

2354/08

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376180

Sl No. 1167
 Sold to
 S/o. D/o.
 For Whom

09/12/2007 100/-
 G. Venkatesh
 G. A. Rao
 Mrs. Modi & Modi

K. SATISH KUMAR

S.V.L. No:13/2000, R. No: 26/2006
 5-2-30 PREMAVATHIPET (V)
 NAGAR (M), R.R. DIST.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 29th day of March 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

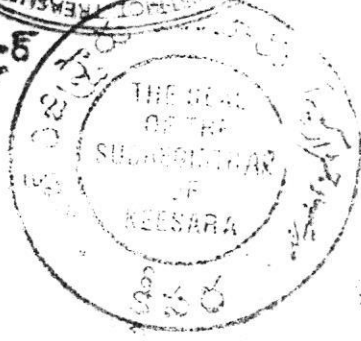
MRS. U. K. PADMA LATHA, WIFE OF MR. C. S. PHANI RAJA RAO aged about 34 years, residing at Flat No. 302, Kranthi's Anjali Towers, Near Flora Café, Maruthi Nagar, Moulali post, Hyderabad - 500 040, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

[Signature]
 Partner

[Signature]
 Page 1

2008 వ సం॥ నెల 2, 3, 4



సబ్-రిజిస్ట్రార్

శ్రీ/శ్రీమతి.....నెల 2, 3, 4.....వ తేది
1920 వ.శా.శ. సం.....మాసం.....వ తేది
పేరు.....మరియు.....గంటల మధ్య
కిసర సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి.....M. Soham Modi.....

రిజిస్ట్రేషన్ నెట్ నెట్ 1920 వ.శా.శ. సం.....వ తేది
అనుసరించి సమర్పించబడిన పోలో గ్రాఫులు మరియు
చెరితముద్రలతో సహా దాఖలు చేసి రుసుము
పాప.....2007/.....లు చెల్లించినారు

భూసేయిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు



భూపంచినది
①

②

[Signature]

[Signature]

S/o. Satish Modi, occ. Business
Ap. 5-4-187/3 & 4, 2nd Floor, 80 Lam
Mansion, M. G. Road, Sec' Bad.

[Signature]

U. K. Padmalatha W/o. C.S. Phani Raja
occ. Service Ap. Flat No. 302, Kranthi
Anjali Towers, Near Flora Cafe, Maruthi
Nagar, Moulali Post, Hyderabad - 500.

S/o K. R. Reddy occ. Service
2-3-64/10/24, Amberpet, Hyderabad.

Viran S/o. Ramesh Chandraiah occ. Business
Ap. 1-10-24, H. Colony, Moulali, Hyderabad.

[Signature]

2008 వ సం॥.....నెల 2, 3, 4.....వ తేది సబ్-రిజిస్ట్రారు

1920 వ.శా.శ. సం.....మాసం.....వ తేది కిసర

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th February 2008 for purchase of a house along with an identifiable plot of land (plot no. 73) 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. 73 admeasuring 170 sq. yds. under a Sale Deed dated ~~29.3.08~~ registered as document no. 2353/08, 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.

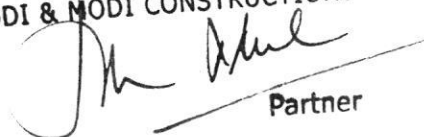
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,15,000/- (Rupees Seventeen Lakhs Fifteen 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. 17,15,000/- (Rupees Seventeen Lakhs Fifteen Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	4,28,000/-	10.03.2008
II	12,87,000/-	25.04.2008

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. సంతకము చేయి వ సం|| నెం... 2354
 దస్తావేజు మొత్తము కాగితముల సంఖ్య... 7
 ఈ కాగితము వరుస సంఖ్య... 2

హక్-రిజిస్ట్రారు

ASSIGNMENT
 The following amounts have
 spect of this document:
 1706.18.1... 02.9.1979.
 S.D. H. K.

- I. Stamp Duty
1. in the shape of stamp papers Rs. 100
 2. in the shape of cash Rs. 17010
(u/s.41 of Act. 1959)
 3. in the shape of cash Rs.
(u/s.41 of Act. 1959)
 4. adjustment of stamp duty Rs.
u/s.16 of I.S. Act. 1959, if any
- II. Transfer Charges
1. in shape of challan Rs.
 2. in the shape of cash Rs.
- III. Registration fees:
1. in the shape of challan Rs. 1200
 2. in the shape of cash Rs.
- IV. Other Charges
1. in the shape of challan Rs. 100
 2. in the shape of cash Rs.

Total Rs. 18250

1721
 SUB REGISTRAR
 KEESARA

1వ షరతును 2008 సం|| (కా.క.1978) సం|| ని
 ...2354 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1530-I...2354...2008
 ఇవ్వబడ్డనది
 2008 సం||...నెంబరు...నెంబరు...వరేది

1721
 హక్-రిజిస్ట్రారు 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. 18,150 /- is paid by way of challan No. 70698, dated 29.03.08, drawn on SBH, Keesar Bx, Hyderabad, R.E. Dist

For MODI & MODI CONSTRUCTIONS


Partner



1వ స్తంభము నిర్మాణ సం॥ ప్త.....2.2.54.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....7.....

ఈ కాగితము వరుస సంఖ్య.....37.....

పబ్లిక్-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 73 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:

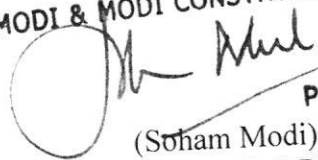
North	Park
South	Plot No. 72
East	30' wide road
West	Plot No. 66

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.

దస్తవేజులు గొర్రె గాడితము నంబు 2354.....

దస్తవేజులు గొర్రె గాడితము బాగిననదుల నంబు 2.....

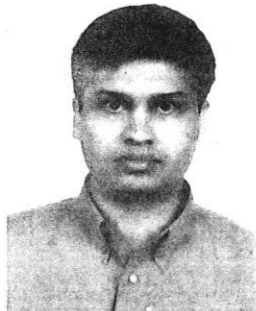
ఈ గాడితము వరుస నంబు 4.....

పద-రిజిస్ట్రారు



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

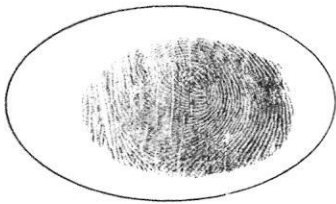
<u>SL. NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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BUILDER:

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

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



BUYER:

MRS. U. K. PADMA LATHA
W/O. MR. C. S. PHANI RAJA RAO
R/O. FLAT NO. 302
KRANTHI'S ANJALI TOWERS
NEAR FLORA CAFÉ
MARUTHI NAGAR, MOULALI POST
HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

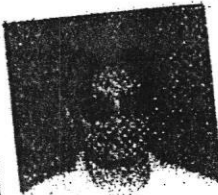
SIGNATURE OF THE EXECUTANTS

1వ పేజీ నంబరు 2354
దస్తవేజు మొత్తము లెక్కన సంఖ్య 7
ఈ కారితము వరుస సంఖ్య 5

హబ్-దిలిస్సారు

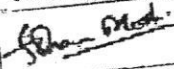


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMPM6725H

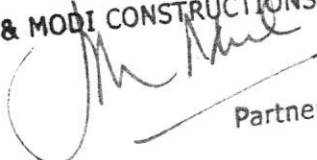
 **नाम / NAME**
SOHAM SATESH MODI

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

For MODI & MODI CONSTRUCTIONS

Partner

1. పేరు 2354
2. వయస్సు 7
3. ఈ కార్యము వయస్సు సంఖ్య 6

పట్ట-దిశాస్థానము





Infosys

U K Padma Latha

U K PADMA LATHA

Emp No : 78458

Contact Tel No : 040-27421373

Blood Group : B +VE

Allergic To :

U K Padma Latha

Authorised Signatory

INFOSYS TECHNOLOGIES LTD

210, Manikonda Village, Lingampally

Rangareddy dist, Hyderabad-500 019

Tel : 91-40-2300 5222, Fax : 91-40-2300 5223

U K Padma Latha

1వ స్తంభము పరిశీలన సం॥ పు.....2354.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....7.....

ఈ కాగితము వరుస సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు

