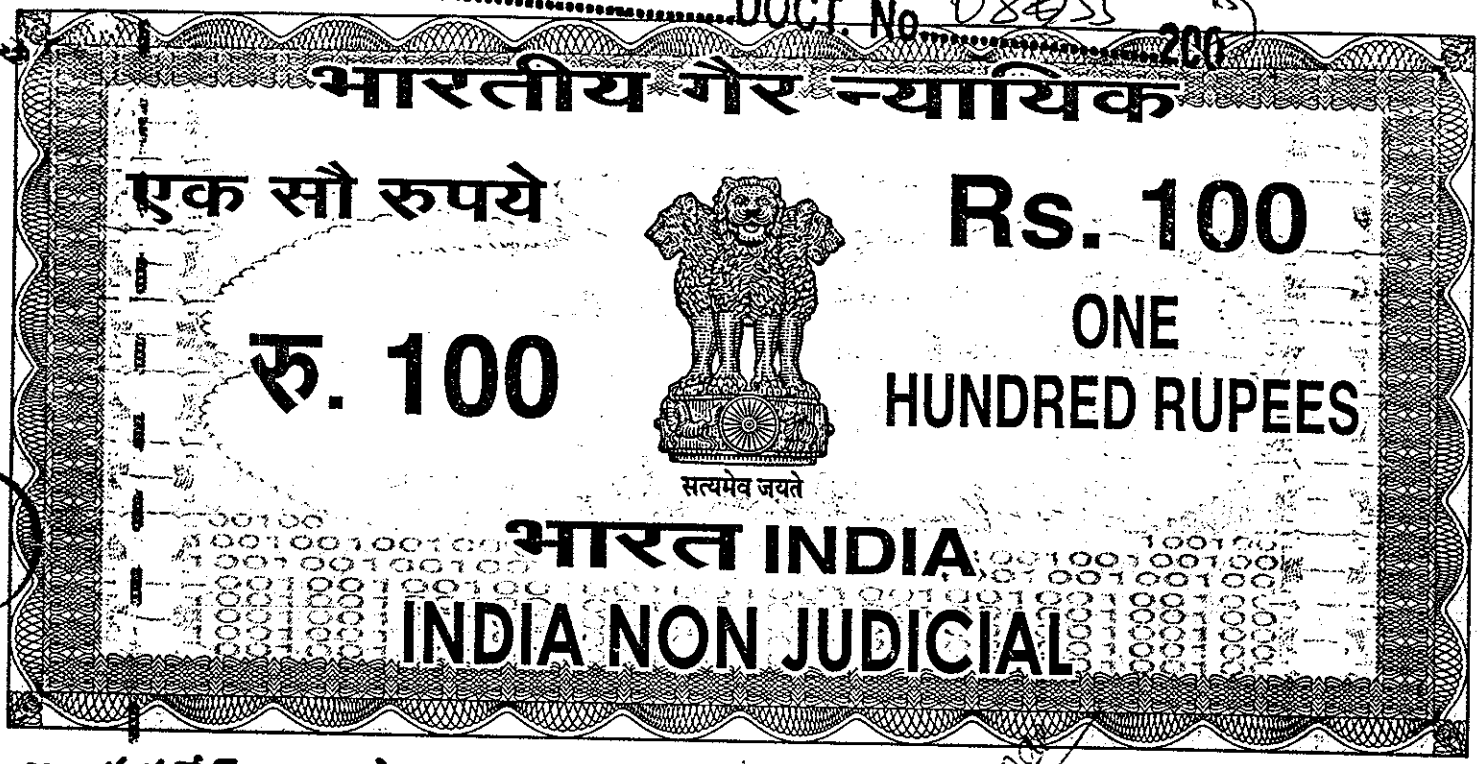


237 CS No. 6851

DOCT. No. 68035

Academy 7022



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352994

25591 26/04/2007 100/-
 Mahender
 Mableh
 Mehta & Modi Homes

K. Srinivas
 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 26th day of June 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, 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 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. MRS. S. VIJAYALAKSHMI, WIFE OF MR. RAMAKRISHNA RAJU, aged about 38 years,
2. MR. RAMAKRISHNA RAJU, SON OF LATE MR. S.V.V. SATYANARAYAN, aged about 42 years, Both are residing at 403A, Mahalakshmi Footman Residency, Chennareddy Lane, Taranaka, Secunderabad 500017, 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 1

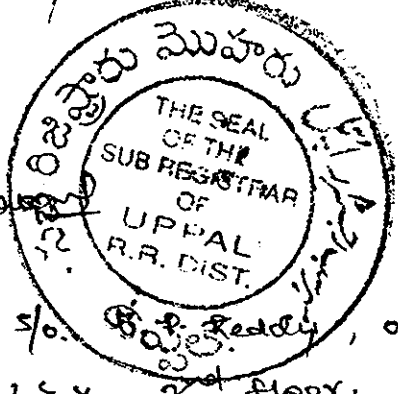
వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

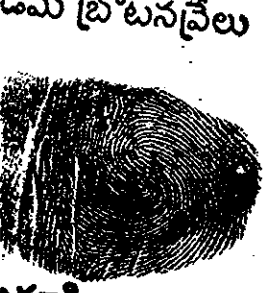
16 APR 2001

192 వ.శ.శా...
 పగలు...
 ఉప్పుత్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు పేలీముడ్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...
 Receipt No. 130467 Dt. 21/1/2001
 SBH, Mahasigurda Branch, Sec'bad



దాని యిచ్చినట్లు ఒప్పుకొన్నట్లు
 యదను బ్రౌటనద్రేలు



యూపించినది.

శ్రీ...
 (0) S-4-187/344, 2nd floor, Soham mansion
 M.G. Road, Sec'bad, through attested GPa
 for presentation of documents, vide GPA No.
 201/2000/02 of SRO, Uppal, R.R. Dist

S/o. Late S.V.V. Satyanarayana
 P/o. 403 A, Mahalaxmi footman Residency
 Chennareddy lane, Ganapada, Sec'bad.

1. M.V. Ramana Rao S/o. S. Narayana of C. Anjaneyulu
 P/o. 104, Annapurna Apts, Adilabad, Adilabad

2. Kannaiah mullu S/o. Rame Rao occ. Business
 2-3-64/10/24, Amberpet, Hyderabad

...

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 01.06.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 237) 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. 237 admeasuring 325 sq. yds. under a Sale Deed dated 01.06.07 registered as document no. 6834/07 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:

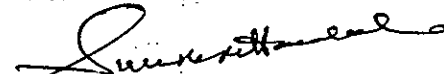
- The Buyer has agreed to pay in advance a sum of Rs. 15,16,250/- (Rupees Fifteen Lakhs Ninety Sixteen Thousand Two Hundred Fifty Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
- 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
28.08.2006	Cheque No. 789404	25,000/-
09.10.2006	Cheque No. 789406	2,00,000/-
01.11.2006	Cash	5,00,000/-
	Total Amount Received	7,25,000/-
Less:		
Amount appropriated towards Sale Deed	3,90,000/-	
Balance towards Development Agreement		3,35,000/-

- The Buyer shall pay to the Builder the balance amount for development charges of Rs. 11,81,250/- (Rupees Eleven Lakhs Eighty One Thousand Two Hundred and Fifty Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	6,82,500/-	Within 7 days of casting of 1 st slab
II	4,98,750/-	Within 7 days of casting of 2 nd slab

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

X 
Page 2

1వ పుస్తకము 6325/2019
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 6..... ఈ కాగితపు వరుస
 సంఖ్య 2.....

[Signature]
 పబ్-రిజిస్ట్రారు

Registration (Under Section 42 of Act 19 of 1897)
 No. 6325 of 2019. Date 31/5/20

I hereby certify that the proper deficit
 stamp duty of Rs. 1586/- Rupees
 has been levied in respect of this instrument
 from Sri. K. R. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 156250/- being
 higher than the consideration agreed Market
 Value.

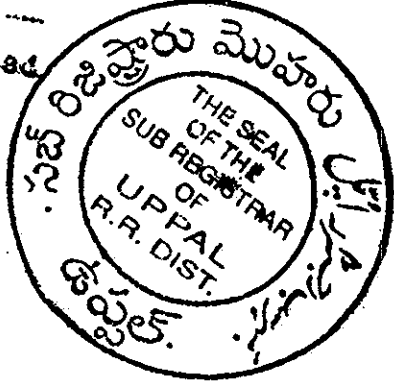
S.R.O. Uppal
 dated 31/5/20

[Signature]
 Sub Registrar
 and Collector U.S. 4104
 INDIAN STAMP ACT

Registration Endorsement

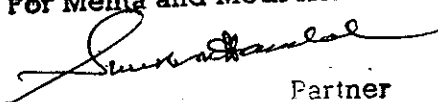
An amount of Rs. 1586/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 130647
 dated 31/5/20 at SBI Habsiguda Branch, Sec'bad


S.B.H. Habsiguda
 A/c No. 0100050783
 of 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

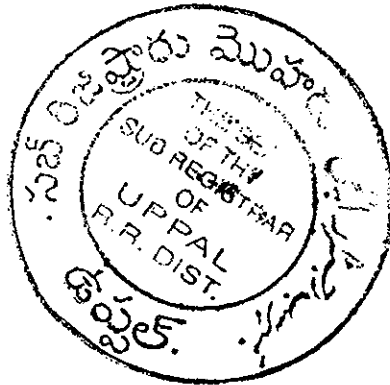


1 వ పుస్తకము 6825/07
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు పదునె
సంఖ్య... 3.....


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు. 6825/07.....
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు (సం. 1-200) ఇవ్వడమైన
200 సం॥... నెల... తేది
జూలై


రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 237, admeasuring about 325 Sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

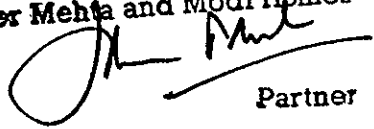
North	Plot No.236
South	Plot No. 238
East	40' wide road
West	Plot No. 240

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:

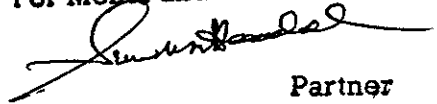
- 
- 

For Mehta and Modi Homes


Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes

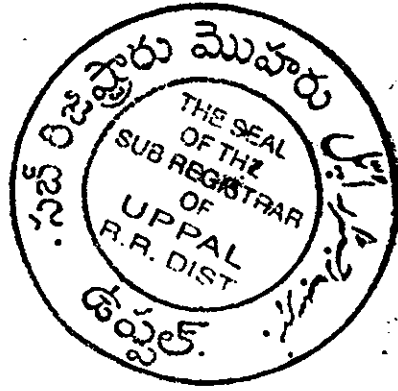

Partner

(Suresh U. Mehta)
BUILDER

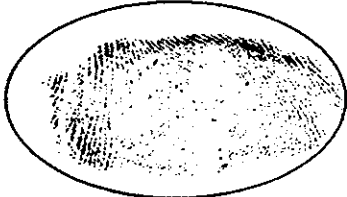






BUYER.

1 వ పుస్తకముకి. 2 కే. సి. వి. గా
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. ర. ఈ కాగితపు వరుస
సంఖ్య. 6

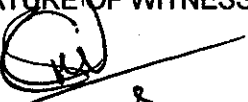
సబ్-రెజిస్ట్రారు

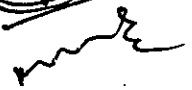


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

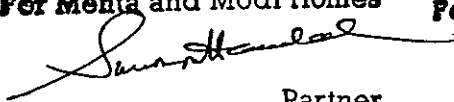
NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. 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 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>GPA FOR PRESENTING DOCUMENTS:</p> <p>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.</p>

SIGNATURE OF WITNESSES:

1. 


2. 

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

SIGNATURE OF EXECUTANTS




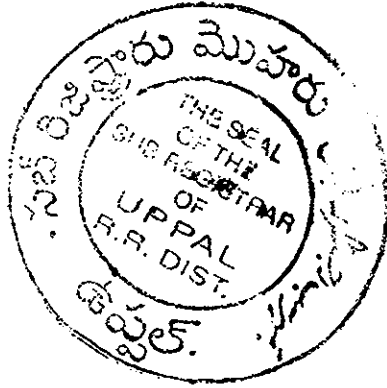
1 వ పుస్తకము. 6425/9

దస్తావేజాల మొత్తం కాగితముల





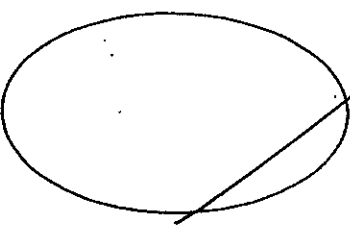
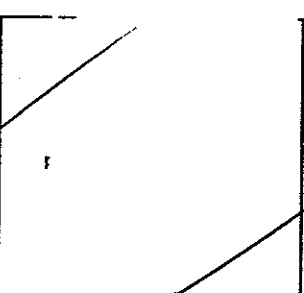
సంఖ్య. క. ఈ కాగితపు వరుస

సంఖ్య. క.


పబ్లిక్ రికార్డస్ ఆఫీసర్

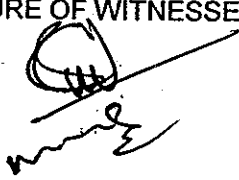


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

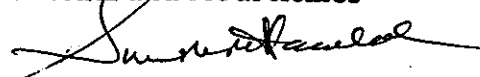
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
1			<p><u>BUYER: & CUM REPRESENTATIVE:</u> 1. SUNIKARA RAMA KRISHNA RAJU FLAT # 403 A, MAHA LAKSHMI FOOTMAN'S RESIDENCY, VIJAI PURI COLONY, TARNAKA - HYDERABAD</p>
2			<p>2. VIJAYA LAKSHMI W/O SUNIKARA RAMA KRISHNA RAJU, FLAT NO: 403 A MAHA LAKSHMI FOOTMAN'S RESIDENCY VIJAI PURI COLONY, TARNAKA - HYD</p>
			

SIGNATURE OF WITNESSES:

1.
2.



For Mehta and Modi Homes


Partner

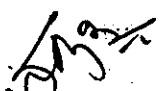
For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS

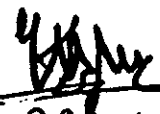
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

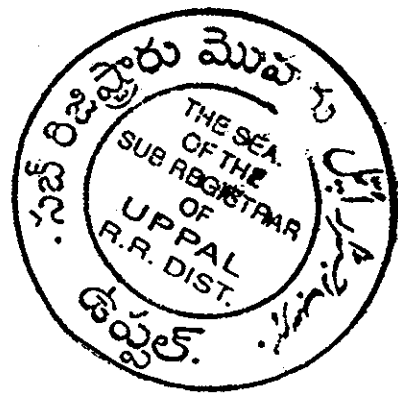
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. S. Rama Krishna Raju as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



①  ② ...

1 వ పుస్తకము కేంద్రమున
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....


సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
OLDAP01-193822982
PRABHAKAR REDDY K
K PADMA REDDY
7-3-64/10726
JAISWAL GARDEN
AMBARESI
HYDERABAD

DUPLICATE

DRIVING LICENCE

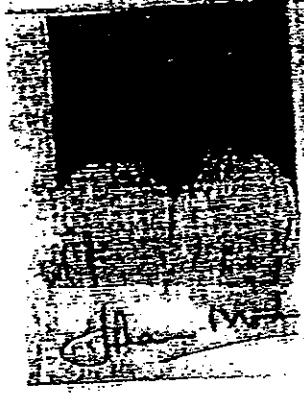


భారత ప్రభుత్వం ప్రకారం ఈ లైసెన్సును
అభ్యంతరం లేకుండా ఉపయోగించుటకు
అనుమతించబడినది. ఈ లైసెన్సును
ఇతర వ్యక్తికి అమ్మకం చేయడం లేదా
ఇతర వ్యక్తికి ఇవ్వడం చేయడం
అనుమతించబడినది. ఈ లైసెన్సును
ఇతర వ్యక్తికి అమ్మకం చేయడం లేదా
ఇతర వ్యక్తికి ఇవ్వడం చేయడం
అనుమతించబడినది.

భారత ప్రభుత్వం ప్రకారం ఈ లైసెన్సును
అభ్యంతరం లేకుండా ఉపయోగించుటకు
అనుమతించబడినది. ఈ లైసెన్సును
ఇతర వ్యక్తికి అమ్మకం చేయడం లేదా
ఇతర వ్యక్తికి ఇవ్వడం చేయడం
అనుమతించబడినది.



भारत गणराज्य REPUBLIC OF INDIA



INDIA
B2791005
మొదటి
కొల్లూరి శ్రీనివాస రావు
మొదటి
మొదటి
మొదటి
మొదటి
మొదటి

PERMANENT ACCOUNT NUMBER
ABIMP6725H
SCRAM SATISH INCHI
SATISH MANJALA MOCHI

1వ పుస్తకము 6225/ని

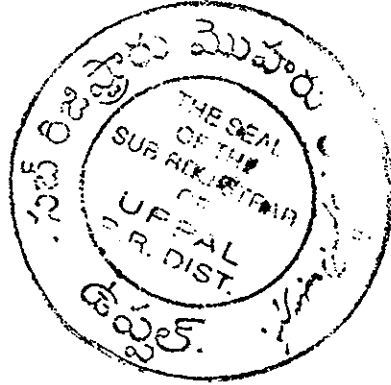
దస్తావేజుల విషయం కాగితముల

సంఖ్య...క...ఈ కాగితపు పరుస

సంఖ్య).....



పబ్-రిజిస్ట్రారు



अतिरिक्त पुस्तिका
ADDITIONAL BOOKLET



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र
 इस बात से सरकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक,
 आज़ादी से जाने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें
 जिसकी उसे आवश्यकता हो।

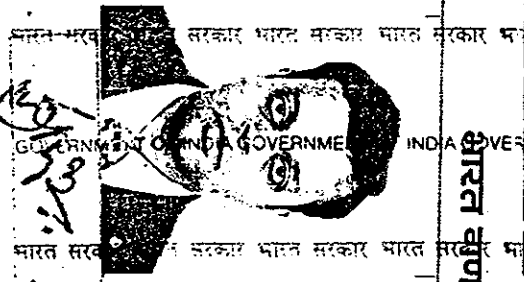
THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
 CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR
 HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND
 PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA



K. Asokan
K. ASOKAN
 Consul
 Consulate General of India
 Dubai (U.A.E.)

भारत गणराज्य REPUBLIC OF INDIA



राष्ट्र / Type: IND
 राष्ट्र का कोड / Country Code: IND
 विसय सं. / Passport No.: 2178685

उपनाम / Surname: SUNKARA
 पूरा नाम (Given Names): RAMA KRISHNA RATU
 राष्ट्रियता / Nationality: INDIAN
 लिंग / Sex: Male
 जन्म तिथि / Date of Birth: 01.7.1965
 जन्म स्थान / Place of Birth: Hyderabad (A.P.)
 जारी करने का स्थान / Place of Issue: Dubai
 जारी करने की तिथि / Date of Issue: 13.6.2005
 समाप्त होने की तिथि / Date of Expiry: 11.10.2011

Handwritten signature or mark.





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

పబ్-రిజిస్ట్రార

