

SCANNED

भारत INDIA
INDIA NON JUDICIAL

L 376235

S.V.L. No:13/2000, R. No: 26/2000
5-2-30 FREEMANATHIPET (V)
R NAGAR (M), I. R. DIST.

M/S. Modi & Modi Controlling

Uthandru

చివరి పుస్తకము 2008 వ సం॥ గా
 వస్తావాటి 3551
 ఈ కారితము వయసు సుమారు 6

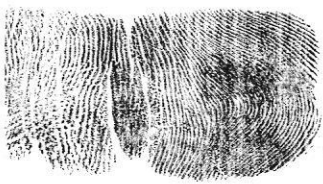


చివరి పుస్తకము



2008 వ సం॥ గా 23 వ తేది
 1930 వ.కా.శ.నం. 2 వ తేది
 పదం 1 సరియ 2 గుంటల చుట్ట
 కింద పట్ - రిజిస్టరు ఆఫీసులో
 క్రింది క. ప్రభాకర రెడ్డి
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు రిజిస్ట్రేషన్ సహా పాపాలు చేసి రుసుము
 రూ॥ 1000/- లు చెల్లించినాడు.
 గ్రామము చివరికి ఒప్పాకోన్నడి
 పదం చివరికి పేరు

(Signature)
(Signature)



K. Prabhakar Reddy S/o. K.P. Reddy occ: Service
 07 E-L-187/3 & 4, 2nd floor, Soham mansion
 M.G. Road, Sec'bad, through attested GPA
 for Presentation of documents, vide GPA NO.
 12/BK IV/08 at SRO, Keesara, R.R. Dist.

నిరూపించినది

- ① *(Signature)* I Pradeep S/o. J. Dharmaj occ: Senior
 R/o 1-10-263, New Bungalow, Jubilee.
- ② *(Signature)* Kiran S/o. Ramachandra Rao occ: Business
 101. 5th cross A.P.H. A.S. Rao Nagar 'X' Road
 Hyderabad

(Signature)

2008 సం॥ గా 23 వ తేది సబ్-రిజిస్ట్రారు
 1930 వ.కా.శ.నం. 2 వ తేది పదం

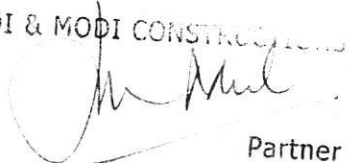
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 11th March 2008 for purchase of a house along with an identifiable plot of land (plot no. 58) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132-136 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. 58 admeasuring 240 sq. yds. under a Sale Deed dated 23.5.08, registered as document no. 3550/08, in the Office of the Sub-Registrar, Keesara. 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 in advance a sum of Rs. 21,10,000/- (Rupees Twenty One Lakhs Ten 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 above said amount for development charges of Rs. 21,10,000/- (Rupees Twenty One Lakhs Ten Thousand Only) on or before 15.03.2008.
3. The Buyer shall liable to pay the development charges on land in advance 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. 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 CONSTRUCTION



Partner



1 ఫిబ్రవరి 2008 నుంచి 3551
 రెవెన్యూ మొత్తము లాగితముల సంఖ్య 6
 ఈ లాగితముల వరుస సంఖ్య 2

నవ-రిజిస్టరు

DISBURSEMENT
 Certified that the following amounts have been paid in respect of this document

By Challan No. 11530-1/2008
 S.B.H. Keesara, the basic of the m.v./ consideration of P.S. S.B.H. Keesara

I. Stamp Duty

1. In the shape of stamp papers	Rs. 100
2. In the shape of stamps (as per I.S. Act 1899)	Rs. 1000
3. In the shape of stamps (as per I.S. Act 1899)	Rs.
4. Adjustment of stamp duty	Rs.
(as per I.S. Act 1899) if any	Rs.

II. Transport Charges

1. In the shape of challan	Rs.
2. In the shape of cash	Rs.

III. Transport Charges

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 22200

15 ఫిబ్రవరి 2008 నుంచి (చా.నం 11530) నుంచి
 3551 మొత్తముగా రిజిస్టరు చేయబడినది. స్వాసింగ్
 చా.నం 11530-1/2008
 రిజిస్టరు
 2008 నుంచి మే నెల 23 తేది

నవ-రిజిస్టరు అధికారి



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.
9. Stamp duty and Registration amount of Rs. 22100 /- is paid by way of challan No. 789268, dated 23.5.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner



1 వత్తకము 2003 సం॥ ఫి 3551
దస్తావేజు మొత్తము కొగితముల సంఖ్య 6
ఈ కొగితముల పరమ సంఖ్య 2

మక-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 58 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

North Plot No. 59
South Plot No. 57
East 30' wide road
West Plot No. 51

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 CONSTRUCTION

(Soham Modi) Partner
BUILDER

BUYER.

1 ప్రకటనము 2003 సం॥ పు 3551

దస్తావేజు మొత్తము లాగితముల సంఖ్య 6

ఈ లాగితముల వరుస సంఖ్య 4

సబ్-రెజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
B'

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. RAOD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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



SPA FOR PRESENTING DOCUMENTS:

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

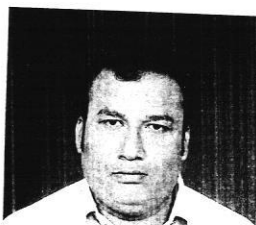


PURCHASER:

MR. VISHNUBHATLA CHANDRA MOULII
S/O. LATE SHRI. V. V. SUBRAHMANYA SASTRY
R/O. H. NO. 23-23-51
SIVA RAO STREET
SATYANARAYANA PURAM
VIJAYAWADA - 520 011.

REPRESENTATIVE:

MR. A. LAXMIBANSHI
S/O MR. A. SADHARMA
R/O. 5-4-187/3 & 4
M. G. ROAD
SEC. BAD



SIGNATURE OF WITNESSES:

1.

2.

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. A. LAXMIBANSHI as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 ఫిబ్రవరి 2008 నంబర్ 3551
దస్తవేజు మొత్తము కాగితముల సంఖ్య 6
ఈ కాగితముల వరుస సంఖ్య

నవ-రిజిస్ట్రారు

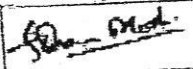


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMP16725H


नाम / NAME
SONAM SATESH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

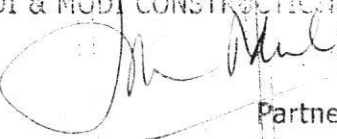
DRIVING LICENCE
DLDP011193022002


PRABHAAS REDDY K
K PRABHA REDDY
2-3-64/10224
JATSWAL GARDEN
HYDERABAD

30-01-2002 **DUPLICATE**

Licencing Authority
 ETA-HYDERABAD-E2

For MODI & MODI CONSTRUCTIONS


 Partner

1 ఏప్రిల్ 2008 నుంచి 30/04/2008

దస్తావేజు మొత్తము కొగితముల సంఖ్య 6

ఈ కొగితముల వరుస సంఖ్య 6

సహ-రిజిస్ట్రారు



ORIGINAL

దస్తావేజులు మరియు రుసుము రశీదు

Channarayana moul

mm - 58

నెం. 2117

Soham model

శ్రీమతి / శ్రీ.

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	A/overlaid	C/A		
దస్తావేజు విలువ	240000	211000	2195000		
స్థాంపు విలువ రూ.	100	100	100		
దస్తావేజు నెంబరు	3550	3551	3552		
రిజిస్ట్రేషన్ రుసుము	1200	1000	1000	① 789267	
లోటు స్థాంపు	21500	21000	21850	② 789 268	
యూజర్ చార్జీలు	100	100	100	③ 789 271	
అధనపు షీట్లు					
5 X.....	/	/	/		
మొత్తం	22800	22100	22950		

అక్షరాల

తేది

22/5/21

రూపాయలు మాత్రమే)

వాపసు తేది

సా. 4 గంటలకు

సబ్ రిజిస్ట్రారు

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof if in excess of 10 days subject to maximum of Rs. 500/- will be

