

B-12

Doc no: 183/2010



196

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011192

25137 Date 22/02/2010
 Sold to Ramesh
 S/o. Diva Who Neleni Reddy
 For Whom Kadapa & Modi Housing

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

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 5th day of February 2010 at SRO, Shamirpet, Ranga Reddy District by and between:

M/S. KADAKIA & MODI HOUSING, 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

1. COL. K. G. A. KAMALDEV, SON OF MR. K. J. GABRIEL aged about 43 years, Occupation: Service
2. MRS. SHEELA JAMESINA, WIFE OF COL. K. G. A. KAMALDEV aged about 38 years, Occupation: Housewife, both are residing at # G - 003, Arihant Ashok Apartments, 1-10-11, Street No. 4, Ashok Nagar, Hyderabad - 500 020, hereinafter referred to as the Buyer (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING

A-12.agr.dev.charges

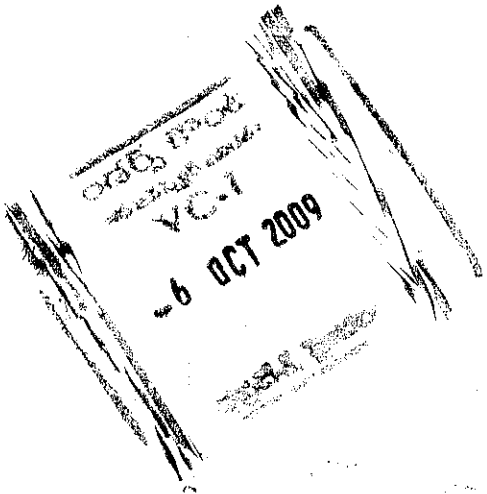
Partner

(Signature)

Page 1

(Signature)
Sheela Jamesina

Handwritten notes on the left margin, including 'Kadaka & Modi Housing' and '12/2/10'.

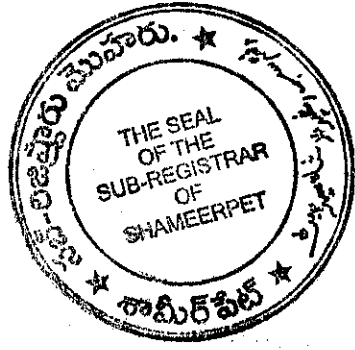


ఈ పుస్తకము 2010 వ సం॥ క్క. 183
 దస్తావేజు మొత్తము కాగితమున సంఖ్య 10
 ఈ కాగితము వరుస సంఖ్య 1

(Signature)
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
 By challan No. 868299 Dt. 05/02/2010



- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs. 100/-
 - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 15,910/-
 - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. _____
 - 4. adjustment of stamp duty u/s.16 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 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. 17,110/-**

(Signature)
 5/2/10
 SUB REGISTRAR
 SHAMIRPET

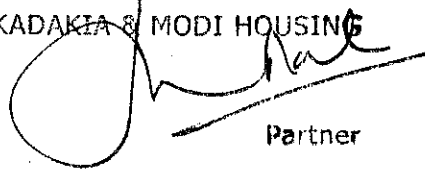
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 29th December 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 12) in the project known as Bloomdale, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet 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. 12 admeasuring 199 sq. yds., under a Sale Deed dated 5.2.10 registered as document no. 182/10, in the Office of the Sub-Registrar, Shamirpet, Ranga Reddy 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.

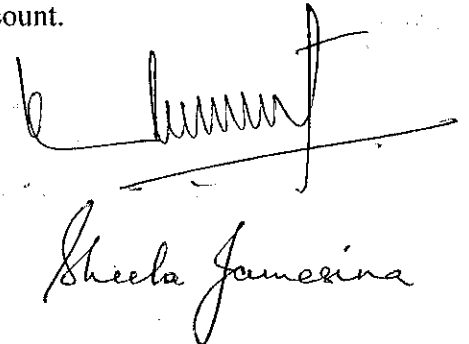
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 16,01,000/- (Rupees Sixteen Lakhs One 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 the said development charges an amount of Rs. 5,01,000/- (Rupees Five Lakhs One Thousand Only) which is admitted and acknowledged by the builder. The Buyer shall pay the balance amount of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) on or before 01.02.2010.
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.

For KADAKIA & MODI HOUSING



Partner

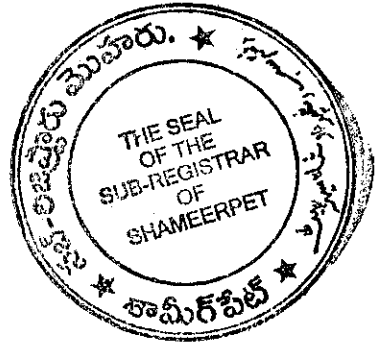


Sheela Jamsina

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 2010 వ సం॥ పు... 5
 దస్తావీజు మొత్తము కాగితముల సంఖ్య... 10
 ఈ కాగితము వరుస సంఖ్య... 2

2010 వ సం॥ ఫిబ్రవరి 5 నెల... ప తేది
 1931 వ కా.శ. మాయ 16 మాసం... ప తేది
 పగలు... 1 మరియు... 2 గంటల పాటు

[Signature]
 సబ్-రిజిస్ట్రార్



శామీర్ పేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-వ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 100/- లు చెల్లించినారు.

[Signature]
[Signature]

వాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ ప్రతున ప్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 02/RSK/10
 dated 27.11.10 registerer at SRO, Shameerpeta
 Ranga Reddy District.

విరూపించినవారి

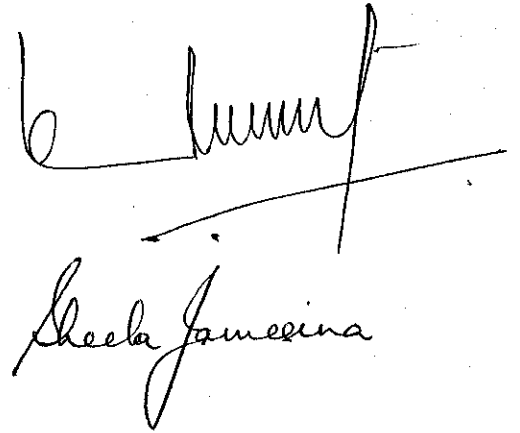
- ① *[Signature]* Venkateswara Reddy s/o. Anji Reddy occ: Service Colony,
 R/o. 11-167/2 rd No. 2 Green Hills
 Santhosha Nagar, Hyderabad
- ② *[Signature]* B. RAJ KUMAR s/o. MUKUND RAO
 occ: Service R/o. Awal, Sec Bad.

2010 వ సం॥ ఫిబ్రవరి 5 నెల... ప తేది సబ్-రిజిస్ట్రారు
 1931 వ కా.శ. మాయ 16 మాసం... ప తేది శామీర్ పేట్

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 bungalow under this agreement, or the sale deed, and/or the agreement for construction.
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. 17,010/- is paid by way of challan No. 868209, dated 5/2/10, drawn on SBH, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING


Partner


Sheela Jamesina

1వ పుస్తకము 20/0 వ సం॥ పు..... 183
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 3

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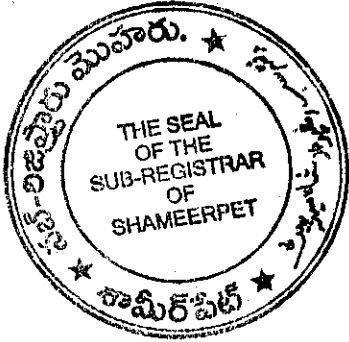
సబ్-రిజిస్ట్రార

An Amount of Rs. 15910/- towards Stamp Duty including Transfer
 Duty and Rs. 1000/- towards Registration Fee was paid by the party
 through Chaffan Receipt Number 868209 Dated 05/02/2010
 at S.B.H. Bank Thumkunta Branch

Mallik 5/2/10
 Sub Registrar

1వ పుస్తకము 20/0 సం॥ (కా.శ. 1931) సం॥ పు
 183 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-I-..... 183 -20/0
 ఇవ్వడమైనది.
 20/0 సం॥ వీ(బి)వారి నెంబరు..... 5 వ తేదీ

Mallik 5/2/10
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PROPERTY


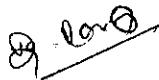
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 199 sq. yds, in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, bounded on:


North	Plot No. 13
South	Plot No. 11
East	Neighbour's Land
West	30' wide road

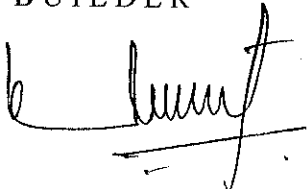
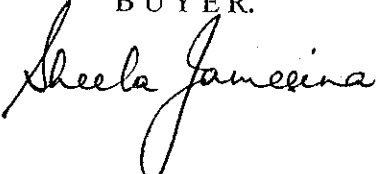
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For KADAKIA & MODI HOUSING

WITNESS:

1. 
2. 


Partner
(Soham Modi)
BUILDER


BUYER.


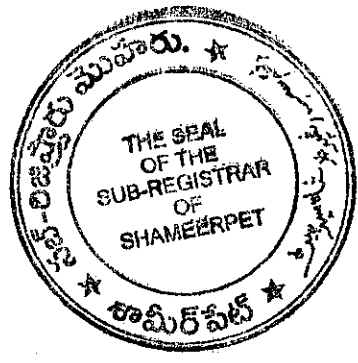
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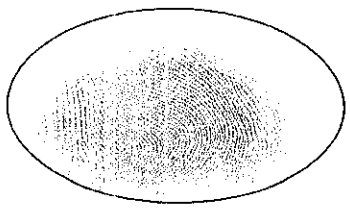
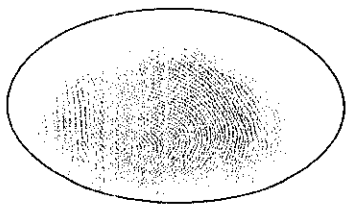

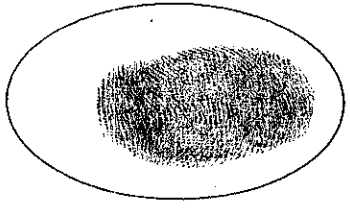

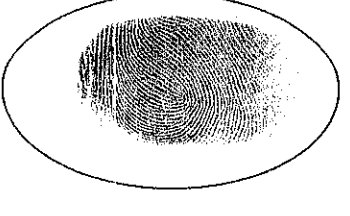

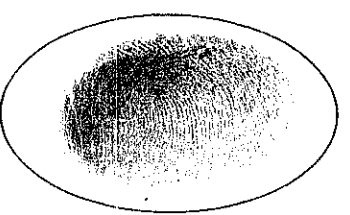
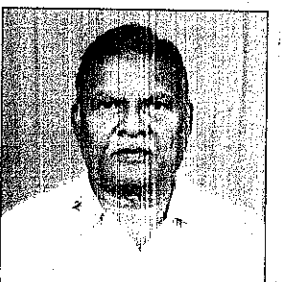
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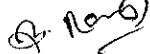
సబ్-రిజిస్ట్రారు



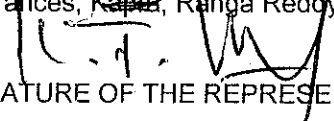
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	[Portrait of Mr. K. Prabhakar Reddy]	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. KADAKIA & MODI HOUSING 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
			GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. <u>2/BKV/10, Dt. 27.01.10</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD
			BUYERS: 1. COL. K. G. A. KAMALDEV S/O MR. K. J. GABRIEL R/O. # G -003, ARIHANT ASHOK APRTMENTS 1-10-11, STREET NO. 4 ASHOK NAGAR HYDERABAD - 500 20
			2. MRS. SHEELA JAMESINA W/O. COL. K. G. A. KAMALDEV R/O. # G - 003, ARIHANT ASHOK APARTMENTS 1-10-11, STREET NO. 4 ASHOK NAGAR HYDERABAD - 500 020
			REPRESENTATIVE: MR. K. J. GABRIEL R/O. # G - 003, ARIHANT ASHOK APARTMENTS 1-10-11, STREET NO. 4 ASHOK NAGAR HYDERABAD - 500 020

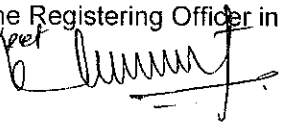
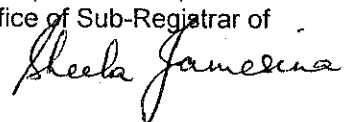
SIGNATURE OF WITNESSES:

- 
- 

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. J. Gabriel, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, ~~Kapra~~ Ranga Reddy District. SRO Shamirpet


SIGNATURE OF THE REPRESENTATIVE

For KADAKIA & MODI HOUSING

SIGNATURE OF EXECUTANT'S Partner

 
SIGNATURE(S) OF BUYER(S)

1. పుస్తకము 20/0 వ సం॥ పు..... 183
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 5

(Handwritten Signature)

సబ్-రిజిస్ట్రారు

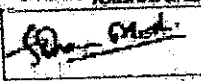


PERMANENT ACCOUNT NUMBER
ABMPM6725H

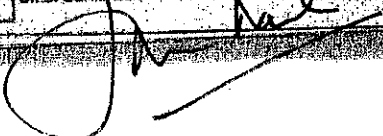
नाम / NAME
SONAR SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE



प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income Tax, Andhra Pradesh




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPB104E


 Signature



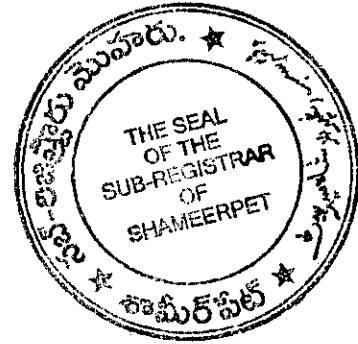
1005/2018


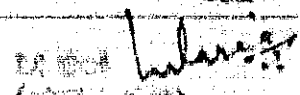
Prabha Reddy


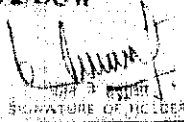
1వ పుస్తకము 20/0 వ సం॥ పు..... 183
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితముల వరుస సంఖ్య..... 6




సబ్-రిజిస్ట్రార

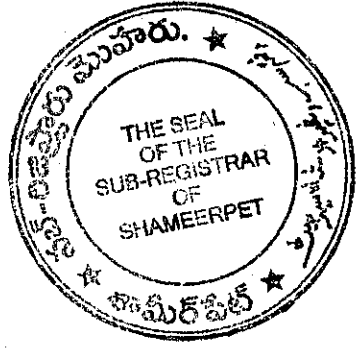


पहचान कार्ड IDENTITY CARD IAFZ-201	
	पर्सनल नं. PERSONAL NO. IC-49849Y
	पूर्ण नाम NAME IN FULL RGA KAMAL DEV
	सेना SERVICE SIGNALS
रैंक RANK COL	
 जमी बंदे वाले जवान को पहचान कर पकड़ें। STAMP AND SIGNATURE OF ISSUING OFFICER	
भारतीय सशस्त्र सेना INDIAN ARMED FORCES	

	जन्म तिथि DATE OF BIRTH 18.01.65	शरीर का रंग COLOR 178 CM	बाल HAIR BLACK	आंखें EYES BLACK
	शरीर पर चिह्न BODY MARKS A MOLE ON THE UNDER SIDE OF LEFT ELBOW	जमी बंदे वाले जवान को पहचान कर पकड़ें। STAMP AND SIGNATURE OF ISSUING OFFICER HQ 29 INF DIV 22 FEB 2007 		
पहचान कार्ड नंबर SERIAL NUMBER 842411	भारत के एक हिस्से के रूप में (भारत) यह ही अधिकृत निशान है। इसे ही पहचान करके ही इसे पहचान कर पकड़ें। This is the only authorized mark of India. Get it made in the only authorized police station and stamp and sign of the issuing officer.			

1వ పుస్తకము 2010 వ సం॥ పు..... 183
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 7


సబ్-రిజిస్ట్రార్



Transport Department-National Capital Territory of Delhi

Licence to drive vehicles throughout India



LICENCE NO. : P09041999117289 D
NAME : SHEELA JAMESINA
S/O.D/O.W/O : SH K G A KAMAL DEV
ADDRESS : 1 WEC BRAR SQUARE
DELHI CANTT
NEW DELHI 110010
DT. OF BIRTH : 23/06/1971
VEHICLE CLASS : MCYL 16/04/1999
LMV(NT) 16/04/1999

Sheela Jamesina

(Holder's Signature)

DT. OF ISSUE : 13/08/1999

VALIDITY : 15/04/2019

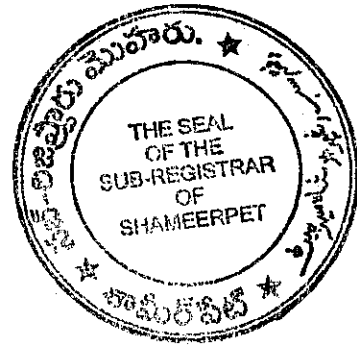
BADGE NO. : NA

Sig. Of Licencing Authority (SWZ)

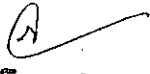
1వ పుస్తకము 20/0 వ సం॥ పు..... 183
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 8

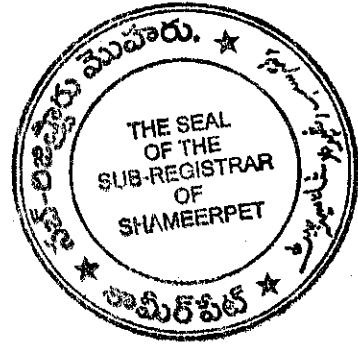
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సబ్-రిజిస్ట్రారు.



1వ పుస్తకము 2010వ సం॥ పు..... 183
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 9


సబ్-రిజిస్ట్రారు



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



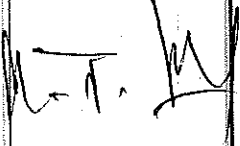


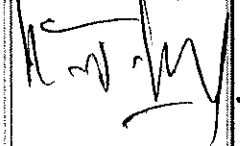


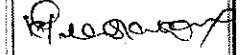
C.S.No./Year: **000186/2010** of SRO: **1516(SHAMIRPET)**

Presentant Name(Capacity): **K.PRABHAKAR**

REDDY(GP)

Report Date: 05/02/2010 15:37:40


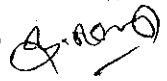
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) COL.K.G.A.KAMALDEV #G-003,ARIHANT ASHOK APTS,1-10-11,STNO.4ASHOK NAGAR,HYD (Representative to Purchase no. 1)	
2			(CL) SHEELA JAMESINA #G-003,ARIHANT ASHOK APTS,1-10-11,STNO.4ASHOK NAGAR,HYD (Representative to Purchase no. 2)	
3			(EX) REP BY ITS MANAGING PARTNER:SOHAM MODI 5-4-187/3 & 4,II FLOOR,SOHAMMANSION,M.G.ROAD,SEC (Spn Holder for Presenting Doc)	

Identified by

Witness 1

Witness 2

Photos and TIs captured by me



Capture of Photos and TIs done in my presence


5/2/10

183
 10
 10

1వ పుస్తకము 20/0 వ సం॥పు.....
 దస్తావీజు మొత్తము కాగితముల సంఖ్య.....
 ఈ కాగితము వదలు సంఖ్య.....

(Handwritten signature)

సబ్-రిజిస్ట్రార్

