



CANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi  
 F 195359  
**LEELA G. CHIMALGI**  
 STAMP VENDOR  
 No. U213005  
 5-4-75/A, Collier, Rangun,  
 SECUNDERABAD-500 003

No. 3579 Date 29-3-07  
 Value to C. Venkateshwar RAO  
 S/o G. APPA RAO  
 When Ms. Mehta & Modi Homes secured

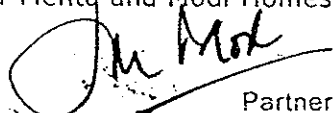
AGREEMENT FOR DEVELOPMENT CHARGES

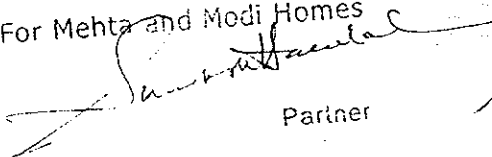
This Agreement for Development charges made and executed on this the 9<sup>th</sup> day of April 2007 at Secunderabad by and between:

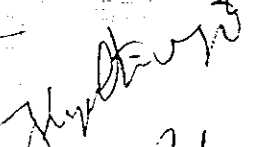
M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad -- 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business and Sri Suresh U. Mehta, 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

1. Mr. Kantamneni Venkat Rao, son of Mr. Kantamneni Gopal Rao, aged about 50 years,
2. Mrs. Jyothirmayi, wife of Mr. Kantamneni Venkat Rao, aged about 39 years, Both are residing 105, Shivakailash Apartments, Yellareddyguda, Ameerpet, 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).

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

  
 Page 11

13 MAR 2017

వ పుస్తకము (4522/0) నంబర్  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య.....

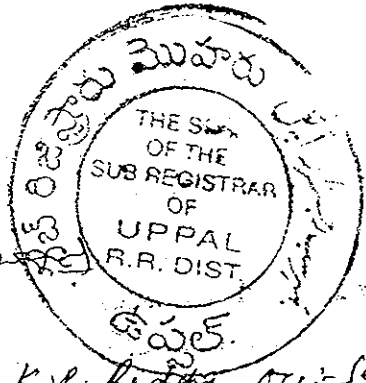
సబ్-రిజిస్ట్రారు

1925- వ.సం.ప్రొ.బి.నెం. 91... తది  
 పగలు... మరీయు... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32(a)-ను  
 అనుసరించి సమర్పించవలసిన పాబ్లికాషన్లు  
 మరీయు పేరిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥..... వెల్లించినారు.

Receipt No. 192537 D.పెం. 3. (S) Vides  
 SBH, Hatsiguda Branch, Sec'bad

ప్రాసెస్ లుచిన్నట్లు అప్పుకోస్తున్నట్లు  
 ఎడమ బ్రౌటనవ్రేలు



శ్రీ. K. Prabhakar Reddy ou: Service  
 R/o. 5-4-18/344, 8th floor, 5th main  
 M.G. Road Sec'bad attests through APP for  
 presentation of Documents vide APP O. no.  
 201/BK/106 of 300, Uppal, R.R. Dist



ఎడమ బ్రౌటనవ్రేలు

శ్రీ. K. Prabhakar Reddy

శ్రీ. K. Prabhakar Reddy ou: Business  
 R/o. 105, Shiva Kailash Apts, Yelloweddy guda  
 Hyd.



ఎడమ బ్రౌటనవ్రేలు

శ్రీ. K. Prabhakar Reddy

శ్రీ. K. Prabhakar Reddy  
 R/o. 105, Shiva Kailash Apts, Yelloweddy guda, Hyd.



వరుసవలసినది.

1) ...

2) ...

శ్రీ. K. Prabhakar Reddy ou: Business  
 R/o. 105, Shiva Kailash Apts, Yelloweddy guda, Hyd.

1925-వ.సం.ప్రొ.బి.నెం. 91... తది

1925-వ.సం.ప్రొ.బి.నెం. 91... తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 9.04.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 231) 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. 231 admeasuring 272 sq. yds. under a Sale Deed dated 9.4.07 registered as document no. 4521/07 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. 14,37,000/- (Rupees Fourteen Lakhs Thirty Seven 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 following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount
22.11.2006	Cheque No. 161929	25,000/-
02.01.2007	Cheque No. 552787	2,50,000/-
24.02.2007	Cheque No. 924231	2,50,000/-
	Total Amount Received	5,25,000/-
	Less: Amount appropriated towards Sale Deed	3,27,000/-
	Balance appropriate towards Development Charges	1,98,000/-

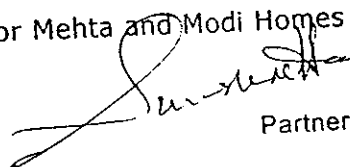
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 12,39,000/- (Rupees Twelve Lakhs Thirty Nine Thousand Only) in the following manner:

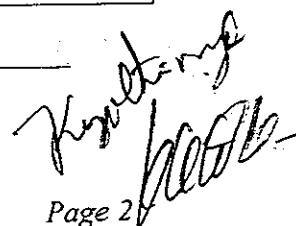
Installment	Amount (Rs.)	Due date of payment
I	1,17,000/-	28 <sup>th</sup> December 2006
II	11,22,000/-	13 <sup>th</sup> January 2007

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

  
Page 2

1 వ పుస్తకము. 6522  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య. 1 ఈ కాగితపు వరుస  
 సంఖ్య. 1

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 17 of 189  
 No. 6522 of 2007. Date 9/11/07

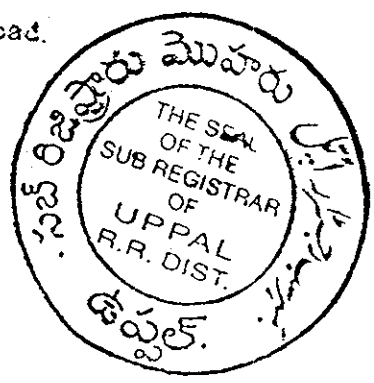
I hereby certify that the proper deficit  
 stamp duty of Rs. 14,270/- Rupees. Fourteen thousand  
 two hundred and seventy only  
 has been levied in respect of this instrument  
 from Sri. K. Prabhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 14,37,000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 and Collector U/S. 41&4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 14,270/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 192537  
 Dated 30/3/07 at SBI Habsiguda Branch Sec bad.

S.B.H. Habsiguda  
 A/c No. 01000050780  
 S.R.O. Uppal.

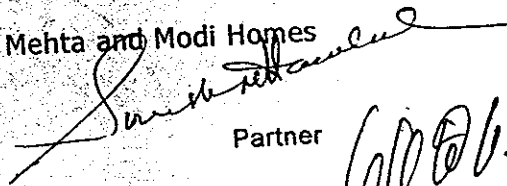


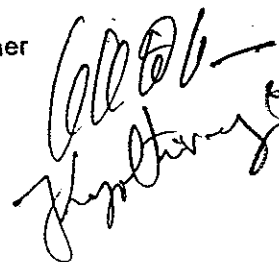
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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



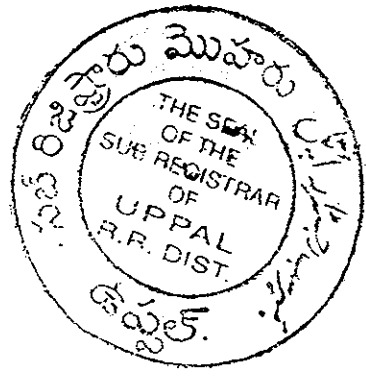
1 వ పుస్తకము 6522/101  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...క...ఈ కాగితపు వరుస  
 సంఖ్య...కే.....

*[Handwritten signature]*

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు...6522/101  
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు...6522/1-200 ప్రావ్యధమైన  
 200 ప్రసం|| డి.ఎల్.నెల...గి.....తేది

*[Handwritten signature]*  
 రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 231, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

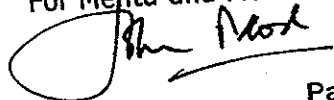
North	Plot No. 232
South	Plot No. 230
East	Plot No. 224
West	40' wide road

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:

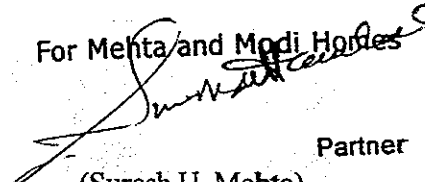
WITNESS:

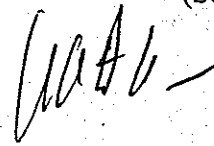
1. 
2. 

For Mehta and Modi Homes

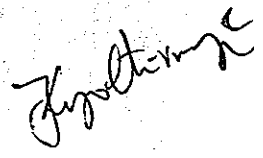
  
Partner  
(Soham Modi)  
BUILDER

For Mehta and Modi Homes

  
Partner  
(Suresh U. Mehta)  
BUILDER



BUYER.



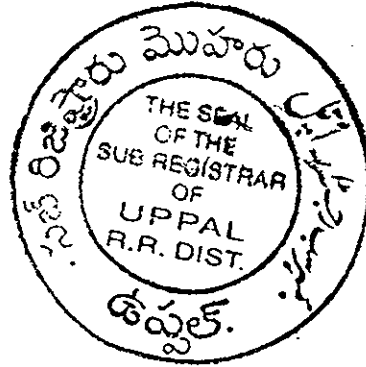
1వ పుస్తకము (22/10) సం.

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస



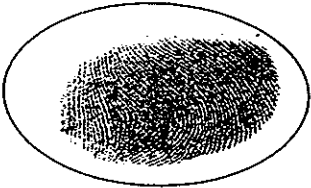

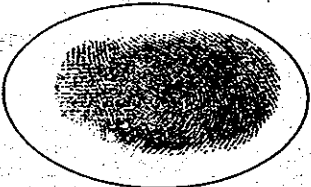


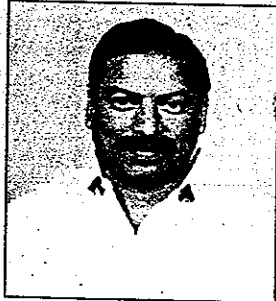
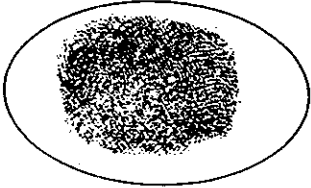

సంఖ్య...9.....

- 2  
పబ్-రిజిస్ట్రారు







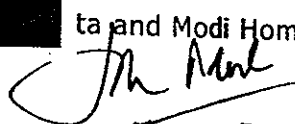
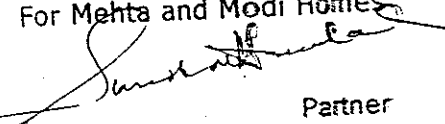
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH 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 III FLOOR, SOHAM MANSION M. G. ROAD, 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, III 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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<b>BUYER:</b>  1. MR. KHANTAMANENI VENKAT RAO S/O. MR. KHANTAMANENI GOPAL RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.
			2. MRS. JYOTHIRMAYI W/O. MR. KHANTAMANENI VENKAT RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.


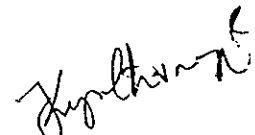
**SIGNATURE OF WITNESSES:**

1. 
2. 

For Mehta and Modi Homes

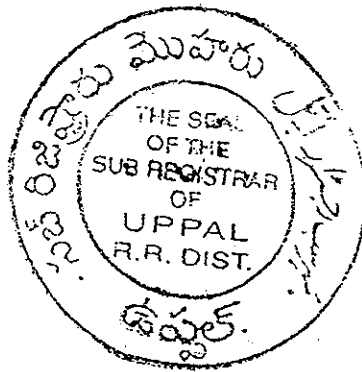
 Partner  
 Partner

SIGNATURE OF THE EXECUTANTS

శ్రీ పుస్తకము (కే.ఎం.ఎం.)  
సాక్షివేజాల మొత్తం కాగితము  
సంఖ్య... కే... ఈ కాగితపు వరకు  
సంఖ్య... కే...

  
పబ్లికేషన్



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



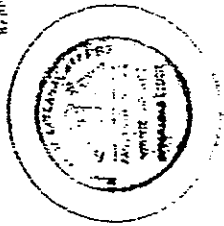
**DRIVING LICENCE  
OLDAP011193822002  
PRABHAKAR REDDY K  
K PRABHAKAR REDDY  
2-3-64/11/124  
JAISHAN GARDEN  
AMBURPET  
HYDERABAD**

DUPLICATE *Handwritten signature*  
Licensing Authority,  
HYDERABAD.



1. The duplicate of this licence shall be issued only if the original licence is lost, stolen or destroyed. It shall not be issued if the original licence is suspended or revoked. The duplicate licence shall be valid only if the original licence is not found within a period of one month from the date of issue of the duplicate licence. If the original licence is found within this period, it shall be cancelled and the duplicate licence shall be void. The duplicate licence shall be issued free of charge.

*Handwritten signature*  
Licensing Authority,  
HYDERABAD.



**PERMANENT ACCOUNT NUMBER**

**ABMPM6725H**

**SOHAM SATISH MODI**

**SATISH MANILAL MODI**

16-10-1968

*Handwritten signature*

**भारत गणराज्य REPUBLIC OF INDIA**

**IND B2791005**

**MODI**

**SOHAM SATISH MODI**

**MALE 16-10-1968**

**Hyderabad**

**9-10-2000 8-10-2000**

*Handwritten signature*

*Handwritten signature: Mohd*

*Handwritten signature: Sankar*

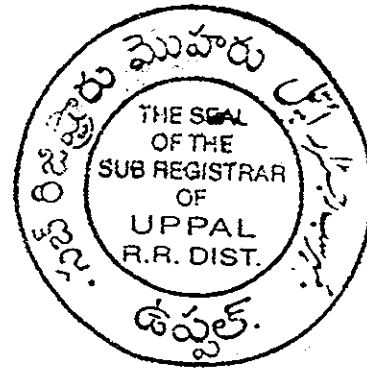
1 వ పుస్తకము.....

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

1  
సబ్-రిజిస్ట్రార్




THE GOVERNMENT OF ANDHRA PRADESH  
 RECEIVED  
 VENKAT RAO KANTAMNENI  
 NEW NAME (FATHER'S NAME)  
 GOPALA RAO KANTAMNENI  
 DATE OF ISSUE  
 09-08-1958  
 Chief Commissioner of Income-Tax, Andhra Pradesh

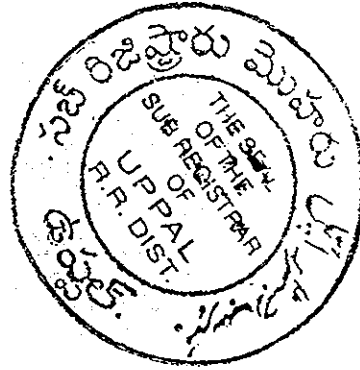
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
 मुख्य आयकर आयुक्त,  
 आयकर भवन,  
 बसोदर बाग,  
 हैदराबाद - 500 004.  
 In case this card is lost/found, kindly inform to the issuing authority :  
 Chief Commissioner of Income-tax,  
 Asykar Bhavan,  
 Basohodragh,  
 Hyderabad - 500 004.

*Handwritten signature*

BHARAT  
 HYDERABAD

1వ పుస్తకము (452/10) నంబర్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

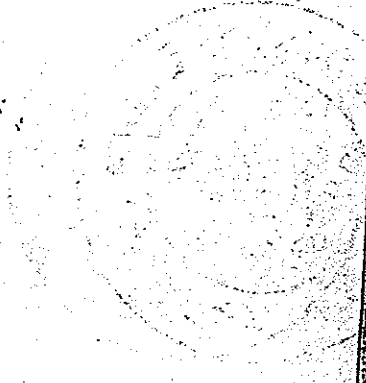

JYOTIRMAYI KARUMANCHI

SRIHARI KARUMANCHI

07/08/1966

Particulars of Income

ANP 00328A



*Jyotirmayi*

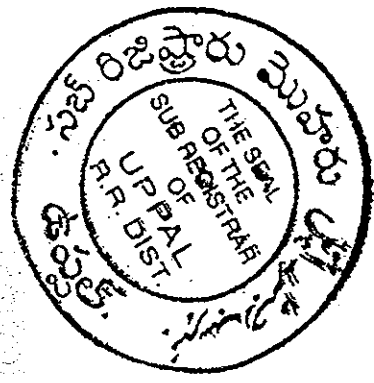
1వ పుస్తకము. (45226) నంబో

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...క...ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్





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DUPLICATE

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దస్తావేజులు మరియు రుసుముల రశీదు

Soham Modi

నెం.

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

29/9/07

దస్తావేజు స్వభావము	₹		₹ 327000	3/4
దస్తావేజు విలువ	₹ 327000		₹ 1437000	Development
స్థాంపు విలువ రూ.	₹ 100		₹ 100	Cherlapally
దస్తావేజు నెంబరు	4521/07		4522/07	
రిజిస్ట్రేషన్ రుసుము	₹ 1635		₹ 1000	192538
లోటు స్థాంపు			₹ 14230	
యూజర్ ఛార్జీలు	₹ 49230		₹ 95	30/3/07
అధనపు షీటు	₹ 95		₹ 1	192537
5 x.....	₹ 1			
మొత్తం	₹ 50960		₹ 15365	30/3/07

అక్షరాల

mf

రూపాయలు మాత్రమే)

తేది

9/9/07

వాపసు తేది

సా. 4 గంటలకు

Handwritten signature

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