



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 009051

2660 Date: 22/01/2010
 Sold to: Venkatesh
 S/o. D/o. W/o: G. A. Rao
 For Whom: M/s. Modi & Modi Construction

K. SATISH KUMAR
 S.V.L. No. 13/2009, R.No. 16/2009
 S-2-30, Premavathipet (Vill),
 Rajendra Nagar (Mdi), R.R. Dist

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 11th day of March 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

1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY aged about 30 years, Occupation: Service,
2. MR. B. NARASIMHA REDDY, SON OF. LATE SHRI. B. DATTA REDDY aged about 60 years, Occupation: Service, both are residing at H. No. 1-1-18/110-118, Flat No. G-5, Laxmi Ganapathi Apartments, Jawahar Nagar, RTC 'X' Roads, 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, assignee, etc).

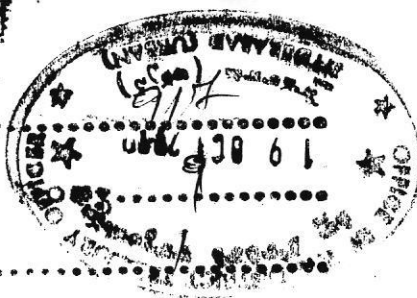
For MODI & MODI CONSTRUCTIONS

Page 1

Partner

(Signature)

(Signature)



వ పుస్తకము 20/ వ పంపు
మొత్తం కాగితముల
కాగితము వరుస సంఖ్య



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No. 551904 Dt. 11/2/12

I. Stamp Duty:

1. in the shape of stamp papers Rs 10
2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs 2500
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 13700

SUB REGISTRAR
KEESARA

WHEREAS:

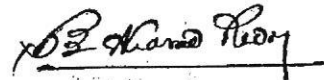
- A) The Buyer has entered into an Agreement of Sale dated 17.06.2009 for purchase of a house along with an identifiable plot of land (plot no. 31) in the project known as Nilgiri Homes, situated at Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy 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. 31 admeasuring 117 sq. yds., under a Sale Deed dated 11.03.10 registered as document no. 916/10 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.

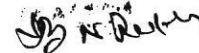
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 12,60,000/- (Rupees Twelve Lakhs Sixty 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. 12,60,000 /-(Rupees Twelve Lakhs Sixty Thousand Only) before entering this agreement which is admitted and acknowledges 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.

For MODI & MODI CONSTRUCTIONS


Partner





1. పుస్తకము 2010 వ సం॥ పు... 917
 2. ప్రామాణిక మొత్తం కాగితముల సంఖ్య... 7
 3. కాగితము వరుస సంఖ్య... 7

2010 సం॥ పు... నెం. 19 వ.శ.శ. పు... మాసం...
 పగలు... మరియు... గంటల వ్యక్తి

కీసర్ నబ్ - రిజిస్ట్రారు ఆఫీసులో
 కీ/కీ.చ.తి... P. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 ఆధారించి సమర్పించవలసిన డాక్యుమెంట్లు
 మరియు వేలములకు సంబంధించిన డాక్యుమెంట్లు
 రూ॥ 10000 లు చెల్లించినారు

సబ్-రిజిస్ట్రార్



Prabhakar Reddy

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/BK/108 dated 23.3.08 registerer at SRO, Keesara Ranga Reddy District.

2. పుస్తకము బొటన పైపు... 10

Prabhakar Reddy

B. Narasimha Reddy S/o. Late B. Datta Reddy
 Occ. Service - R/o. 1-1-18/110-118 Floor No. G-5
 Laxmi Gnapanthi Apts, Jawahar Nagar, RTC's Road
 Hyderabad.

3. పుస్తకము బొటన పైపు... 10

Prabhakar Reddy

D. Venk Reddy, S/o D. Ram Reddy, Occ. Business
 H. No. 1-8-53/4 NRD Road Rajendrapuram
 Hyderabad

Prabhakar Reddy

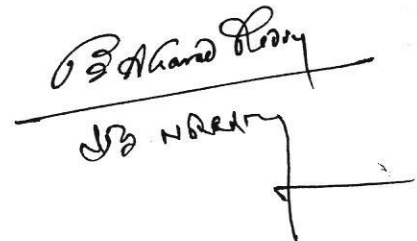
D. Narayan Reddy
 S/o Late. Ram Reddy
 Business. Ganesh Nagar Ram Nagar Sule, Hyderabad - Hyd

2010 సం॥ పు... నెం. 11 వ.శ.శ. పు... మాసం...
 1931 వ.శ.శ. నెం. పు... మాసం... వ.శ.శ. కీసర.

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.
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. 13,600/- is paid by way of challan No. SS 1904 dated 11.03.10 drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner


Partner

1 వ పుస్తకము 20/0 వ సం॥పు..... 7/7.....
 వస్తావేజు మొత్తం కొగితముల సంఖ్య..... 9.....
 ఈ కొగితము వరుస సంఖ్య..... 3.....

సబ్-రిజిస్ట్రార్

An amount of Rs. 12500 towards stamp duty
 including transfer tax, and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 12,60,000 was paid by me
 Party through challan Receipt No. 551204
 Dated 11/10 at SDH Keesara Br Keesara

Sub-Registrar
 Keesara

పుస్తకము 20/0 సం॥ (శా.శ. 1931) సం॥పు
 మొత్తం మొదలుగా రిజిస్టరు చేయబడినది. స్టాంపు
 నిమిత్తం గుర్తింపు నెంబరు 1500- 7/7/20/0
 ఇవ్వడమైనది.
 20/0 సం॥ 11/10 నెం॥ 11 వ తది

సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 31 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. 32

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.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]
(Soham Modi) Partner
BUILDER

[Signature]
BUYER.

[Signature]

1 వ పుస్తకము 20/0 వ సం॥ను.....9/7.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....
ఈ కాగితము వరుస సంఖ్య.....4.....

సబ్-రీజిస్ట్రార్

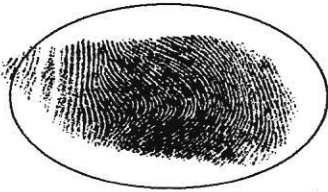


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

MR. SOHAM MODI
S/O. MR. SATISH MODI

GPA FOR PRESENTING DOCUMENTS
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

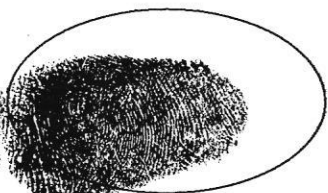
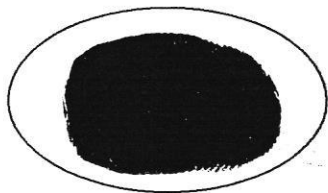
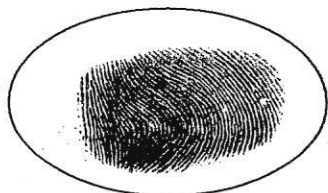
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

BUYERS:

1. MR. B. SHARAD REDDY
S/O. MR. B. NARASIMHA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.

BUYER CUM REPRESENTATIVE:

2. MR. B. NARASIMHA REDDY
S/O. LATE SHRI DATTA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.



SIGNATURE OF WITNESSES:

1.

[Signature]

2.

[Signature]

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative Mr. B. Narasimha Reddy as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner
SIGNATURE OF EXECUTANTS

[Signature]

X
SIGNATURE OF BUYER

[Signature]

వ పుస్తకము 2010 వ సం॥ గ్రంథం..... 9.7
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రజిస్ట్రార్

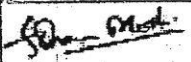


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMPN6725H

नाम / **NAME**
SOHAN SATISH MODI

पिता का नाम / **FATHER'S NAME**
SATISH MANILAL MODI

जन्म तिथि / **DATE OF BIRTH**
18-10-1989

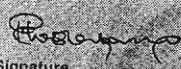
हस्ताक्षर / **SIGNATURE**


मुख्य आयकर अधिकारी, 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
AWSP8104E

हस्ताक्षर / **SIGNATURE**




10062008

1 వ పుస్తకము 20/0 వ సం॥ 917.....
వస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....
ఈ కాగితము వరుస సంఖ్య.....1.....

సబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

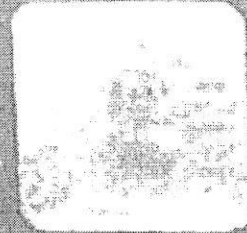
B SHARAD REDDY
BAIMEDI NARASIMHA REDDY

23/06/1979

Permanent Account Number

AJFPR1933F

Signature



వ పుస్తకము 2010 వ సం॥ గ్రంథం..... 917
రస్తాపేజీ మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 7

పబ్-రిజిస్ట్రార్





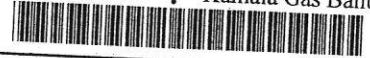
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Radha Reddy	Wife	28/08/62	43

[Signature]
24/08/2005
కామవారిని సంతకం/వేలిముద్ర
జారీ చేయు తేది ఎమ్.ఆర్.ఓ. / ఎ.ఎస్.ఓ.

HOUSEHOLD CARD

Card No : PAP158315000497
F.P Shop No : 150
పేరు : బామేదేవ్ . నరసింహ రెడ్డి
Name of Head of Household : Baimedee . Narasimha Reddy
తండ్రి/భర్త పేరు : దత్త రెడ్డి లేట్
Father/ Husband Name : Datta Reddy Late
పుట్టినతేదీ/Date of Birth : 20-12-1950
వయస్సు/Age : 55
వృత్తి /Occupation : Employee-Govt.
ఇంటి.నెం./House No. : 1-8-149/C
వీధి /Street : RAJENDRA NAGAR
Colony : NIRD ROAD
Ward No. : వర్డ్ 19/ Ward-19
Municipality : రాజేంద్రనగర్ / Rajendranagar
జిల్లా /District : రంగ రెడ్డి / Ranga Reddy
Annual Income (Rs.) : 126,000
LPG Consumer No. : 608410/(Double)
LPG Dealer Name : Kamala Gas Bahudur , HPC



[Signature]

ప పుస్తకము 20/ వ సంచిక.....917.....
వస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....
ఈ కాగితము వరుస సంఖ్య.....8.....

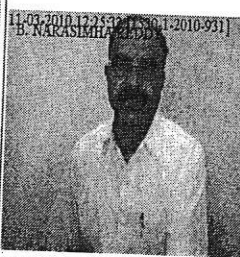
పబ్-రిజిస్ట్రార్

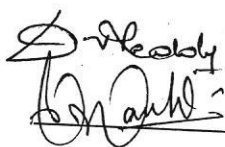


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000931/2010 of SRO: 1530(KEESARA)

11/03/2010 12:25:37

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) B. SHARAD REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5,LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
2			(CL) B. NARASIMHA REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5,LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
3	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 200 వ పుస్తకము..... 917
దస్తావేజు మొత్తం కారితముల సంఖ్య..... 9
ఈ కారితము వరుస సంఖ్య..... 9

సబ్-రిజిస్ట్రార్

