

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

311 28/4/68 100:-

G. Venkatesh

G. A. Rao

modi and modi constructions

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 16th day of JULY 2008 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 38 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

Mrs. G. Renuka, wife of Mr. G. Parshuram aged about 37 years, residing at 104, 1st Floor, GBS Enclave, Tirumalagiri Main Road, Secunderabad - 500 015, 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

నవ-రిజిస్ట్రారు

ENDORSEMENT	
Certificate for the following amounts have been paid for the year of this document	
City of London	716675 on 2/7/18
S. G. & Co. Ltd. 16, 30, 000	
(CONSULTANT FEE)	
I. Salary & Allowance	
1. Salary & Allowance	Rs. 100
2. Salary & Allowance	Rs. 16200
II. Office Expenses	
1. Office Expenses	Rs.
2. Office Expenses	Rs.
III. Office Expenses	
1. Office Expenses	Rs.
2. Office Expenses	Rs.
IV. Office Expenses	
1. Office Expenses	Rs. 1000
2. Office Expenses	Rs.
V. Office Expenses	
1. Office Expenses	Rs. 100
2. Office Expenses	Rs.
Total 17400	



[Handwritten signature]

Partner

The Buyer has entered into an Agreement of Sale dated 10th January 2008 for purchase of a house along with an identifiable plot of land (plot no. 72) 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. 72 admeasuring 170 sq. yds. under a Sale Deed dated 16.07.08 registered as document no. 5272/08, 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.

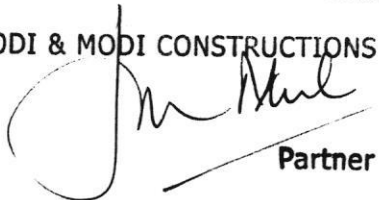
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 16,30,000/- (Rupees Sixteen Lakhs Thirty 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. 16,30,000/- (Rupees Sixteen Lakhs Thirty Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,13,000/-	22.01.2008
II	12,17,000/-	07.03.2008

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 CONSTRUCTIONS


Partner



1 వ పుస్తకము 2008వ సం॥పు... 5273.....
 కస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7.....
 ఈ కాగితము వరుస సంఖ్య..... 2.....

సబ్-రిజిస్ట్రార్



2008 సం॥ పు... 2003 సం॥ పు... 16 వ తేది
 1930 వ.శ.సం. 1922 మాసం 25 వ తేది
 పేరు... 1... పేరు... 2... గింటల మద్య
 కింద పేజీ - రిజిస్ట్రేరు అఫీసులో
 శ్రీ/శ్రీమతి... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నంబరు 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరియు వేరిముద్రలతో సహా దాఖలు చేసి యనుము
 రూ॥ 1000..... లు చెల్లించినాడు.

Prasanna

ప్రాసియన్మెంట్లు ఉప్పుకొన్నది
 ఎడమ బాటన వ్రేలు

Prasanna

K. Prabhakar Reddy S/o. K.P. Reddy occ. service
 01 5-11-187/3 & 4, 2nd Floor, Sohem mansion,
 M.G. Road, Sec'bad, through attested GPA for
 Presentation of documents vide GPA No. 12/12/08
 Dt- 09.03.2008 at SRO, Keesara, R.R. dist

యూపించినది

1 (KIRAN)

KIRAN S/o LAXMINARAYANA SERVICE
 R/o Flat No. 101, SRI SAT APTS,
 ASILAO NAGAR 'X' ROADS, HYDERABAD

2 mullanna

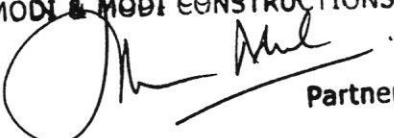
Rama Rao S/o Venkateshwar Rao occ. Business
 R/o. 1-54, Krishnanager, Meerpet, Hyderabad.

17/03/08

2008 సం॥ పు... 2003 సం॥ పు... 16 వ తేది సబ్-రిజిస్ట్రేరు
 1930 వ.శ.సం. 1922 మాసం 25 వ తేది కింద

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. 17,300/- is paid by way of challan No. 716675, dated 02-7-08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

Partner


X

1 వుత్తరము 2008 నంబు 5223
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 7
 ఈ కాగితముల పాటన సంఖ్య 3

సబ్-రిజిస్ట్రారు

An Amount of Rs. 16200 towards stamp duty
 Including transfer duty and Rs. 1000
 towards registration fee on the Market value
 of Rs. 16,30,000 was paid by me.
 Party through challan Receipt No. 216675
 dated 2/7/08 at SBH Thumkunta Br. Thumkunta Keesara

Sub-Registrar

Shamirpet Keesara

1 వ వుత్తరము 2008 నంబు (కాన 1930) నంబు
 5223 మొదలుగా రిజిస్ట్రారు చేయబడినది. స్వా.సింగ్
 నిమిత్తం గుర్తింపు నెంబరు 11530-1 5223/2008
 ఇవ్వబడినది.

2008 నంబు 2008 నంబు 16 వ తేది

సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 72 admeasuring about 170 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. 73
South	Plot No. 71
East	30' wide road
West	Plot No. 65

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



Partner

(Soham Modi)
BUILDER



BUYER.

1 వుద్దకము 2008 సం॥ పు5273.....

వస్త్రావేజా మొత్తము కాగితముల సంఖ్య.....7.....

ఈ కాగితముల నమర సంఖ్య4.....

సబ్-రిజిస్ట్రారు



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

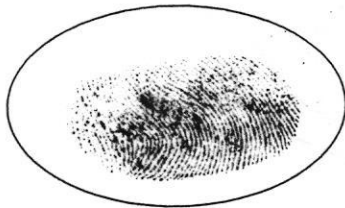
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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 MANAGING PARTNER

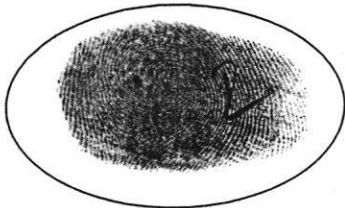
MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:

VIDE G.P.A. NO. 12/14/08, DT. 29.03.08

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:

MRS. G. RENUKA
W/O. MR. G. PARSHURAM
R/O. 104, 1ST FLOOR
GBS ENCLAVE, TIRUMALAGIRI MAIN ROAD
SECUNDERABAD - 500 015.

REPRESENTATIVE:

MR. G. ASHOK
S/O. MR. LATE G. RAMULU
R/O. 3-1-177, S.S. STREET
R.P. 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. G. ASHOK 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

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1 వుస్తరను 2008 నంబు5273
వస్తరేబా మోళ్ల గుం గాగితముల సంఖ్య.....2
ఈ గాగితముల వివర సంఖ్య5

నవ-రిజిస్టరు



PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

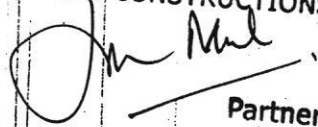
ANDHRA PRADESH
 DRIVING LICENCE
 OLDAP011193822002

PRADIP K
 R PRADIP K
 2-3-1989
 JOINTLY
 HYDERABAD

30-07-2002 DUPLICATE

Licensing Authority
 RTA-HYDERABAD-02

For MODI & MODI CONSTRUCTIONS


 Partner

1 ప్రస్తావన 2008 సం॥ పే 5273
దస్తావేజు మొత్తము రుగితముల సంఖ్య 7
ఈ రుగితముల వివర సంఖ్య 6

సహ-రిజిస్టరు

