

200C

30/7/09

2057/09

15270



144
SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369646

Date : 25-11-2008

Serial No : 42,871

Denomination : 100

Purchased By :

G. VENKATESH
S/O. G. S. RAO
SECYAD

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

For Whom :

MR. MEHTA & MODI HOMES
SECYAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 15th day of May 2009 at SRO, Uppal, Ranga Reddy District by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 60 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. ASITH KUMAR MUKHERJEE, SON OF LATE. SHRI. U. N. MUKHERJEE, aged about 55 years, Occupation: Service
2. MR. BIDESH MUKHERJEE, SON OF MR. A. K. MUKHERJEE, aged about 26 years, Occupation: Service, both are residing at 6-138/1, Street No. 8, Habsiguda, Hyderabad - 500 007., 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 MEHTA & MODI HOMES

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]
Partner

[Signature]

[Signature]
Page 1

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

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 1000/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 12300/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
III. Registration fee:	
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. —
Sub-Registrar	Total: Rs. 13300/-



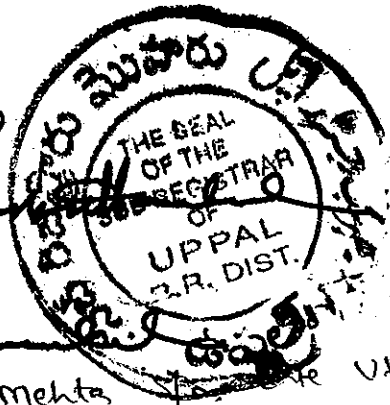
వస్తువులు..... సంగ్రహించి
 డిప్యూటీ జూనియర్ మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

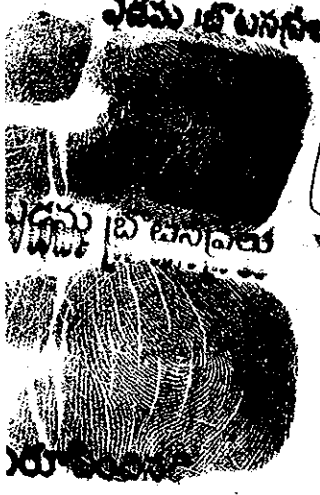
192/- వ.శ.శా. చక్రవర్తి మా సంఘము వద్ద
 పగలు..... మరియు..... గుంటూరు మధ్య
 కప్పుట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ: Suresh U. Mehta
 రిజిస్ట్రారు, 1 కె.ఎ. రోడ్ ని స్టేషన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు పేజీముద్రలతో సహా దాఖలు చేసి
 పనుము రూ. 1000/- చెల్లించినారు.

Receipt No 248882 Di. 15/6/08
 BH, Habsguda Branch, Sec'bad



Suresh U. Mehta
 Office: Sec'bad, 5-A-18/3 & 4, and also
 Soham Mangal, M.G. Road, Sec'bad.



Asith Kumar Mukherjee

Asith Kumar Mukherjee s/o. Late U.N. Mukherjee
 Office: Sec'bad - P/o. 6-13 & 1, Street No. 8,
 Habsguda, Hyderabad.

1. Prabhakar Reddy

K. Prabhakar Reddy s/o. K.P. Reddy
 Office: Sec'bad 5-A-18/3 & 4, M.G.
 Road, Sec'bad

2. Venkatesh Reddy

Venkatesh Reddy s/o. Anji Reddy
 P/o. 11-18/2, Rd no. 2, Green Hills Colony,
 Saroornagar, Hyderabad

200/- వ.శ.శా. చక్రవర్తి మా సంఘము వద్ద
 (192/- వ.శ.శా. చక్రవర్తి మా సంఘము వద్ద) సబ్-రిజిస్ట్రారు

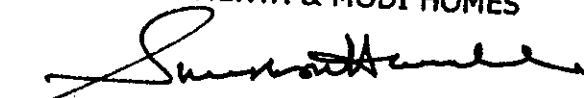
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27th February 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 200C) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. 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. 200C admeasuring 220 sq. yds. under a Sale Deed dated 15.05.2009 registered as document no. 3056/09, in the Office of the Sub-Registrar, Uppal. 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 FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

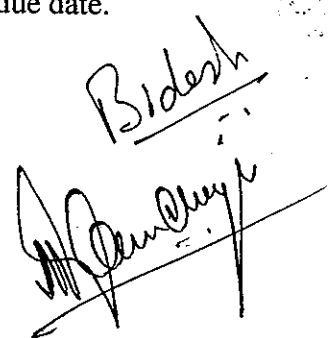
1. The Buyer has agreed to pay a sum of Rs. 12,40,000/- (Rupees Twelve Lakhs Forty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the said an amount of Rs. 12,40,000/- (Rupees Twelve Lakhs Forty Thousand Only) on or before 25th May 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.
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 3 months from the due date.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner


Bidesh

1 వ పుస్తకము... సంతకము
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

సబ్-రెజిస్ట్రార్

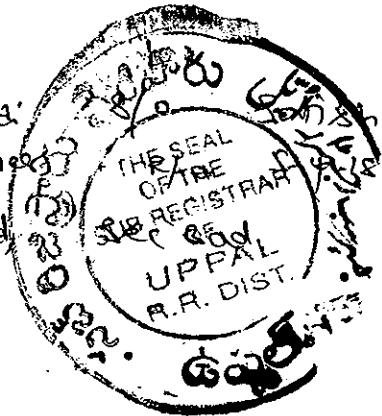
[Handwritten Signature]

విడమ బొటనవేలు



రూపొందినది

Soham mod. 11-18/2, rd no. 2
 O.C. Business
 M.G. Road, Sec 3 & 4



1) *[Signature]*

K. Praveen Reddy & Co. K.P. Reddy
 O.C. Sec 10 5-6-18/3 & 4
 M.G. Road, Sec 3 & 4

2) *[Signature]*

Venkatarama Reddy & Co. Anji Reddy
 O.C. Sec 10 - 11-18/2, rd no. 2
 Green Hills Colony, Sec 10
 Hyderabad.

2018.01.11...
 192...
 నెలవారీ...
 వారీ...

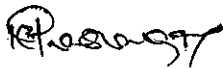
[Handwritten Signature]
 సబ్-రెజిస్ట్రార్

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 bungalow 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.

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:

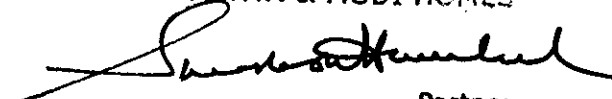
1.



2.

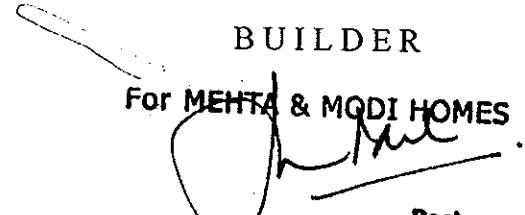


For MEHTA & MODI HOMES


Partner

BUILDER

For MEHTA & MODI HOMES


Partner

BUILDER

BUYER.


Bidesh

1 వ పుస్తకము 3057 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య..... 3.....

సబ్-రిజిస్ట్రార్

Measurement Under Section 42 of Act No. 10
 No. 3057 of 2009 Date 15/1/09

I hereby certify that the proper deficit
 stamp duty of Rs. 12300 Rupees Twelve
 thousand three hundred only
 has been levied in respect of this instrument
 by Sri. Suresh V. Mehta
 on the basis of the agreed Market Value
 consideration of Rs. 12,10,000/- being
 higher than the consideration agreed Market
 Value.

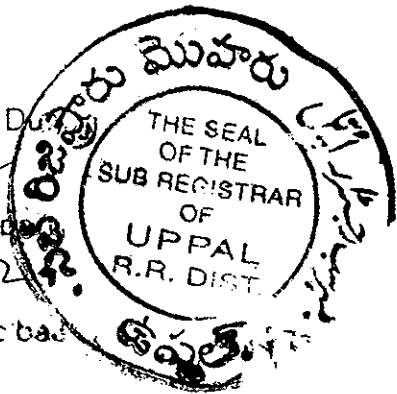
R.O. Uppal

సబ్-రిజిస్ట్రార్

Sub Registrar
 and Collector U/S 4(2)(4)
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 12300/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the
 through Challan Receipt Number 24882
 dated 15/1/09 at SBH Habisiguda Branch Secbad



S.B.M. Habisiguda
 A/c No. 01000050700
 R.O. Uppal

SCHEDULED PROPERTY

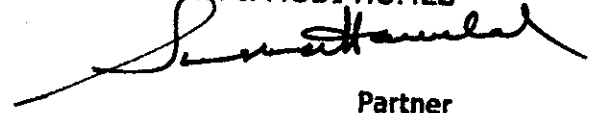
ALL THAT PIECE AND PARCEL OF LAND bearing old Plot No. 30, new plot no. 200C, municipal no. 2-3-291/30, in the project known as Silver Oak Bungalows – Phase II, admeasuring about 220 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan and bounded on:

North	30' wide road
South	Plot No. 35
East	Plot No. 31
West	Plot No. 29 belonging to the Vendor

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:

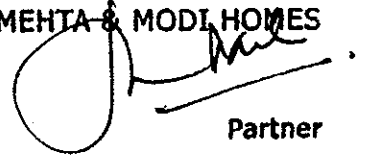
For MEHTA & MODI HOMES



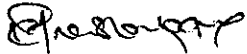
Partner

BUILDER

For MEHTA & MODI HOMES

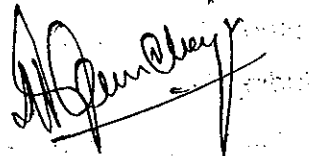


Partner

1. 

BUILDER,

2. 



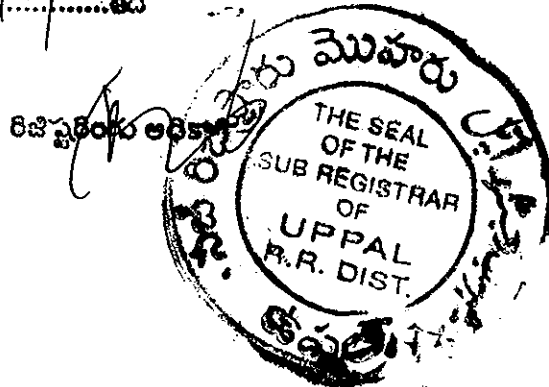
BUYER.



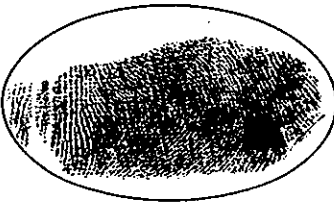

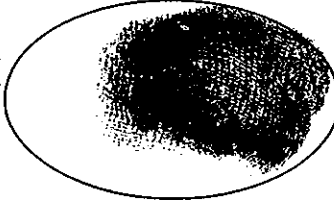


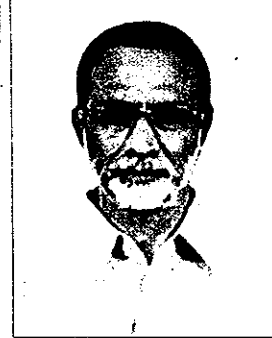
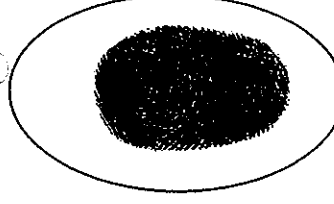
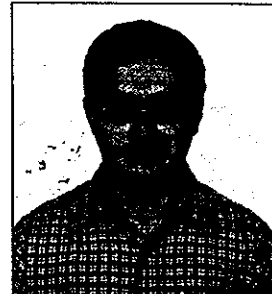
1 వ పుస్తకము 3057/09 నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య... 4...

సబ్-రెజిస్ట్రార్

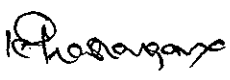

1 వ పుస్తకము సం|| (కా. 4) పు. 3057/09
సింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు సింబరు 3012-1-2009 ఇవ్వడమైన
2009 సం|| మే 19 తేదీ



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

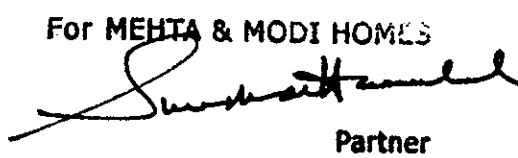
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003 BUYER CUM REPRESENTATIVE: 1. MR. ASITH KUMAR MUKHERJEE, S/O LATE. SHRI. U. N. MUKHERJEE R/O. 6-138/1, STREET NO. 8, HABSIGUDA, HYDERABAD - 500 007 BUYER 2. MR. BIDESH MUKHERJEE, S/O. MR. A. K. MUKHERJEE R/O. 6-138/1, STREET NO. 8, HABSIGUDA, HYDERABAD - 500 007
			
			
			

SIGNATURE OF WITNESSES:

- 
- 

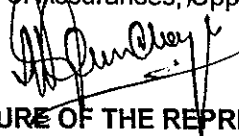
For MEHTA & MODI HOMES

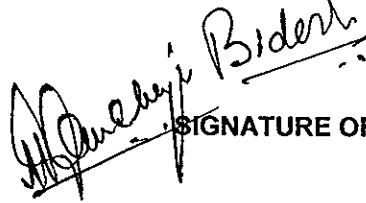
 Partner

For MEHTA & MODI HOMES

 Partner

SIGNATURE OF THE EXECUTANTS

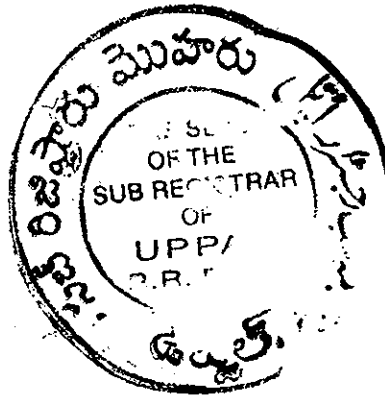
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr Asith Kumar Mukherjee as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE OF BUYERS

1 వ పుస్తకము.....నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	12/12/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES
 BHARAT DISTRICT - SEC 15/AD
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER

ABMPPM6725H

नाम NAME
SONAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

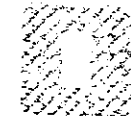
PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

Prabha...
Signature

भारत सरकार
GOVT. OF INDIA



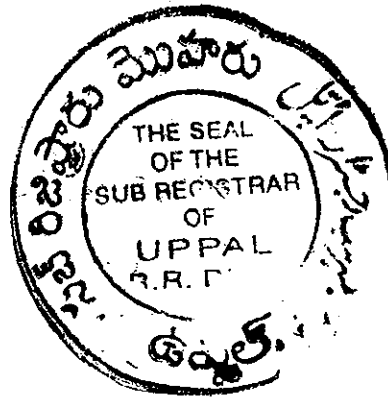
10022005

BOUNDLED CARD

1. Name: ...
 2. Address: ...
 3. ...
 4. ...
 5. ...
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 19. ...
 20. ...

1 వ పుస్తకము.....నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-*[Signature]*



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
208 RRDE 2002

BIDESH KUMAR REDDY
A K MARRAGE
6-130
VIVEK
ST NO
RR DIST

Signature
Date 25/05/2005

Licensing Authority,
RTA-RANGA REDDY

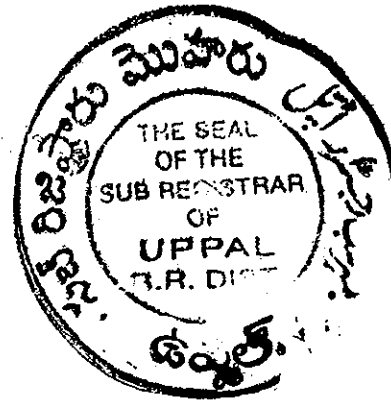
	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	26/12/2022
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLCAP029148232005	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	11/01/1983	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	27/12/2002	

50/9/18/00

Br...

1వ పుస్తకము 2017 సంవత్సరము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
సంఖ్య... 7.....

పబ్-రిజిస్ట్రార్



1 వ పుస్తకము కేంద్రమున
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్లికేషన్

