

SCANNED

1996/09



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 148087

Date : 09-04-2009

Serial No : 3,611

Denomination : 100

Purchased By :

G. VANMATESH

S/O G.A. RAO

SECABAD

For Whom :

MODI & MODI CONSTRUCTIONS

SECABAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
C.S.O., C&IG Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 30 day of April 2009 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

MR. P. V. S. CHANDRA SEKHARAM, SON OF LATE SHRI. P. SURYANARAYANA aged about 48 years, Occupation: Service, residing at D-1/502, Karishma Apartments, Vidhansabha Road, Shankarnagar, Raipur - 492001, Chattisgarh, 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

[Signature]
Partner

[Signature]

అక్టోబరు 2008 నాటి వు..... 1926
 దస్తావేజు మొత్తము కొలితముల సంఖ్య..... 8
 ఈ కొలితముల వరుస సంఖ్య.....

సబ్ రిజిస్ట్రారు



DECLARATION

I hereby declare that the following amounts have been paid in respect of the document:

Challan No. 214250 Dt. 25/11/08
 Stamp Duty: 16,400/-

1. In the shape of stamp papers Rs. 100/-

2. In the shape of challan (u/s. 11 of T.A. Act 1959) Rs. 16,300/-

3. In the shape of cash (u/s. 11 of T.A. Act 1959) Rs.

4. adjuvant of stamp duty u/s. 16 of T.A. Act 1959, if any Rs.

D. Transfer Duty:

1. In shape of challan Rs.

2. In the shape of cash Rs.

E. 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.

12500

SUB REGISTRAR
 KEESARA

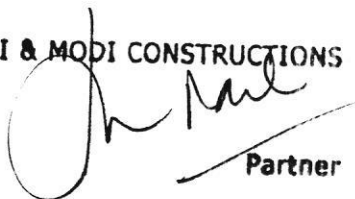
WHEREAS:

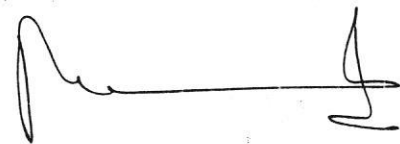
- A) The Buyer has entered into an Agreement of Sale dated 03.02.2009 for purchase of a house along with an identifiable plot of land (plot no. 59) in the project known as Nilgiri Homes, situated at Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy 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. 59 admeasuring 240 sq. yds. under a Sale Deed dated 30.04.2009 registered as document no. 1995/09 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. 16,40,000/- (Rupees Sixteen Lakhs Forty 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.16,40,000/- (Rupees Sixteen Lakhs Forty Thousand Only) on or before 30th April 2009.
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

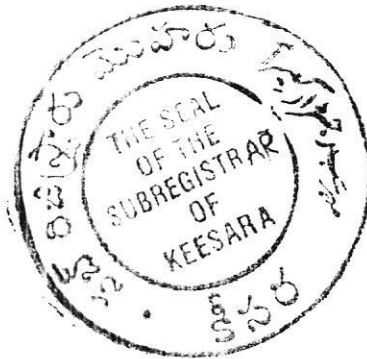


1 వ పుస్తకము 2001 వ సం॥ నెం..... 1996

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య.....

సబ్ రిజిస్ట్రార్



2001 వ సం॥ ఎడిట్ నెం..... 30 వ తేది
1930 వ సం॥ డిగ్రీ మానం..... 10 వ తేది
నంబర్..... సురియ గంటల మధ్య

విశేష - రిజిస్ట్రారు ఆఫీసులో
కేసర జిల్లా కలెక్టరు K. Prabhakar Reddy

రిజిస్ట్రారు ద్వారా 1908 లోని సెక్షన్ రిజిస్ట్రారు
అనుసరించి వమర్పించవలసిన భూగ్రాఫులు
సురియ వేలిముద్రలతో పహా దాఖలు చేసి రుసుము
రూ॥..... (1000)..... లు చెల్లించినారు
ప్రాసియర్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన ప్రేలు

Prabhakar

Prabhakar

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/08
dated 09.3.08 registerer at SRO, Keesara,
Ranga Reddy District.

వకీలుగారు ప్రేలు -

P. V. S. Chandra Sekharan
S/o. Late P. Suryanarayana, occ. Service
R/o. D-1/502, Kanishma Apts,
Vidhanabala Road, Shankarnagar, Road -
492001.

విరూపించినది

①

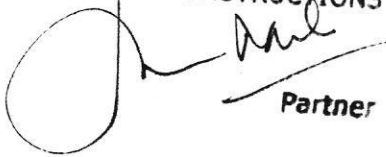
Venkateswara Reddy S/o. Ravi Reddy occ. Service
R/o. 11-187/2, Rd No. 2, Green Hill Colony,
Sankarnagar, And.

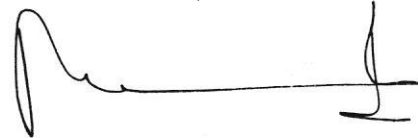
② A. Laxminarayana

A. LAXMINARAYANA S/o. SADRARMA
occ. SERVICE R/o. LALAPER, SEC-BAD

2001 వ సం॥ ఎడిట్ నెం..... 30 వ తేది వకీ-రిజిస్ట్రారు
1930 వ సం॥ డిగ్రీ మానం..... 10 వ తేది కేసర

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.
9. Stamp duty and Registration amount of Rs. 17,400/- is paid by way of challan No. 200750 dated 30.4.09 drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

Partner



అనంతము 2008 సం॥ పై 1996
 ఉస్తావేజు మొత్తము కొగితముల సంఖ్య 8
 ఈ కొగితముల వదున సంఖ్య 3

సహ-రిజిస్ట్రారు

An amount of Rs. 16,300 towards stamp duty
 including transfer duty and fee. 10.00
 towards registration fee on the Market Value
 of Rs. 16,40,000 was paid by me
 Party through challan Receipt No. 20.4.2008
 dated 30/4/08 at SBH Keesara Br Keesara
 Sub-Registrar
 Keesara

అనంతము 2008 సం॥ (20.4.1996) సంఖ్య
 1996 మంబరగా రిజిస్టరు చేయబడినది. స్టాంపు
 సమీక్షం నిర్వహించు వెంటురు 11530-1 1996/2008
 ఇవ్వబడ్డది.
 2008 సం॥ 20/4/08 సం॥ 30

సహ-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

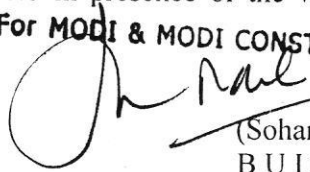
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 59 admeasuring about 240 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

North	Plot No. 60
South	Plot No. 58
East	30' wide road
West	Plot No. 52

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:

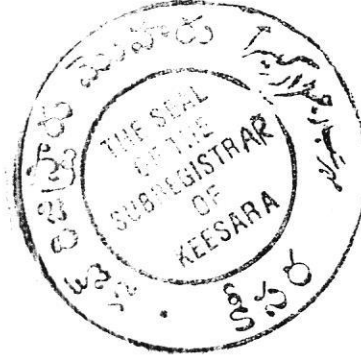
1. 
2. 

For MODI & MODI CONSTRUCTIONS

(Soham Modi)
BUILDER Partner


BUYER.

వృత్తము 2008 సం॥ పు 1996
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8
ఈ కాగితముల వరుస సంఖ్య

నజీ-రిజిస్టరు

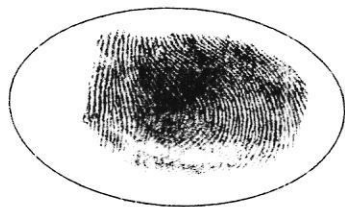


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

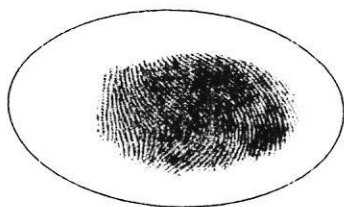
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

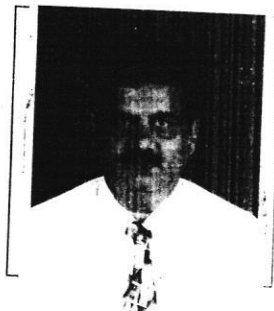
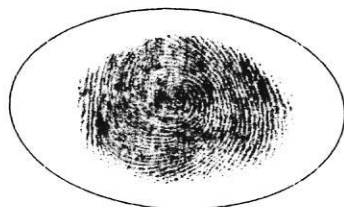
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNER

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:

MR. P. V. S. CHANDRA SEKHARAM,
S/O LATE SHRI. P. SURYANARAYANA
R/O.D-1/502, KARISHMA APARTMENTS,
VIDHANSABHA ROAD,
SHANKARNAGAR,
RAIPUR - 492001,
CHATTISGARH

SIGNATURE OF WITNESSES:

1.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

SIGNATURE OF EXECUTANTS

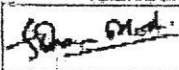
[Signature]

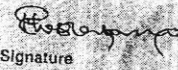
SIGNATURE(S) OF BUYER(S)

1996
.....
..... 8
..... 5
.....

నవ-రిజిస్ట్రారు



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	आरएमपीएन6725H	
नाम / NAME	सोहम सतिश मोदी	
पिता का नाम / FATHER'S NAME	सतिश मानिल मोदी	
जन्म तिथि / DATE OF BIRTH	18-10-1999	
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 AWSPP8104E		
Signature 		10062008

పుస్తకము 2000 సం॥ వృ 1996
దస్తావేజు ముత్రము తాగితముల సంఖ్య..... 8
ఈ తాగితముల వరుస సంఖ్య 6

సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PVS CHANDRA SEKHARAM
PAPPU SURYANARAYANA

01/06/1960

Permanent Account Number
ARJPS9282Q

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सौंपें :
आयकर पैन सेवा यूनिट, UTISL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

1996
 విస్తరణ కమిటీ నిర్ణయం 8.
 తనైవేజు మొత్తము కొగితముల సంఖ్య 2
 ఈ కొగితముల వరుస సంఖ్య

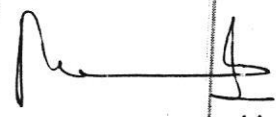
పశ్చిమ-రిజిస్ట్రారు



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

C.S.No./Year: 2018/2009 of SRO: 1530(KEESARA)

30/04/2009 14:36:40

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) P.V.S. CHANDRA SEKHARAM D-1/502, KARISHMA APTMTS, VIDHANSABHA ROAD, SHANKARNAGAR, RAIPUR.	

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1996
పునఃముద్రణము 2000లో నిర్వహించబడినది
దస్తావేజు మొత్తము కొరతముగా ఉన్నది
కొరతముల వరుస నంబర్లు
నవ-రిజిస్ట్రారు

