

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 3577 Date: 29-3-07 100rs.  
 To: A Venkateshwar Rao  
 To: G. APPARAO  
 For: Mrs. Mehta & Modi Homes, Secbad

L. G. Chimala F. 195357

LEELA G. CHIMALA  
 STAMP VENDOR  
 No. 12/2005  
 5-4-76/A, Collier, Rangunji  
 SECUNDERABAD-500 003

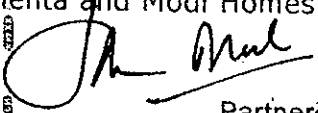
AGREEMENT FOR DEVELOPMENT CHARGES

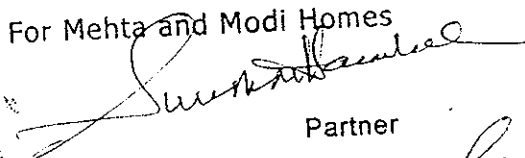
This Agreement for Development charges made and executed on this the 7<sup>th</sup> day of April 2007 at Secunderabad by and between:

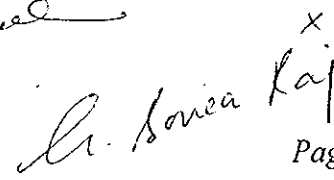
M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.).

IN FAVOUR OF

MRS. G. SONIA RAJ, WIFE OF MR. V. RAJA KUMAR, aged about 30 years, residing at C/o. Mr. G. Prabhakar Raj, Plot No. 102/1, Saraswathinagar Colony, Lothkunta, 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  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

  
 G. Sonia Raj  
 Page 1

13 MAR 2014

200 ధా.సం||...వి.డి.బి...నెల...వ తేది  
 192 ధా.సం||...వి.డి.బి...నెల...వ తేది

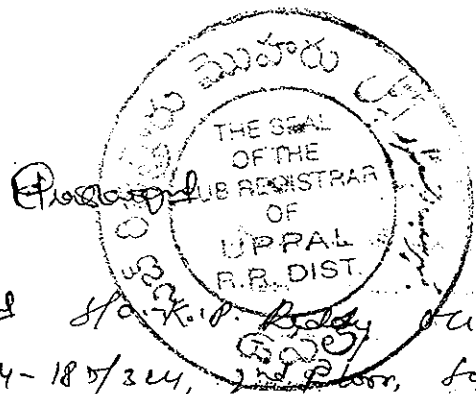
2వ పుస్తకము. 444/వస్త్రపు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...ఈ కాగితపు వరుస  
 సంఖ్య...!

సబ్-రిజిస్ట్రారు

200 ధా.సం||...వి.డి.బి...నెల...వ తేది  
 192 ధా.సం||...వి.డి.బి...నెల...వ తేది  
 పగలు...మరియు...గంటల మధ్య  
 ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Jagan Mohan Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను  
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ|| 1000/.....చెల్పించినారు.

Receipt No. 133949 D7 (U) vide  
 SBH, Mahasabula Branch, Sec'bad



శ్రీ. K. P. Reddy ou: Senior  
 (తం) 5-4-18/24, 2nd Floor, Gopam Nagar, on  
 m.c. Road, Sec'bad attested through CPA for  
 presentation of Documents vide CPA No. no.  
 261/BKIV/06 at SRO, Uppal, R.R. Dist

దాని యిచ్చినట్లు ఒప్పుకొన్నట్లు  
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



సహాపించినది.

శ్రీ. Praveen Kumar H.O. A. RAZOR, ou: Senior  
 No. Plot no. 102/1, Saraswathinagar Colony,  
 Lakkurta, Sec'bad - 10. (CPA Holder)

1000

Praveen Kumar H.O. Praveen Kumar ou: Senior  
 No. 2-3-Gulabaly, Amberpet, Hyderabad

1000

Praveen Kumar H.O. S. Dharmaj ou: Senior  
 No. 1-10-263, New Bommalay, Sec'bad - 11.

200 ధా.సం||...వి.డి.బి...నెల...వ తేది  
 192 ధా.సం||...వి.డి.బి...నెల...వ తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 07.04.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 226) 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. 226 admeasuring 272 sq. yds. under a Sale Deed dated 7.4.07 registered as document no. 4444/07 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:

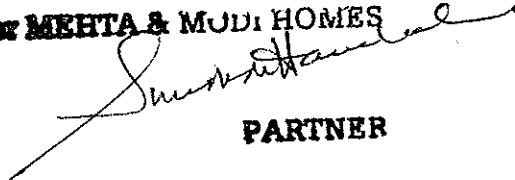
1. The Buyer has agreed to pay in advance a sum of Rs. 16,41,000/- (Rupees Sixteen Lakhs Forty One Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said for development charges of Rs. 16,41,000/- (Rupees Sixteen Lakhs Forty One Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	2,98,000/-	5 <sup>th</sup> April 2007
II	13,43,000/-	20 <sup>th</sup> April 2007

For MEHTA & MODI HOMES

  
PARTNER

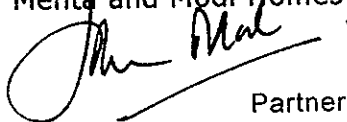
For MEHTA & MODI HOMES

  
PARTNER

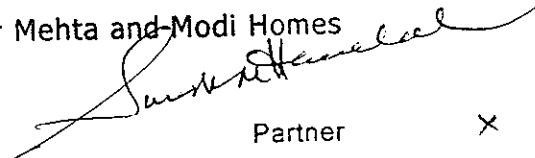


4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months 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 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.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

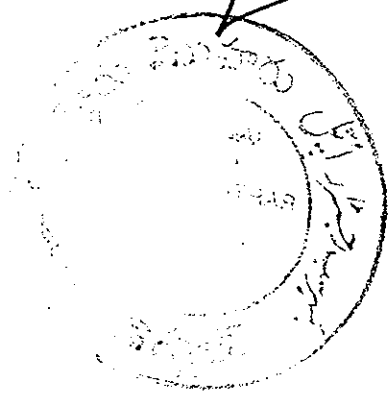
  
Partner

1 వ పుస్తకము 4445/సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.. 8... ఈ కాగితపు పరుస  
పరిష్కార 3.....

1  
పుబ్-రిజిస్ట్రారు

2 వ పుస్తకము సం|| (శా.శ) పు... 11111/07  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 1-2007 ఇవ్వడమైన  
2007 సం|| ఏప్రిల్ 15... తది

11111  
రిజిస్ట్రారు



## SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 226 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:

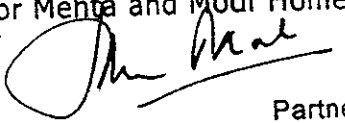
North	Plot No. 225
South	Plot No. 227
East	40' wide road
West	Plot No. 229

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

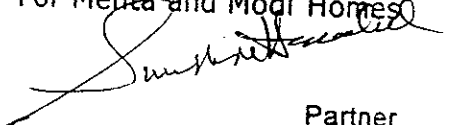
WITNESS:

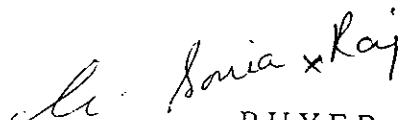
1. 
2. 

For Mehta and Modi Homes

  
Partner  
(Soham Modi)  
BUILDER

For Mehta and Modi Homes

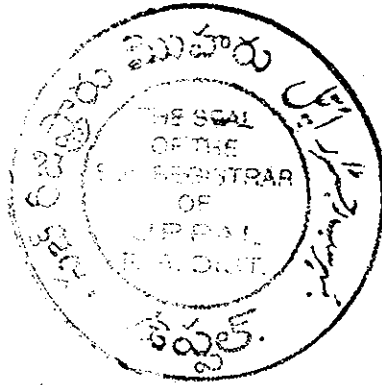
  
Partner  
(Suresh U. Mehta)  
BUILDER

  
BUYER.

1వ పుస్తకము 4445/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 4.... ఈ కాగితపు వరుస  
సంఖ్య. 4.....



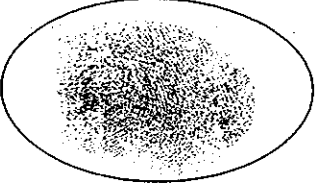

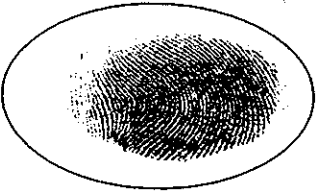

A

సబ్-రిజిస్ట్రార్





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

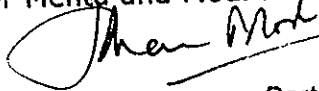
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUILDER:</b></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <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 MANSION, 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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			
			

SIGNATURE OF WITNESSES:

1. 

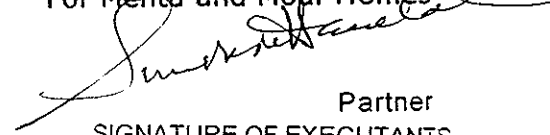
2. 

For Mehta and Modi Homes



Partner

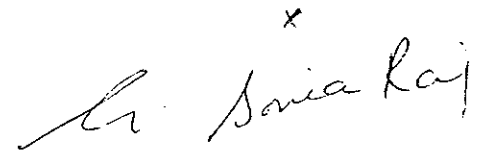
For Mehta and Modi Homes



Partner

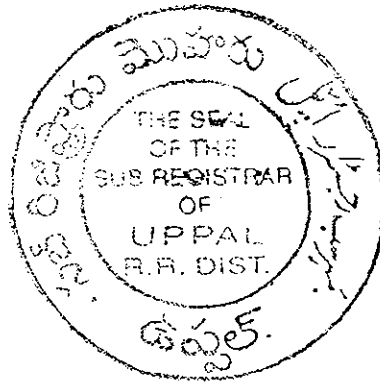
SIGNATURE OF EXECUTANTS

x



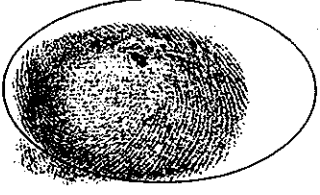



1 వ పుస్తకము 4445/సం||  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య 8..... ఈ కాగితపు వరుస  
సంఖ్య 5.....



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>PURCHASER:</u>  MRS. . G. SONIA RAJ W/O. MR. V. RAJA KUMAR R/O. C/O. MR. G. PRABHAKAR RAJ PLOT NO. 102/1 SARASWATHINAGAR COLONY LOTHKUNTA SECUNDERABAD - 500 010.
			<u>REPRESENTATIVE:</u>  MR. G. PRABHAKAR RAJ S/O. MR. G. RAZAR R/O. PLOT NO. 102/1 SARASWATHINAGAR COLONY LOTHKUNTA SECUNDERABAD - 500 010.

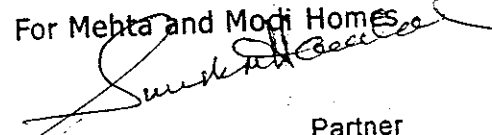
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

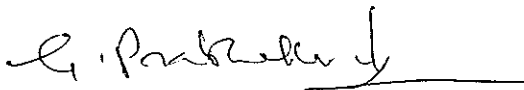
  
Partner

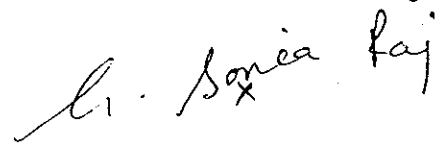
For Mehta and Modi Homes

  
Partner


SIGNATURE OF EXECUTANTS

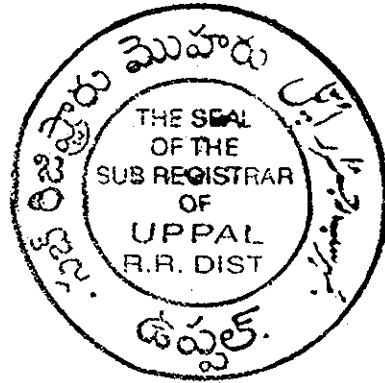
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
Mr. G. Prabhakar Raj, as I / We cannot appear personally before the Registering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

  
SIGNATURE OF THE REPRESENTATIVE

  
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 4445/2011  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య..క...ఈ కాగితపు వరుస  
సంఖ్య..6.....

  
~~సబ్ రిజిస్ట్రార్~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE  
OLDAP011193822002**

**PRABHAKAR REDDY K  
K PRADEEP REDDY  
2-3-04/1072\*  
JAISHREE GARDEN  
AMBERPET  
HYDERABAD**

2002 D U P L I C A T E

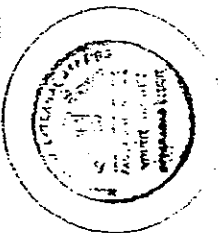
Licensing Authority  
RTO, HYDERABAD, E.



यदि कृपया, सूचना प्राप्त होगी कि आपका ड्राइविंग लाइसेंस का प्रमाणित प्रतिलिपि जारी की जा रही है।  
आपका ड्राइविंग लाइसेंस का प्रमाणित प्रतिलिपि जारी की जा रही है।  
आपका ड्राइविंग लाइसेंस का प्रमाणित प्रतिलिपि जारी की जा रही है।

THIS IS A DUPLICATE AND ORIGINAL IS IN THE POSSESSION OF THE LICENSING AUTHORITY OF THE GOVERNMENT OF ANDHRA PRADESH. THIS IS VALID FOR ALL PURPOSES WITHIN THE STATE OF ANDHRA PRADESH. THIS IS VALID FOR ALL PURPOSES WITHIN THE STATE OF ANDHRA PRADESH.

यदि कृपया सूचना प्राप्त होगी कि आपका ड्राइविंग लाइसेंस का प्रमाणित प्रतिलिपि जारी की जा रही है।  
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आपका ड्राइविंग लाइसेंस का प्रमाणित प्रतिलिपि जारी की जा रही है।



Passport Office, Hyderabad.

**PERMANENT ACCOUNT NUMBER**

**ABMP16725H**

**SOHAM SATISH MODI**

born in the father's name  
**SATISH MANILAL MODI**

18-10-1969

**भारत गणराज्य REPUBLIC OF INDIA**

**IND** **B2791005**


**SOHAM SATISH MODI**

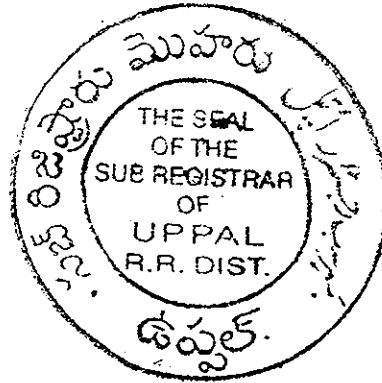
**INDIAN** **male** **18-10-1969**

**PO HYDERABAD**

**9-10-2000**

1వ పుస్తకము 445/పం||  
దస్తానేజుల మొత్తం కాగితముల  
సంఖ్య. 8..... ఈ కాగితపు వరుస  
సంఖ్య. 7.....

  
సబ్-రిజిస్ట్రార్

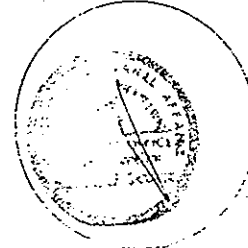




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के आदेश पर, उन सब में से उनको  
 इस बात से अनुरोध है, वह यादवका एक व्यक्ति को, जो इसी प्रकार के लिए एक व्यक्ति  
 आशुतोष से अनेक-वर्षों से, और उसे हर तरह की ऐसी सहायता और मुक्त प्रवास में  
 किसी भी आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE  
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY  
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LETTING  
 HIM BE DETAINED AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND  
 PROTECTION WHICH HE OR SHE MAY STAND IN NEED OF.

BY ORDER OF THE PRESIDENT OF THE  
 REPUBLIC OF INDIA



M. K. SATAM  
 M. K. SATAM  
 अधिकारी Superintendent  
 प्रशासकीय कार्यालय, हैदराबाद  
 Principal Office, Hyderabad

भारत गणराज्य REPUBLIC OF INDIA



Sonia Gandhi



श्रेणी / Type: IND श्रेणी कोड / Country Code: IND श्रेणी नं. / Passport No.: A3600217

उपनाम / Surname: GANDHANI  
 पूर्ण नाम और / Given Names: SONIA RAY

राष्ट्रियता / Nationality: INDIAN  
 लिंग / Sex: FEMALE  
 जन्म तिथि / Date of Birth: 23.06.76

जन्म स्थान / Place of Birth: SECUNDE RABIND  
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దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య..ఈ...ఈ కాగితపు వరుస  
సంఖ్య..ఈ.....



సబ్-రిజిస్ట్రారు

