

259
C.S. No. 12896 DOCT. No. 12869/2007
Act No 13242

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

₹. 50

Rs. 50



INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree C 033168

4837 - 20/11/2007
G. Venkatesh
G. A. Rao
Whom Mehta & Modi Homes.

G. PADMASREE
STAMP VENDOR L. No: 28/2007
5-100/2, Balaji Nagar Colony,
Nagamam (V) Keesara (M) R. R. Dist.
Under S.R.O. Shamirpet.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 22nd day of November 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-1-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal 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

MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1st Street, Begumpet, Hyderabad – 500 016, 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

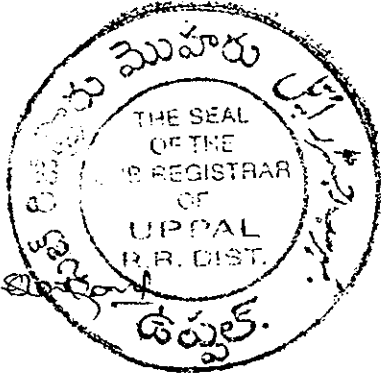
Office of the Deputy Director of Revenue
 - 9 OCT 2007
 Hyderabad (Urban)

1వ పుస్తకము/2006/11/సంగ్రహం
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య... ౧... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

192... వ సంవత్సరమున... 22... తేది
 192... శా.క... మొదటి... మాసము... 1... తేది
 పగలు... 3... గంటల మధ్య
 ఉప్పు... తో

సబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రారు, ఉప్పల, 2006 లోని సెక్షన్ 32 ఎ.ను
 అనుసరించి... సాబ్ గ్రాఫులు
 మ... నాహా దాఖలుచేసి
 1000/... చెల్లించినారు.
 760038...
 Branch Sec'bad



వాసి యిచ్చినట్లు ఒప్పుకోవడం
 ఎదమ ప్రాబంధము

శ్రీ...
 సబ్-రిజిస్ట్రారు

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 3rd, Floor, Saham Mansion, M.G.Road, Secunderabad
 Attested GPA, through General Power of Attorney, Vide Doc. No. 201/11/2006
 Registered at SRO, Uppal, Ranga Reddy District

మ ప్రాబంధములు

V. Nageswara Rao
 W/o. V. Nageswara Rao
 R/o. 303, Pinnacle Pride Apts,
 Umanagar 1st Street, Begumpet, Hyderabad.

యోచించినది.

P. Thakur Prasad S/o. Ramamurthy Rao
 R/o. Plot no. 71, Silver oak Bungalows - Phase - I, - Sy. no. 35 to 36
 Cherlapally, Hyderabad
 Kiran S/o. Rama Rao Occ: Services. A/o. 101,
 Sri Sai Apts. Megala X' Road, Hyderabad

200... వ సంవత్సరమున... 22... తేది
 192... శా.క... మొదటి... మాసము... 1... తేది

సబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

पचास
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FIFTY
RUPEES

रु. 50

Rs. 50



INDIA NON-JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree

G. PADMASREE

073169

STAMP VERIFIED ON 28/2/2007
B-100/2, Basji Nagar Colony,
Nagarani (V) Keesara (M) R. R. Dist.
Under S.R.O. Shamirpet.

4388/20/11/2007
G. Padma Sree
S/o. D/o. A. Rao
For Whom Mehta & Modi Homes

WHEREAS:

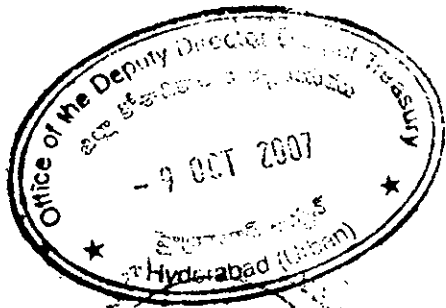
- A) The Buyer has entered into an Agreement of Sale dated 30th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 258 & 259) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions 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. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 Sq. yds.) under a Sale Deed dated 22.11.2007 registered as document no. 12868/07 in the Office of the Sub-Registrar, Uppal, R. R. District. 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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes:

Partner



1 వ పుస్తకము (12869) నంబరు
 దత్తాత్రేయ మొత్తం కాగితము
 పంపిణీ చేయడానికి కాగితపు వరుస
 పంపు 2

పబ్-రిజిస్ట్రారు

Assent Under Section 42 of Act II of 1878
 No. 12869 of 2007 Date 22/11/07

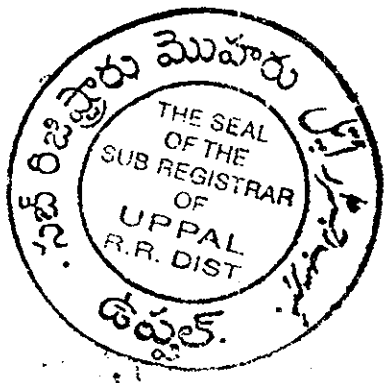
I hereby certify that the proper deficit
 stamp duty of Rs. 199.00 Rupees nineteen thousand
nine hundred Rupees only
 has been levied on this instrument
 from Sri. K. Subhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 3442000 being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 &
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 199.00 towards Stamp Duty
 including Transfer duty and Rs. 6000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 760038
 Dated 22/11/07 at SBH Habisiguda Branch, Sec'bad

Habisiguda
 A/c No. 01600059700
 of R.O. Uppal

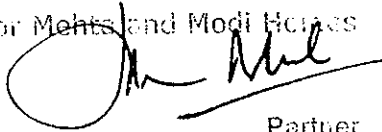


- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

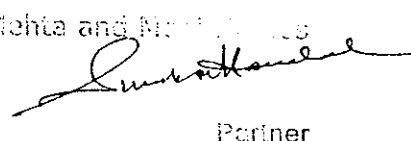
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

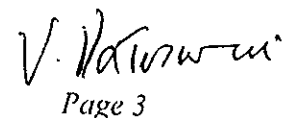
1. The Buyer has agreed to pay in advance a sum of Rs. 34,42,000/- (Rupees Thirty Four Lakhs Forty Two Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The buyer has already paid an amount of Rs. 33,67,000/- (Rupees Thirty Three Lakhs Sixty Seven Thousand Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 75,000/- (Rupees Seventy Five Thousand Only) on or before within 7 days of casting of 1st slab.
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 1 month 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

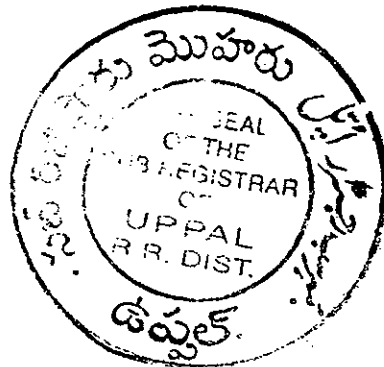

Page 3

1 వ పుస్తకము 2007 సం. 12/07
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య 200 ఈ కాగితపు వరుస
నెంబరు 200


పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.క) నెంబరు 12869/07
నెంబరుగా రిజిస్ట్రారు చేయబడే స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 12869-200 కావ్యడమ్మిన
200 సంఖ్య 2007 సం. 12/07


రిజిస్ట్రారు



10. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 760038, dated 21.11.2007, drawn on SBH, Habsiguda, Hyderabad.

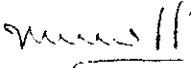
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	40' wide road
South	Compound wall & 100' wide road
East	Plot No. 260
West	Plot No. 257

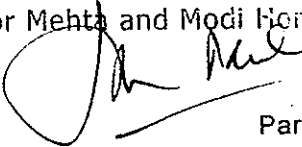
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

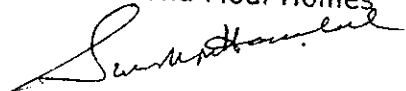
2. 

For Mehta and Modi Homes


Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes


Partner

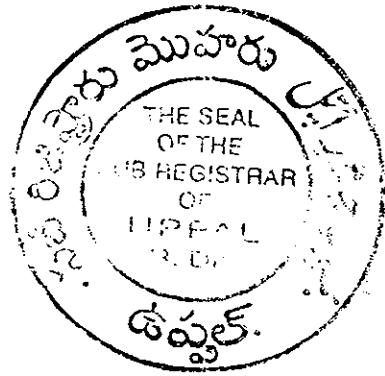
(Suresh U. Mehta)
BUILDER



BUYER.

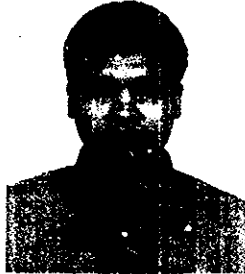
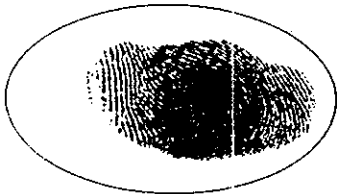
పాపపురము రి.సి.డి.స్టాంపు
కాగితముల
కాగితపు వరుస
4

సబ్-రెజిస్ట్రారు



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

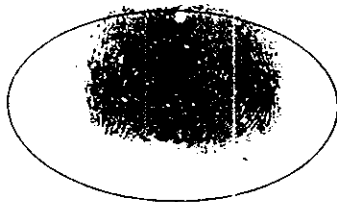
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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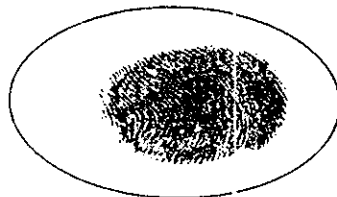
BUILDER:

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

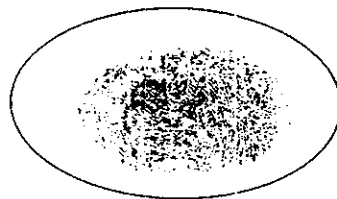


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4. III FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003



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:

MRS. V. RAJESWARI
W/O. MR. V. NAGESWARA RAO
R/O. 303
PINNACLE PRIDE APARTMENTS
UMANAGAR 1ST STREET
BEGUMPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

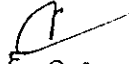
Partner

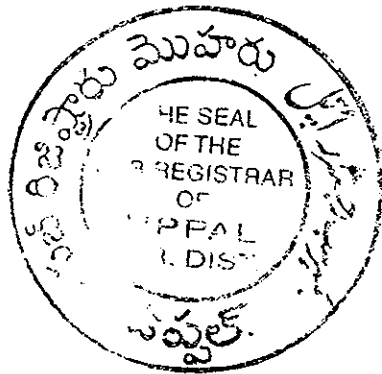
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

వ పుస్తకము/2016/1000
వివాదాల మొత్తం కాగితముల
సంఖ్య... రీ... ఈ కాగితపు వరుస
సంఖ్య... క.....


సబ్-రిజిస్ట్రారు



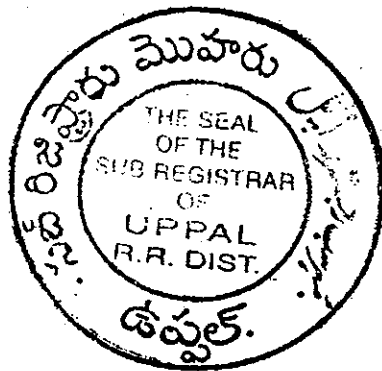


15/11/2007

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



సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE
DL-DAP01-193822042
PRABHAKAR REDDY K
K PADMA REDDY
2-3-6A/18/24
JATSHOL GARDEN
AMBERPET
HYDERABAD

DRIVING LICENCE
HYDERABAD

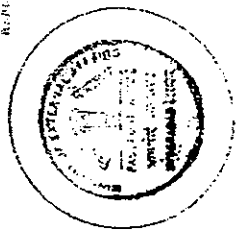


यदि कृपया, शीघ्रतया प्रभुत्व के प्रकार के लिए, तो एक ही प्रमाण
के साथ ही प्रमाणित है, यह प्रमाणित करता है कि यह प्रमाणित है कि यह प्रमाणित
अपनी ही प्रमाणित है, और यह प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है
प्रमाणित है प्रमाणित है।

THESE ARE VALID ONLY AT AND IN ACCORDANCE TO THE NAME OF THE
POSSESSOR OF THE AUTHORITY OF INDIA ALL THOSE WHOSE NAME IT MAY
CONCERN TO ALLOW THE NEARBY TO ASSESS THE LICENSE WITHIN THE LIST
INDIAN AND TO APPROVE UNDER EVERY AGREEMENT AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यदि प्रमाणित है, प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है
BY ORDER OF THE GOVERNMENT OF THE
REPUBLIC OF INDIA

श्री प्रभुत्व के प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है
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PERMANENT ACCOUNT NUMBER
ABMP6725H

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श्री प्रभुत्व के प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है
श्री प्रभुत्व के प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है कि यह प्रमाणित है

भारत गणराज्य REPUBLIC OF INDIA

IND **B2791005**

MODI

SHAM SATISH (Soham Modi)

INDIAN **male** **15-12-1967**

MUMBAI (M)

PO HYDERABAD

9-10-2000 **8-10-2010**


For Mehta and Modi Homes

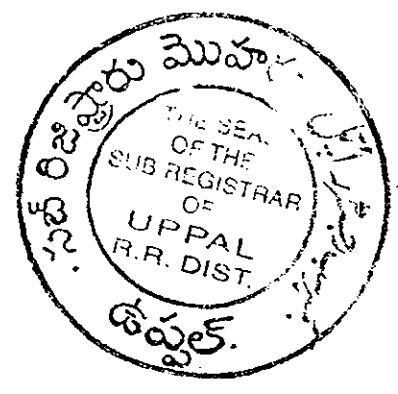
Partner


For Mehta and Modi Homes

Partner

వ శుక్రవారం. ది. 10. 12. 1964.
 పాపంపేట వెంకటేశ్వరం కాగితముల
 రే... కేశ కాగితపు వరుస
 ... 6 ...



 పబ్-రిజిస్ట్రారు

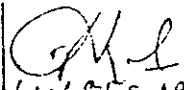




Family Members Details


S.No	Name	Relation	Date of Birth	Age
2	Rajeswari	Wife	07/08/42	64




 V. V. K. G. S. S. A. R. A. R. A. (DPL Incharge)
 04/02/2006
 వ్యవహార సంస్థ/కేంద్రం అవతరణ తేదీ ఎస్.ఎం.ఆర్. / 2025.

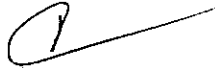
HOUSEHOLD CARD

Card No : PAPI6772200067
 F.P Shop No : 722
 పేరు : వల్లూరు నాగేశ్వర రావు
 Name of Head of Household : Valluru Nageswara Rao
 అండ్/భర్త పేరు : లేట్ వెంకట్రావు
 Father/ Husband name : Late Venkatesh
 పుట్టిన తేదీ/Date of Birth : 17/07/1936
 వయస్సు/Age : 70
 వృత్తి/Occupation : Retired Employee
 ఇం.నెం./House No. : 6-3-1219/1/6/1/303
 వీధి/Street : UMA NAGAR ROAD NO 1
 Colony : BEGUMPET
 Ward : వార్డ్ 6
 Circle : వార్డ్ 6
 Circle VII
 జిల్లా/District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 110,000
 LPG Consumer No. (1) : 782 (Double)
 LPG Dealer Name (1) : Sama Enterprises,BPC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) : /



V. Ramesh

12.8.69/సర్కారు
దాఖలు చేయడానికి కాగితము
సంఖ్య.....
వరుస
సంఖ్య.....


సబ్-రిజిస్ట్రారు

