road, Secunderabad - 500015, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

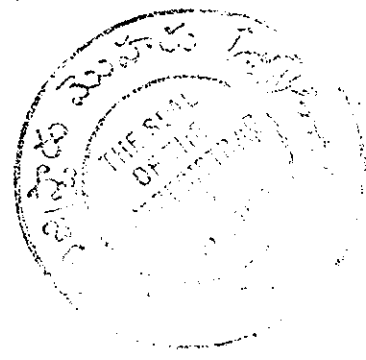
For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

x *[Signature]*

శుక్రవారము 2008వ సం॥పు. 28220
 కారితముల సంఖ్య.....
 కారితము వరుస సంఖ్య.....

సం-00000



2008 సం॥ ఏప్రిల్ నెం. 21 వ తేదీ
 1930 ప.కా.శ నిబంధనల మారుమొలకల చట్టం
 క్షే. 12 మరియు 1 గంటల మధ్య
 కీసర్ సబ్ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.2 కి
 అనుగుణంగా నమర్చించవలసిన ఫోటోగ్రాఫులు
 మరియు వెలిముద్రలతో నాచో దాఖలు చేసి రుసుము
 రూ॥ 1000/- లు చెల్లించినారు.
 ప్రాసెయిన్గింగు బహుకౌన్సిల్
 ముద్రలు బాధన చేయబడ్డాయి

Prabhakar

Prabhakar S/o. K. P. Reddy, Occ: Service
 No. 5-4-187/3 & 4, 2nd floor, Soham Mansions,
 M.G. Road, Sec 50d, through attested GSA bar
 Presentation of documents, vide GSA power no.
 12/2008 at SRO, Keelara, R. R. Office



నిరూపించినది

- ① Suryanarayana Raju Vatamani S/o. Suryanarayana
 R/o. Flat No. 405, Vijay Swargrath Apts,
 Medhi Jung Colony, Moulali, Hyderabad.
- ② Ramachander Rao Ramachander Rao Occ: Business
 R/o. 101, Sri Sai APD HB Colony
 CUSHAAPUR, HYDERABAD.

2008 సం॥ ఏప్రిల్ నెం 21 వ తేదీ
 కారితముల సంఖ్య.....
 కారితము వరుస సంఖ్య.....

[Handwritten signature]

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 05th January 2008 for purchase of a house along with an identifiable plot of land (plot no. 61) 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. 61 admeasuring 170 sq. yds. under a Sale Deed dated 21.6.08 registered as document no. 2819/08 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.

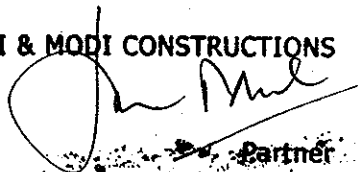
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

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 balance 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	3,79,000/-	22.01.2008
II	11,96,000/-	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 సం॥ పు 2820

దస్తావేజు మొత్తము కాగితముల సంఖ్య 8

ఈ కాగితముల చదున సంఖ్య 2

నబ్-రిజిస్ట్రారు

CERTIFICATE
 Certified that the following amounts have been paid in respect of this document

By Challan No. 226525 Dt. 21/9/08
 S.S.H. Keesara on basis of the m.v. 3274 Keesara
 consisting of Rs.

I. Stamp duty

1. In the shape of stamp papers	Rs. 100
2. In the shape of challan (under Act 1930)	Rs. 16200
3. In the shape of cash	Rs.
4. In the shape of stamp duty (under Act 1899, if any)	Rs.

II. Transfer 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. 1000
2. in the shape of cash	Rs.

IV. User Charges

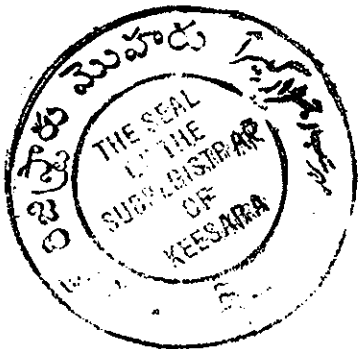
1. in the shape of challan	Rs. 100
2. in the shape of cash	Rs.

Total 17,400

Handwritten signature and initials

1 వ వుత్తరము 2008 సం॥ (శా.క 1930) సం॥ పు 2820 మొత్తముగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్ విమితం గుర్తించు నెంబరు 11530-1 2820 /2008 జవ్వబడినది.
2008 సం॥ సెప్టెంబర్ నెం. 21 వ తేది

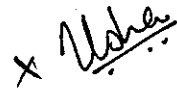
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నబ్-రిజిస్ట్రారు అధికారి



6. 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.
7. 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.
8. 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.
9. 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.
10. Stamp duty and Registration amount of Rs. 17,300/- is paid by way of challan No. 706525, dated 21.4.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

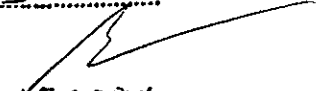

Partner

x 

1 వున్నకము 2008 సం॥ పు 2820.....

దస్తావేజు మొత్తము కొగితముల సంఖ్య 8.....

ఈ కొగితముల వరుస సంఖ్య 3.....


శం-రిజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 61 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:


North	Plot No. 62
South	30' wide road
East	Plot No. 68
West	30' wide road

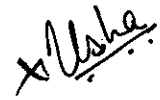
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner
(Soham Modi)
BUILDER



BUYER.

1 వుస్తకము 2008 సం॥ వు 2820



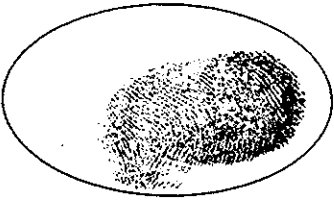




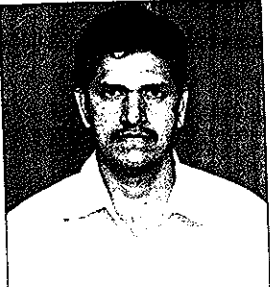
దస్తావేజు మొత్తము కాగితముల సంఖ్య 2

ఈ కాగితముల పరుస 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
			<u>BUILDER:</u> 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 PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 12/ BKIV/ 2008:</u> 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.
			<u>BUYER:</u> MRS. R. USHA W/O. MR. R. KAUSHIK R/O. FLAT NO.104, 1 ST FLOOR G.B.S. ENCLAVE TIRUMALAGIRI MAIN ROAD SECUNDERABAD - 500015.
			<u>REPRESENTATIVE:</u> RAMESH RAJU ALLURI S/O APPALARAO R/O plot NO.22 DEVENDER COLONY KOMPALLY SECUNDERABAD

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

SIGNATURE OF EXECUTANTS

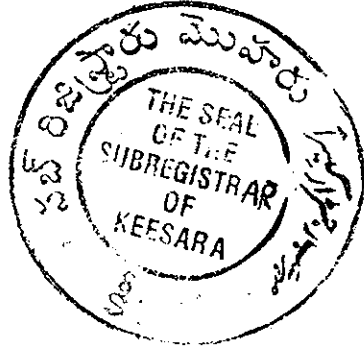
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative
Mr. A. RAMESH RAJU, as I / We cannot appear personally before the Registering Officer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


SIGNATURE OF THE REPRESENTATIVE

x (USHA)
SIGNATURE(S) OF BUYER(S)

1 వుత్తకము 2008 సం॥ పు ...2020.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య...10.....
ఈ కాగితముల వరుస సంఖ్య5.....

నల్ల-దిజిస్ట్రాటు

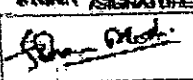


PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SOHANI SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
DLDAP011193022002

PRABHU REDDY K
 K PRABHU REDDY
 2-3-84/1024
 JATSIK GARDEN
 HYDERABAD

30/07/2002 **DUPLICATE**

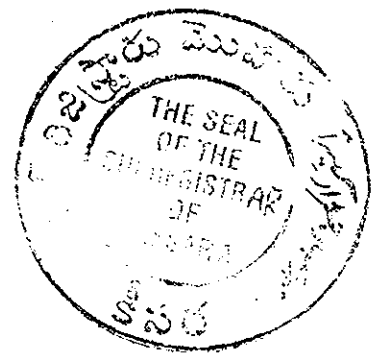
Licencing Authority
 RTA-HYDERABAD-02

For MODI & MODI CONSTRUCTIONS


 Partner

1 వస్త్రకము 2008 సం. పే. 2820
దస్త్రము సంఖ్య 8
4. వివరములు సంఖ్య 6

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37-00000

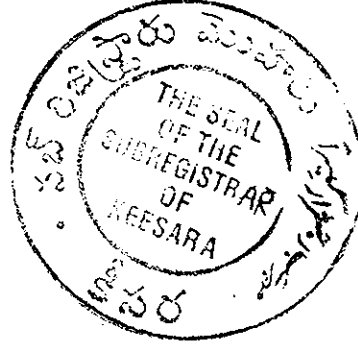


1 ఏప్రిల్ 2008 నంబర్ పు 2820

దస్తావేజు మొత్తము లాగితముల సంఖ్య 8

ఈ లాగితముల విలువ పదిల్య 2

సబ్-రిజిస్ట్రారు



पंजीकरण

पंजीकृत होने वाले भारतीय नागरिकों को भारत से बाहर निकलने से पहले ही पंजीकरण करवा लेना चाहिए।

ध्यान देने योग्य बातें

यह पंजीकरण भारत सरकार की संपत्ति है। पंजीकरण करवाते समय पंजीकरण के संबंध में कोई भी दस्तावेज या सिद्धांत को सुरक्षित रखना चाहिए।

यह पंजीकरण भारत सरकार की संपत्ति है। पंजीकरण करवाते समय पंजीकरण के संबंध में कोई भी दस्तावेज या सिद्धांत को सुरक्षित रखना चाहिए।

पंजीकरण करवाते समय पंजीकरण के संबंध में कोई भी दस्तावेज या सिद्धांत को सुरक्षित रखना चाहिए।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN CONSUL/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES (HALL A REPLACEMENT PASSPORT) BE ISSUED.

पिता का नाम / Name of Father/Legal Guardian

ISHWAR DAS MUNDRA

माता का नाम / Name of Mother

PUSHPA MUNDRA

पति या पत्नी का नाम / Name of Spouse

RAMANUJAM KAUSHIK

पता / Address

10-1-544 ENTRENCHMENT ROAD
EAST WARREDPALAY

SECUNDERABAD AP 500026

पोर्ट नंबर / Passport No. with date of issue

A1424568 02/08/1996

पोर्ट ऑफिस / Office No.

HYDERABAD
HY DE00757706

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1 వుత్తకము 2008 సం॥ పు 2820.....

దస్తావేజు మొత్తము కాగితముల పంఖ్య...డి.....

ఈ కాగితముల వరకు పంఖ్య.....డి.....

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నవ-రిజిస్ట్రారు

