R-12 Doct no: 183/2010

आंध्रप्रदेश आन्ध्र प्रदेश ANDHRA PRADESH AD 011192

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

Rs. 25737 Date 22/10/2009
Sold to Ramesh Reddy
S/o. D/o. W/o Nelamangala
For Whom Kadakia & Modi Housing

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.)

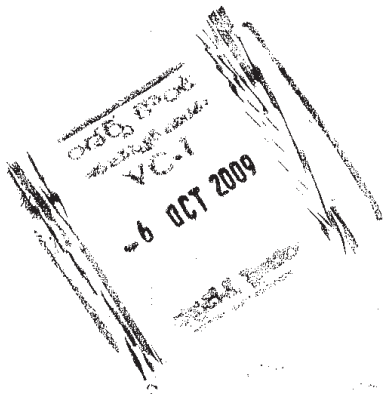
AND

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

Partner

Sheela Jamesina



ఈ పుస్తకము 2010 వ సంవత్సరపు నెల 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 1

సబ్-రిజిస్ట్రార్

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No.868209 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/-

SUB REGISTRAR
SHAMIRPET
5/2/10

THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET

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 Distrcit. 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 Jameerina

IV పుస్తకము 2010 వ సం॥ పు 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 2

2010 వ సం॥ ఫిబ్రవరి నెల 5 వ తేది

1931 వ శా.శ మాఘ మాసం 16 వ తేది

పగలు 1 మరియు 2 గంటల సమయ

కాప్రా సబ్ రిజిస్ట్రార్ ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాపులు మరియు వేలిముద్రలతో సహా దాఖలుచేసి రుసుము రూ. 1000/- లు చెల్లించినారు.

ప్రాసీయిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రొటన వ్రేలు

సబ్-రిజిస్ట్రారు

THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET

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/BK2/10 dated 27.1.10 registerer at SRO Shamirpet Ranga Reddy District.

వీరూపించినది

① Venkateswara Reddy S/o. Ranji Reddy Occ: Service R/o. 11-157/2 ED No. 2, Green Hills Colony, Ramoornagar, Hyderabad

② B. RAJ KUMAR S/o. MUKUND RAO Occ: Service R/o. Awal, Serilingampally

2010 వ సం॥ ఫిబ్రవరి నెల 5 వ తేది 5/2/10 సబ్-రిజిస్ట్రారు

1931 వ శా.శ మాఘ మాసము 16 వ తేది కాప్రా

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 Jameesina

1వ పుస్తకము 20|0 వ సం|| పు.....183.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10.....

ఈ కాగితము వరుస సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

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

5/2/10

Sub Registrar

1వ పుస్తకము 20|0 సం|| (కా.శ. 1931) సం|| పు .....183.....నెంబరుగా రిజిష్టరు చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1516-I-.....183.....-20|0 ఇవ్వడమైనది.

20|0 సం||.....ఫిబ్రవరి.....నెల.....5.....వ తేది

5/2/10

సబ్-రిజిస్ట్రారు అధికారి

సబ్-రిజిస్ట్రారు ముద్ర. THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET షామీర్‌పేట్

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

Partner
(Soham Modi)
BUILDER

WITNESS:

1.

2.

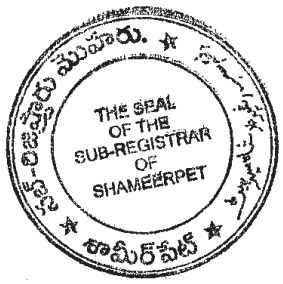
BUYER.

1వ పుస్తకము 2010 వ సం॥ పు.....183.....

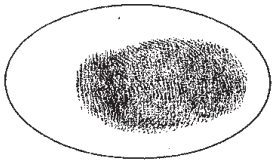
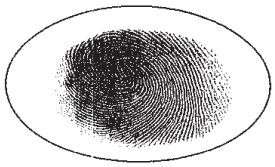
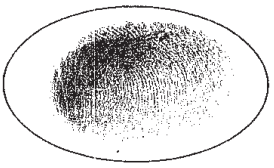
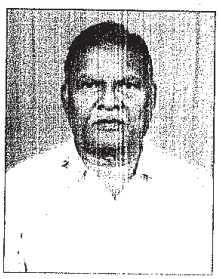
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10.....

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. 2/BKV/10, Dt. 27.01.10 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2ND 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:

1.

2.

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. J. Gabriel, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, ~~Kapra~~, Ranga Reddy District. S/O Shamirpet

SIGNATURE OF THE REPRESENTATIVE

Sheela Jamesina

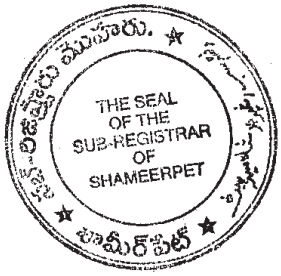
SIGNATURE(S) OF BUYER(S)

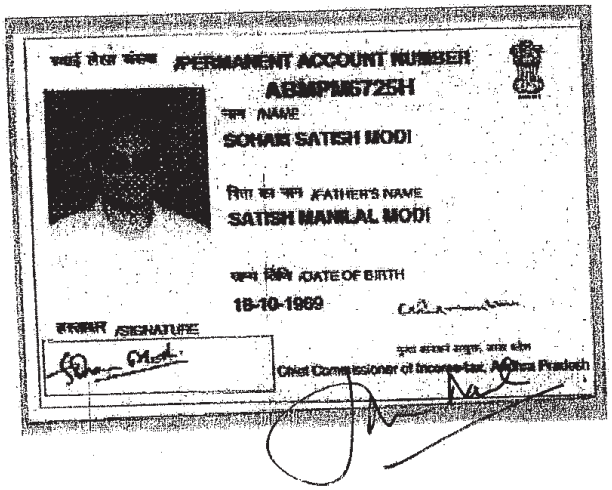
ఈ పుస్తకము 2010 వ సం॥ పు 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రార్





स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम NAME

SOHAN SATISH MODI

पिता का नाम FATHER'S NAME

SATISH MANILAL MODI

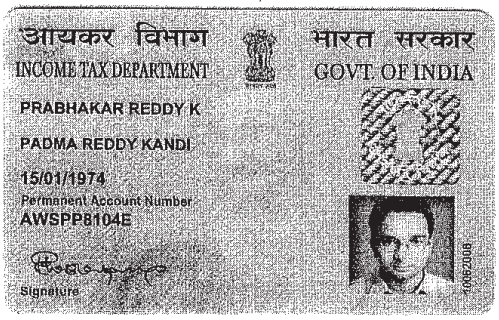
जन्म तिथि DATE OF BIRTH

18-10-1989

हस्ताक्षर SIGNATURE

मुख्य आयकर आयुक्त, 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

AWSPP8104E

Signature

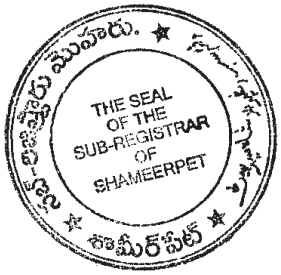
10062008

1వ పుస్తకము 2010 వ సం॥ పు.....183.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....10.....

ఈ కాగితము మీద సంఖ్య.....6.....

సబ్-రిజిస్ట్రార్



पहचान कार्ड IDENTITY CARD (AFZ-201)

वैयक्तिक सं.
PERSONAL NO. IC-49849Y

पूरा नाम NAME IN FULL
KGA KAMAL DEV

सेना SERVICE
SIGNALS

पैंक RANK
COL

जारी करने वाले अधिकारी की मोहर और हस्ताक्षर
STAMP AND SIGNATURE OF ISSUING OFFICER

भारतीय सशस्त्र सेनाएं, INDIAN ARMED FORCES

जन्म की तारीख DATE OF BIRTH	ऊंचाई HEIGHT	बाल HAIR	आंख EYES
18.01.65	178 cms	BLACK	BLACK

पहचान के चिह्न IDENTIFICATION MARKS
A MOLE ON THE UNDER SIDE OF LEFT ELBOW

HQ 29 INF DIV
22 FEB 2007

SIGNATURE OF HOLDER

क्रमांक SERIAL NUMBER
842411

This is a valid Identity Card of INDIA. Not transferable. Person bearing this card is entitled to normal police assistance and courtesies. [illegible]

1వ పుస్తకము 2010 వ సం॥ పు..... 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 7

సబ్-రిజిస్ట్రార్

సబ్-రిజిస్ట్రార్ మహారు. THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET షామీర్‌పేట్

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

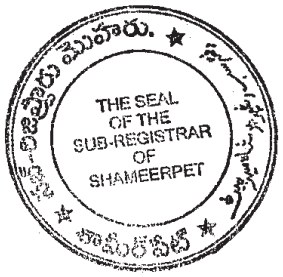
Sig. Of Licencing Authority (SWZ)

1వ పుస్తకము 2010 వ సం॥ పు..... 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 8

సబ్-రిజిస్ట్రారు



इसके द्वारा, भारत सरकार के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार है, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आवागमन के अपने-अपने में, और उसे हर तरह की देसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत सरकार के राष्ट्रपति के आदेश से किया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

पी. राजैया
P. RAJAIAH
कृते पासपोर्ट अधिकारी
For Passport Officer
हैदराबाद/Hyderabad

MINISTRY OF EXTERNAL AFFAIRS
PASSPORT OFFICE

भारत गणराज्य REPUBLIC OF INDIA

प्रकार /Type: P
राष्ट्रीय कोड /Country Code: IND
पासपोर्ट सं. /Passport No.: G8880449

उपनाम /Surname
KOTHAPALLY

दिये गये नाम /Given Names
JACOB GABRIEL

राष्ट्रीयता /Nationality: INDIAN
लिंग /Sex: M
जन्म तिथि /Date of Birth: 17/07/1939

जन्म स्थान /Place of Birth
NALGONDA

जारी करने का स्थान /Place of Issue
HYDERABAD

जारी करने की तिथि /Date of Issue: 23/05/2008
समाप्ति की तिथि /Date of Expiry: 22/05/2018

P<INDKOTHAPALLY<<JACOB<GABRIEL<<<<<<<<<<<<<<
G8880449<9IND3907177M1805224<<<<<<<<<<<<<<<8

1వ పుస్తకము 2010 వ సం!! పు..... 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 9

సబ్-రిజిస్ట్రార్

సబ్-రిజిస్ట్రారు మొహరు. ★ THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET ★ షామీర్‌పేట్ ★

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

SlNo.	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 Purchaser 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 (GPA Holder for Presenting Doc)	

Identified by
Witness 1
Witness 2

Photos and TIs captured by me

5/2/10

Capture of Photos and TIs done in my presence

I వ పుస్తకము 2010 వ సం॥ పు 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితము వరకు సంఖ్య 10

సబ్-రిజిస్ట్రార్

సబ్-రిజిస్ట్రార్ ముద్ర

THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET

షామీర్‌పేట్