

SCANNED

39/2010 B-18



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011180

2025 22/10/2010
Kamesh
S. V. L. No. 26/98, R. No. 11/2007
CITY CIVIL COURT
SECUNDERABAD
Modi & Modi Constructions

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

AGREEMENT FOR LAND DEVELOPMENT CHARGES

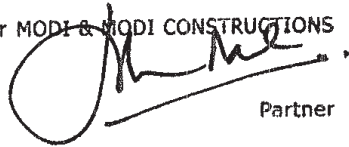
This Agreement is made and executed on this the 6th day of December 2010 at SRO, Keesara, Ranga Reddy District by and between:

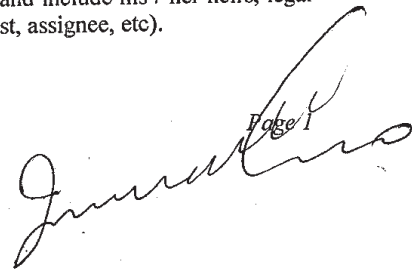
M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its Office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

MR. DASU VENKATA NARAYANA RAO, SON OF MR. D. MADHAVA RAO aged about 41 years, Occupation: Service, residing at C/o. Mr. P. Sai Kumar, Door No. 1-1-31/II/427, House. no. 427, Phase - II, Saket, Kapra, ECIL Post, Hyderabad - 500 042, 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


Page 1

వస్తువులము 2000 రూపాయలు
 కుసావేలము 2000 రూపాయలు
 కుసావేలము 2000 రూపాయలు
 -6 OCT-2009



ENDORSEMENT
 and that the following amounts have
 been paid in respect of this document:
 Rs. 14100

- I. In the shape of stamp duty: Rs. 1300 000
- Rs. 100
- Rs. 12900
- Rs.
- Rs.
- Rs.
- II. Transfer Duty: Rs.
- 1. in shape of challan Rs.
- 2. in the shape of cash Rs.
- III. Registration fees: Rs. 1000
- 1. in the shape of challan Rs.
- 2. in the shape of cash Rs.
- IV. User Charges: Rs. 100
- 1. in the shape of challan Rs.
- 2. in the shape of cash Rs.
- Total Rs. 14100

SUB REGISTRAR
 KEESARA

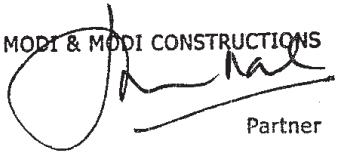
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 02.09.2009 for purchase of a house along with an identifiable plot of land (plot no. 16) in the project known as Nilgiri Homes, situated at Sy. Nos. 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. 16 admeasuring 179 sq. yds. under a Sale Deed dated 06.01.2010 registered as document no. 38/16 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.

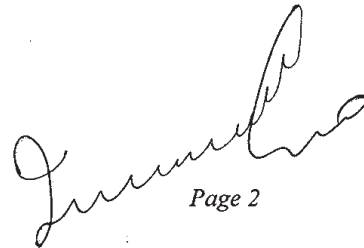
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 13,00,000/- (Rupees Thirteen Lakhs 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 to the builder the above said amount of Rs. Rs. 13,00,000/- (Rupees Thirteen Lakhs Only) before entering into this agreement, which is admitting and acknowledged by the builder.
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.

For MODI & MODI CONSTRUCTIONS



Partner



Page 2

ప్రస్తుతము సేకరించిన సంగతి..... 29.....
 ప్రస్తుతము మొత్తం కాగితముల సంఖ్య..... 7.....
 ఈ కాగితము వరుస సంఖ్య..... 2.....

అధికారి: ఎస్.ఎం. నెం. 7..... వ తర

1930 వ.శ.క. ద్వితీయ మాసం 17..... వ తేది

దినం 2..... మరియు 3..... గంటల వ్యవధి

సేవకు - రిజిస్ట్రారు అధికారులు

ప్రతిపక్షం: K. Prabhakar Reddy

రిజిస్ట్రారు నెం. 10000 నెం. 32.2 మ

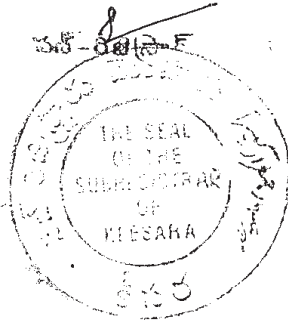
అధికారి: ఎస్.ఎం. నెం. 7..... వ తర

ప్రస్తుతము మొత్తం కాగితముల సంఖ్య..... 7.....

ఈ కాగితము వరుస సంఖ్య..... 2.....

ప్రస్తుతము మొత్తం కాగితముల సంఖ్య..... 7.....

ప్రస్తుతము మొత్తం కాగితముల సంఖ్య..... 7.....



Prabhakar Reddy

K. Prabhakar Reddy S/o. K. P. Reddy O.C. Sec.

R/o 5-4-18/13 & 4, 1st Floor, Sakam mantri

M. G. Road, Secod, through General Post

of Attorney, vide G.P. No. 12/25/108,

at. 09.3.08 at Sec, Keesara, R.R. St.

Daly Venkata Narayana Rao S/o. S. S. Rao

S/o. D. Madhava Rao, O.C. Sec.

R/o. 1-1-31/12/127, H.No. 427, Phase-B, Saket

ECIL Post, Hyderabad-02.

Venkataram Reddy S/o. Raji Reddy O.C. Sec.

R/o 11-18/12, Rd No. 2, Green Hills, And.

B. RAS KUMAR S/o. MUKUND RAO
 O.C. SERVICE R/o. ATWAL, SEC. BAH

ప్రస్తుతము మొత్తం కాగితముల సంఖ్య..... 7.....
 1931 వ.శ.క. నెం. 7..... వ తేది
 ప్రస్తుతము మొత్తం కాగితముల సంఖ్య..... 7.....

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. 14,000/- is paid by way of challan No. 35117 dated 06.01.2010, drawn on SBH, Keesara Branch, Ranga Reddy District.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 16 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. 17
South	Plot No. 15
East	Plot No. 10
West	30' wide Road

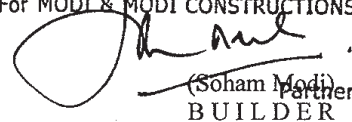
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

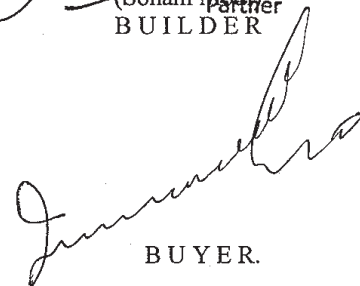
WITNESS:

1.

2.

For MODI & MODI CONSTRUCTIONS


(Soham Modi)
Partner
BUILDER


BUYER.

1 వ పుస్తకము 2010 లోని సంఖ్య.....39.....
 దస్తావేజు వెలుతురు కారితముల సంఖ్య.....7.....
 వా కారితము వరుస సంఖ్య.....3.....

సబ్-రెజిస్ట్రార్

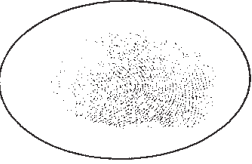
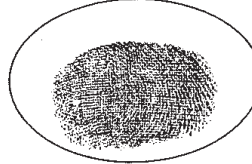
Registration fee of Rs. 129.00 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 1500.00 was paid by me
 Party the said value is No. 55117
 dated 7/1/2010 at Keesara Br Keesara
 Sub-Registrar
 Keesara

1 వ పుస్తకము 2010 లోని (స.స. 1931) సంఖ్య
 39..... తెలుసుగా రజిస్ట్రేషన్ చేయబడినది. స్టాంపు
 విమర్శకు గుర్తింపు నెంబరు 1534-39...../2000
 అమర్చబడినది.
 2010 సం. 2010 సం. 7.....వ తేది

సబ్-రెజిస్ట్రార్ అధికారి



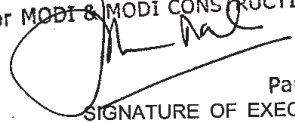
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

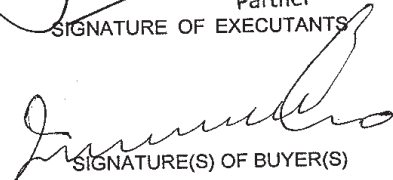
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008: 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.
			BUYER: MR. DASU VENKATA NARAYANA RAO S/O. MR. D. MADHAVA RAO R/O. DOOR NO. 1-1-31/III/427 HOUSE NO. 427, PHASE – II SAKET, KAPRA ECIL POST HYDERABAD – 500 042.

SIGNATURE OF WITNESSES:

1. 
2. 

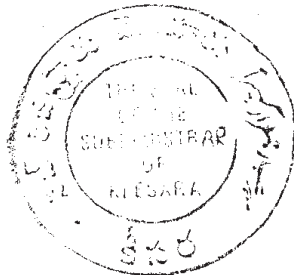
For MODI & MODI CONSTRUCTIONS

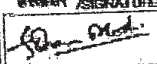

 Partner
 SIGNATURE OF EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము జిల్లాల సంఖ్య..... 39.....
 2 వ పుస్తకము జిల్లాల సంఖ్య..... 7.....
 3 వ పుస్తకము జిల్లాల సంఖ్య.....

సహ-రిజిస్ట్రార్



आयकर विभाग
 PERMANENT ACCOUNT NUMBER
 ABLPM6725H
 नाम NAME
 SOHAN SATESH MODI
 पिता का नाम FATHER'S NAME
 SATISH MANILAL 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
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPP8104E
 भारत सरकार
 GOVT. OF INDIA

 Signature

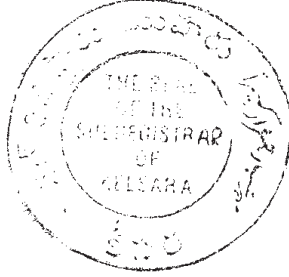
 002205

1 వ పుస్తకము నిలిపివేసిన సంఖ్య..... 39

రెవెన్యూ డివిజన్ మొత్తం కొనుగోలు సంఖ్య..... 7

ఈ కొనుగోలు వరుస సంఖ్య..... 5

సీల్-రెజిస్ట్రార్

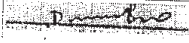


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEAPD5714J

नाम / NAME
VENKATA NARAYANA RAO DASU

पिता का नाम / FATHER'S NAME
MADHAVA RAO DASU

जन्म तिथि / DATE OF BIRTH
17-08-1968

हस्ताक्षर / SIGNATURE


(PRADYOT K. MISRA)
 आयकर आयुक्त (कंप्यूटर कोन्ड)
 Commissioner of Income-tax (Computer Operations)

Pradyot K. Misra

इस कार्ड को खो / गिरा जाने पर कृपया जारी करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त (कंप्यूटर कोन्ड),
 पूर्वी खण्ड-II, तल संख्या-3,
 विवेकानन्द मार्ग,
 रामकृष्ण पुरम, नई दिल्ली-110066.

In case this card is lost/found, kindly inform/return to
 the issuing authority :

Commissioner of Income-tax (Computer Operations),
 Level III, East Block II,
 Vivekananda Marg, R.K. Puram,
 New Delhi - 110066.

1 వ పుస్తకము జిల్లాల సంఖ్య.....39.....

2 వ పుస్తకము జిల్లాల సంఖ్య.....7.....

3 వ పుస్తకము జిల్లాల సంఖ్య.....6.....

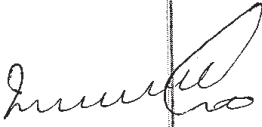
సబ్-రెజిస్ట్రార్



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

C.S.No./Year: 000041/2010 of SRO: 1530(KEESARA)

07/01/2010 14:20:08

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) DASU VENKATA NARAYANA RAO R/O. 1-1-31/II/427, H.NO 427, SAKET,ECIL POST, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI. CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4- 187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	

Witness
Signatures

Operator
Signature

SubRegistrar
Signature

1 వ పుస్తకము జీవితము సంపుటి.....39.....

వస్త్రావేషము మొదలై జాగ్రత్తముల సంపుటి.....7.....

2 వ కొంతము వర్ణముల సంపుటి.....

మే-రెడ్డిస్టార్

