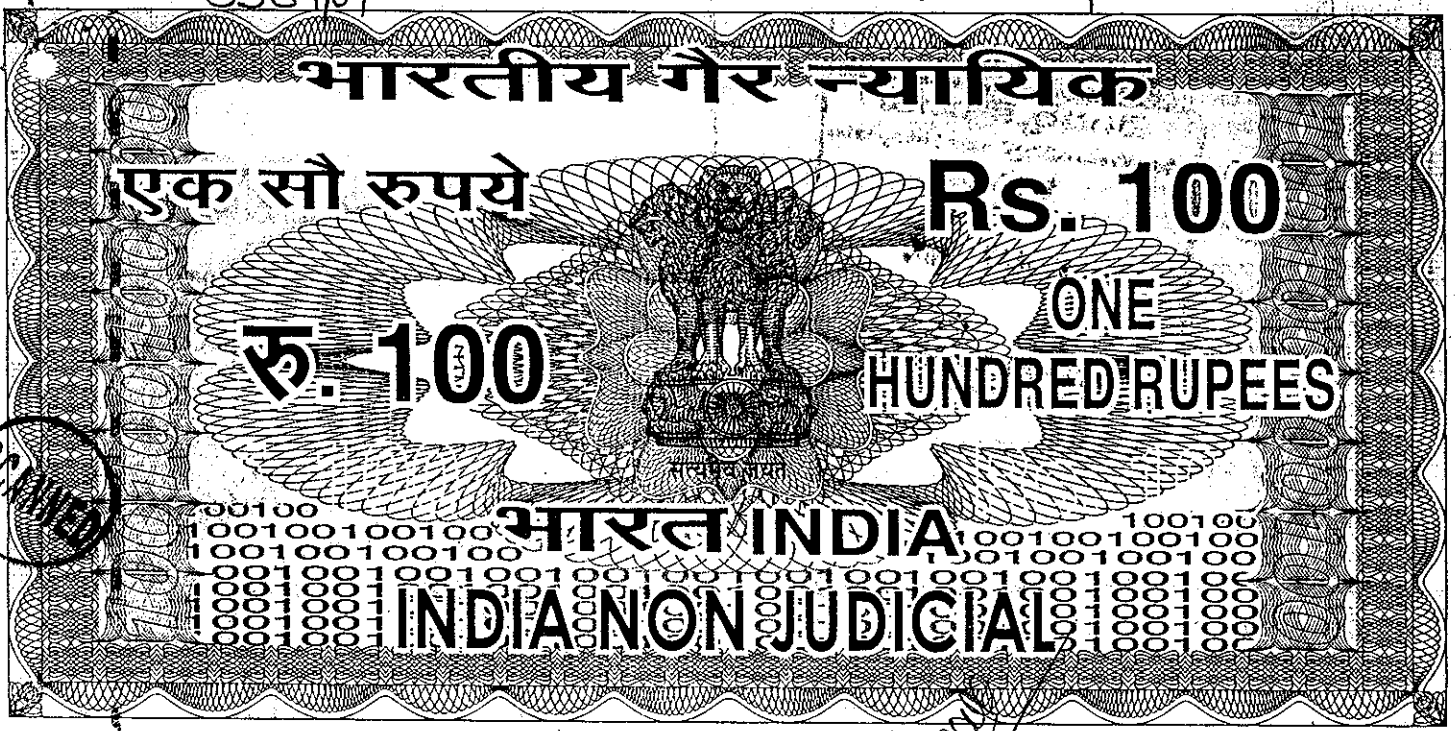


302

5369/09

5407/09

581



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Z 259263

R. SRINIVAS
 S.V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

13938

at No. Date 13/8/2009
 Sold to Ramesh
 s/o D/o W/o. C.V. Rao
 or Whom Mehta & Modi Homes

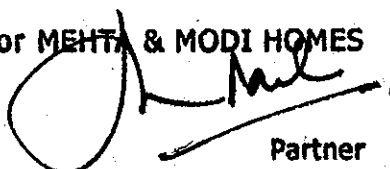
AGREEMENT FOR LAND DEVELOPMENT CHARGES

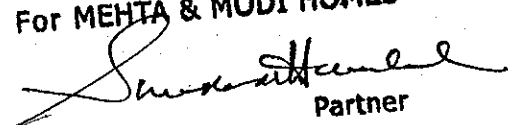
This Agreement is made and executed on this the 13th day of August 2009 at SRO, Uppal, Ranga Reddy District by and between:

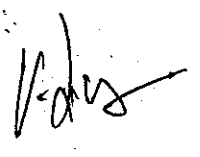
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003. represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 59 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. V. SIVA KUMAR, SON OF MR. V. GANDHI aged about 44 years, Occupation: Business, residing at G-1, Dinesh Laxmi Apartments, Padmarao Nagar, Secunderabad - 500 025,, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:

- 1. in the shape of stamp papers..... Rs. 1000
- 2. in the shape of challan (under of I.S. Act. 1899)..... Rs. 1000
- 3. in the shape of cash (under of I.S. Act. 1899)..... Rs.
- 4. adjustment of stamp duty under of I.S. Act. 1899 if any..... Rs.

II. Transfer Duty:

- 1. in the shape of challan..... Rs.
- 2. in the shape of cash..... Rs.

III. Registration fee:

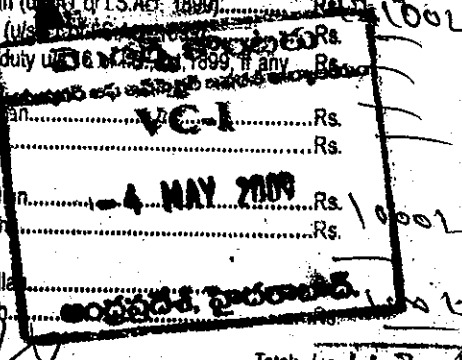
- 1. in the shape of challan..... Rs. 1000
- 2. in the shape of cash..... Rs.

IV. User Charges:

- 1. in the shape of challan..... Rs.
- 2. in the shape of cash..... Rs.

Sub-Registrar

Total: Rs. 16000

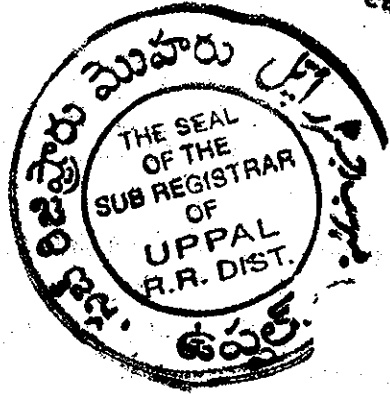


1 వ పుస్తకము... కె.కె.సి. సం...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

సంఖ్య... వ.సం...
 921- వ.శ.శా... మాసము... 22వ తేదీ
 గలు... 12వ రోజు... గంటల మధ్య
 స్టాంప్ సబ్-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy
 స్వామి... బ్లాక్, 1వ దిశలోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 వసూలు చేయించుటకు సహ దాఖలు చేసి
 ముద్రా... చెల్లించారు.

Receipt No. 16128... Dt. 13/5/08...
 Mahsouda Branch Sec'bad



తాసి... ఎడమ...
 ఎడమ...
 సబ్-రిజిస్ట్రారు



[Handwritten signature]

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 64/11/08
 dated 19.4.08 registered at SRO,
 Ranga Reddy District.

V. Siva Kumar S/o. Y. Gandhi
 o/c: Business - R/o. G-1, Disha Laxmi Apts,
 Padmarao Nagar, Sec'bad.

Venkataramana Reddy S/o. Anji Reddy
 o/c: Service - R/o. 11-812, Ranko. 2, Ganga
 Colony, Sarvornagar, 4th

B. RAJUMAR S/o. MUKUNDA RAJ o/c: BUSINESS
 R/o. ALWA, Sec-3rd

2009వ సం...
 921-వ.శా.శ... మాసము... 22వ తేదీ
 సబ్-రిజిస్ట్రారు

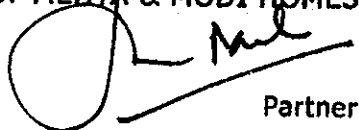
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 21st October 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 302) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, 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. 302 admeasuring 200 sq. yds. under a Sale Deed dated 13.08.2009 registered as document no. 5302/09 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.

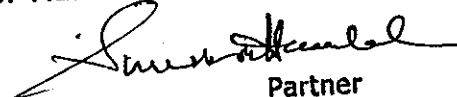
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

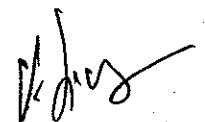
1. The Buyer has agreed to pay a sum of Rs. 13,20,000/- (Rupees Thirteen Lakhs Twenty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer already paid the above said amount of Rs. 13,20,000/- (Rupees Thirteen Lakhs Twenty Thousand Only) before entering this agreement which is admitted and acknowledges the builder.
3. The Buyer shall liable to pay the development charges on land 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. 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner



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

సబ్-రిజిస్ట్రారు

Under Section 42 of Act II of 1919
 No. 5303 of 2003 Date 12/1/09

I hereby certify that the proper deficit
 stamp duty of Rs. 13100/- Rupees Thirteen
 thousand one hundred 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. 132000/- being
 higher than the consideration agreed Market
 Value.

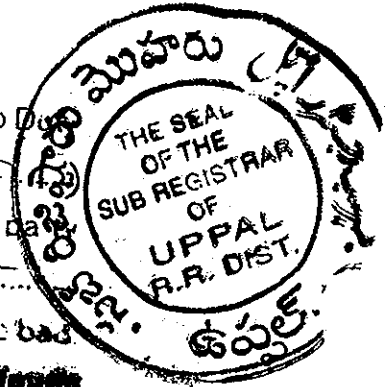
S.R.O. Uppal

Dated 12/1/09

Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

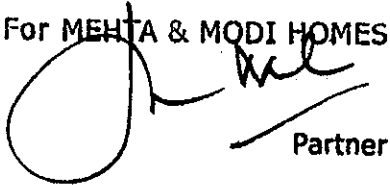
An amount of Rs. 13100/- towards Stamp Duty
 Including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 16528
 Dated 12/1/09 at SBFI Habsiguda Branch Secbad.



G.B.M. Habsiguda
 A/c No. 01600000700
 of S.R.O. Uppal

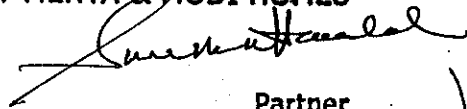
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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.
6. 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.
7. 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.
8. Stamp duty and Registration amount of Rs. 14.200/- is paid by way of challan No. 161328, dated 13.08.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

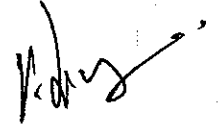


Partner

For MEHTA & MODI HOMES

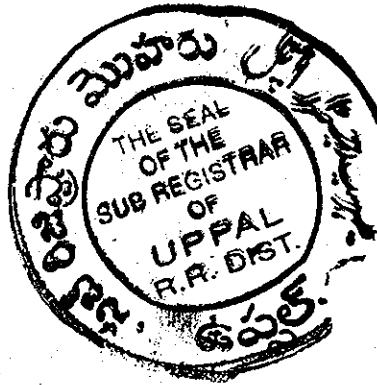


Partner


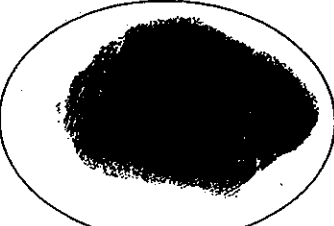
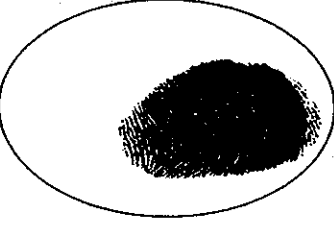



1వ పుస్తకము కింది సంగతులు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...9.....


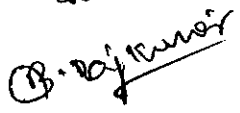
సబ్-రిజిస్ట్రారు

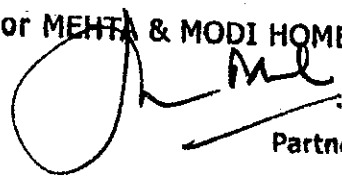


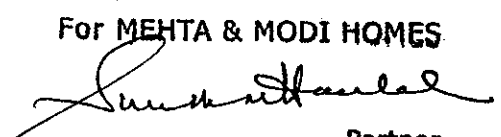
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

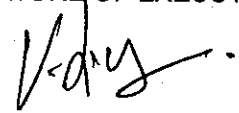
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p>
		<p>1. MR. SOHAM MODI S/O. MR. SATISH 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 VIDE DOC.NO. 69/BKIV/2008:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p> <p>BUYER:</p> <p>MR. V. SIVA KUMAR S/O. MR. V. GANDHI R/O. G-1, DINESH LAXMI APARTMENTS PADMARAO NAGAR SECUNDERABAD - 500 025</p>

SIGNATURE OF WITNESSES:

- 
- 

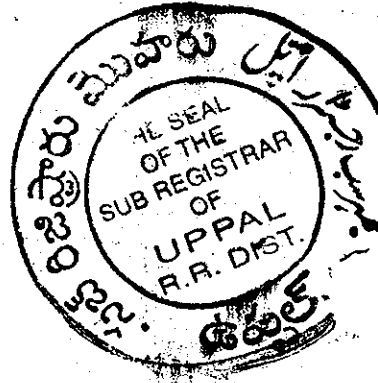
For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS


SIGNATURE OF THE BUYER

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

పబ్-రిజిస్ట్రార్



Family Members Details				
S.No	Name	Relation	Date of Birth	Age
1	Kusum	Wife	06/07/51	53
2	Barat	Son	15/12/81	23

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
 BHARAT PARADISE, SEC 17
 161072006
 25.06.2017 / 2.25.17

PERMANENT ACCOUNT NUMBER
AEM2P67251

NAME
SONAR SATESH MODI

FATHER'S NAME
SATESH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE
Sonar Satesh Modi

Chief Commissioner of Income Tax, Andhra Pradesh

INCORPORATED
INCORPORATED DEPARTMENT
PRABHAKAR REDDY
PADMA REDDY

HOUSEHOLD CARD

HOUSEHOLD CARD
: PAP167881508R16

Card No : 835
F.P. Shop No : 835

Name of Head of Household : Mehta Suresh
Age : 45

Partner/Head of Household name : Uthamala
Age : 45

Date of Birth : 15/12/1948
Age : 58

Occupation : Civil Business

House/Flat No. : 2-3-377
Street : BANISTER ROAD
Colony : D V COLONY
Ward : 2
Circle : VIII

Age : 23
Age : 23

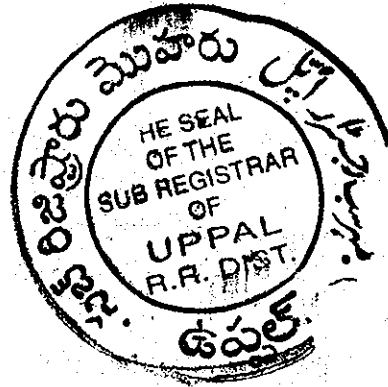
Annual Income (Rs.) : 190,000
JPG Customer No. (1) : NE463591(Single)
JPG Dealer Name (1) : Narayana Enterprises, DC
JPG Customer No. (2) :
JPG Dealer Name (2) :

For MEHTA & MODI HOMES
Sonar Suresh Modi
Partner

For MEHTA & MODI HOMES
Sonar Suresh Modi
Partner

వ పుస్తకము క్రిందిసంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 6

సబ్-రిజిస్ట్రార్



स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER

AAVPV8774B



नाम /NAME
SIVAKUMAR VABHINNENI

पिता का नाम /FATHER'S NAME
GANDHI VABHINNENI

जन्म तिथि /DATE OF BIRTH
09-08-1965

हस्ताक्षर /SIGNATURE

V. Siva K.

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / भ्रष्टाचार पर दृष्टिगत जागी करने
वाले प्राधिकारी को सूचित / बापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बोहेरबाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Ayakar Bhavan,
Boheerbagh,
Hyderabad - 500 004.

Election Commission of India
भारत निर्वाचन आयोग
భారత ఎన్నికల సంఘము
సర్దింపుకార్డు

CVG2979458

Identity Card

Elector's Name : V SIVA KUMAR
ఓటరు పేరు : ఎ వీస కుమార్

Father's Name : V GANDHI
తండ్రి పేరు : ఎ గాంధీ

Sex : M Age as on 1-1-2003
లింగము : పు 1-1-2003 వాటికి వయస్సు

37

Address:
6-1-140/3 ఏరుసామా
6-1-140/3

Padmarao Nagar పద్మారావు నగర్

Padmarao Nagar పద్మారావు నగర్

HYDERABAD హైదరాబాద్

Electoral Registration Officer
ఓటరు రిజిస్ట్రేషన్ అధికారి
SECUNDERABAD Assembly Constituency

సికింద్రాబాదు విధానసభ నియోజకవర్గము
Place: HYDERABAD
స్థలము: హైదరాబాద్

Date / తేదీ : 05-07-2003

This card may be used as an Identity card
under different Government schemes
ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

CVG2979458 6 / 465

V. Siva K.

వ పుస్తకము కేసుకి సంబంధించి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...కే...ఈ కాగితపు వరుస
సంఖ్య...కే.....

సబ్-రిజిస్ట్రార్

