

9911 (320)

9902/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 365836

Date : 23-09-2008

Serial No : 36,526

Denomination : 100

Purchased By :

S.O.D. SENKARAM
HYD

[Signature]
Sub Registrar

Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

FOR WHOM :

MEHTA & MODI HOMES
SECUBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 4th day of October 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 4-4-187/3&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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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. C. KRISHNA MURTHY, SON OF MR. KOTAIAH aged about 39 years, Occupation: Service residing at Flat No. 203, Brindavan Apartments, 4th Lane, Karthikeya Nagar, Nacharam, Hyderabad - 500 076, 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 and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

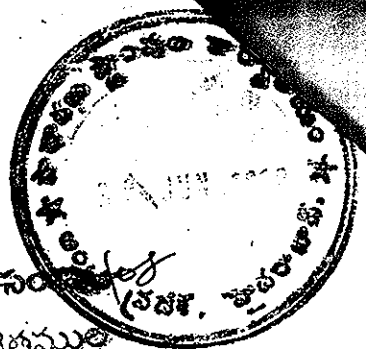
[Signature]
Partner

[Signature]
C. Krishna Murthy

1378000

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

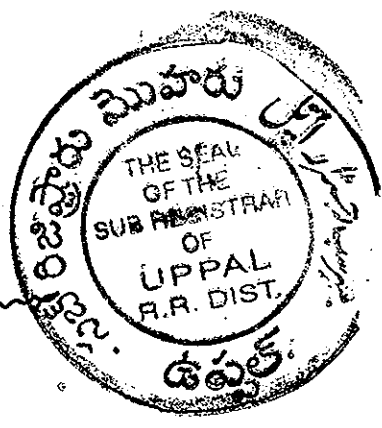
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (uls. 41 of I.S. Act, 1899).....	Rs. 13680/-
3. in the shape of cash (uls. 42 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty (uls. 16 of I.S. Act, 1899, if any)	Rs. —
II. Transfer Duty:	
1. in the shape 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. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total: Rs. 14880/-



1వ పుస్తకము 7862 నంబరు
 దస్తావేజుల మేరకు కాగితములు
 సంఖ్య 2... కలిపి వరుస
 ముఖ్య...
 షబ్-రిజిస్ట్రారు

1920- వ.శ.శా... మాసము. 1.2. తేది
 పగలు... మరియు... గంటల మధ్య
 కప్పల్ షబ్-రిజిస్ట్రారు లోపేసులో

శ్రీ... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వీటిముద్రలతో సహా దాఖలుచేసి
 సుము రూ॥ 1000/- బెల్లించినారు.
 Receipt No. 832566 D/U 198. Vid
 Habsiguda Branch See'bad



దాని యిచ్చినట్లు ఒప్పుకొన్నది
 ఎదురు బ్రాటసవేటు



ఎదురు బ్రాటసవేటు C. Krishnamoorthy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GNA/SPA for presentation
 of documents, Vide GPA / SPA No. 67 (4) / 2008,
 dated 19.4.08 registerer at SRO, UPP-1
 Ranga Reddy District.

C. Krishnamoorthy s/o. Kotaiab occ. Servant
 R/o. 203, Bandover Apts, 4th lane, Karthika
 Nagar, Nacharam, Hyderabad - 076.

విరూపించినది.

1
 2

Venkataramana Reddy s/o. Durga Reddy occ. Servant
 R/o. 11-18/2, Green Hills Colony, Hyderabad
 G. Pradeep Kumar s/o. G. Dharmaling, occ. Busman
 R/o. Bowrepaty, Sec 130D.

2008వ.సం॥... నం. 32 వ తేది

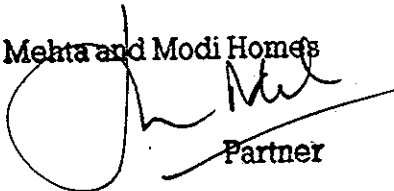
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 29th July 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 320) 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. 320 admeasuring 265 sq. yds. under a Sale Deed dated 4.10.08 registered as document no. 9861/08 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.

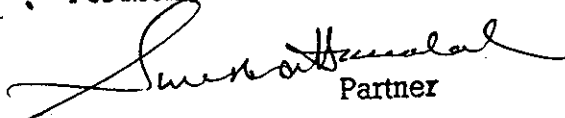
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

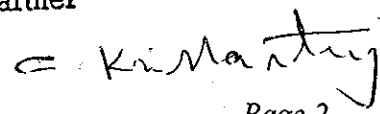
1. The Buyer has agreed to pay a sum of Rs. 13,78,000/- (Rupees Thirteen Lakhs Seventy Eight Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The buyer has already paid an amount of Rs. 7,59,000/- (Rupees Seven Lakhs Fifty Nine Thousand Only) and the builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the balance said amount for development charges of Rs. 6,19,000/- (Rupees Six Lakhs Nineteen Thousand Only) on or before 01.10.2008.
4. 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.
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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


Partner

1వ పుస్తకము 9862 నంబర్ 08
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రిజిస్ట్రార్

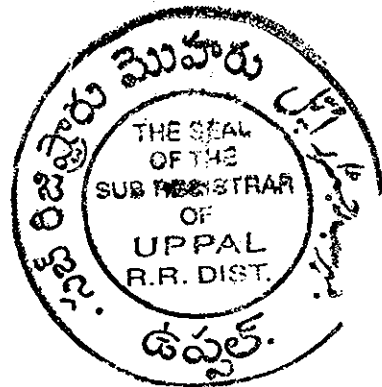
Instrument Under Section 42 of Act II of 1908
 No. 9862 of 2008 Date 3/11/08

I hereby certify that the proper deficit
 stamp duty of Rs. 13680/- Rupees Thirteen thousand
 Six hundred and Eighty 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. 759000/- being
 higher than the consideration agreed Market
 Value.

R.O. Uppal

3/11/08

Sub Registrar
 and Collector U/S. 412
 INDIAN STAMP ACT



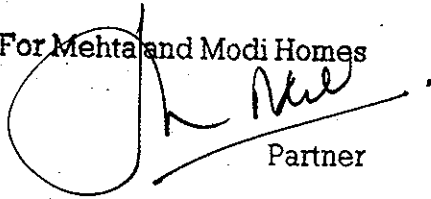
Registration Endorsement

An amount of Rs. 13680/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 832564
 dated 11/11/08 at SBI Habisiguda Branch Sec bad

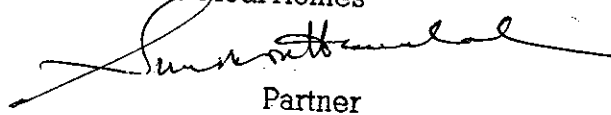
S.B.H. Habisiguda
 A/c No. 01000050720
 S.B.H. Uppal

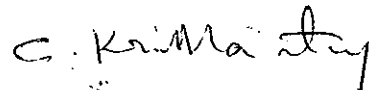
6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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.
10. Stamp duty and Registration amount of Rs. 14,780/- is paid by way of challan No. 832564, dated 01.11.04, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

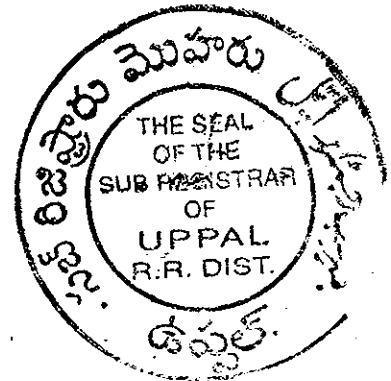


1వ పుస్తకము 9862 సం॥ 18
దస్తావేజుల వెలుతుం కాగితముల
సంఖ్య 7... కాగితపు వరుస
సంఖ్య 3.....

సబ్-రిజిస్ట్రార్.

1వ పుస్తకము సం॥ (కా.స) పు... 9862/18
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామిగారు రిజిస్ట్రారు
గుర్తింపు నెంబరు 7862... 1-2008 వార్షికమున
2008 సం॥ నవంబరు 3... తేదీ

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 320 admeasuring about 265 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

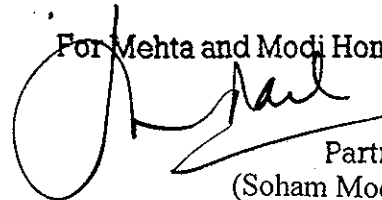
North Plot No. 319
South Plot No. 321
East 30' wide road
West Survey No. 34 (Open Land)

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:

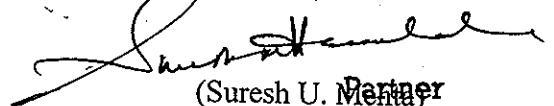
WITNESS:

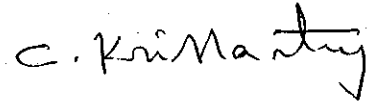
1. 
2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes

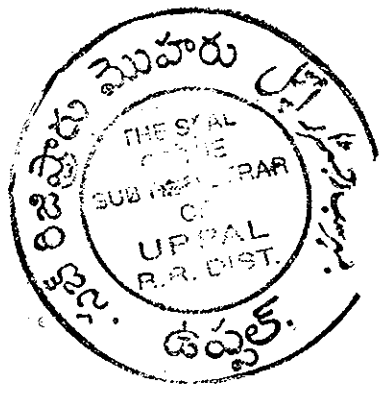

(Suresh U. Mehta)
BUILDER





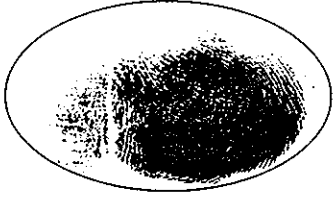



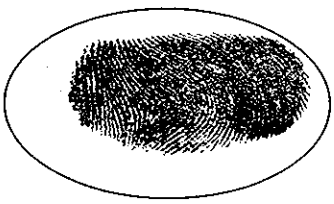

BUYER

1 వ పుస్తకము. దీనిని నా...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... కాగితపు వరుస
సంఖ్య...


సబ్-రిజిస్ట్రార్




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


S.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> MR. C. KRISHNA MURTHY S/O. MR. KOTAIAH R/O. FLAT NO. 203 BRINDAVAN APARTMENTS, 4 TH LANE KARTHIKEYA NAGAR NACHARAM HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

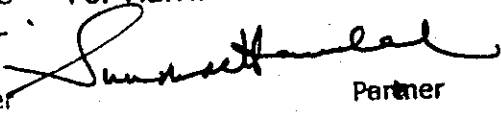
1. 

2. 

For MEHTA & MODI HOMES


Partner

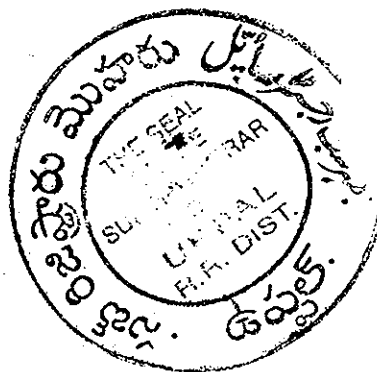
For MEHTA & MODI HOMES


Partner


SIGNATURE OF THE EXECUTANTS

1వ పుస్తకము..... 9862 / సర్కారు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 4... కాగితపు వరుస
సంఖ్య.....

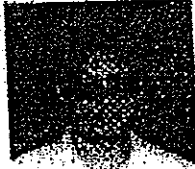
సచివ్



Family Members Details				
S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25


 D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-III
 PARADISE, SEG' BAD
 16/02/2006
 26-03-03
 25.06.04 / D.S.A.

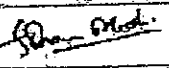
PERMANENT ACCOUNT NUMBER
AEMP16725H



नाम NAME
SOHANI SATISH MODI

पिता या माता FATHER'S NAME
SATISH MANLAL MODI

जनम तारीख DATE OF BIRTH
18-10-1989


हस्ताक्षर SIGNATURE


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

आयकर विभाग
INCOME TAX DEPARTMENT

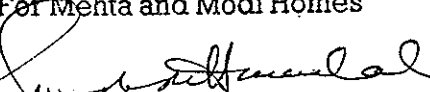
भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E




Signature

For Mehta and Modi Homes

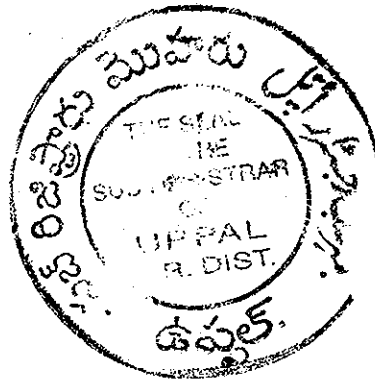

Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము రికార్డుల సంఖ్య/08
దస్తావేజులు మొత్తం కాగితములు
సంఖ్య... 7... కాగితపు వరుస
సంఖ్య 6.....

పబ్-రిజిస్ట్రార్






विशेष विभाग
SPECIAL DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C KRISHNA MURTHY
KOTAIAH CHAKIRI
15/04/1967
Permanent Account Number
AGAPC5411B

C. Krishna Murthy
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, IITPSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, IITPSI
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर
नवी मुंबई - 400 614

C. Krishna Murthy

1 వ పుస్తకము. ది. రి. జి. నంబు/అ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రార్.

