



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594952

995 01/12/2009 100

S.No. Date Rs. Name : Anil Kumar

S/o. W/o. D/o. Narsing Rao

For Whom : Modi & Modi Constructions

U. MASTANA

S.M.L. No. 09/2009

H.No. 3-3-228/678/209

YOUSUF GUDA, HYDERABAD.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 1st day of February 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

1. MR. ROHIT KUMAR PADMANABHAN, SON OF MR. T. K. PADMANABHAN aged about 34 years, Occupation: Service
2. MRS. DEBARATI DATTA, WIFE OF MR. ROHIT KUMAR PADMANABHAN aged about 33 years, Occupation: Service, both are residing at Plot no. 6, 1st Floor, Archana Enclave, East Marredpally, Secunderabad - 500 026, 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

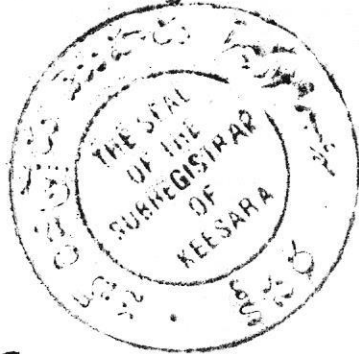
1 వ పుస్తకం 2010 వ సం॥ 335

దస్త్రీని మొదట కాగితముల సంఖ్య 8

పుస్తకం గురించిన సమాచారం 1

26 NOV 2009

107-1010-5



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
by challan No. 5514024 11/2/2010

I. Stamp Duty:

- | | |
|--|-----------|
| 1. in the shape of stamp papers | Rs 100 |
| 2. in the shape of stamp
(10/10/10 of I.S. Act 1899) | Rs. 10730 |
| 3. in the shape of cash
(10/10/10 of I.S. Act 1899) | Rs |
| 4. in the shape of stamp duty
(10/10/10 of I.S. Act 1899) | Rs |

II. Transfer Duty:

- | | |
|----------------------------|-----|
| 1. in the 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 11930

SUB REGISTRAR
KEESARA

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 19th January 2010 for purchase of a house along with an identifiable plot of land (plot no. 28) 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. 28 admeasuring 117 sq. yds. under a Sale Deed dated 01.02.2010 registered as document no. 334/10, 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.

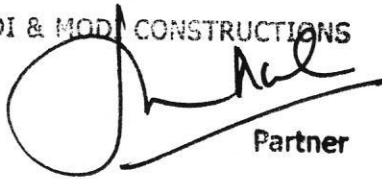
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 10,83,000/- (Rupees Ten Lakhs Eighty Three 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 already paid an amount of Rs. 1,08,000/- (Rupees One Lakh Eight Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.
3. The Buyer shall pay to the Builder the balance amount of Rs. 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousand Only) in the following manner:

Installment	Amount	Due date for payment
I	Rs. 75,000/-	25.02.2010
II	Rs. 9,00,000/-	09.03.2010

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.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

For MODI & MODI CONSTRUCTIONS


Partner





1 వ పుస్తకము 2010 వ సం॥ 335

దస్తావేజు మొత్తం కాగితముల సంఖ్య 8

ఈ కాగితము వరుస సంఖ్య 2

2010 సం॥ ఫిబ్రవరి నెల 1 వ తేది

పా.క. మూల్య మానము 12 వ తేది

12 మరియు 1 గంటల మధ్య

సంఖ్య - రిజిస్ట్రారు ఆఫీసులో

12/2/10 K. Prabhakar Reddy

రిజిస్ట్రేషన్ నెంబరు 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించవలసిన డాక్యుమెంట్లు

మరియు వీరిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ॥ 1000/- లు చెల్లించి

ప్రామాణికం చేయించుకొన్నది

విధానం అనుసరించినది



K. Prabhakar Reddy

K. 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. 12/BEK/08
dated 29.2.08 registerer at SRO, Keesara
Ranga Reddy District.

ఎడమ బొటన వ్రేలు

Rohit Kumar Padmanabhan

Rohit Kumar Padmanabhan

S/o. T. K. Padmanabhan, occ: Service

R/o. Plot No. 6, 2nd Floor, Archana Enclave

East Maredpally, Sec Bad - 036

నిరసమొదటి వ్రేలు

DeBerati Datta

DeBerati Datta W/o. Rohit Kumar Padmanabhan

Occ: Service - R/o.

Plot no. 6, 2nd Floor,

Archana Enclave, East Maredpally, Sec Bad - 036

రూపొందినది

Yenkataramana Reddy S/o Anji Reddy occ: Service

R/o. 11-189/2, Rd No. 2, Green Hills Colony And

B. RAO KUMAR S/o. MUKUND RAO, occ: SERVICE

R/o. Alwal, Sec Bad

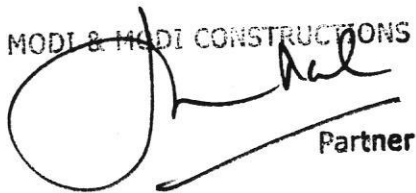
అ. కి. రంగారెడ్డి

2010 సం॥ ఫిబ్రవరి నెల 1 వ తేది సంఖ్య - రిజిస్ట్రారు

1931 వ కా.క. సం॥ మూల్య మానము 12 వ తేది కేవల

6. 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.
7. 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.
8. 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.
9. 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.
10. Stamp duty and Registration amount of Rs. 11,830/- is paid by way of challan no. 551402, dated 01.02.2010, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner





1 వ పుస్తకము 2010 వ సం॥ 335
 దస్తావేజు మొత్తం కొలితము 8
 ఈ కొలితము వరుస సంఖ్య 3

15-8-2010

An amount of Rs. 10730 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 1083000 was paid by me
 Party through challan No. at BH Keesara Br Keesara
 dated

Sub-Registrar
 Keesara

1 వ పుస్తకము 2010 సం॥ (కా.శ. 1931) సంఖ్య
 335 మంజూరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 విలువ గుర్తింపు నెంబరు 1530-335/2010
 జమచేయబడినది.
 15-8-2010

Sub-Registrar
 Keesara



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 28 admeasuring about 117 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	30' wide Road
South	30' wide Road
East	Park
West	Plot No. 29

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:

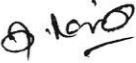
For MODI & MODI CONSTRUCTIONS

WITNESS:

1.



2.



(Soham Modi) Partner
BUILDER

BUYER.

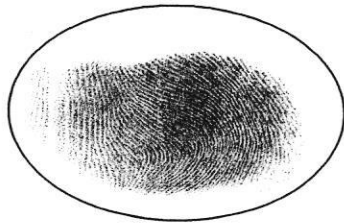
1 వ పుస్తకము జిల్లా 10 వ సం॥పు..... 335
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ఈ భాగితము వరుస సంఖ్య..... 4

✓
-రిజిస్ట్రార్



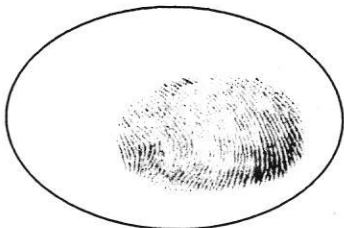
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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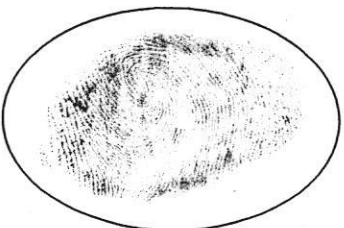
BUILDER:

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



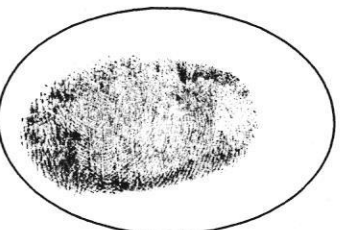
GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:

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:

1. MR. ROHIT KUMAR PADMANABHAN
S/O. MR. T. K. PADMANABHAN
R/O. PLOT NO. 6, 1ST FLOOR,
ARCHANA ENCLAVE,
EAST MARREDPALLY,
SECUNDERABAD – 500 026.



2. MRS. DEBARATI DATTA
W/O. MR. ROHIT KUMAR PADMANABHAN
R/O. PLOT NO. 6, 1ST FLOOR,
ARCHANA ENCLAVE,
EAST MARREDPALLY,
SECUNDERABAD – 500 026.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

వ పుస్తకము 20.10వ సం॥పు..... 335
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 8
ఈ కాగితము వరుస సంఖ్య..... 5

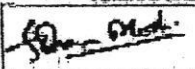


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

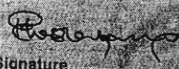
SIGNATURE


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
AWSP8104E

Signature


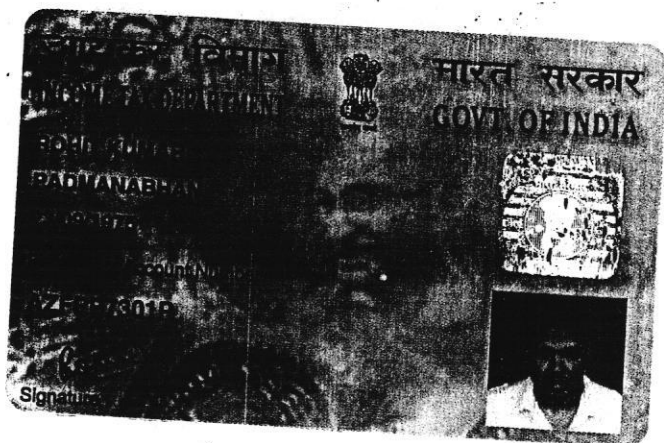


10062008

Prabhakkar

1 వ పుస్తకము 2010 వ సం॥ గ్రంథం..... 335
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Raghu



S. Datta

ఎ పుస్తకము 20వ సంగ్రహం..... 335

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 8

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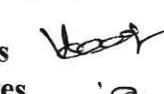
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 336/2010 of SRO: 1530(KEESARA)

01/02/2010 12:03:03

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ROHIT KUMAR PADMANABHAN R/O. P.NO 6 1ST FLOOR, ARCHANA ENCLAVE,EAST MARREDPALLY, SEC-BAD.	
2			(CL) DEBARATI DATTA R/O. P.NO 6 1ST FLOOR, ARCHANA ENCLAVE,EAST MARREDPALLY, SEC-BAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, SOHAM MANSION M.G.ROAD, SEC-BAD.	

Witness
Signatures




Operator
Signature



Subregistrar
Signature



2
10-5

