



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011189

25/3/10 Date: 22/02/2010
Sold to: Ramesh
S/o. D. S. W/o. Nething Rao
For Whom: Kadekela & Modi Housing

K. 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 22nd 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. MAJOR ACHYUT RANJAN MUKHERJEE, SON OF MR. ASIM RANJAN MUKHERJEE, aged about 32 years, Occupation: Service
2. SMT. GURPREET KAUR SACHDEVA, WIFE OF MR. ACHYUT RANJAN MUKHERJEE, aged about 28 years, residing at OC 295, Field Work Shop, C/o. 99 APO - 906 295, 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-10. agr. dev. charges

Partner

Page 1

6 OCT 2009

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No. 6323 Dt. 23/2/10

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. 11850/-
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. 100/-
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. 13050/-

Md. 23/2/10
SUB REGISTRAR
SHAMEERPET

1వ పుస్తకము 2010 వ సం॥ పు. 264

దస్తావేజు మొత్తము కాగితముల సంఖ్య. 8

ఈ కాగితము వరుస సంఖ్య. 1

(Signature)

సబ్-రిజిస్ట్రార్



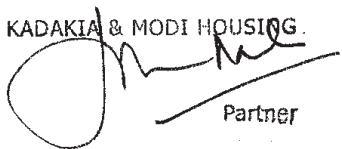
WHEREAS:

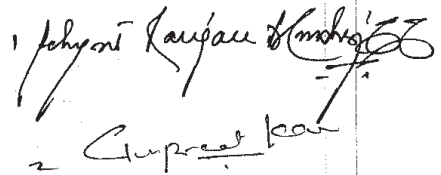
- A) The Buyer has entered into an Agreement of Sale dated 12th November 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 10) in the project known as Bloomdale, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District. As per the terms 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. 10 admeasuring 185 sq. yds., under a Sale Deed dated 22.2.10 registered as document no. 263/10, 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. 11,95,000/- (Rupees Eleven Lakhs Ninety Five 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. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) which is admitted and acknowledged by the builder.
3. The Buyer shall pay the balance development charges an amount of Rs. 8,20,000/- (Rupees Eight Lakhs Twenty Thousand Only) on or before 25.01.2010
4. 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


Partner

20/10 వ సం॥ ధీబ్రవరి నెల..... 23..... వ తేది

1931 వ శా.శ. ఫాల్గుణ మాసం..... 4..... వ తేది

పగలు..... 2..... మరియు..... 2..... గంటల మధ్య

కామిర్ పేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి..... K. Prabhakar Reddy

రిజిస్ట్రేషన్ పత్రము, 1908 లోని సెక్షన్ 32-ఎ ను

అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు మరియు

వేలిపయద్రులతో సహా దాఖలు చేసి రుసుము

రూ..... 100/-.....లు చెల్లించినారు.

వ్రాసేయబడినట్లు ఒప్పుకొన్నది

ఎడమ బ్రాతున వ్రాలు

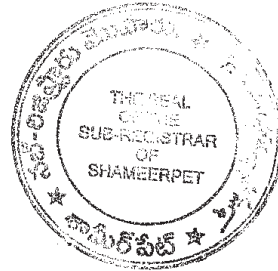
[Signature]

1వ పుస్తకము 20/10వ సం॥ పు..... 264

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య..... 2

[Signature]
సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Seham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 2/264/10 dated 27/1/10 registerer at SRO, Shamirpet Ranga Reddy District.

విరూపించినది

① *[Signature]* Venkatarang Reddy S/o. Anji Reddy Occ: Service R/o. 11-187/2, Rd No. 2, Green Hills Colony, Saroornagar, Hyderabad.

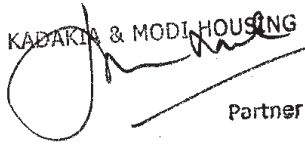
② *[Signature]* B. RAS KUMAR S/o. MURUNA RAO Occ: BUSINESS - R/o. AIWAL, SEC-3RD.

20/10 వ సం॥ ధీబ్రవరి నెల..... 23..... వ తేది సబ్-రిజిస్ట్రారు

1931 వ శా.శ. ఫాల్గుణ మాసం..... 4..... వ తేది కామిర్ పేట్

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 bungalow 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.
1. Stamp duty and Registration amount of Rs. 12,950/- is paid by way of challan No. 613023, dated 23.2.16, drawn on SHB, Thumkunta Branch, Ranga Reddy District.

For KADAKA & MODI HOUSING


Partner

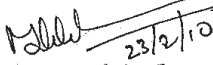
1. Jyoti Rajasekharam

2. Chirpreet Kaur

1వ పుస్తకము 20/0 వ సం॥ పు.....264.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....8.....
ఈ కాగితము వరుస సంఖ్య.....2.....

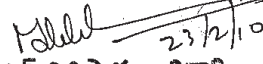

సబ్-రిజిస్ట్రార్

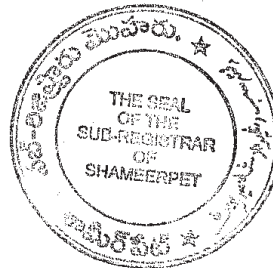
An Amount of Rs. 11850/- towards Stamp Duty Including Transfer
Duty and Rs. 1000/- towards Registration Fee was paid by the party
through Chaitan Receipt Number. 61302-3 Dated 23/2/10
at S.B.H. Bank Thumkunta Branch


23/2/10
Sub Registrar

1వ పుస్తకము 20/0 సం॥ (కా.శ. 1931) సం॥ పు
.....264.....నెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగ్
నిమిత్తం గుర్తింపు నెంబరు 1510-I-.....264.....-2010
ఇవ్వబడినది.

20/0 సం॥ ఫ్రీబుద్ధి నెం.....23.....వ తేది


23/2/10
సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PROPERTY

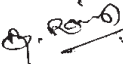
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 10 admeasuring about 185 sq. yds, in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, marked in red in the plan annexed and bounded on:

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

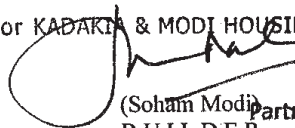
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

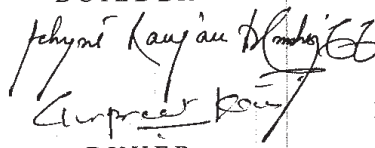
WITNESS:

1. 

2. 

For KADAKA & MODI HOUSING

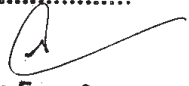

(Soham Modip) Partner
BUILDER

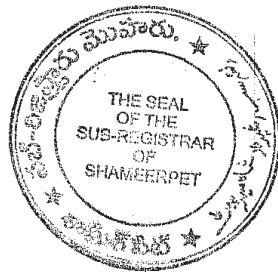

BUYER.

1వ పుస్తకము 20/0 వ సం॥ పు..... 264.....

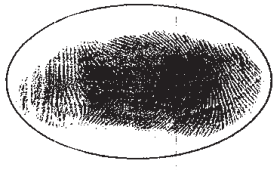
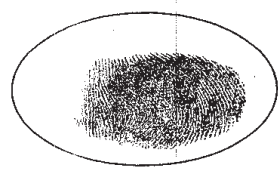
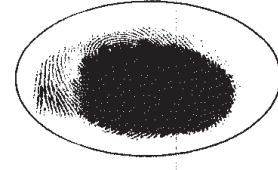
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8.....

ఈ కాగితము వరుస సంఖ్య..... 4.....


సబ్-రిజిస్ట్రారు



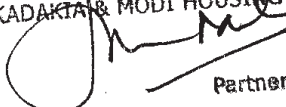
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	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>2/843/10, Dt. 27.1.10</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. MAJOR ACHYUT RANJAN MUKHERJEE S/O. MR. ASIM RANJAN MUKHERJEE R/O. OC 295 FIELD WORK SHOP C/O. 99 APO - 906 295
		2. SMT. GURPREET KAUR SACHDEVA W/O. MR. ACHYUT RANJAN MUKHERJEE R/O. OC 295 FIELD WORK SHOP C/O. 99 APO - 906 295

SIGNATURE OF WITNESSES:

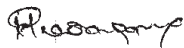
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For KADAKIA & MODI HOUSING


Partner

SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, ~~Kara~~, Ranga Reddy District. *S/O Shantipal*



SIGNATURE OF THE REPRESENTATIVE

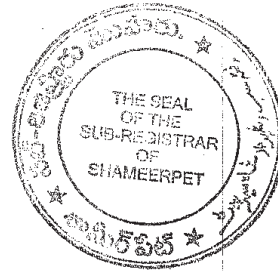


SIGNATURE(S) OF BUYER(S)

2 Gurpreet Kaur

1వ పుస్తకము 20/10 వ నం|| పు..... 264
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8
ఈ కాగితము వరుస సంఖ్య..... 5

సచి-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
ABMPPM5725H
 NAME
SOHAN SATISH MODI
 FATHER'S NAME
SATISH MANLAL MODI
 DATE OF BIRTH
18-10-1989
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E
 Signature

 भारत सरकार
 GOVT. OF INDIA

 10/02/2018

Prabhaakar

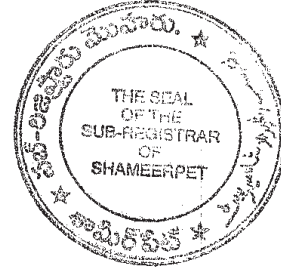
1వ పుస్తకము 2010 వ సం॥ పు..... 264

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య..... 6



సబ్-రిజిస్ట్రార్





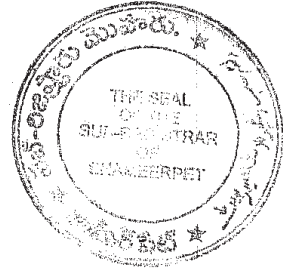
1వ పుస్తకము 240 వ సం॥ పు. 264.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య..... 7



నల్-రిజిస్ట్రారం

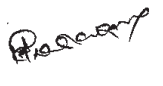
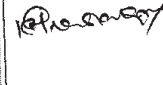
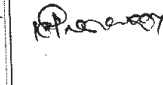


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000277/2010 of SRO: 1516(SHAMIRPET)
 Presentant Name(Capacity): K.PRABHAKAR
 REDDY(SP)

Report Date: 23/02/2010 15:11:54

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) GURPREET KAUR SACHDEVA CO 295, FIELD WORK SHOP, C/O 99APO 906295	
	Representative to Purchaser			
2			(CL) MAJOR ACHYUT RANJAN MUKHERJEE CO 295, FIELD WORK SHOP, C/O 99APO 906295	
	Representative to Purchaser			
4			(SP) K.PRABHAKAR REDDY Not available	
	(SPA for Presenting Documents)			

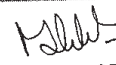
Identified by

Witness 1

Witness 2

Photos and TIs
 captured by me

Capture of Photos and TIs
 done in my presence

 23/2/10

దస్తావేజు 20/0 వ గ్రాంట్ 264
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
 ఈ కాగితము పయన సంఖ్య 8

 ముద్రా

