

8421 224

8375/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 361813

Date : 25-07-2008 Serial No : 30,102 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

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

For Whom :

MEHTA & MODI HOMES  
SECBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 4<sup>th</sup> day of September, 2008 at Secunderabad by and between:

M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. MADAN KONAKANDLA, SON OF MR. VENKATESWARULU KONAKANDLA, aged about 33 years, residing at C/o. Ramanachary, 1-8-140/22, Golnaka, Alwal, Secunderabad - 500 010, 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 and Modi Homes

*[Signature]*  
Partner

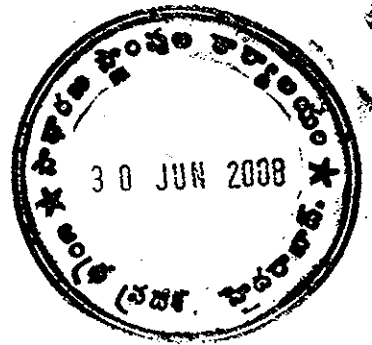
For Mehta and Modi Homes

*[Signature]*  
Partner

Page 1

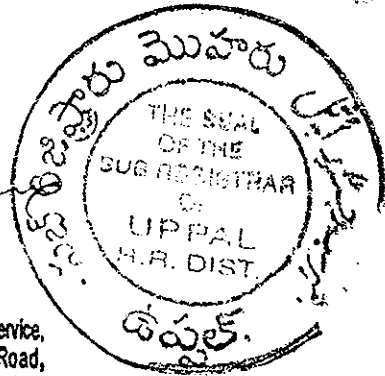
*[Signature]*  
(SPA Holder)

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (U/s. 41 of I.S. Act, 1899).....	Rs. 23080/-
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. 24280/-



శ్రీ. వ. సంగం సుబ్బయ్యారావు వలన  
 1920 వ.శ.శా. 275 డి. మాసము. 13 వ తేదీ  
 పగలు 2 మరయు 3 గంటల మధ్య  
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో  
 పంపిణీ చేయబడినది.  
 సంగం సుబ్బయ్యారావు

సబ్-రిజిస్ట్రారు



శ్రీ. వ. సంగం సుబ్బయ్యారావు

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. 201/IV/2006 dated 26.8.06 registerer at SRO, Uppal Ranga Reddy District.

శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను  
 అనుసరించి సమర్పించవలసిన పాట్లొక్కావులు  
 మరియు పేరిటముద్రలతో సహా దాఖలుచేసి  
 చూసుము యా... 1000/- చెల్లించినారు.

Receipt No. 1004/2008 Dt. 30/6/2008  
 RH Habsiguda Branch, Secbad

ప్రాసెస్ యొక్కనట్లు ఒప్పుకోవడం  
 ఎడమ బ్రావనవేలు



K. Venkateswarlu

K. Venkateswarlu S/o. K. Popanna  
 R/o. Surdepathy (V), Melakondapathy (M), Khonavar  
 (Representative cum GPA Holder of Purchaser) Dt.

K. Ramana Chary S/o. Satyanarayana Chary,  
 Facilities Engineer, R/o - 1-8-140/22  
 Gulnaka, Alwa

1000 వ. సంగం సుబ్బయ్యారావు వలన  
 1920 వ. శా. శా. 275 డి. మాసము. 13 వ తేదీ

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 06<sup>th</sup> June 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 224) 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. 224 admeasuring 272 sq. yds. under a Sale Deed dated 04.09.2008 registered as document no. 6374/08 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.

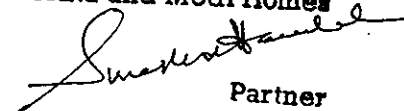
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 23,18,000/- (Rupees Twenty Three Lakhs Eighteen 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. 5,94,000/- (Rupees Five Lakhs Ninety Four 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 said amount of Rs. 17,24,000/- (Rupees Seventeen Lakhs Twenty Four Thousand Only) on or before 09.05.2008.
4. 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.
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.

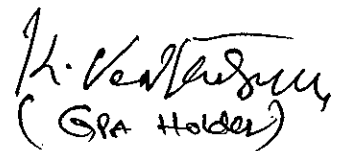
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

Page 2

  
(GSA Holder)

పంపిణీ కమిషన్  
 హస్తవేదికల మొత్తం కార్యముల  
 పరిషత్తు  
 పంపిణీ  
 2

Instrument Under Section 42 of Act LI of 1908  
 No. 8375 of 2008 Date 12/12/08

I hereby certify that the proper deficit  
 stamp duty of Rs. 2300/- Rupees Twenty three  
 thousand Eighty only  
 has been levied in respect of this instrument  
 from Sri K. Prabhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 231800/- being  
 higher than the consideration agreed Market  
 Value.

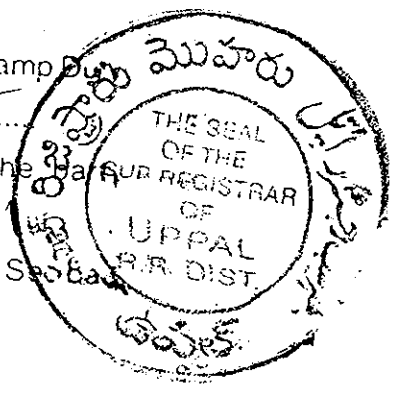
S R.O. Uppal

Sub Registrar  
 and Collector U/S. 41 & 44  
 INDIAN STAMP ACT

Registration Endorsement

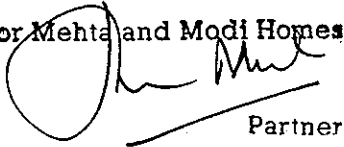
An amount of Rs. 2300/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the  
 through Challan Receipt Number 80473  
 Dated 12/12/08 at SRH Habsiguda Branch

S.B.H. Habsiguda  
 A/c No. 01000050792  
 S.R.O. Uppal



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 bungalow 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.
10. Stamp duty and Registration amount of Rs. 24180/- is paid by way of challan No. 804231, dated 4.09.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

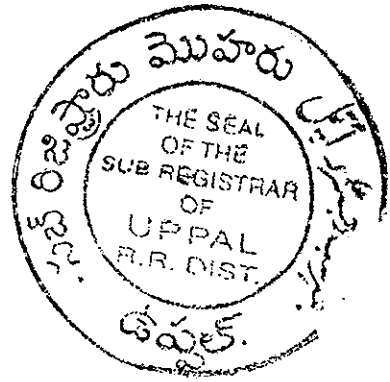
  
(GR Holder)

1 వ పుస్తకము 8375/08  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు పడుప  
సంఖ్య 3

పబ్లి-రిజిస్ట్రారు

2 వ పుస్తకము సం॥ (కా.క) పు... 8375/08  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు నెంబరు 8375 1-200 ప్రావ్యుడమైన  
200 ప్రావ్యుల సంఖ్య 4 తది

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 224 admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

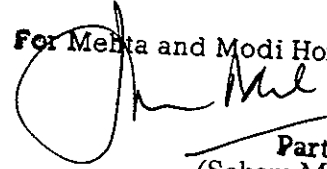
North	Plot No. 223
South	Plot No. 225
East	40' wide road
West	Plot No. 231

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:

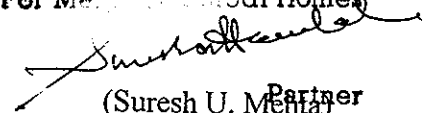
1. *R. G. Jayaram*
- 2.

For Mehta and Modi Homes



Partner  
(Soham Modi)  
BUILDER

For Mehta and Modi Homes



Partner  
(Suresh U. Mehta)  
BUILDER

*K. Venkatesh*  
(GPA Holder)

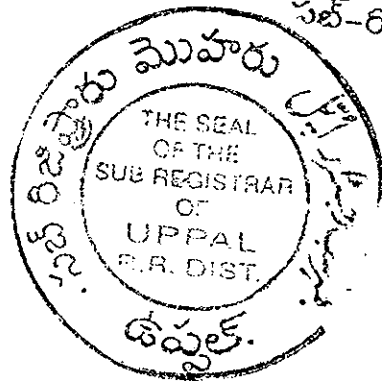
1 వ పుస్తకము 8375107

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు పదున



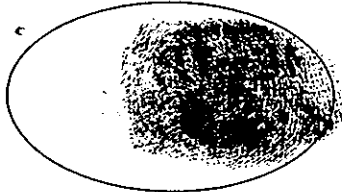
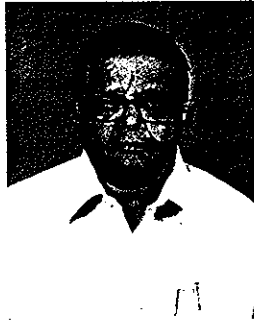


సంఖ్య 4

సబ్-రిజిస్ట్రారు

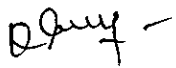




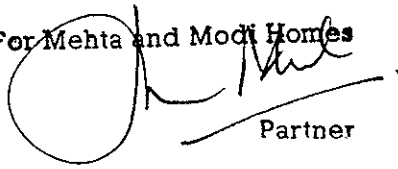
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

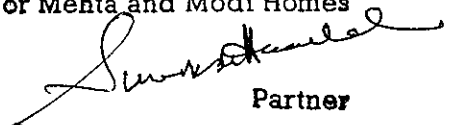
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS  1. MR. SOHAM 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<b>GPA FOR PRESENTING DOCUMENTS:</b>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.

**SIGNATURE OF WITNESSES:**

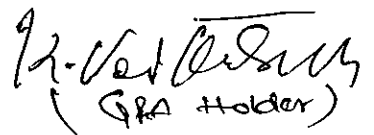
1. 

2.

For Mehta and Modi Homes  
  
 Partner

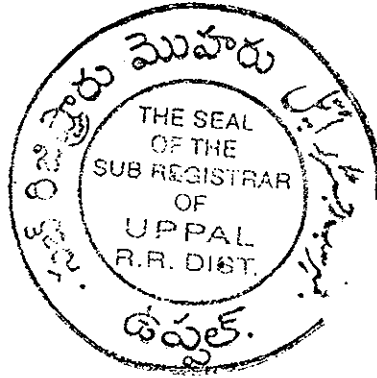
For Mehta and Modi Homes  
  
 Partner

**SIGNATURE OF THE EXECUTANTS**





  
 (GPA Holder)

1 వ పుస్తకము కిక్కిరింప  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య...91.....ఈ కాగితపు వరుస  
సంఖ్య.....

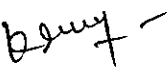
సబ్ రిజిస్ట్రార్

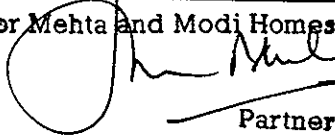


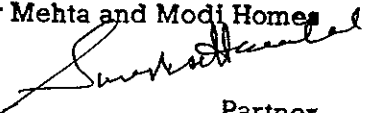
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u>  MR. MADAN KONAKANDLA S/O. MR. VENKATESWARLU R/O. 1-8-140/22, GOLNAKA, ALWAL, SECUNDERABAD-500 010.
			<u>REPRESENTATIVE:</u>  MR. VENKATESWARLU S/O. MR. K. PAPAIAH R/O. SURDEPALLY(VI), NELAKONDAPLLY(MD), KHAMMAM(DT), ANDHRA PRADESH.

SIGNATURE OF WITNESSES:


- 
- 

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner  
 SIGNATURE OF EXECUTANTS

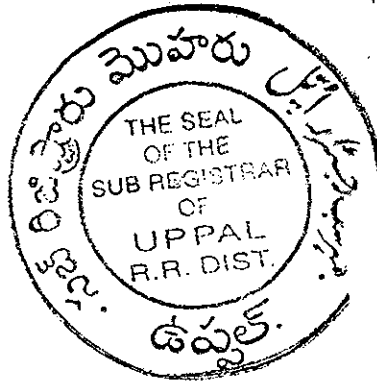
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
 I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative.  
 Mr. Venkateswarlu, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of  
 Assurances, Uppal, Ranga Reddy District.

  
 SIGNATURE OF THE REPRESENTATIVE


  
 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము. 4275/108  
దస్తావేజాల మొత్తం కాగితముల  
పరిమాణం 9. ఈ కాగితపు వరుస  
సంఖ్య 6.

పబ్-8జి



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

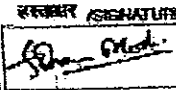
  
 D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES - II  
 BHARADWAJ SEC' BAD  
 16/02/2006  
 16/02/2006  
 16/02/2006

PERMANENT ACCOUNT NUMBER  
**ABMPN6725H**

नाम NAME  
**SOHAN SATESH MODI**

पिता का नाम FATHER'S NAME  
**SATESH MANLAL MODI**


जन्म तिथि DATE OF BIRTH  
**15-10-1959**


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**

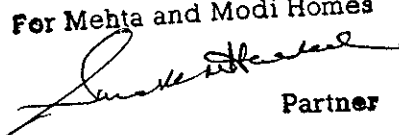
हस्ताक्षर SIGNATURE  




For Mehta and Modi Homes

  
 Partner

For Mehta and Modi Homes

  
 Partner

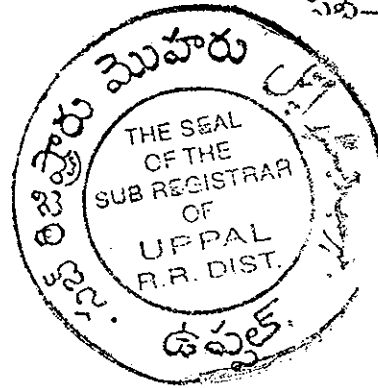
1వ పుస్తకము 8795/2018

దస్తావేజాల మొత్తం కాగితము

సంఖ్య... 9 ..... ఈ కాగితపు వరుస

సంఖ్య... 2 .....

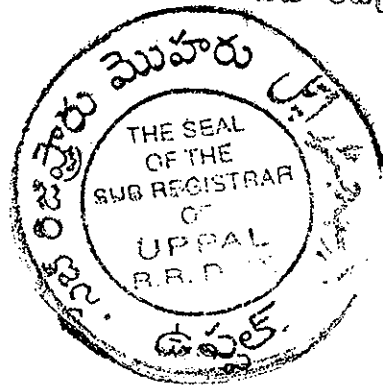
సబ్-రిజిస్ట్రారు





న పుస్తకము రికార్డులు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుస  
సంఖ్య 8

సబ్-రిజిస్ట్రార్





**WITNESSES NO. 1**

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch. Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address  
5-4-187/3&4, 11nd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544053

[www.modiproperties.com](http://www.modiproperties.com)

Resi. Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin. Div Immediately

**WITNESSES NO. 2**

आयकर विभाग

INCOME TAX DEPARTMENT

GUDLA PRADEEP KUMAR

DHANRAJ GUDLA

20/07/1984

Permanent Account Number:

ALJPG7159C

Signature

भारत सरकार

GOVT. OF INDIA



22032007

आयकर विभाग, गुडला प्रदीप कुमार, 20/07/1984  
स्थायी खाते संख्या: ALJPG7159C  
जन्म तिथि: 20/07/1984, गुडला विधा प्रदीप कुमार,  
प्लॉट नं. 5/4, सीआर नगर, सुराई - 500 013.

If this card is lost, someone's lost card is found,  
please inform return to:

Income Tax PAN Services Unit, NSD,  
1st Floor, Lower Panel,  
Nandan Marg, Colaba,  
C. B. Market, Lower Panel, Mumbai - 400 006.

Tel: 91 22 2399 4059, Fax: 91 22 2495 0064  
Email: [income@nsd.gov.in](mailto:income@nsd.gov.in)

1వ పుస్తకము  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9 ఈ కాగితపు వరుష  
సంఖ్య 9

సబ్ రిజిస్ట్రారు

