

869/09

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 360586


Date : 09-07-2008 Serial No : 27,640 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
SECBAD

For Whom :

MODI & MODI CONSTRUCTION'S
SECBAD


Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 05th day of Feb. 2009 at Secunderabad by and between:

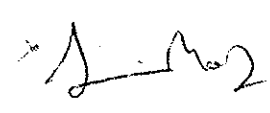
M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. SAMIR MODY, SON OF MR. GAJENDRA MODY aged about 45 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Pleasant Road, Mumbai-06, 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



* తస్తుకము 2007 వ సం॥ను..... 869.....
 వస్తాపేజీ మొత్తం కాగితముల సంఖ్య..... 7.....
 కాగితము వరుస సంఖ్య..... 1.....



సబ్-రెజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of this document
 By challan No. 916 284. Dt. 6/2



- I. Stamp Duty:
 - 1. in the shape of stamp papers Rs. 100
 - 2. in the shape of [unclear] (U.S. Act of I.S. Act 1899) Rs. 13590
 - 3. in the shape of [unclear] (U.S. Act of I.S. Act 1899) Rs.
 - 4. adjustment of stamp duty U.S. Act of I.S. Act 1899, if any Rs.
- II. Transfer Duty:
 - 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 this shape of cash Rs.
- IV. User Charges:
 - 1. in the shape of challan Rs. 100
 - 2. in the shape of cash Rs.

Total Rs 14790


 SUB REGISTRAR
 KEESARA

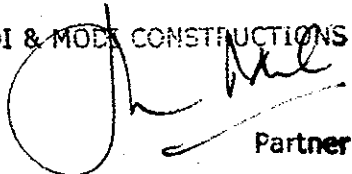
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 02nd July 2008 for purchase of a house along with an identifiable plot of land (plot no. 93) in the project known as Nilgiri Homes, situated at Sy. No. 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. 93 admeasuring 117 sq. yds. under a Sale Deed dated 5.02.09, registered as document no. 868/09, 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. 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine 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 paid to the Builder the above said amount for development charges of 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine Thousand Only), which is admitted and acknowledged the receipt.
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. 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

..... వుస్తూ 2009 వ సం॥ 869
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య..... 2.....

సబ్-రిజిస్ట్రార్



2009 సం॥ శ్రీబ్రహ్మణ్యం నెం 6 వ తేది
 1930 వ.శ.సం. మోక్షం మాసము 17 వ తేది
 దేశం..... గోదవల గ్రామం గోదవల మండలం
 కేసరం జిల్లా కర్నూలు జిల్లా
 పేరు K. Prabhakar Reddy
 వయస్సు..... అతని పేరు 32. ఎ ను
 అనుకుంటే వయస్సు పట్టణం పోలీస్ స్టేషన్
 మరణం నోటిఫికేషన్లలో నడచాడని చెప్పి రుసుము
 రూ॥ 1000..... లు చెల్లించినారు
 వాసులకు ఉన్నది
 ఎక్కడుంటున్నాడు

Prabhakar

Prabhakar



నిరూపించినది

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-1973 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 12/11/2008, dated 29.3.08 registerer at SRO, Keesara Ranga Reddy District.

1 ~~Prabhakar~~

Venkat ramyana Reddy S/o. Anji Reddy
 Occ: Service R/o. 11-187/2, Green Hills Colony
 Saroornagar, Hyderabad.

2 Pr. Ranga

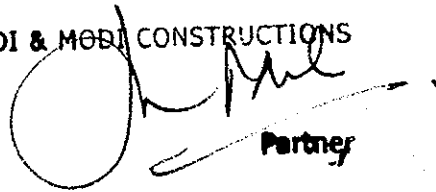
B. RAG KUMAR S/o. MURUNDO RAO
 OCC: BUSINESS R/o. Alwal, Sec RAO,

2009 సం॥ శ్రీబ్రహ్మణ్యం నెం 6 వ తేది
 1930 వ.శ.సం. మోక్షం మాసము 17 వ తేది

సబ్-రిజిస్ట్రారు
 కేసరం

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. 14,6907- is paid by way of challan No. 916284, dated 06.2.09, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner



వ పుస్తకము నెంబరు 869.....
 వస్త్రాదేశము కారితముల సంఖ్య.....7.....
 ఈ కారితము వరుస సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్

An amount of Rs. 13590 towards stamp duty
 including transfer duty, and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 1369000 was paid by me
 Party through challan receipt No. 916284
 dated 6/2/19 at SBH Keesara Br Keesara

Sub-Registrar
 Keesara

ఈ పుస్తకము 2009 నెంబరు (కా.క 1930) నెంబరు
 869 ద్వారా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 విమర్శన సుక్రియ నెంబరు 11530-1 869/2009
 ఉపయోగపడవది.

2009 నెంబరు 6 వ తేదీ

సబ్-రిజిస్ట్రారు అధికారి



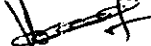
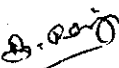
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 93 admeasuring about 117 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:

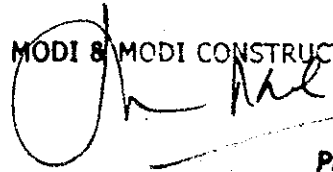
North	Plot No. 94
South	30' wide road
East	30' wide road
West	Plot No. 88

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



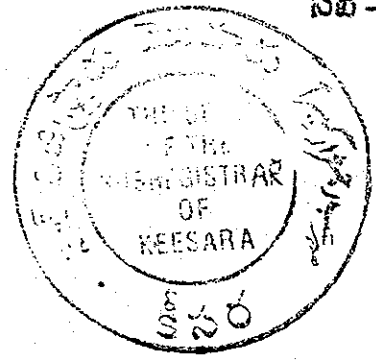
Partner
(Soham Modi)
BUILDER



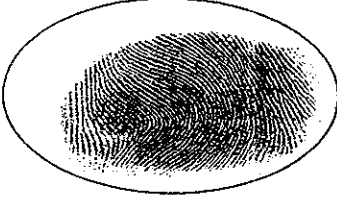

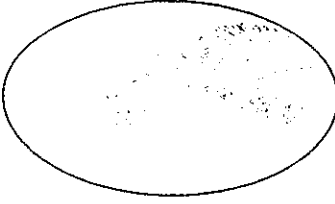

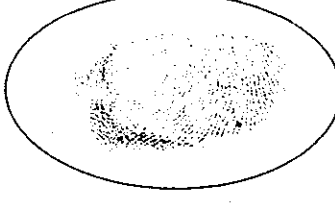

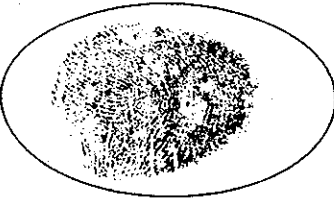

BUYER

1 వ పుస్తకము కె001వ సం॥నె..... 869.....
 గస్తాబీల సంఖ్య లా గిరితముల సంఖ్య..... 7.....
 లా గిరితము విరుస సంఖ్య..... 4.....



సబ్-రిజిస్ట్రార్



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</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>BUYER:</p> <p>MR. SAMIR MODY S/O MR. GAJENDRA MODY R/O. FLAT NO. 402, MANGAL KUNJ, 4TH FLOOR, A-WING, 2, MOUNT PLESENT ROAD, MUMBAI-06</p>
			<p>REPRESENTATIVE:</p> <p>MR. LAXMIKANTH R/o. 5-4-187/3 & 4 M. G. ROAD SEC. Bad.</p>


SIGNATURE OF WITNESSES:


1. 
2. 

For MODI & MODI CONSTRUCTIONS


SIGNATURE OF EXECUTANTS Partner

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. Laxmikanth, 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)


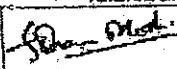

1 వ పుస్తకము కిరికొండ పాఠశాల..... 869.....





దస్తావేజు కేసుల కారితముల సంఖ్య..... 7.....

కారితము వరుస సంఖ్య..... 5.....

సబ్-రిజిస్ట్రార్



	<p>स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ABMPN6725H</p> <p>नाम / NAME SONAM SATISH MODI</p> <p>पिता का नाम / FATHER'S NAME SATISH MANLAL MODI</p> <p>जन्म तिथि / DATE OF BIRTH 18-10-1989</p> <p>हस्ताक्षर / SIGNATURE </p>	
<p>मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh</p>		

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>PRABHAKAR REDDY K</p> <p>PADMA REDDY KANDI</p> <p>15/01/1974 Permanent Account Number AWSP8104E</p> <p>  Signature </p>		<p>भारत सरकार GOVT. OF INDIA</p> <p>  </p> <p>  </p> <p>10082008</p>
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1 వ పుస్తకం: వివిధ గ్రామాల పేర్లు..... 867

2 వ పుస్తకం: వివిధ గ్రామాల పేర్లు సంఖ్య..... 7

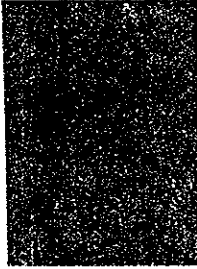
3 వ పుస్తకం: వివిధ గ్రామాల పేర్లు సంఖ్య..... 8



సబ్-రెజిస్ట్రార్

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADPM7306G



नाम /NAME

SAMIR GAJENDRA MODY

पिता का नाम /FATHER'S NAME

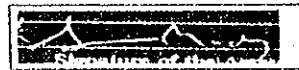
GAJENDRA MODY

जन्म तिथि /DATE OF BIRTH

19-09-1962

हस्ताक्षर /SIGNATURE

R. Singh



आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

S. M. 2

1 వ పుస్తకము నంబర్: 9 867.....

2 వ పుస్తకము నంబర్: 10 2.....

3 వ పుస్తకము నంబర్: 11 2.....

సబ్-రిజిస్ట్రార్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए.आर.ए. सेन्टर, भूतल
ई-2, झन्डेवाला एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055