

1661/09

53

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

P 368681

17-11-2008 Serial No: 11,174 Denomination: 100
 Issued By: Sub Registrar
 Ex. Office Stamp Vendor
 G.S.O., C&G Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 2nd day of April 2009 at Secunderabad 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, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

1. MRS. P. PADMA SAVITRI, WIFE OF MR. P. SAI KUMAR aged about 41 years, Occupation: Service
2. MR. P. SAI KUMAR, SON OF MR. P. SURYANARAYANA MURTHY aged about 43 years, Occupation: Service, both are residing at H. No. 1-1-31/II/427, Plot No. 427, Phase - II, Saket Enclave, PO ECIL, Kapra, Hyderabad - 500062. , hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page 1

For MODI & MODI CONSTRUCTIONS

 Partner

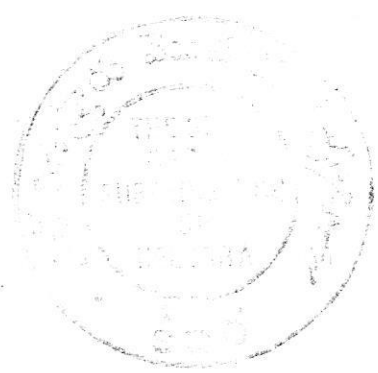
P. Padma Savitri

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195204 2/4/9



Rs 100
 Rs 18190
 Rs
 Rs
 Rs
 Rs 1000
 Rs
 Rs 100
 Rs

Total Rs 19390

SUB REGISTRAR
 KEESARA

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 02.03.2009 for purchase of a house along with an identifiable plot of land (plot no. 53) in the project known as Nilgiri Homes, situated at Sy. No. 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. 53 admeasuring 240 sq. yds. under a Sale Deed dated 02.04.2009 registered as document no. 1662/09 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.

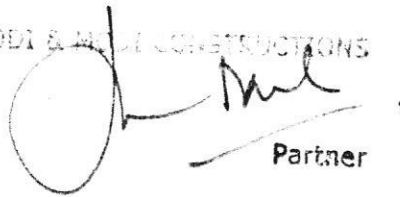
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 18,29,000/- (Rupees Eighteen Lakhs Twenty Nine 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 shall pay to the Builder the development charges of Rs. 18,29,000/- (Rupees Eighteen Lakhs Twenty Nine Thousand Only) in the following manner:

Installment	Due date of payment	Amount (Rs.)
I	10.04.2009	2,32,000/-
II	22.04.2009	15,97,000/-

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

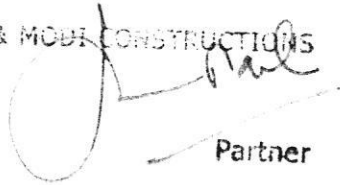
P. Padma Saray.

J. Sai Kumar.

1989 మార్చి నెం. 2293 నెం. 2 పేజీ 11
 1989 మార్చి నెం. 2294 (2) పేజీ 12 పేజీ 12

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

For MODI & MODI CONSTRUCTIONS



Partner

P Padma Rao

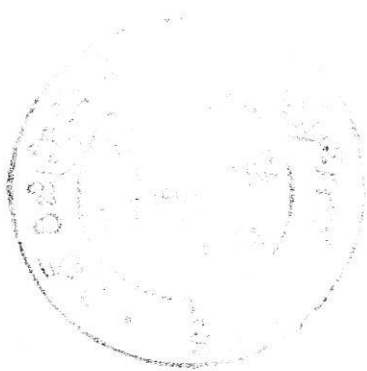
D. Sai Kumar

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SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 53 admeasuring about 240 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:

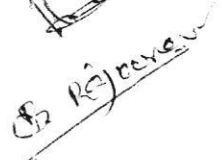
North	Plot No. 54
South	Plot No. 52
East	Plot No. 60
West	30' wide road

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.

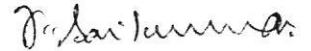
~~1. ~~
2. 

For MODI'S MODI CONSTRUCTIONS

(Soham Modi)

-BUILDER Partner





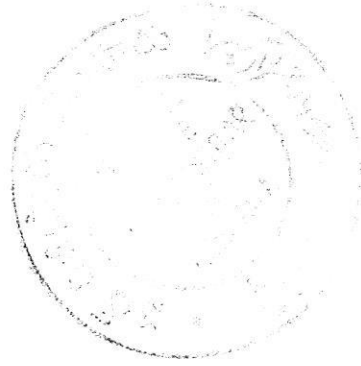
BUYER.

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

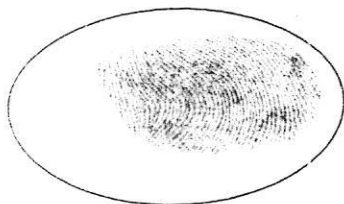
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

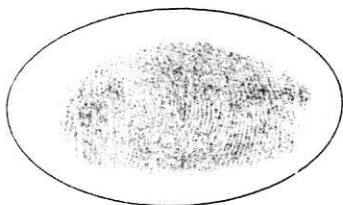
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNER

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. MRS. P. PADMA SAVITRI
W/O. MR. P. SAI KUMAR
R/O. H. NO. 1-1-31/II/427,
PLOT NO. 427, PHASE - II,
SAKET ENCLAVE,
PO ECIL, KAPRA,
HYDERABAD - 500062

BUYER:

2. MR. P. SAI KUMAR,
S/O. MR. P. SURYANARAYANA MURTHY
R/O. H. NO. 1-1-31/II/427,
PLOT NO. 427, PHASE - II,
SAKET ENCLAVE,
PO ECIL, KAPRA,
HYDERABAD - 500062

SIGNATURE OF WITNESSES:

1.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]

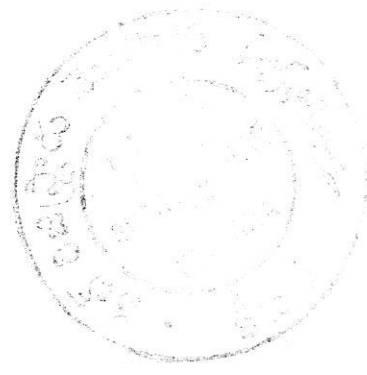
Partner
SIGNATURE OF EXECUTANTS
P. Padma Savitri

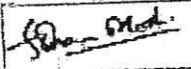
SIGNATURE(S) OF BUYER(S)

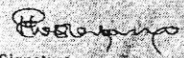
[Signature]

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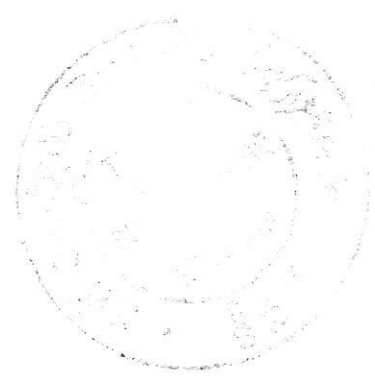


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
ABMPM6725H		
	नाम / NAME	SOHAM SATISH MODI
	पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI
	जन्म तिथि / DATE OF BIRTH	18-10-1989
हस्ताक्षर / SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSP8104E		
 Signature		10062008

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Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Padma Savitri	Wife	08/08/67	39
3	Sai Bharadwaj	Son	19/12/92	14
4	Sai Vashish	Son	29/08/97	9
5	Suryanarayana Murthy	Father		84
6	Saurajya Lakshmi	Mother		82
7	Govind Raj	Others		50

CARDS ISSUING OFFICE
DPL KAMALANAGAR
16/02/2006

సంబంధించిన వ్యక్తుల/వ్యక్తిని

HOUSEHOLD CARD

Card No : PAPI587124A0102
 F.P Shop No : 124
 పేరు : పెమ్మరాజు సాయి కుమార్
 Name of Head of Household : Pemmaraju Sai Kumar
 తండ్రి/భర్త పేరు : సూర్యనారాయణ
 Father/Husband Name : Suryanarayana
 పుట్టిన తేదీ/Date of Birth : 23/08/1965
 వయస్సు/Age : 41
 వృత్తి/Occupation : Employee-Govt.
 ఇంటి నెం./House No. : 1-1-31/II/427
 రోడ్ /Street : KAPRA
 Colony : SAKETH ENCLAVE
 Ward No. : 26 1/ Ward-I
 Municipality : కృష్ణా / Kapsa
 జిల్లా /District : రంగారెడ్డి / Rangareddy
 Annual Income (Rs.) : 650,000
 LPG Consumer No. : 491977 (Double)
 LPG Dealer Name : Ennar Gas Agencies Ltd, 400

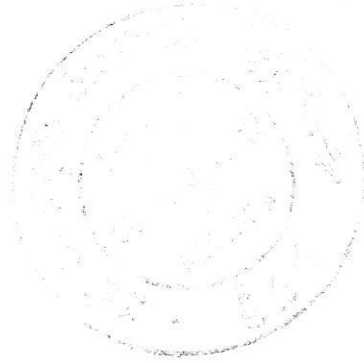


~ P Padma Savitri

~ S. Sai Kumar

1. పట్టణము 7500 1661
 2. పట్టణము 7500 8
 3. పట్టణము 7500 7

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

C.S.No./Year: 001682/2009 of SRO: 1530(KESARA)

02/04/2009 12:11:25

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 02-04-2009 12:09:14 [1530-1-2009-1682] P. PADMA SAVITRI	(CL) P. PADMA SAVITRI H.NO. 1-1-31/II/427, SAKET ENCLAVE, POECIL, KAPRA, HYD-BAD	<i>P. Padma Savitri</i>
2		 02-04-2009 12:11:21 [1530-1-2009-1682] P. SAI KUMAR	(CL) P. SAI KUMAR H.NO. 1-1-31/II/427, SAKET ENCLAVE, POECIL, KAPRA, HYD-BAD	<i>P. Sai Kumar</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O.5-4-187/3&4.II FLOOR, SOHAM MANSION.M.G. ROAD. SEC-BAD	

Witness Signatures

Operator Signature

Subregistrar Signature

1661

వస్తువులను కలిపి పంపించు.....
పంపించు వస్తువులను కలిపి పంపించు.....
పంపించు వస్తువులను కలిపి పంపించు.....

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పంపించు వస్తువులను

