

SCANNED

6551/09

B-11



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2839
CC
754

State No. **ఆంధ్ర ప్రదేశ్** ANDHRA PRADESH

Sold to **Anil Kumar**

For/In **Satish Modi**

For Whom **Modi & Modi Constructions**

A. Dinesh

U 501727

A. DINESH

STAMP VENDOR

S.V.L.No.41/2007,

Shankar Nagar, Ponnaduguda

GHATKASEP (M), R. R. Dist

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 16th day of December 2009 at SRO, Keesara, Ranga Reddy District 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 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

MR. G. LAXMAIAH, SON OF MR. MR. G. SANJIAIAH aged about 31 years, Occupation: Service, residing at H. No. 1-301, Plot No. 27, Adithya Nagar, Kapra, Hyderabad - 500 062, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page 1 of 4

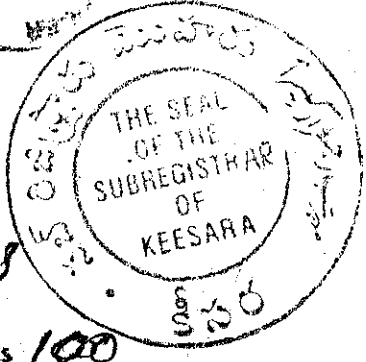
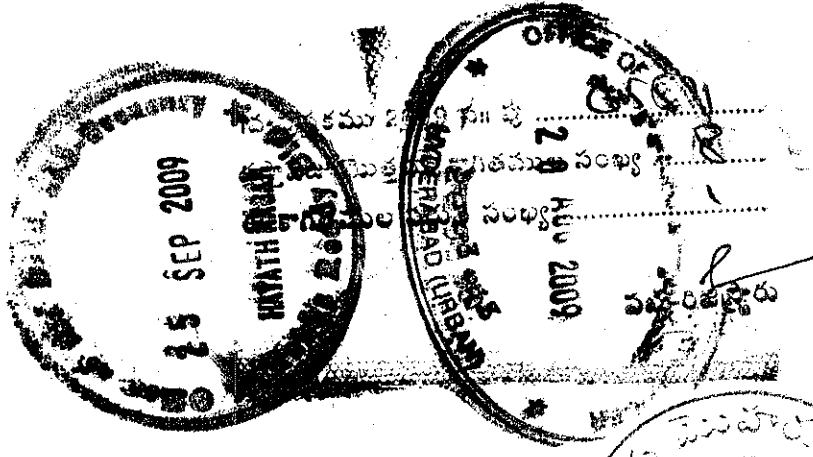
11agr.dev.chargesMNM

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

[Signature]

1421.800



ENDORSEMENT

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

By challan No. 350848 dt. 16/02/18

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100

2. in the shape of adhesion (u/s. 16 of I.S. Act. 1899) Rs. 1410

3. in the shape of stamp duty (u/s. 41 of I.S. Act. 1899) Rs.

4. in the shape 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. 15310

[Signature]
SUB REGISTRAR
KEESARA

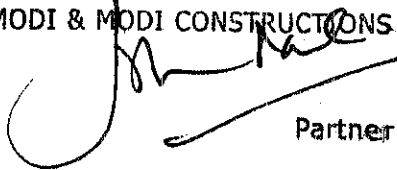
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 21st September 2009 for purchase of a house along with an identifiable plot of land (plot no. 11) 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. 11 admeasuring 179 sq. yds. under a Sale Deed dated 16.12.2009 registered as document no. 6550/09, 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.

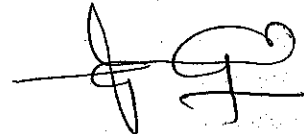
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 14,21,000/- (Rupees Fourteen Lakhs Twenty 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 above said amount of 14,21,000/- (Rupees Fourteen Lakhs Twenty One Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.

For MODI & MODI CONSTRUCTIONS

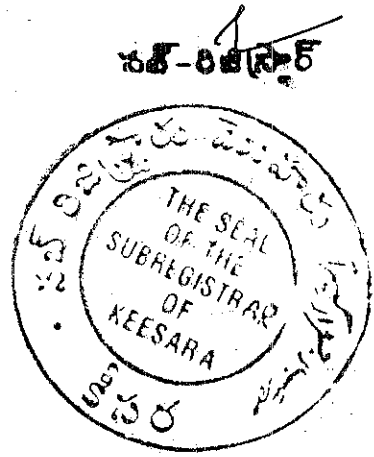


Partner



వి పుస్తకము 200 వ సం॥పు..... 6551.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8.....
 ఈ కాగితము వరుస సంఖ్య..... 2.....

2008 సం॥ 21/11/2008 నెల: 21 వ తేది
 1930 వ.శ.క. క్ష.గి.యా. మాసం 30 వ తేది
 పగలు 1 మిరియు 2 గంటల మధ్య
 కీ.నె.స.వ. - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy
 ద్వారా 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సకర్పణపరిచిన ఫోటోగ్రాఫులు
 మరలను పరిశీలించుటకోసం చాఫులు చేసి రుసుము
 రూ॥ 1000 లు చెల్లించినారు
 ప్రాసెసుయ్యవటం సంపూర్ణమైంది
 ఎడమ బొటన వ్రేలు



Prabhakar Reddy

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.
 dated registerer at SRO
 Ranga Reddy District.



ఎడమ బొటన వ్రేలు

[Handwritten signature]



నిరూపించినది

G. LAXMAIAH S/o. G. SARDJAJAH
 OCC: SERVICE R/o. 1-301, Plot No. 27
 ADITYA NAGAR, KAPRA, HYDERABAD-062.

① R. Madhu R. Madhu Babu S/o R. Anjaiah occ: Student
 R/o: P.No: 27, Adithyanagar, Kapra, Hyd-500062

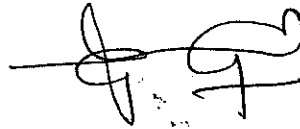
② Venkateswara Reddy S/o. Ranga Reddy occ: Service
 P.No. 11-187/2, rd No. 2, Green Hills colony,
 Surabonnagar, Hyderabad

2008 సం॥ 21/11/2008 నెల: 21 వ తేది
 1931 వ.శ.క. క్ష.గి.యా. మాసం 30 వ తేది

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. 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.
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 Charges an amount of Rs. 15,210/- Paid by way of challan no. SC0848, dated 16.12.2009 drawn on SBH, Keesara Branch, R. R. District.

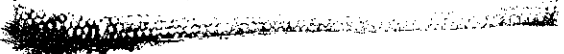
For MODI & MODI CONSTRUCTIONS


Partner



1వ పుస్తకము 2009 నంబర్ 6551
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 3
 ఈ కాగితముల వరుస సంఖ్య 3

పబ్-రిజిస్ట్రారు

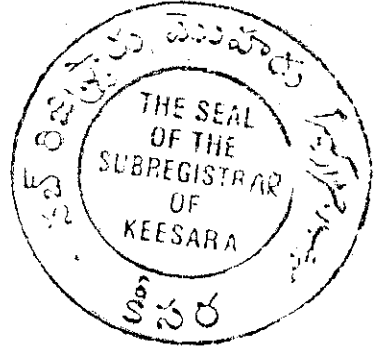


An amount of Rs. 1911.00 towards stamp duty including transfer duty, in Rs. 1000 towards registration fee on the Market Value of Rs. 1421.000 was paid by me Party through Chalkan Receipt No. 550242 dated 16/12/09 at CH Keesara, Br Keesara

[Signature]
 Sub-Registrar
 Keesara

1వ పుస్తకము 2009 నంబర్ (క.శ. 1931) పంపు 6551 మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్ పుస్తకం సర్టిఫై చేయబడు 1530-6551/2009 ఇవ్వబడుతుంది.
 2009 నంబర్ 21వ తేదీ

[Signature]
 పబ్-రిజిస్ట్రారు అధికారి




SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 11 admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

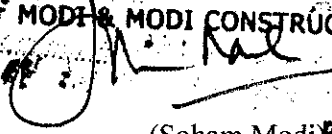
North	Plot No. 12
South	Plot No.10
East	30' wide Road
West	Plot No.17

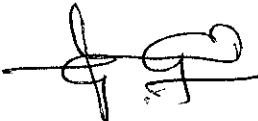
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. R.M. Buy
2. 

FOR MODI & MODI CONSTRUCTIONS


(Soham Modi) Partner
BUILDER

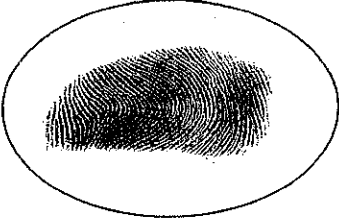

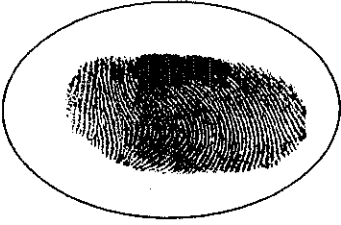

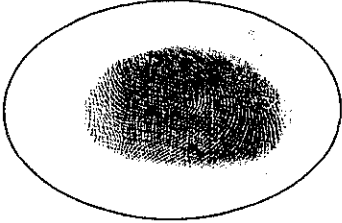
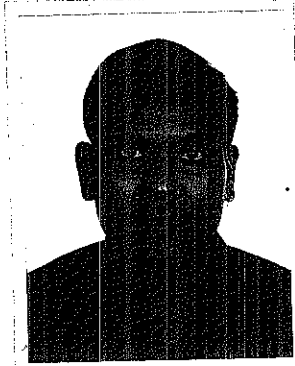

BUYER.

1వ పుస్తకము 2009 ను॥ పు 6551
దస్తావేజు మొత్తము కాగితముల సంఖ్య 2
ఈ కాగితముల వరుస సంఖ్య 4

పబ్-రజిస్ట్రారు



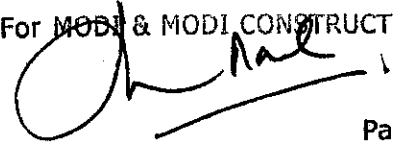
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>GPA FOR PRESENTING DOCUMENTS <u>VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:</u></p> <p>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.</p>
			<p>BUYER:</p> <p>MR. G. LAXMAIAH S/O. MR. MR. G. SANJIAH R/O. H. NO. 1-301 PLOT NO. 27, ADITHYA NAGAR KAPRA HYDERABAD - 500 062</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

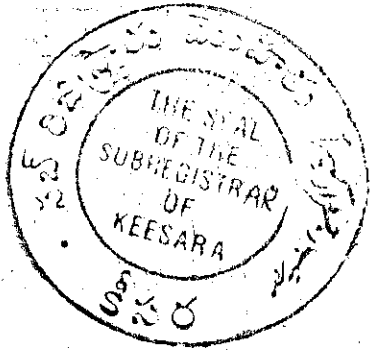
SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER

1వ పుస్తకము 2004 నా పు 6551
దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితముల వరుస సంఖ్య 5

పబ్-రిజిస్ట్రారు

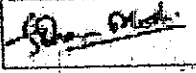


धर्म लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEEMP16725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989


हस्ताक्षर / SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPB104E

Signature




10062003

1వ వ్యవకము 2009 నం. పు 6551
దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితముల వరుస సంఖ్య 6

పబ్-0612240





स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGJPG6793M

नाम /NAME
LAXMAIAH GUMMAVALLY

पिता का नाम /FATHER'S NAME
SANJIAH GUMMAVALLY

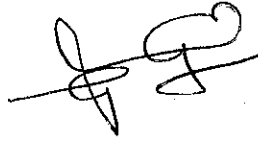
जन्म तिथि /DATE OF BIRTH
01-04-1977

हस्ताक्षर /SIGNATURE



मुख्य आयकर आयुक्त, आन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
अशीर बग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.



1వ ప్రాంతము లెక్కల పాత్ర 6551
దస్తావేజు మొత్తము కాగితములు సంఖ్య 8
ఈ కాగితముల వరుస సంఖ్య 2



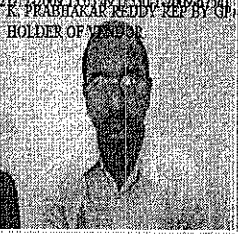
పబ్-రెజిస్ట్రారు



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

C.S.No./Year: 006754/2009 of SRO: 1530(KEESARA)

21/12/2009 13:03:54

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 21-12-2009 13:01:30 [1530-1-2009-6754] G. LAXMAIAH	(CL) G. LAXMAIAH R/O. H.NO.1-301, PLOT NO.27, ADITHYANAGAR, KAPRA, HYDERABAD-62.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S. MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4,II FORR, SOHAMMANSION,M.G.ROA D, SECUNDERABAD-03.	
3		 21-12-2009 13:01:30 [1530-1-2009-6754] K. PRABHAKAR REDDY REP BY GPA HOLDER OF VENDOR	(EX) K. PRABHAKAR REDDY REP BY GPA HOLDER OF VENDOR O/O. 5-4-187/3 & 4,II FORR, SOHAMMANSION,M.G.ROA D, SECUNDERABAD-03.	


Witness
Signatures


Operator
Signature


Subregistrar
Signature

1వ ప్రకాశనము 2009 నుండి 6551
దస్తావేజు మొత్తము కాగితముల సంఖ్య
ఈ కాగితముల వరుస సంఖ్య

సబ్-రిజిస్ట్రారు

