

347

6019

CS NO 5842

5813/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 3999 21/6/08 100:-
 S. Venkatesh
 S. H. Rao
 Mehta and Modi Homes

P 532079
LEELA G CHIMALGI
 STAMP VENDOR
 N 12/2007
 6-4-76/A, V. V. Nagar, Ranigummi
 SECUNDERABAD-500 069

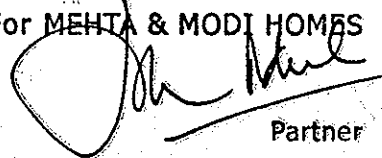
SALE DEED

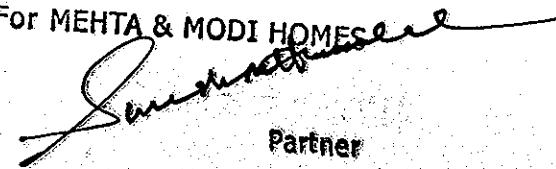
This Sale Deed is made and executed on this the 27th day of JUNE 2008 at Secunderabad by and between:

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, 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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. SRINIVASA RAO CHELLAPILLA, SON OF MR. SUDARSANA RAO CHELLAPILLA aged about 30 years, residing at H. No. 12-2-421/17C, Vijayausha Apartments, Gudimalkapur, Near Foodworld, Mehdipatnam, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, excutors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

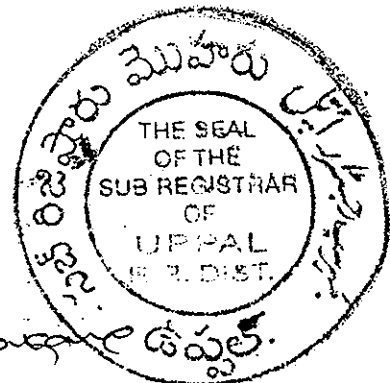
ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 21260/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act,1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 6960/-
2. in the shape of cash.....	Rs. —
III. Registration fee:	
1. in the shape of challan.....	Rs. 1940/-
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	Rs. 33160/-

1930 వ.శ.శా.డి.బి.డి. మాసము. 6 వ. తేది
 పంపిణీ చేయబడిన మొత్తం కాగితముల
 సంఖ్య 1094 కాగితపు వరుష
 పంపిణీ చేయబడినది.

పబ్లిక్ రిజిస్ట్రారు

1930 వ.శ.శా.డి.బి.డి. మాసము. 6 వ. తేది
 పంపిణీ చేయబడిన మొత్తం కాగితముల
 సంఖ్య 1094 కాగితపు వరుష
 పంపిణీ చేయబడినది.

K. Prabhakar Reddy
 గౌరవం తో, మ. 18/19/34 వ. ఫ్లోర్ 4, 2nd floor,
 అనున పేరున ఉన్న భవనములోని కాగితములు
 పంపిణీ చేయబడినది.



Receipt No. 216/08 Dt. 19/04/08
 BH Habsiguda Branch Sec'bad

అనున పేరున ఉన్న భవనములోని కాగితములు పంపిణీ చేయబడినది.

దాని యిచ్చినట్లు ఒప్పుకోవడం
 ఎదమ బ్రాహ్మణులు

అనున పేరున ఉన్న భవనములోని కాగితములు పంపిణీ చేయబడినది.

K. Prabhakar Reddy S/o. C.P. Reddy
 Occ. Service (C) 5-4-18/34, 2nd floor,
 Soham mansion, M.G. Road, Sec'bad, through
 attested GPA for presentation of documents. vide
 GPA no. 69/21/08, Dt. 19.04.08 at SRO, Uppal,
 R.E. DIST

విరూపాక్షుని

TS. SHANKER RAO S/O Sri T.S. MURTHY
 Plot No-63, H.TS. COLONY MOULALI 77th-10

S. KAMESWARA RAO, S/O Sri S. Mukhalingeswara Rao,
 Flat no. 204, Sri Manu's Anjali Apts, Vijayapuri, ECIL
 Post, Hyd-62.

200 వ.శ.శా.డి.బి.డి. మాసము. 6 వ. తేది
 పంపిణీ చేయబడిన మొత్తం కాగితముల
 సంఖ్య 1094 కాగితపు వరుష
 పంపిణీ చేయబడినది.

పబ్లిక్ రిజిస్ట్రారు

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

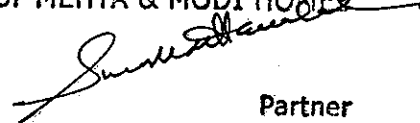
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh to develop their land admeasuring about Ac. 1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no. 6334/07, dated 10.05.2007 registered at S.R.O. Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40, 41, 42, 44; 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము క.కె.ఎ.సె.
 దస్తావేజాల మొత్తం కాగితపు
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య..... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1908
 No. 5813 of 2008 Date 27/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 31220/- Rupees Thirteen thousand
 two hundred and twenty 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. 348000/- being
 higher than the consideration agreed Market
 Value.

S. R.O. Uppal

Dated 27/6/08

Sub Registrar

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

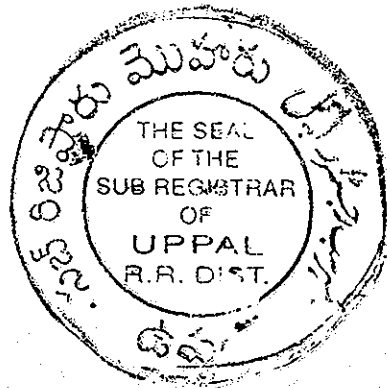
Registration Endorsement

An amount of Rs. 31220/- towards Stamp Duty
 including Transfer duty and Rs. 1740/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 795627
 Dated 27/6/08 at SBI Habisquad Branch Secbad.

S. S. H. Habisquad

C/A No. 01600050700

27/6/08

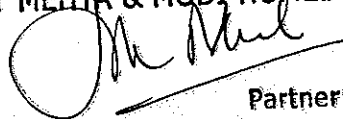


- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a tentative layout for a portion of Scheduled Land admeasuring about Ac. 6-01 Gts., from HUDA vide Permit No 2698/MP2/Plg./H/2007 dated 27/10/2007. The Vendor is desirous of developing the balance land for which building permission from HUDA is yet to be obtained.
- H) The Vendee is desirous of purchasing a plot of land bearing no. 347 admeasuring 174 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

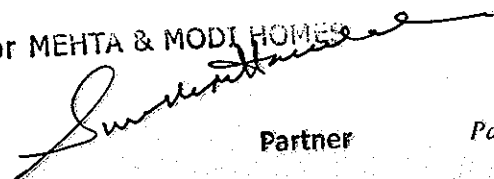
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 347 admeasuring 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

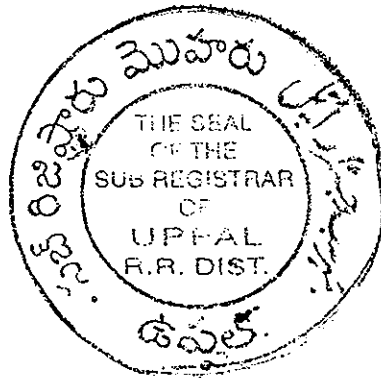

Partner

1 వ పుస్తకము. 5813/108
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 10. ఈ కాగితపు వరుస
సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.కె) పు... 5813/108
సంబంధంగా రిజిస్ట్రారు కేయబుక్ నమోదు నమిత్తు
గుర్తింపు నెంబరు 5813.....-2008 ఇవ్వబడిన
2008 సం|| జున్ నెల 27.....తేది

రిజిస్ట్రారు లక్షకా



7. Stamp duty and Registration amount of Rs. 33,060/- is paid by way of challan No. 795622, dated 27.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

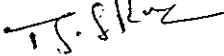

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 347 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

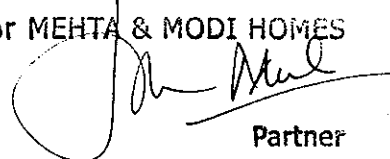
North	Park
South	Plot No. 346
East	30' wide Road
West	Plot No. 345 & Park

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

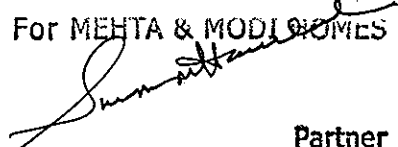
WITNESS:

1. 
T.S. SHANKER RAO
2. 
(C.S. KAMESWARA RAO)

For MEHTA & MODI HOMES


Partner
(Soham Modi)
VENDOR

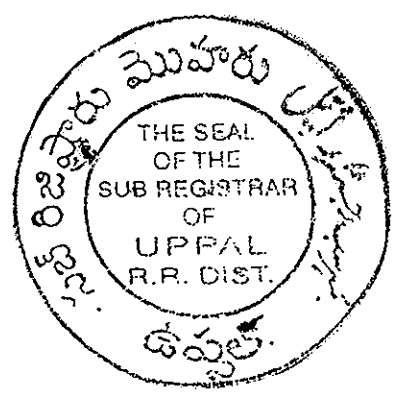
For MEHTA & MODI HOMES


Partner
(Suresh U Mehta)
VENDOR

VENDEE

శాసనసభ కార్యదర్శి/సహాయ
దస్తావేజులు మొత్తం కాగితములు
సంఖ్య. 10 ఈ కాగితపు వరుణ
ఖరబ్బు 4

సహాయ-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 347, FORMING A PART

IN SURVEY NO. 31, 40, 41, 42, 44 & 45, 55.

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

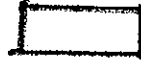
2. MR. SURESH U. MEHTA, SON OF LATE SRI UTTAMLAL MEHTA

BUYER: MR. SRINIVASA RAO CHELLAPILLA, SON OF MR. SUDARSANA RAO CHELLAPILLA

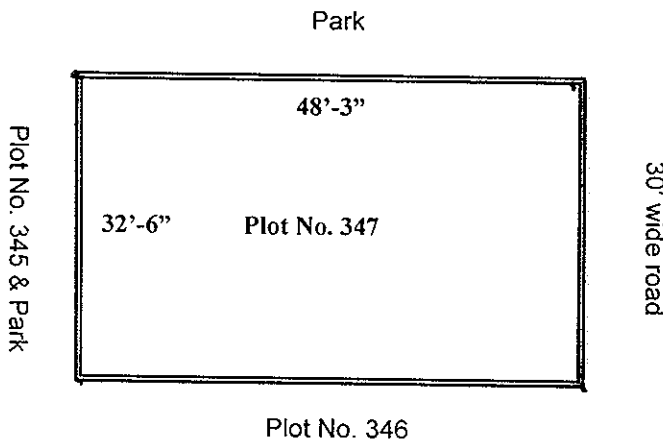
REFERENCE:
AREA: 174

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *T.S.R. Rao*
T.S. SHANKAR RAO

2. *S. Kameswara Rao*
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

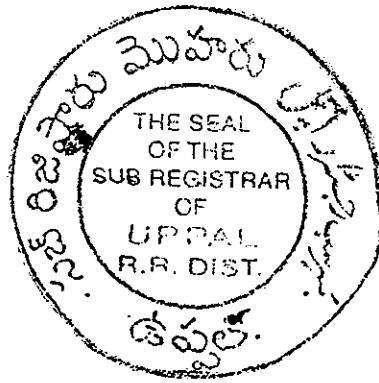
[Signature]
Partner

SIG. OF THE VENDOR







SIG. OF THE BUYER

1 వ పుస్తకము: కి.సి.సి. సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....10...ఈ కాగితపు వరుస
సంఖ్య....5.....

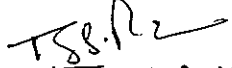
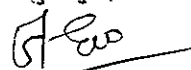
సబ్-రిజిస్ట్రారు



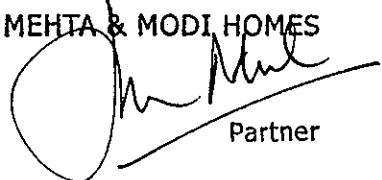
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></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><u>GPA FOR PRESENTING DOCUMENTS:</u></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>
			
			

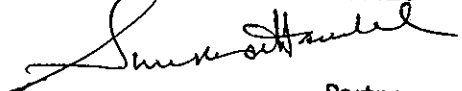
SIGNATURE OF WITNESSES:

1. 
TS. SHANKER RAO
2. 
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

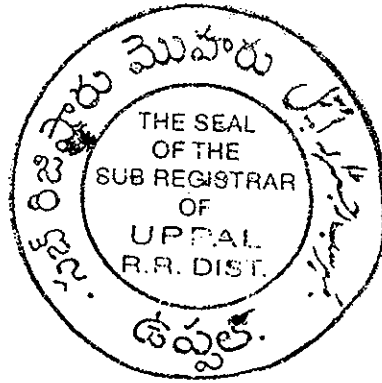

Partner

For MEHTA & MODI HOMES


Partner
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము చ. 12 (సంఖ్య)
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రజిస్ట్రారు



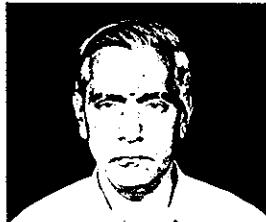
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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BUYER:

MR. SRINIVASA RAO CHELLAPILLA
S/O. MR. SUDARSANA RAO CHELLAPILLA
R/O. H. NO. 12-2-421/17C
VIJAYA USHA APARTMENTS,
GUDIMALKAPUR, NEAR FOOD WORLD
MEHDIPATNAM
HYDERABAD.



REPRESENTATIVE:

MR. SUDARSANA RAO CHELLAPILLA
S/O. GOPALA SWAMY CHELLAPILLA
R/O. H. NO. 12-2-421/17C
VIJAYA USHA APARTMENTS,
GUDIMALKAPUR, NEAR FOOD WORLD
MEHDIPATNAM
HYDERABAD.

SIGNATURE OF WITNESSES:

1. *J.S.R.*
J. SHANKER RAO
2. *S.K.*
(S. KAMESWARA RAO)

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

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

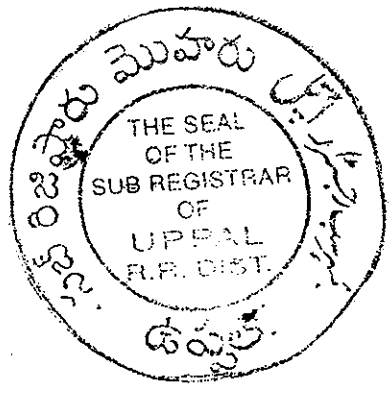
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Sudarsana Rao Chellapilla, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

Sudarsana Rao
SIGNATURE OF THE REPRESENTATIVE

[Signature]
SIGNATURE(S) OF BUYER(S)

దస్తవేజులు SH3/మొదటి
దస్తవేజులు మొదటి దస్తవేజులు/
10. దస్తవేజులు దస్తవేజులు
దస్తవేజులు

దస్తవేజులు దస్తవేజులు

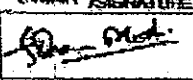


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1969

SIGNATURE


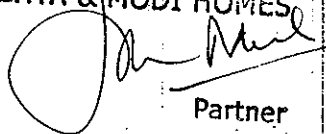
Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
DLDAP011193022002

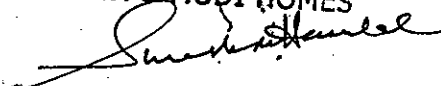
PRAMOD K
 K PANDIT
 2-3-1972
 JAISAMPUR
 HYDERABAD

30-07-2002 **DUPLICATE**
 Licensing Authority
 RTA, HYDERABAD-2

For MEHTA & MODI HOMES

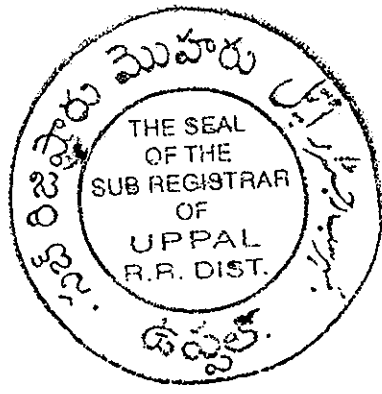

 Partner

For MEHTA & MODI HOMES


 Partner

వల్లము. వా. వా. వా.
దానినేజాల మొత్తం కాగితము
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 8.....

✓
పబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHELLAPILLA SRINIVASA RAO
SUDARSANA RAO CHELLAPILLA

31/12/1977

Permanent Account Number
AIHPC2777M

Signature



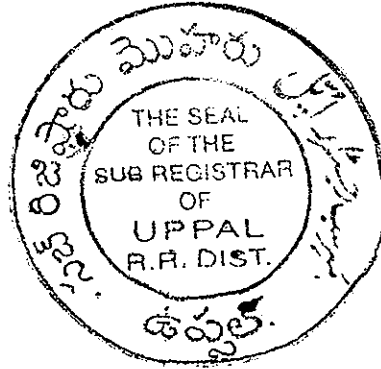
1983007

पत्रिका के जाने / जाने पर कृपया पत्रिका / मालिका
आयकर विभाग कार्यालय, एन एस सी एन
पहली मंजिल, टॉर्नमेंट टॉवर, कम्प्लेक्स कायाचंद,
एस. बी. मार्ग, लोअर परेत, मुंबई - 400 013.

Whiteboard / Board / Panel / Board
Income Tax Department
1st Floor, Torment Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 22222222
e-mail: tax@...

వ పుస్తకము. 58.2/స
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10. ఈ కాగితపు పుస్తక
సంఖ్య..... 9

పబ్-రిజిస్ట్రారు

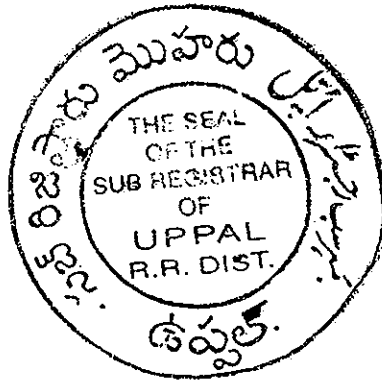




23/06/2008 11:42

1 వ పుస్తకము 58.1.23/సం||
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 10 ... ఈ కాగితపు వరుస
సంఖ్య... 10

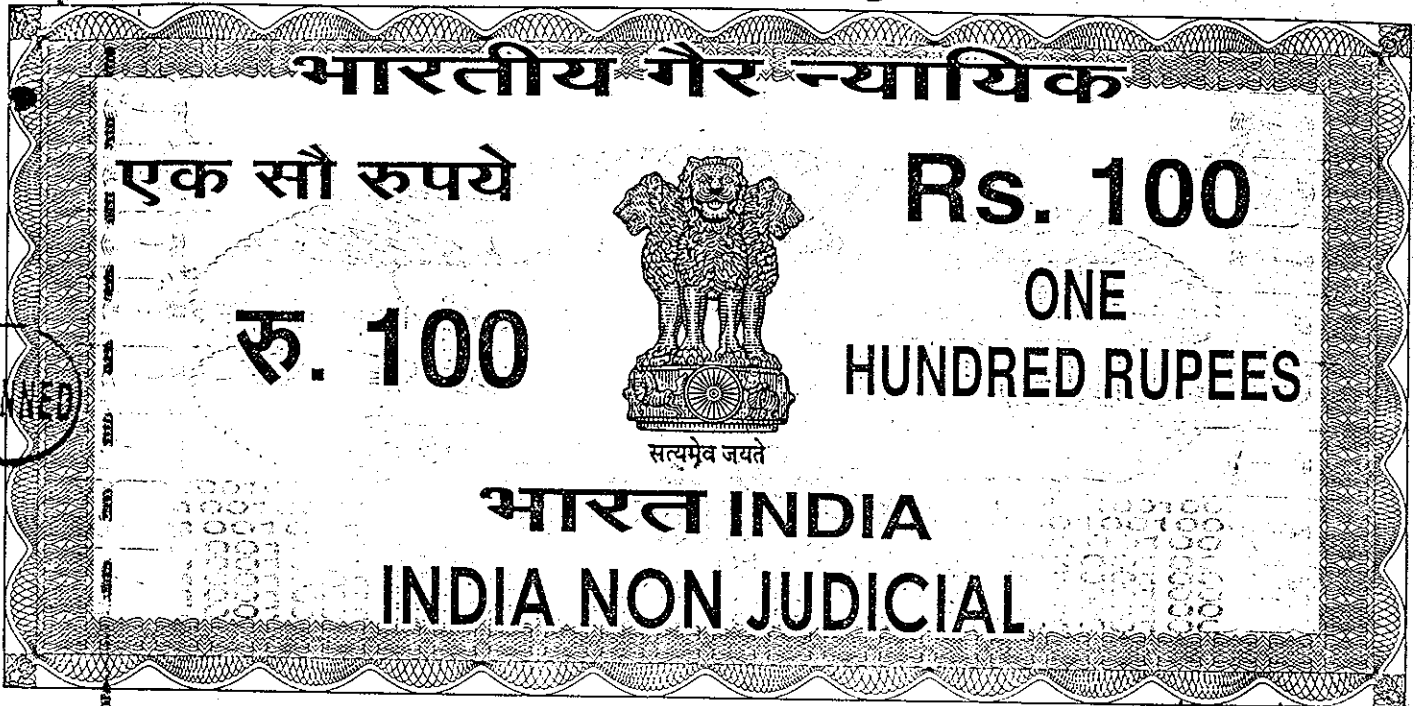
సబ్-రిజిస్ట్రారు



6000

CS NO 5843

581468



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

3901 28 keb 8 100/-
 C. Venkatesh
 C. Arora
 Mehta and Modi Homes

300

LEELA G CHIMALA
 STAMP VENDOR
 N. 12/21
 5-4-76/A, Ganga Reniga
 SECUNDERABAD-500

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 27th day of JUNE 2008 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, 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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. SRINIVASA RAO CHELLAPILLA, SON OF MR. SUDARSAÑA RAO CHELLAPILLA aged about 30 years, residing at H. No. 12-2-421/17C, Vijayausha Apartments, Gudimalkapur, Near Foodworld, Mehdiapatnam, Hyderabad, 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 (u/s.41 of I.S.Act, 1899).....	Rs. 16210/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.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. —

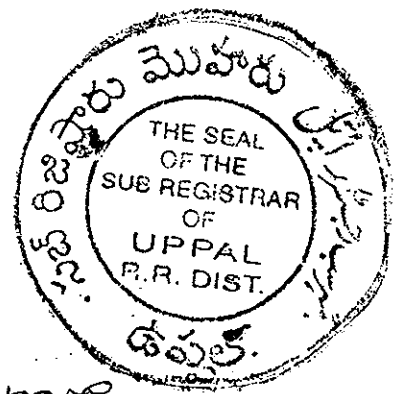
Sub-Registrar Total: Rs. 17610/-

1 వ పాస్టము. 1000/- స్టాంపు
 దస్తావేజాల మొత్తం కాగితముం
 సంఖ్య... 1000/- కాగితపు వరుస
 సంఖ్య... 1000/-

సబ్-రిజిస్ట్రారు

1929- వ.శ.శా... 1908 లోని సెక్షన్ 32 ఎ-ను
 పగలు... 2... మరియు... 3... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy.....
 టెంట్ పేజీ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాబ్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 ముసుము రూ... 1000/- చెల్లించినారు.



Receipt No. 798628 Dt. 27/6/08 via K. Prabhakar
 194 Habsikunta Branch Sec'bad

నాసి యిచ్చినట్లు ఒప్పుకొన్నట్టి
 ఎదమ ప్రాబంధాలు

K. Prabhakar



చిరుపించినది

K. Prabhakar Reddy s/o K. P. Reddy occ. Sec'bad
 10 S-4-187/344, 1st floor, Soham mansion,
 M.G. Road, Sec'bad, through attested G.P.A. for
 presentation of documents, vide G.P.A No. 69/2/08
 dt. 19.04.08 at SRO, Uppal, L.R. Dist.

① TS. SHANKAR RAO s/o SRI T.P. MURTHY
 Plot no-63, H.I.T Colony MOULALI Hyd-40

② శ్రీ శ్రీ S. Kameswara Rao, s/o Sri S. Mukhalingeswara Rao,
 Flat no. 204, Sri Manu's Anjali Apartments, Vijayapuri
 Colony, ECIL Post, Hyd-62.

2008 వ. సం. 1000/- వ. తది
 1929 వ. శా.శా. 1908 లోని సెక్షన్ 32 ఎ-ను వ. తది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 18th January 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 347) 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. 347 admeasuring 174 sq. yds. under a Sale Deed dated 27.06.08 registered as document no. 5813/08 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 in advance a sum of Rs. 16,31,000/- (Rupees Sixteen Lakhs Thirty One 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 shall pay to the Builder the above said amount for development charges of Rs. 16,31,000/- (Rupees Sixteen Lakhs Thirty One Thousand Only) in the following manner:

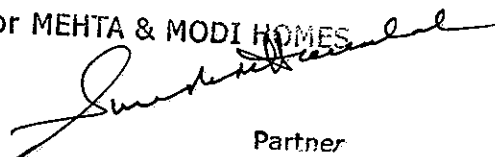
Installment	Amount (Rs.)	Due date of payment
I	2,19,000/-	22.02.2008
II	14,12,000/-	06.04.2008

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 1 month from the due date.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

13 పుస్తకము S814/స్టాంపు
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 8... ఈ కాగితపు వరుస
 సంఖ్య... 2...

[Handwritten signature]
 పబ్లికేషన్లు

Endorsement Under Section 42 of Act II of 1908
 No. S814 of 200. Date 27/6/08

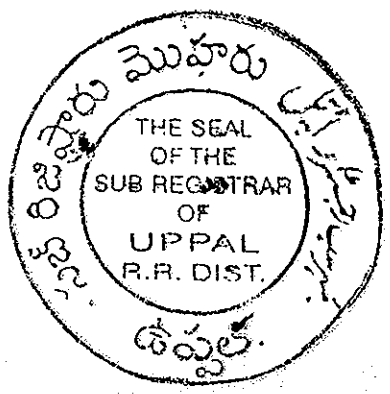
I hereby certify that the proper deficit
 stamp duty of Rs. 16210/- Rupees sixteen
thousand two hundred and ten only
 has been levied in respect of this instrument
 from Sri. R. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1631000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 27/6/08 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

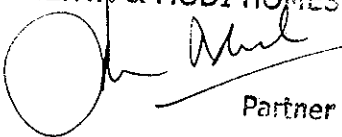
Registration Endorsement

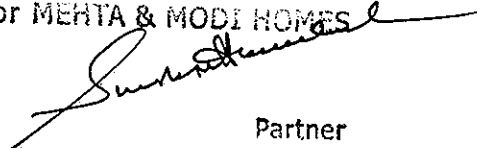
An amount of Rs. 16210/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 795628
 Dated 27/6/08 at SBI Habisiguda Branch Sec bad.

G.M. Habisiguda
 A/c No. 01000056760
 S.R.O. Uppal



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 leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
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.
9. Stamp duty and Registration amount of Rs. 17,310 = /- is paid by way of challan No. 795628, dated 27.06.08 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

Partner

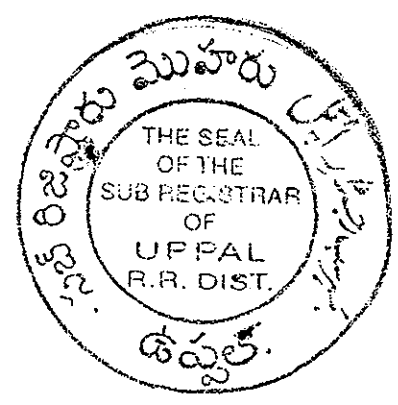
For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము నం. 5814 (సంఖ్య)
డస్ట్రాబీజాల మొత్తం కాగితముల
సంఖ్య... 3. ఈ కాగితపు వరుస
సంఖ్య... 3.....

పబ్లికేషన్లు

1 వ పుస్తకము సంఖ్య (కా.క) పు. 5814.108
నెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నెంబరు 5814...1-2008 ఇవ్వబడిన
2008 సంఖ్య... 27... తేదీ

రిజిస్ట్రార్/ఉపరికార



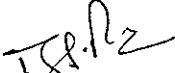
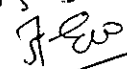
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 347 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on:


North	Park
South	Plot No. 346
East	30' wide Road
West	Plot No. 345 & Park

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:

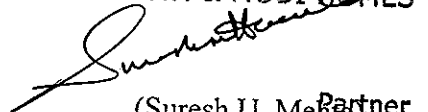
WITNESS:

1. 
T.S. SHANKAR RAO
2. 
S.K. RAO
(S. KAMESWARA RAO)

FOR MEHTA & MODI HOMES


(Soham Modi) ^{Partner}
BUILDER

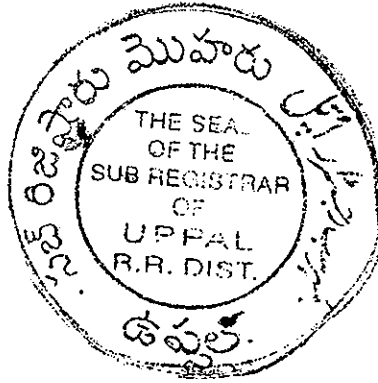
FOR MEHTA & MODI HOMES


(Suresh U. Mehta) ^{Partner}
BUILDER







BUYER.

వి ప్రశ్నకమునకిది 4/నానా
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య... 4

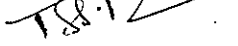

సబ్-రిజిస్ట్రారు



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
			<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 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>

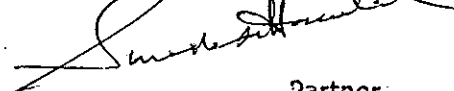
SIGNATURE OF WITNESSES:

1. 
2. 
(S KAMESWARA RAO)

For MEHTA & MODI HOMES


Partner

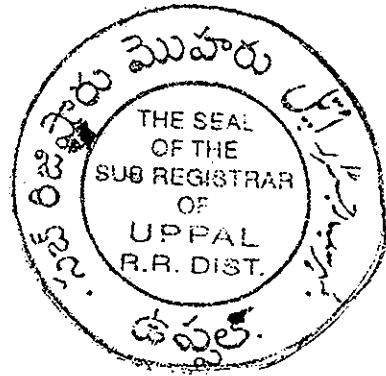
For MEHTA & MODI HOMES


Partner



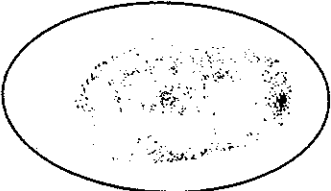
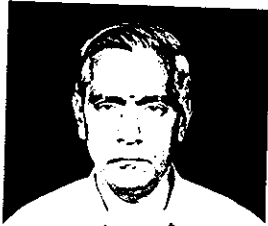
SIGNATURE OF EXECUTANTS

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


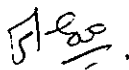
సబ్-రజిస్ట్రారు



**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. SRINIVASA RAO CHELLAPILLA S/O. MR. SUDARSANA RAO CHELLAPILLA R/O. H. NO. 12-2-421/17C VIJAYA USHA APARTMENTS, GUDIMALKAPUR, NEAR FOOD WORLD MEHDIPATNAM HYDERABAD.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. SUDARSANA RAO CHELLAPILLA S/O. GOPALA SWAMY CHELLAPILLA R/O. H. NO. 12-2-421/17C VIJAYA USHA APARTMENTS, GUDIMALKAPUR, NEAR FOOD WORLD MEHDIPATNAM HYDERABAD.</p>

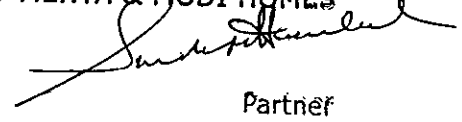
SIGNATURE OF WITNESSES:

- 
- 

For MEHTA & MODI HOMES


Partner

For MEHTA & 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.

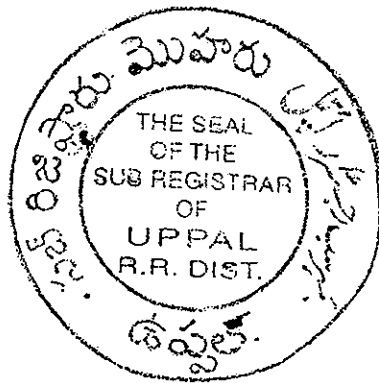
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Sudarsana Rao Chellapilla, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

ఈ పుస్తకము 28.14 పంపు
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పేజీ - రెజిస్ట్రారు

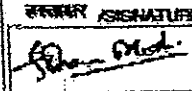


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SONAM SATESH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

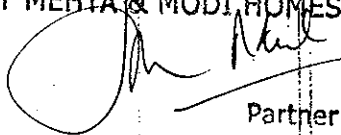
ANDHRA PRADESH
DRIVING LICENCE
DLDAPG11193822002

PROBATIONER
K PRADEEP REDDY K
2-3-84/19824
JAISURU GADDER
HYDERABAD

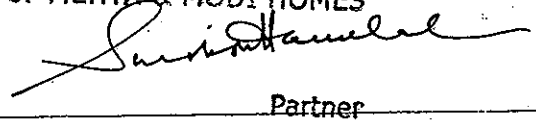
30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-02

For MEHTA & MODI HOMES

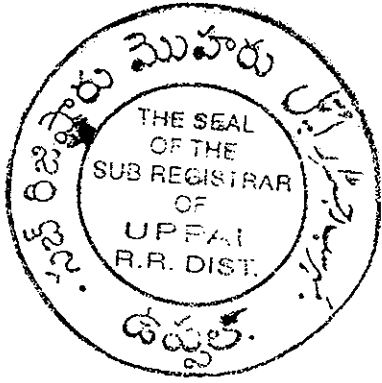

 Partner

For MEHTA & MODI HOMES


 Partner

వ పుస్తకమునకి (1) సంగ
దస్తావేజాల మొత్తం కాగితముల
మొద్యు రీ ఈ కాగితపు వరుస
కొరణ్యు

✓
సబ్ రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHELLAPILLA SRINIVASA RAO
SUDARSANA RAO CHELLAPILLA

31/12/1977
Permanent Account Number
AIHPC2777M

Signature



1000007

यस कार्ड के खोने / पाने पर कृपया सूचित करें / नोट करें :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल कॉम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform to
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-27209644
e-mail: pan@nsdl.co.in

వ పుస్తకము No. 4/స
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. శి..... ఈ కాగితపు వరుస
సంఖ్య. శి..... ✓

సబ్-రిజిస్ట్రారు

