



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011192

25/27 Date 22/02/2009
 Sold to Remark
 S/o. Mr. Mto
 For whom Kadalag & 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).

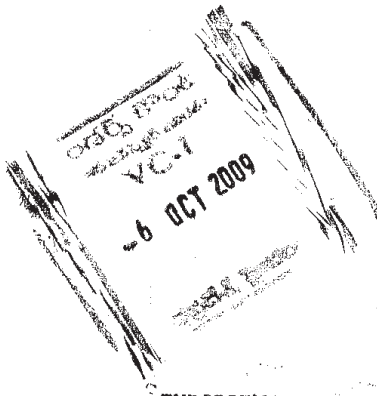
For KADAKIA & MODI HOUSING

A-12.agr.dev.charges

Partner

Page 1

Sheela Jamesina



1వ పుస్తకము 2010 వ సం॥ పేజీ 183
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 1

సబ్-రెజిస్ట్రారు

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:

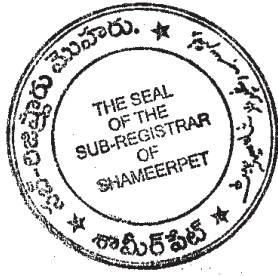
1. in the shape of challan Rs. 1000/-
2. in the shape of cash Rs. _____

IV. User Charges

1. in the shape of challan Rs. 100/-
2. in the shape of cash Rs. _____

Total Rs. 17,110/-

5/2/10
SUB REGISTRAR
SHAMIRPET



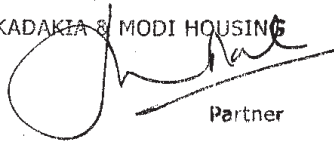
WHEREAS:

- 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.

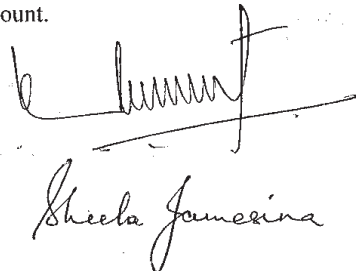
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

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

183
 1వ ప్రస్తావనము 20/10 వ సం॥ వు.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

20/10 వ సం॥ ఫిబ్రవరి 5 వ తేది
 1931 వ కా.శ. మార్చి 16 వ తేది
 పగలు..... 1 మురియు..... 2

సబ్-రిజిస్ట్రారు



కామిగ్ పేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నెంబరు, 1908 లోని సెక్షన్ 32-వ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 100/-.....లు చెల్లించినారు.

వాసియిచ్చినట్లు ఓప్పుకొన్నది
 ఎడమ భ్రూవన ప్రేలు

శ్రీమతి



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. 02/367/10
 dated 27.1.10 registerer at SRO, Shamirpet
 Ranga Reddy District.

విరూపంచినది

① శ్రీమతి Venkateswara Reddy S/o. Anji Reddy o/c: Seema
 Colony, R/o. 11-18/2nd ed no. 2 Green Hills Colony,
 Secunderabad, Hyderabad

② శ్రీమతి B. RAJ KUMAR S/o. MUKUND RAO
 o/c: Seema R/o. Awar, Sec Bad.

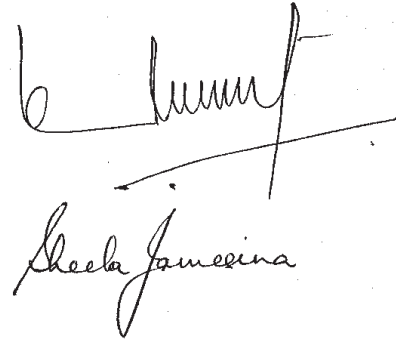
20/10 వ సం॥ ఫిబ్రవరి 5 వ తేది సబ్-రిజిస్ట్రారు
 1931 వ కా.శ. మార్చి 16 వ తేది కామిగ్ పేట్

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. 868207, 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 యొక్కము కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 3

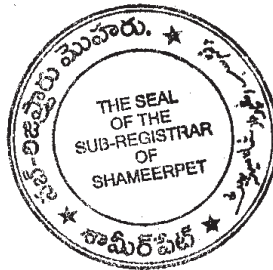
[Signature]
 సబ్-రిజిస్ట్రార్

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

[Signature] 5/2/10
 Sub Registrar

1వ పుస్తకము 20/0 సం॥ (శా.శ. 1931) సం॥ పు
 183 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-I..... 183-2010
 ఇవ్వబడినది.
 20/0 సం॥ క్షయము నెంబరు 5 వ తేది

[Signature] 5/2/10
 సబ్-రిజిస్ట్రార్ అధికారి



SCHEDULED PROPERTY

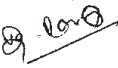
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 199 sq. yds, in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, bounded on:

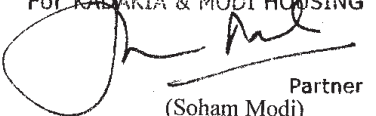
North	Plot No. 13
South	Plot No. 11
East	Neighbour's Land
West	30' wide road

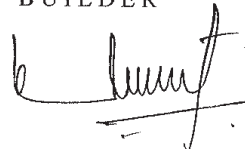
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For KADAKIA & MODI HOUSING

WITNESS:

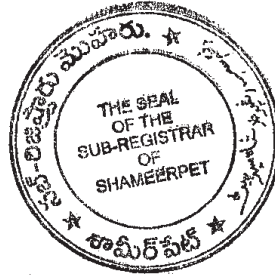
1. 
2. 


Partner
(Soham Modi)
BUILDER


BUYER.


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.**

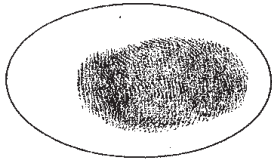
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

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. 2/2K/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

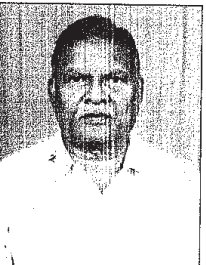
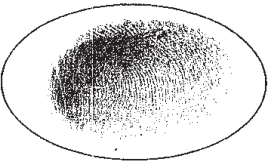


BUYERS:

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.

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, K. J. Ranga Reddy District. S/O. Shamshet

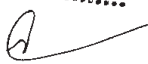
SIGNATURE OF THE REPRESENTATIVE

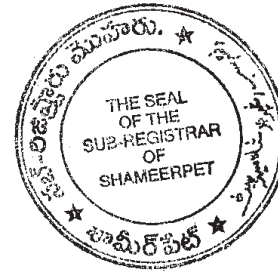
For KADAKIA & MODI HOUSING

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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


సబ్-రిజిస్ట్రార్



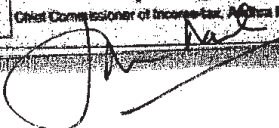
प्राथमिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य अधिकारी, आयकर विभाग
 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

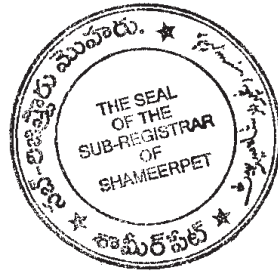

1002008

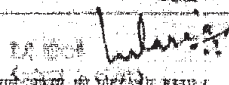

Prabhakkar

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



సబ్-రిజిస్ట్రార్



पहचान कार्ड IDENTITY CARD IAFZ-201	
	वैयक्तिक नं. PERSONAL NO. IC-49849Y
	पूरा नाम NAME IN FULL KGA KAMAL DEV
	सेवा SERVICE SIGNALS
	रैंक RANK COL
 जारी करने वाले अधिकारी की प्रमाणित हस्ताक्षर TAMP AND SEAL OF THE ISSUING OFFICER	
भारतीय सशस्त्र सेना, INDIAN ARMED FORCES	

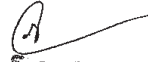
चक्र चिह्न	वजन	चमक	आँख
	18.01.65	178 cm BLACK	BLACK
दाहिनी बांह पर निशान RIGHT ARM MARKS A MOLE ON THE UNDER SIDE OF LEFT ELBOW HQ 29 INF DIV 22 FEB 2007			
निशान की संख्या MARKS SERIAL NUMBER 842411		अधिकारी की हस्ताक्षर SIGNATURE OF OFFICER 	

Properties of Government of India. Not transferable.
 Report loss immediately to nearest police station and
 to the issuing authority for cancellation of stamp.

1వ పుస్తకము 20/10 వ సం॥ పు..... 183

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

రం 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 20/10 వ సం॥ పు..... 183

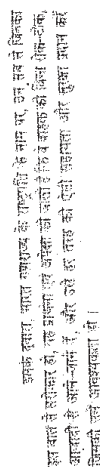
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితము వరుస సంఖ్య..... 8



సబ్-రిజిస్ట్రారు.





THESE ARE REQUESTED AND RECEIVED IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHO IN MAY CONCERN TO ALLOW THE GRANT OF A RESERVATION WITHOUT LATER HINDRANCE AND TO AFFORD FAVORABLE EVERY ASSISTANCE AND PROTECTION BY WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश पर दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

बी. राजग्या

P. RAJAIAM

कते पासपोर्ट अधिकारी
For Passport Officer
हैदराबाद/Hyderabad.



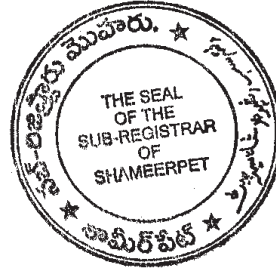
भारत गणराज्य REPUBLIC OF INDIA

	श्रेणी / Type	देश का कोड / Country Code	पैसेपोर्ट नं. / Passport No.
	P	IND	G8880449
	परिवार / Surname		
	KOTHAPALLY		
	दिए गए नाम / Given Names		
JACOB GABRIEL			
राष्ट्रियता / Nationality	लिंग / Sex	जन्म तिथि / Date of Birth	
INDIAN	M	17/07/1939	
जन्म स्थान / Place of Birth			
NALGONDA			
जारी करने का स्थान / Place of Issue			
HYDERABAD			
जारी करने की तिथि / Date of Issue		वैधता की तिथि / Date of Expiry	
23/05/2008		22/05/2018	

P<INDKOTHAPALLY<<JACOB<GABRIEL<<<<<<<<<<<<<<<<<<
68880449<9IND3907177M1805224<<<<<<<<<<<<<<<<<8

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


సబ్-రిజిస్ట్రార్



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

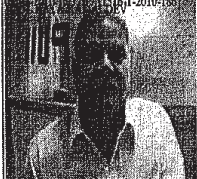
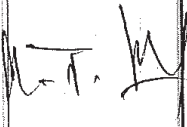
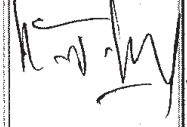
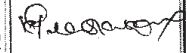
C.S.No./Year: 000186/2010 of SRO: 1516(SHAMIRPET)

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 (GP 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

1వ పుస్తకము 20/0 వ సం॥ పు..... 183
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ఈ కాగితము పదనీ సంఖ్య..... 10

సబ్-రిజిస్ట్రార్

