

(234)

C.S No. 2762 DOCT. No. 2755 (2007)

Feb 2007

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

No. 533 Date 25/01/2007 Rs. 100/-
Name D. Phani Kumar
No. D/o D. N. Murthy
For Whom Mehta & Modi Homes

K. Srinivas F 169508
SVL No. 26/98, R. No. 11/2007
City Civil Court
SECUNDERABAD.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the ⁴⁵ 24 day of February, 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 36 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. T. NARASINGA RAO, SON OF MR. T. SATHYANARAYANA MURTHY, aged about 36 years, residing at C-2, II Floor, Praveen's Vedha Apartments, Plot No. 1254, 19th Main Road, Annanagar West, Chennai - 600 040, 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

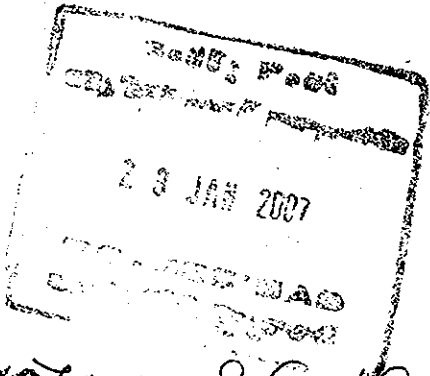
For Mehta and Modi Homes

[Signature]
Partner

[Signature]
Partner

T. Narayana Rao

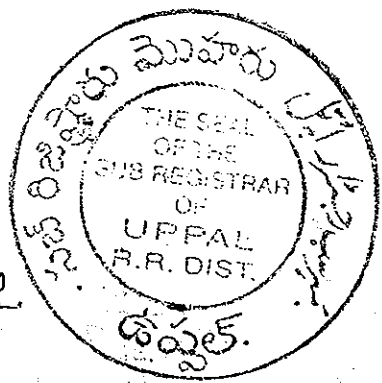
DPF 1009



వ పుస్తకము... దస్తావేజాల మొత్తం కాగితముల సంఖ్య... ఈ కాగితపు వరుస సంఖ్య... సబ్-రిజిస్ట్రారు

200... 192... పం||... తది

శ్రీ... K. P. Reddy... రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన ఫాటోగ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ|| 1000 చెల్లించినారు.



Receipt No. 191199... Di. 20/1/07... H, Mahsiguda Branch, Sec'bad... వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.

S/o. K. P. Reddy Occ: service ౨ ౬-౫-1౮/1౩౬౪, 2nd floor, M.G. Road, Sec'bad, through attested GPA for Presentation of Documents. Vide GPA no. ౨౦1/౨౫౮/౦౯ at SRO, Uppal.



సమ బ్రౌటనవ్రేలు



రూపించినది.

T. Annappa Rao S/o. G. Sathyanarayana muntly Occ: Service R/o. C-2, 2nd floor, Praveen's Vedha Apts, Plot No. 1254, 19th main Road, Annanagar West Chennai - 600040.

S/o M. SUBRAMANI OCCUPATION: SERVICE PLOT NO 355, NORTH MAIN RD ANNANAGAR WEST EXT CHENNAI - 600101

KIRAN KUMAR S/o. RAMECHA REDDY Occ: Business R/o. Flat NO. 101, Sri sai Apts Nagole colony, Hyderabad.

200... 192... పం||... తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 8th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 234) 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. 234; admeasuring 272 sq. yds. under a Sale Deed dated 26.02.07 registered as document no. 2753/07 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. 13,69,500/- (Rupees Thirteen Lakhs Sixty Nine Thousand Five 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 development charges of Rs. 13,69,500/- (Rupees Thirteen Lakhs Sixty Nine Thousand Five Only) in the following manner:

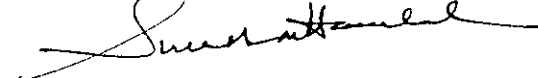
Installment	Due date for payment	Amount (Rs.)
I	5 th December 2006	93,500/-
II	20 th December 2006	12,76,000/-

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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

T. Narayana Rao

1వ పుస్తకము 2755 నెంబర్
 ఉన్న వేబాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

పబ్-రిజిస్ట్రారు

Assent Under Section 42 of Act 11 of 186
 No. 2755 of 2007 Date 26/2/07

I hereby certify that the proper deficit
 stamp duty of Rs. 13590 Rupees. Thirteen thousand
five hundred & ninety Rupees only
 has been levied in respect of this instrument
 from Sri. K. Prebhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1369500 being
 higher than the consideration agreed Market
 Value.

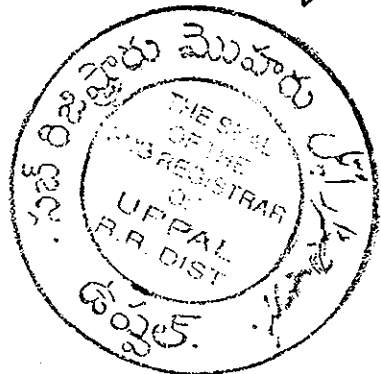
NOTE: D.S.D. Rs. 13590 & D.R.F.Rs. 1000 total
1000 Rs. 13590 has been collected as
 agreed M.V of Rs. 1369500 Dt. 26/2/07

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 dated 26/2/07 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 13590 towards Stamp Duty
 including Transfer duty and Rs.
 towards Registration Fee was paid by the party
 through Challan Receipt Number (5199)
 at SBI Habarguda Branch Sec 434
 Dated 26/2/07

SUB-REGISTRAR



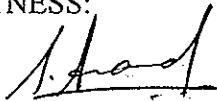
S.B.M. Habarguda
 A/c No. 0100005070
 S.R.O. Uppal.

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.
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.

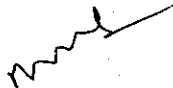
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.

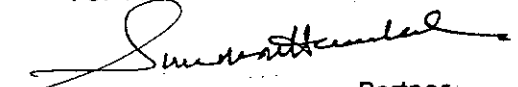


For Mehta and Modi Homes



Partner
BUILDER

For Mehta and Modi Homes



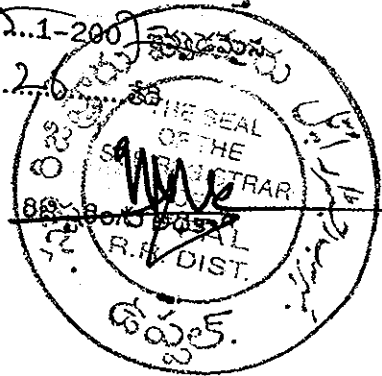
Partner
BUILDER

T. Narasimha Rao
BUYER.



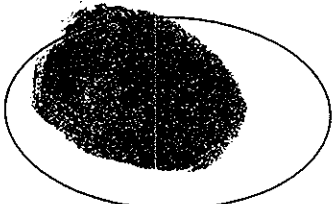

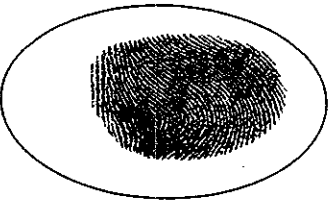



1 వ పుస్తకము 2.1.58 నాంబ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6 ఈ కాగితపు వరుస
సంఖ్య..... 3

సబ్-రిజిస్ట్రార్

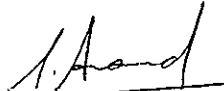
1 వ పుస్తకము సం॥ (కా.క) పు..... 2.1.58/07
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు. 2.1.58/1-200
200 సం॥ ద్వితీయ పేజీ 2




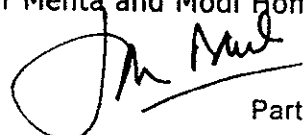
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

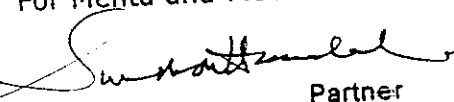
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			GPA FOR PRESENTING DOCUMENTS: 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.
			BUYER: MR. T. NARASINGA RAO S/O. MR. T. SATHYANARAYANA MURTHY R/O. C-2, II FLOOR PRAVEEN'S VEDHA APARTMENTS PLOT NO. 1254, 19 TH MAIN ROAD ANNANAGAR WEST CHENNAI - 600 040.

SIGNATURE OF WITNESSES:

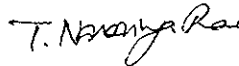
1. 

2. 

For Mehta and Modi Homes

 Partner

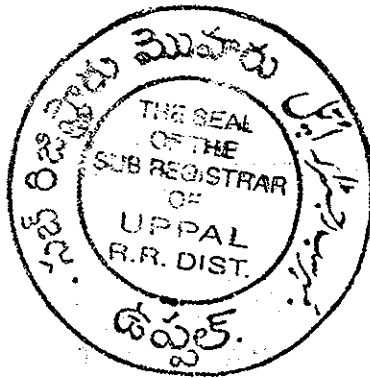
For Mehta and Modi Homes

 Partner

SIGNATURE OF THE EXECUTANTS

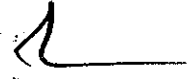


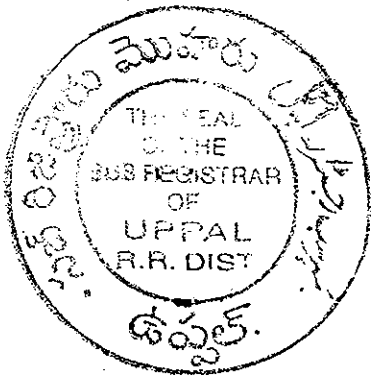
1వ పుస్తకము 2.2.1 కి.నా
ఉన్నావేజాల మొత్తం కాగితములు
సంఖ్య.....6. ఈ కాగితపు వరుస
సంఖ్య.....4.....


సబ్-రెజిస్ట్రార్



1 వ పుస్తకము 21 క/స్టంప్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6... ఈ కాగితపు వరుస
సంఖ్య.....5.....


పబ్-రిజిస్ట్రారు



தொகுப்பு எண் / PERMANENT ACCOUNT NUMBER

AALPN2803M



பெயர் / NAME

TELIDEVARA NARASINGA RAO

தந்தை பெயர் / FATHER'S NAME

TELIDEVARA
SATYANARAYANAMURTHY

பிறந்த நாள் / DATE OF BIRTH

10-05-1970

கையொப்பம் / SIGNATURE

T. Narasinga Rao

கணினி அமைப்பு இயக்குநர் இயக்கம்

Commissioner of Income-tax (Computer Operations)

இந்த அட்டை கணினி அமைப்பு இயக்குநர் இயக்கம்
இயக்குநர் அலுவலகம் இயக்குநர் இயக்கம்
இயக்குநர் அலுவலகம் இயக்குநர் இயக்கம்
இயக்குநர் அலுவலகம் இயக்குநர் இயக்கம்

கணினி அமைப்பு இயக்குநர் இயக்கம்.
121, மகாத்மா காந்தி சாலை,
நுங்கம்பாக்கம்,
சென்னை - 600 034.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax (Computer Operations),
121, Mahatma Gandhi Road,
Nungambakkam,
Chennai - 600 034.

T. Narasinga Rao



1వ పుస్తకము... 2... గ్రామం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రిజిస్ట్రార్

