

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Q. No. 3855 Date 3/4/07 Rs. 100-
 Sold to Mahanagar
 S/G. K. Alexi
 For Whom Mehta and Modi Homes

Ja

Leela G Chimalg
 F 588403
LEELA G CHIMALG
 STAMP VENDOR
 5-4-76/A, Cellar, Banigunj
 SECUNDERABAD-500 00.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 13th 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 36 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.)

AND

MR. RAJESH RACHABATTUNI, SON OF MR. R. SRINIVASA RAO, aged about 36 years, Occupation: Service, residing at 42809, Shaler St., South Rising, V A 20152, U. S. A., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

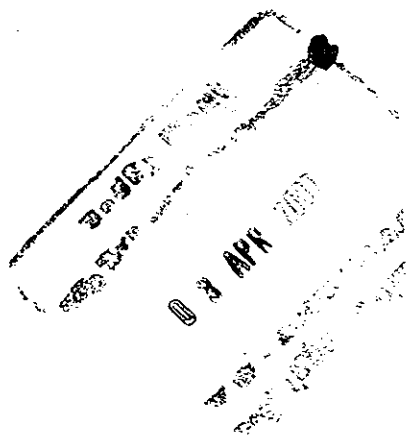
For Mehta and Modi Homes
Suresh U Mehta
 Partner

For Mehta and Modi Homes
Soham Modi
 Partner

Leela G Chimalg

వ పుస్తకము (1) 29/10/20
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య /

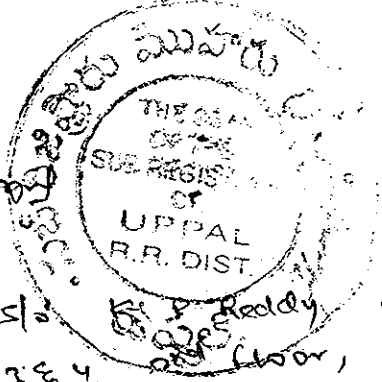
పబ్-రిజిస్ట్రారు



200 వ సం॥... నెల... 13... తది
 192... వ.శ.శా... మాసము... తది
 పగలు... మరెయి... గంటల మధ్య
 ఉప్పుత్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy
 రెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 దుసుము రూ॥ 1000 చెల్లించారు.

Receipt No. 13351 Dt. 13/6/24
 R.R.H. Habsiguda Branch, Sec'bad.



నాసి యిచ్చినట్లు ఒప్పుకొన్నట్లు



నిరూపించినది.

శ్రీ. K. Prabhakar Reddy, off. service
 (1) 5-4-18/1344, 1st floor, Soham mansion
 M. G. Road, Sec'bad, through attested GPA
 for presentation of documents, vide GPA N
 201/1344/26 at SRO, Uppal, R. R. Dist

[Signature]

శ్రీ. R. Anjanulu
 శ్రీ. Ramaswamy Lane
 16-27-6, Bose Road, Genali - (Representative cum GPA
 Holder on behalf of Mr. Rajesh. Kachatturi)

1) *[Signature]*

PAVAN KUMAR శ్రీ KRISHNA MORTGAGE
 off. Business 140 Uppal R R Dist

2) *[Signature]*

Kiran Reddy off. Business
 2-3-6/10/24, Amberpet, Hyderabad.

200... వ. సం॥... నెల... 13... తది
 192... వ.శ.శా... మాసము... తది

[Signature]
 పబ్-రిజిస్ట్రారు

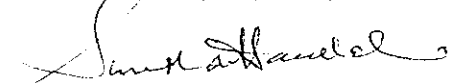
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 13.04.2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 236) 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. 236 admeasuring 325 sq. yds. under a Sale Deed dated 13.04.2007 registered as document no. 4758/07 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:

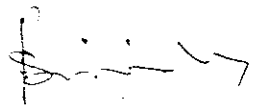
1. The Buyer has agreed to pay in advance a sum of Rs. 19,22,500/- (Rupees Nineteen Lakhs Twenty Two Thousand and Five Hundred Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid to the Builder the above mentioned an amount of Rs. 19,22,500/- (Rupees Nineteen Lakhs Twenty Two Thousand and Five Hundred Only) The Builderr hereby admit and acknowledges the receipt of the 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 leviabale 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



1వ పుస్తకము (4) 59/60
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

[Signature]
 పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act 11 of 1897
 No. 4759 of 2002 Date 13/4/60

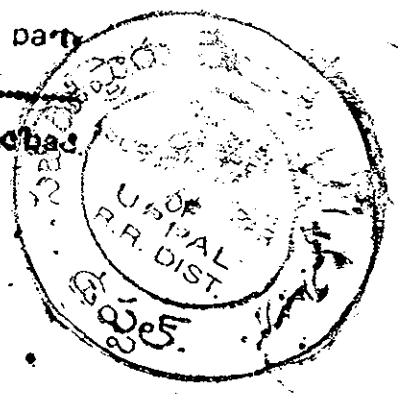
I hereby certify that the proper deficit
 stamp duty of Rs. 1925 Rupees. *ninteen thousand*
one hundred twenty five only
 has been levied in respect of this instrument
 from Sri. *K.P. Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. *192500/-* being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 13/4/60
[Signature]
 Sub-Registrar
 and Collector of S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *1925/-* towards Stamp Duty
 including Transfer duty and Rs. *1000/-*
 towards Registration Fee was paid by the party
 through Challan Receipt Number *133E/2*
 dated *13/4/60* at SBH Habsiguda Branch, Sec 41 & 4

S.B.H. Habsiguda
 A/c No. 01009050700
 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.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 236 admeasuring about 325 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:


North	Plot No. 235
South	Plot No. 237
East	40" wide Road
West	Plot No. 241

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:

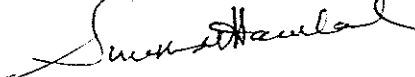
WITNESS:

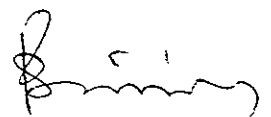
1.  (P. K. V. RAO)
2. 

For Mehta and Modi Homes


(Soham Modi) Partner
BUILDER

For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER




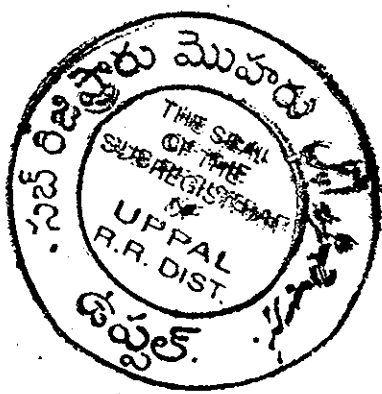
1 వ పుస్తకము (4) 59/61
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు పరుసె
 సంఖ్య 3



పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు (4) 59/61
 నంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నంబరు (4) 59/61-1-200 శాస్త్రమున
 200 సం॥ ప్రాంతం నెల 13 2011


 రిజిస్ట్రారు



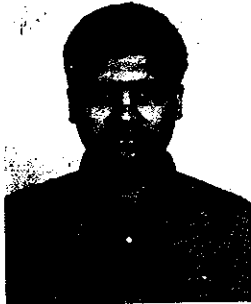
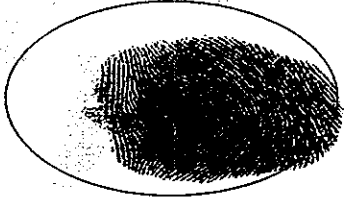
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



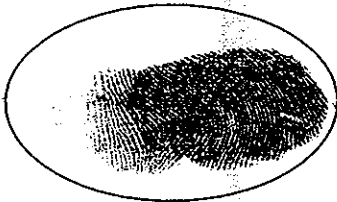
BUILDER:

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



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.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

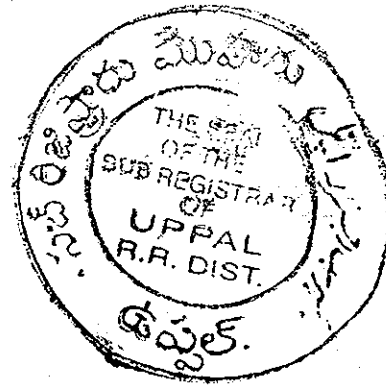
1 వ పుస్తకము (6) 59/10

దస్తావేజాల మొత్తం కాగితముల



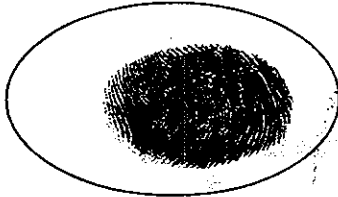

సంఖ్య... 7... ఈ కాగితపు వరుస

సంఖ్య... 6.....


సబ్-రెజిస్ట్రార్

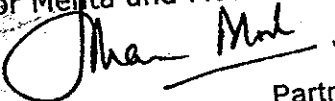


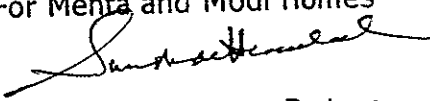
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUYER:</u></p> <p>MR. RAJESH RACHABATTUNI S/O. MR. R. SRINIVASA RAO R/O. 42809, SHALER ST. SOUTH RISING VA 20152 U. S. A.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. R. SRINIVASA RAO S/O. MR. R. ANJANEYULU R/O. 16-27-6 J. RAMASWAMY LANE BOSE ROAD, TENALI.</p>

SIGNATURE OF WITNESSES:

1. 
2. 


For Mehta and Modi Homes

Partner

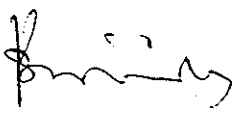
For Mehta and Modi Homes

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. R. Srinivasa Rao, 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)



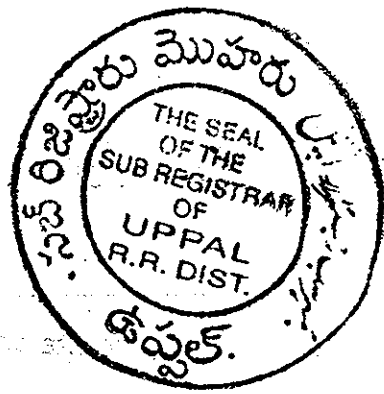
1 వ పుస్తకము (1956) నంబు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 5

~~సర్ రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



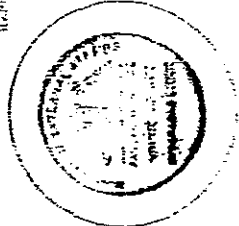
DRIVING LICENCE
 OLDAP0111938220R2
PRABHAKAR REDDY K
 K PADMA REDDY
 2-3-04/11/24
 JAISHWAL GARDEN
 AMBERPET
 HYDERABAD

DUPLICATE
 Licensing Authority
 HYDERABAD



यदि यह लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।
 यदि यह लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।
 यदि यह लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।
 यदि यह लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।

यदि लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।
 यदि लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।
 यदि लाइसेंस नष्ट हो जाए तो इसे दोहराया जा सकता है।



सर्वोच्च/अधीनस्थ अधिकारी
 भारतीय वाहन, हैदराबाद
 Licensing Officer, Hyderabad

PERMANENT ACCOUNT NUMBER
ABIMP6725H
 श्री/श्रीमती
SOHAM SATISH MODI
 (होम में या अतिथि के नाम)
SATISH MANILAL MODI
 आय/फोन नंबर/पिन कोड
 18-10-1969

भारत गणराज्य REPUBLIC OF INDIA
 भारतीय पहचान पत्र
IND
B2791005
MODI
SOHAM SATISH
INDIAN
MALE
18-10-1969
Hyderabad
9-10-2008
8-10-2008

For Mehta and Modi Homes

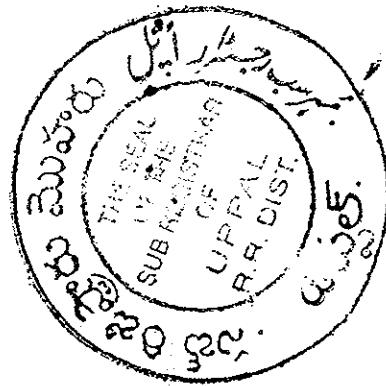
 Partner

For Mehta and Modi Homes

 Partner

1 వ పుస్తకము (1) 1/1/19... సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య 6.....





Navin

(P.S. Viswanathan)
Attaché (Consular)
Embassy of India
Washington, DC



BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA
श्री विष्णु विश्वनाथन
एम्बेसी ऑफ इंडिया
वॉशिंग्टन, डी.सी.
THESE ARE THE SUBJECT AND RESUME IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE
CONCERN TO ALLOW THE SUBJECT TO PASS FREELY WITHOUT
HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE
AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED
श्री विष्णु विश्वनाथन
एम्बेसी ऑफ इंडिया
वॉशिंग्टन, डी.सी.

भारत गणराज्य REPUBLIC OF INDIA

राष्ट्र / Type IND INDIA / Country Code A8915002 / Passport No.

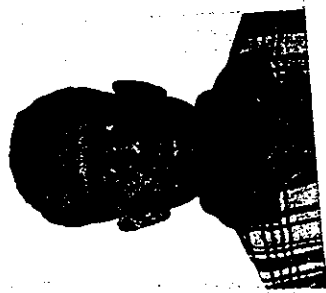
उपनाम / Surname RACHABATTUNI

दिनांक / Date of Birth 19.08.1970

राष्ट्रता / Nationality INDIAN

जन्म स्थान / Place of Birth Tenali, AP

वॉशिंग्टन, डी.सी.
Date of Issue / Date of Expiry JUL 21 2000 July 20, 2010 (F)



R. Navin

1 వ పుస్తకము (4) 296
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 7


 పబ్-రిజిస్ట్రార్

