

1074/09 215

1053

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369

Date : 25-11-2008

Serial No : 42,415

Denomination : 100

Purchased By :

K. KAMALAKAR  
S/O. SRI SURESH U. MEHTA  
S/O. SRI SATISH MODI

For Whom :

MEHTA & MODI HOMES

Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyderabad

2000

AGREEMENT FOR DEVELOPMENT CHARGES

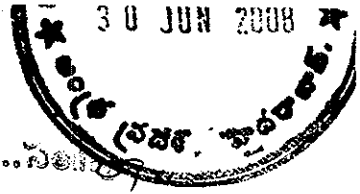
This Agreement for Development charges, made and executed on this the 18 day of February, 2009 at S.R.O. Uppal, Ranga-Reddy District by and between:

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 59 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MRS. K. SANTHI, WIFE OF MR. KAMALAKAR KARLAPALEM, aged about 40 years, Occupation: Housewife, residing at Qtr. No. 2, IIT Campus, Gachibowli, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

ion fee:  
 shape of challan.....Rs. 1000/-  
 shape of cash.....Rs.  
 charges:  
 shape of challan.....Rs. 100/-  
 shape of cash.....Rs.  
 Total: Rs. 1110/-



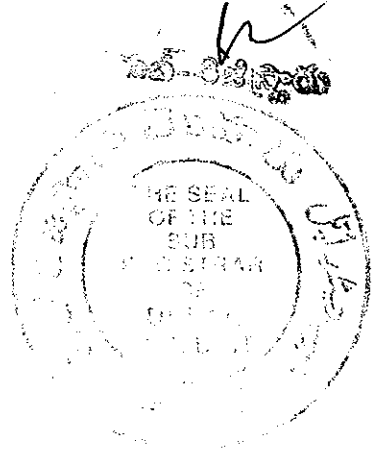
న పుస్తకము 1053... స...  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 8... ఈ కాగితపు వరుణ  
 సంఖ్య...

వ.శ.శా. వేదాంశ... మాసము 29... తీది  
 12... మరియు... గంటల మధ్య  
 సబ్-రిజిస్ట్రారు అఫీసులో

K. Prabhakar Reddy  
 వన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 కింది సమర్పించవలసిన పోల్ గ్రాఫులు  
 యి వేలిముద్రలతో సహా దాఖలుచేసి  
 యి రూ||.....1000/-.....చెల్లించినారు.

Dt No. 83.16.85..... Dt. 18/07/2008  
 Hanamkonda Branch Soc'bad

చ్చినట్లు ఒప్పుకొన్నది  
 ముద్రాపనవేలు



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. 26/8/08  
 dated 26.8.08 registerer at SRO, N.P.P.,  
 Ranga Reddy District.

Venkateswara Reddy S/o. Anji Reddy occ: Se  
 11-18/2, rd no. 2, Green Hills Colony,  
 Saroornager, Hyderabad.

B. RAJ KUMAR S/o. MURUND RAO  
 OCC. BUSINESS. R/A. ALVAL, REC. Bad.

2009 వ. సం||... ధీక్షణం... నెల 18 వ తేది  
 1020 వ. శా.శ. వేదాంశ... మాసం 29 వ తేది.





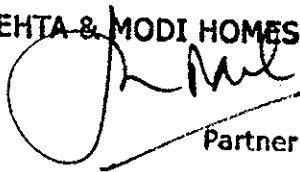
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 14<sup>th</sup> June 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 215) 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. 215, admeasuring 322 sq. yds. under a Sale Deed dated 18.2.2009, registered as document no. 1052/09, 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.

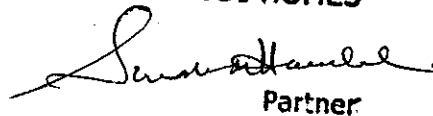
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in a sum of Rs. 10,05,000/- (Rupees Ten Lakhs and 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 the above said amount of Rs. Rs. 10,05,000/- (Rupees Ten Lakhs and Five Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

> K. Sankh

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 8 ఈ కాగితపు వరుణ

సంఖ్య 2

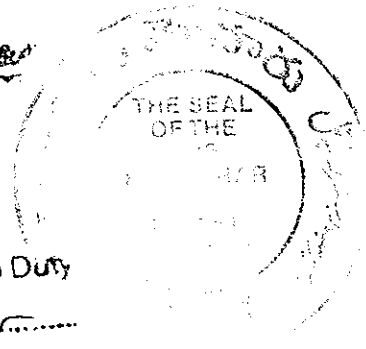
*h*  
సబ్-రిజిస్ట్రారు

Document sent Under Section 42 of Act II of 1897  
No. 1053 of 1899 Date 18/02/09

I hereby certify that the proper deficit  
stamp duty of Rs. 9950/- Rupees. *Nine thousand nine*  
*and fifty only* has been levied in respect of this document  
from Sri. K. Babu Reddy  
on the basis of the value  
consideration of Rs. 100500/- being  
higher than the market value  
Value.

S.R.O. Uppal  
dated 18/02/09

*[Signature]*  
Sub Registrar  
and Collector U.S. 41 &  
THE STAMP ACT



Registration Endorsement

An amount of Rs. 9950/- towards Stamp Duty  
Including Transfer duty of Rs. 1000/-  
towards Registration fee by the party  
through Challan No. 831.685 -  
Dated 18/02/09 at the Sub-Registrar's Branch Secbad

**S.S.H. Hebshguda**  
A/c No. 01000050700  
S.S.O. Uppal


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. 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.
5. 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.
6. 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.
7. 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:

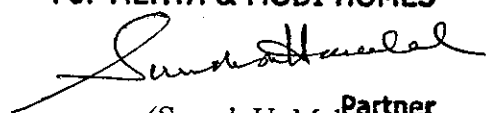
1. 
2. 

For MEHTA & MODI HOMES

  
Partner  
(Soham Modi)

BUILDER

For MEHTA & MODI HOMES

  
Partner  
(Suresh U. Mehta)

BUILDER

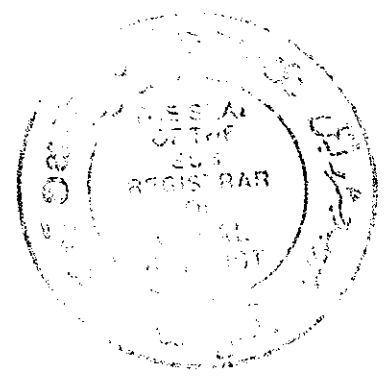
7   
BUYER.

1 వ పుస్తకము..1053..సంఖ్య 09  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 8.....ఈ కాగితపు పనుడె  
సంఖ్య.....3.....

సచివ-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (కా.శ) పు.....1053/09  
వెంబరుగా రిజిస్టరు చేయబడి స్థానికుని నిమిత్తం  
గుర్తింపు సంజరు..1074...1-200 గావ్యక్తమైన  
2009 సం|| ఖైదవరి 18.....

రిజిస్ట్రార్





## SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 215, admeasuring about 322 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 annexed hereto, bounded on:

North	40' wide road
South	Plot No. 214
East	40' wide road
West	Plot No. 216


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:

WITNESSESS:

1.



2.



For MEHTA & MODI HOM

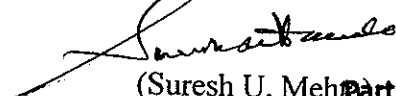


Part

(Soham Modi)

BUILDER

For MEHTA & MODI HOM



(Suresh U. Mehta)

BUILDER

→ K. Santhi

BUYER.

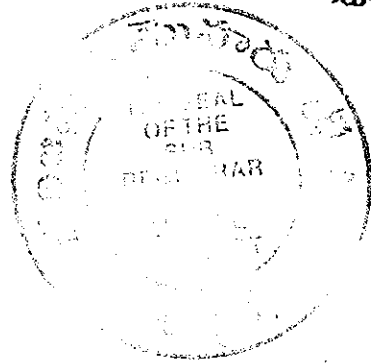
1 వ పుస్తకము...10వ...సంఖ్య...09

దస్తావేజాల మొత్తం కాగితముల



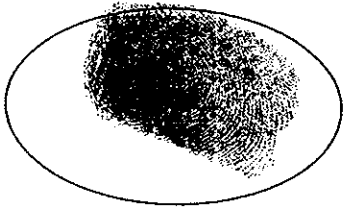



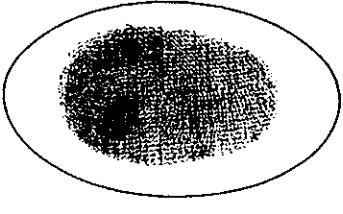



సంఖ్య... ౪.....ఈ కాగితపు వరుస

సంఖ్య...4.....

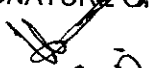
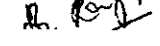
పబ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUILDER:</b></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&amp;4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>BUYER:</b></p> <p>MRS. K. SANTHI W/O MR. KAMALAKAR KARLPALEM QTR. NO. 2, IIIT CAMPUS, GACHIBOWLI, HYDERABAD.</p> <p><b>REPRESENTATIVE:</b></p> <p>MR. A. V. L. NARSIMHAM H. NO. 10-5-64/5/3, FLAT NO. 303, DHANABALA RESIDENCY, SRI RAMANAGAR COLONY, MASAB TANK, HYDERABAD.</p>
			
			
			
			

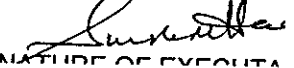
SIGNATURE OF WITNESSES:

1. 
2. 

& MODI HOMES



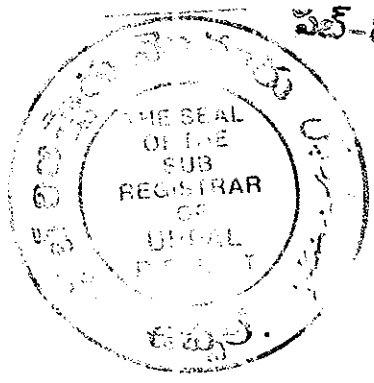
For MEHTA & MODI




SIGNATURE OF EXECUTA

అనుకము. 1053... 09  
జిల్లావేదాల మొత్తం కాగితముల  
సంఖ్య 8... ఈ కాగితపు వరుణ  
సంఖ్య 5...

పవ-రిజిస్ట్రార్



Family Members Details				
S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

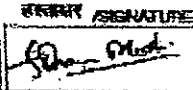
  
 D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES - II  
 16/07/2006  
 #66666666 #66666666

स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER  
**ABMPM5725H**

नाम NAME  
**SOHAI SATISH MODI**

पिता का नाम FATHER'S NAME  
**SATISH MANILAL MODI**

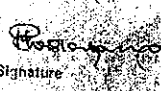
जन्म तिथि DATE OF BIRTH  
**18-10-1989**


हस्ताक्षर SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT  
 भारत सरकार GOVT. OF INDIA


PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP8104E**

10062009  
  
 Signature

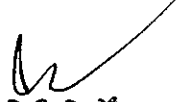


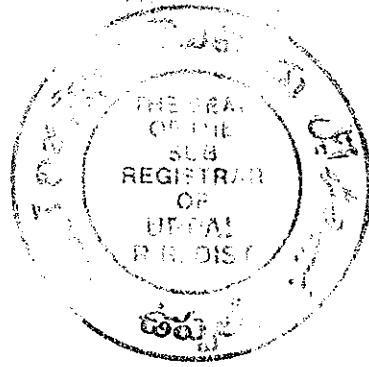
HOUSEHOLD CARD

City Loc : PATRACHINPUR  
 P.P. Shop No : 33  
 Area : Area 284  
 Name of Head of Household : Mahla Suresh  
 Age : 65  
 Father/Husband name : Uthamal  
 Reg. No./Date of Birth : 15/01/1946  
 Sex : M  
 Occupation : Own Business  
 Address/House No. : 23-57  
 No. Street : MINISTER ROAD  
 Colony : L V COLONY  
 Ward : 2  
 City : 5  
 District : Chittoor  
 State : Andhra Pradesh  
 Annual Income (Rs.) : 101,000  
 LPG Consumer No. (1) : N/A  
 LPG Dealer Name (1) : N/A  
 LPG Consumer No. (2) : N/A  
 LPG Dealer Name (2) : N/A



దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...క...ఈ కాగితపు వరుస  
సంఖ్య...6.....

  
సబ్-రిజిస్ట్రార్

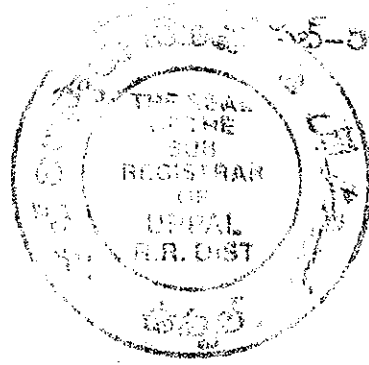




వచ్చినందుకు కృతజ్ఞతలు తెలియజేస్తున్నాను

తేదీ 8

7





पिता का नाम/मातृगोत्री अधिकांशतः /Name of Father/Legal Guardian

GANGARAJU BABURAO

माता का नाम /Name of Mother

GANGARAJU RAJYA LAKSHMI

पति या पत्नी का नाम /Name of Spouse

KARLAPALEM KAMALAKAR

घर /Address

QTR NO 2 IIT CAMPUS

GACHIBOWLI

HYDERABAD AP

पुराना कार्यालय का नं. /Old Office No. /Old Passport No. with date and Place of Issue

Z1062353

30/07/1999

HYDERABAD

कार्यालय नं. /File No.

HYDERABAD

సంఖ్య... ౪... ఈ కారితపు వరుణ

సంఖ్య... ౪.....

h  
పబ్-రెజిస్ట్రార్

