

B-47



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702355

S.No. 22868 Date 06/05/2011 Rs. 100
 Sold To B. Suresh Chandra Reddy
 S/o. D/o. V. Rama Linga Reddy
 For Whom Modi & Modi Constructions, Sec'bad

A. RAGHUNATH
 LICENSED STAMP VENDOR
 Licence No.16-05-15 of 1988
 R.L.No.16-05-10 of 2011
 Shed No.2-12-85, Marredpally, Sec'bad.
 Mobile No:9346384533

AGREEMENT FOR LAND DEVELOPMENT CHARGES

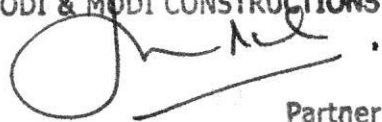
This Agreement is made and executed on this the _____ day of May 2011 at S. R. O. Keesara, Ranga Reddy District by:

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 41 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. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH aged about 27 years, Occupation: Service, residing at H. No. 7-11-66, 4th lane, 1st cross, Kakumanuvara Thota, Guntur, Andhra Pradesh., 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



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 11th day of February 2011 for purchase of a house along with an identifiable plot of land (plot no. 47) 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. 47, admeasuring 125 sq. yds. under a Sale Deed dated _____ registered as document no. _____ 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. 10,75,000/- (Rupees Ten Lakhs Seventy Five 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 has already paid an amount of Rs. 2,250,000/-(Rupees Two Lakhs Twenty Five Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.
3. The Buyer shall pay to the Builder the balance amount of Rs. 8,50,000/-(Rupees Eight Lakhs Fifty Thousand Only) towards the development charges on or before 13th March 2011.
4. 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



5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 47, admeasuring about 125 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

South	Tot-Lot area & Land Scaped Garden
East	Plot No. 46
West	30' wide road
South	Neighbour's land

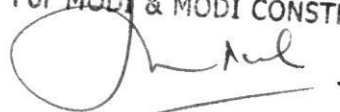
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

2.

For MODI & MODI CONSTRUCTIONS



(Soham Modi)
BUILDER

Partner



BUYER