

ANNO 5306 229

5277(08) Amount 5466



--- ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH K 283126  
 Date : 08-05-2008 Serial No : 19,138 Denomination : 100

Purchased By :

G. VENKATESH  
 S/O. G.A. RAO  
 SEC'BAD

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

For Whom :

MEHTA & MODI HOME'S  
 SEC'BAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 31<sup>st</sup> day of May 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 Uttamial Mehta, aged about 57 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

1. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN, SON OF MR. V. VENKATESWARA RAO, aged about 47 years,
2. MRS. V. RATNAVALI, WIFE OF Wg. Cdr. (Retd) VEMPATI MALLIKARJUN, aged about 39 years, both are residing at 416, Prajay Sai Gardens, Bandaguda, Cheryal Post, Keesara Road, Hyderabad – 501 301, 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

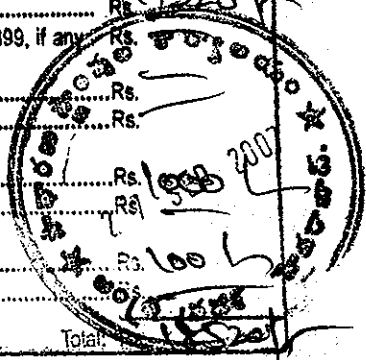
For Mehta and Modi Homes

*[Signature]*  
 Partner

2. *[Signature]*

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

<b>I. Stamp Duty:</b>	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (w/s.41 of I.S.Act, 1899).....	Rs. 720/-
3. in the shape of cash (w/s.41 of I.S.Act, 1899).....	Rs. 200/-
4. adjustment of stamp duty w/s.16 of I.S.Act, 1899, if any.....	Rs. 0/-
<b>II. Transfer Duty:</b>	
1. in the shape of challan.....	Rs. 0/-
2. in the shape of cash.....	Rs. 0/-
<b>III. Registration fee:</b>	
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. 0/-
<b>IV. User Charges:</b>	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. 0/-
Sub-Registrar	Total: Rs. 1820/-



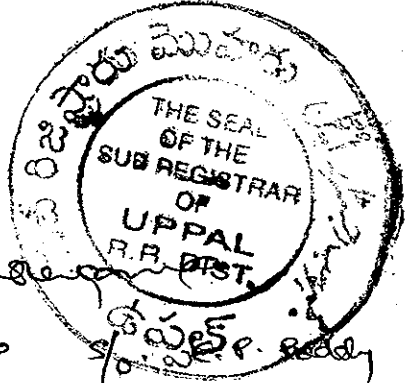
1. వ పుస్తకము... రిజిస్ట్రేషన్  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 3... ఈ కాగితపు వరుస  
 సంఖ్య... 1... 81

సబ్-రిజిస్ట్రారు

1920 వ.శ.శా.శ్రీ... మాసము... తేది  
 పగలు... 12... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 బి-ను  
 అనుసరించి సమర్పించవలసిన ఖాటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ... చెల్లించినారు.

Receipt No. 123456 Dt. 30/10/20  
 R.H. Habsiguda Branch, Sec'bad



నాసి యిచ్చినట్లు ఉప్పుకోస్తూ  
 ఎడమ బ్రాటనదేలు



శ్రీ...  
 1) 5-4-187/344, 5th Floor, Soham Mangion, M.G.  
 Road, Sec'bad, through attested GPA tax presentation  
 of documents, vide GPA no. 20/18/06 of SRO,  
 Uppal, R.R. Dist

నిరూపించినది.

1) [Signature]

Ram narayan Sr. D. Yashwanth Reddy  
 P/o. 1-12-188/A, Kuvadiavada, Sec'bad.

2) [Signature]

Kiran Sr. Ramachandra Reddy  
 P/o. 2-11, Kuvadiavada, Uppal Sub-station, R.R. Dist

200 రూ. సం... నెల... వ తేది  
 1920 వ.శ.శా.శ్రీ... మాసం... వ తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale date for purchase of a bungalow along with an identifiable plot of land (plot no. 229) 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. 229, admeasuring 272 sq. yds. under a Sale Deed dated 31.05.08 registered as document no. S 276/08 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.

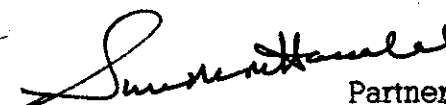
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

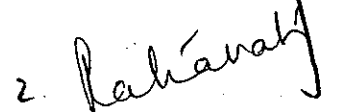
1. The Buyer has agreed to pay in advance a sum of Rs. 17,42,000/- (Rupees Seventeen Lakhs Forty Two Thosuang Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid an amount of Rs. 17,42,000/- (Rupees Seventeen Lakhs Forty Two Thosuang Only) before entering into this agreement, which the Builder hereby admitted and acknowledged the receipt for said consideration.
3. 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.
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.
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.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

2. 

1 వ పుస్తకము...  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య... 2

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act No. 19 of 1908  
 No. 5277 of 2008 Date 11/6/08

I hereby certify that the proper deficit  
 stamp duty of Rs. 17320/ Rupees Seventeen thousand  
 three hundred and twenty 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. 12,00,000/- being  
 higher than the consideration agreed Market  
 Value.

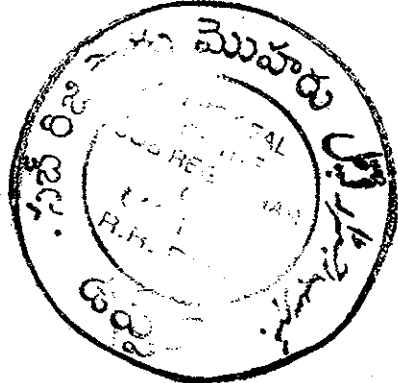
S.R.O. Uppal  
 dated 11/6/08

Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement

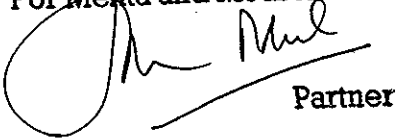
An amount of Rs. 17320/- towards Stamp Duty  
 Including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 822836  
 Dated 30/6/08 at SBI Habsiguda Branch Sec bad.

S.S.H. Habsiguda  
 A/c No. 01000650704  
 S.R.O. Uppal.

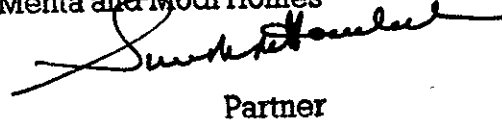


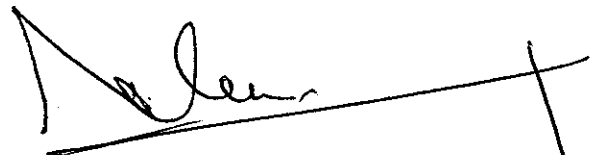
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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.
9. Stamp duty and Registration amount of Rs. 18,420/- is paid by way of challan no. 823836 dated 30.5.08 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

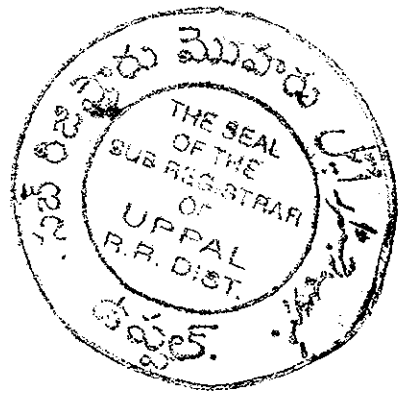
  
2. Kabirah

1 వ పుస్తకము క... గి...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు...  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 1-200 గి...  
200 గి... నెం... 11... తది

రిజిస్ట్రారు అధికారి





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 229, 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:

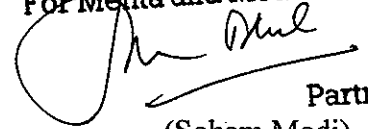
North	Plot No. 230
South	Plot No. 228
East	Plot No. 226
West	40' wide road

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:

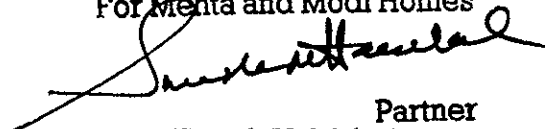
1. 
2. 

For Mehta and Modi Homes

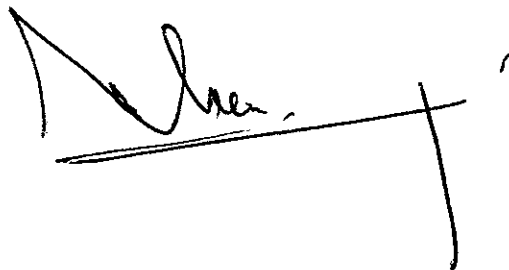


Partner  
(Soham Modi)  
BUILDER

For Mehta and Modi Homes



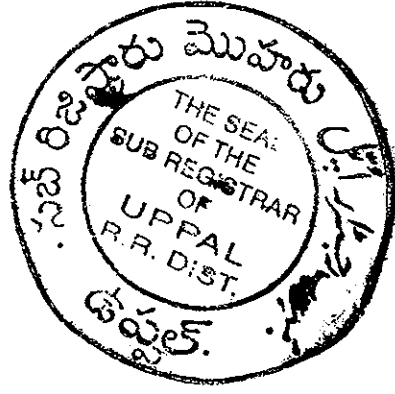
Partner  
(Suresh U. Mehta)  
BUILDER



2.   
BUYER.



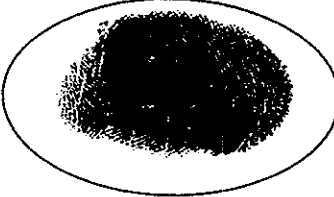



1 వ పుస్తకము... స్వ...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...  
పబ్-రిజిస్ట్రారు

పబ్-రిజిస్ట్రారు





# 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><u>BUILDER:</u></p> <p>M/S. MEHTA &amp; MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II 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><u>GPA FOR PRESENTING DOCUMENTS:</u></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>
			
			

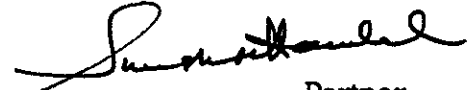
SIGNATURE OF WITNESSES:



1. 
2. 

For Mehta and Modi Homes

  
Partner

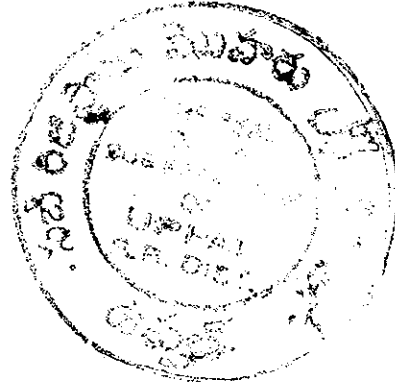
For Mehta and Modi Homes

  
Partner  
SIGNATURE OF THE EXECUTANTS


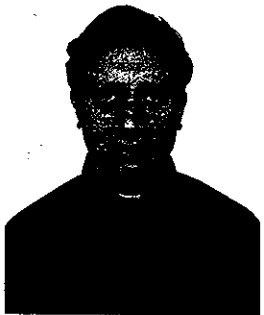




1. 
2. 

1 వ పుస్తకమున గి.గి.స్థలముల  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు




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

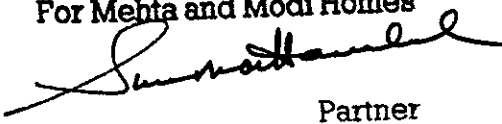
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>PURCHASER:</u> 1. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN S/O. MR. V. VENKATESWARA RAO R/O. 416, PRAJAY SAI GARDENS BANDELAGUDA, CHERYAL POST, KEESARA ROAD HYDERABAD - 501 301.
			2. MRS. V. RATNAVALI W/O. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN R/O. 416, PRAJAY SAI GARDENS BANDELAGUDA, CHERYAL POST, KEESARA ROAD HYDERABAD - 501 301.
			<u>REPRESENTATIVE:</u> MR. G. PRADEEP KUMAR S/O. G. DHANRAJ R/O. H. NO. 1-10-263 COMSARY BAZAR NEW BOWENPALLY SECUNDERABAD - 500 011.

SIGNATURE OF WITNESSES:

1. 

2. 


For Mehta and Modi Homes  
  
 Partner

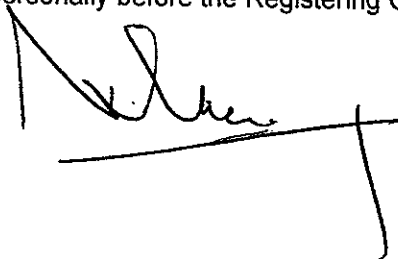
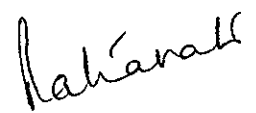
For Mehta and Modi Homes  
  
 Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

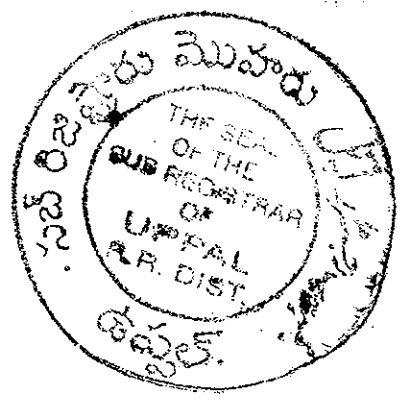
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
 SIGNATURE OF THE REPRESENTATIVE

 2.   
 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము క. 2 నిశానాన్ని  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్లికేషన్

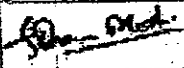


PERMANENT ACCOUNT NUMBER  
**AE00765725H**

NAME  
**SOMN SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

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

SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH  
 DRIVING LICENCE  
**DLDAP011193022002**

PRASAD, SURESH K  
 2-3-447024  
 JAYSHANKAR NAGAR  
 HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority  
 RTA-HYDERABAD-ET

For Mehta and Modi Homes

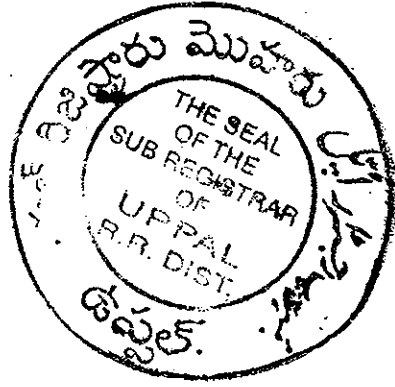
  
 Partner

For Mehta and Modi Homes

  
 Partner

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

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ACMPV0678F

नाम /NAME  
RATNAVALI VEMPATI

पिता का नाम /FATHER'S NAME  
CHANDRA SEKHARA SASTRY  
RALLABHANDI

जन्म तिथि /DATE OF BIRTH  
12-08-1968

हस्ताक्षर /SIGNATURE

Ratnavali

*Erthy*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ABDPV9300Q  
नाम /NAME  
MALLIKARJUN VENPATI

पिता का नाम /FATHER'S NAME  
VENKATESWARA RAO VEMPATI

जन्म तिथि /DATE OF BIRTH  
02-06-1960

हस्ताक्षर /SIGNATURE

(PRADYOT K. MISRA)

आयकर संचालक (कंप्यूटर सेक्शन)  
Commissioner of Income-tax (Computer Operations)

① *Misra*

② *Ratnavali*

1 వ పుస్తకము...? చి.సి.స్రీనివాస  
దస్తావేజాల మొత్తం కాగితముం  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య...౧

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