

968 / 1 ano 5793 348 5/6/08

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

D 119342

Date: 01.03.08
To: G. Venkatesh
D/o W/o: G. A. Rao &
Mehta & Modi Homes &

SMT. R. RUKMINI
SVL No. 51/84, R.No. 16/2008
REGIMENTAL BAZAR, SEC'RAD-28

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 25th day of JUNE 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 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. BADI REDDI VENKATA JAGANNADA GANESH, SON OF MR. B. JAGANNADA SWAMY aged about 42 years, residing at H. No. 2-2-18/18/3/8. D. D. Colony, Bagh Amberpet, Hyderabad - 500 013, 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

Partner

For Mehta and Modi Homes

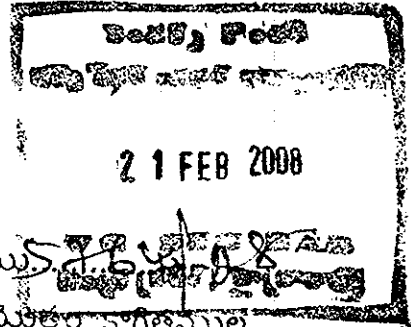
Partner

Page 1

EMPOWERMENT

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

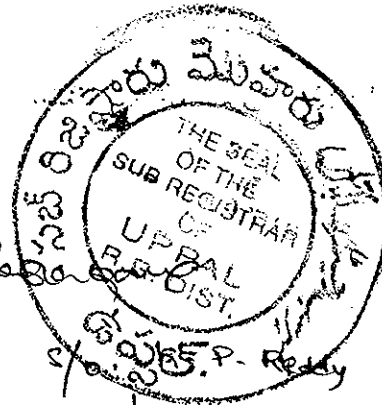
I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s. 41 of I.S. Act, 1899).....	Rs. 18260/-
3. in the shape of cash (u/s. 41 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s. 16 of I.S. Act, 1899, if any	Rs. —
II. Transfer Duty:	
1. in the shape 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. 1000/-
2. in the shape of cash.....	Rs. —
Sub-total.....	
	19460/-



వ పుస్తకము...
 దస్తావేజులు మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...
 సబ్-రిజిస్ట్రారు

200. రూ. సొల్...
 1999- వ.శ.శా.క... మాసము...
 పగలు... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy...
 రిజిస్ట్రారు చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాటోగ్రాఫులు
 మరియు సేలిబుండ్రలతో సహా దాఖలుచేసి
 కుసుము రూ... చెల్లించినారు.



Receipt No. 823794 Dt. 19/04/08
 RAH Mahisiguda Branch, Sec'bad
 వాస యిచ్చినట్లు ఉప్పుకోవ్వడం
 నిధులు బ్రౌటనవేలు

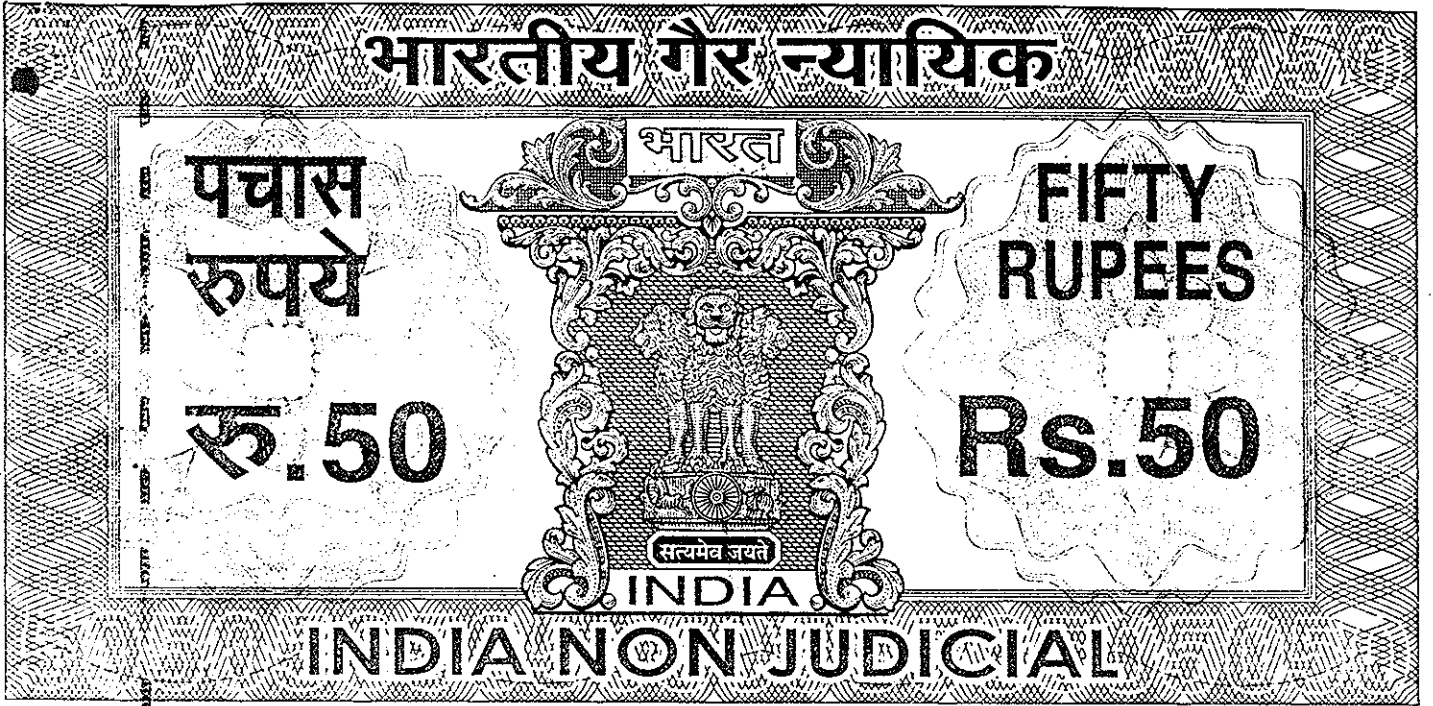
Prabhakar s/o Krishna Murthy Occ. Service
 07 5-4-187/3 & 4, 9th floor, Soham mansion,
 M. G. Road, Sec'bad, through attested G/A for
 Presentation of documents, vide G/A no.
 69/19/08, Dt. 19-04-2008 at Sec, Uppal
 R.R. Dist



- 1) Krishna s/o. Mallesh occ. Employee
 H.No 19/124/A Nachaerpet
 Pavan Kumar s/o Krishna murthy occ. Business
 No 44 Uppal H R Dist

200. రూ. సొల్...
 1999- వ.శ.శా.క... మాసము...
 పగలు... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

D 119343

S.No. 10072 Date 01.03.08 Rs. 50/-
Sold To G. Venkatesh
S/o.D/o.V. G.A. Das
For Whom Mehta S. Modi Homes. &

SMT. R. RUKMINI
SVL.No.51/84, R.No.16/2008
REGIMENTAL BAZAR, SEC' BAD-75

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 01st April 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 348) 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, Ranga Reddy District. 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. 348 admeasuring 231 sq. yds. under a Sale Deed dated 25.06.08 registered as document no. 5762/08 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.

For Mehta and Modi Homes

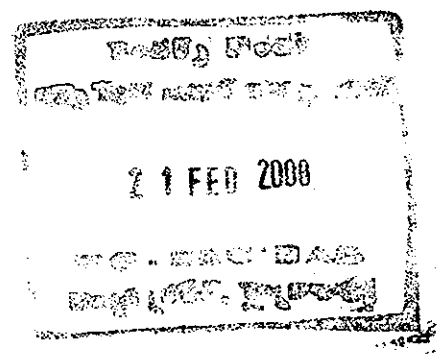
Partner

For Mehta and Modi Homes

Partner

Page 2

వ పుస్తకము 5764/08
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 6 ఈ కాగితపు వరుస
 సంఖ్య 2



సబ్-రిజిస్ట్రారు

Assessment Under Section 42 of Act No. 1 of 1922
 No. 5764 of 2008 Date 25/6/08

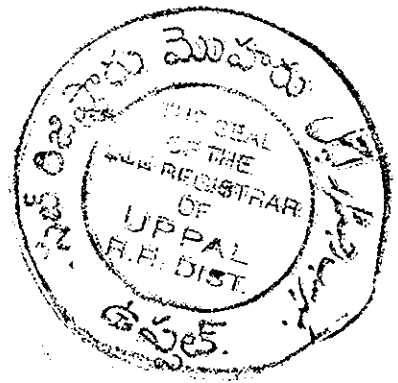
I hereby certify that the proper deficit
 stamp duty of Rs. 18260/- Rupees Eighteen thousand
 two hundred and sixty only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1836000/- being
 higher than the consideration/agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector (S. 41 & 42)
 INDIAN STAMP ACT
 dated 25/6/08

Registration Endorsement

An amount of Rs. 18260/- towards Stamp Duty
 Including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 823794
 Dated 25/6/08 at SBI Habsiguda Branch, Sec 6A.

G.B.H. Habsiguda
 A/c No. 01000056783
 at S.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.

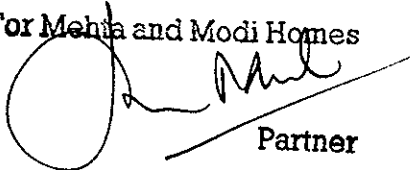
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 18,36,000/- (Rupees Eighteen Lakhs Thirty Six 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. 18,36,000/- (Rupees Eighteen Lakhs Thirty Six Thousand Only) in the following manner:

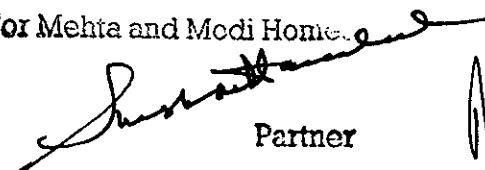
Installment	Amount (Rs.)	Due date of payment
I	2,16,000/-	26.01.2008
II	16,20,000/-	10.03.2008

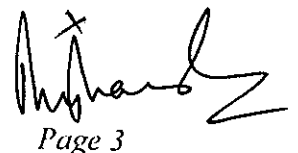
3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.
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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

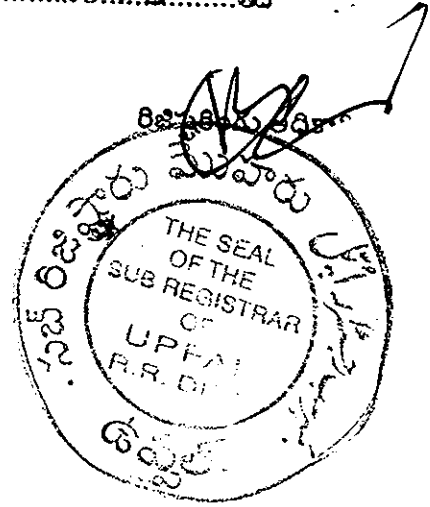

Partner


Page 3

1 వ పుస్తకము..... 5764/82
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.క) పు..... 5764/82
సంబంధంగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు సంఖ్య..... 5764-1-2008 ఇవ్వవచ్చును
2008 సం: జూన్..... నెల..... 25..... తేది



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. 19,360=/- is paid by way of challan No. 823794, dated 25.06.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


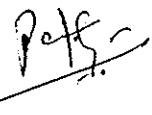
SCHEDULED PLOT

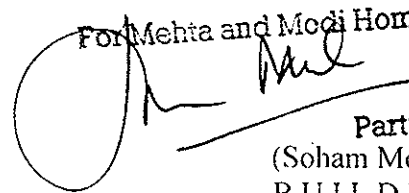
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 348 admeasuring about 231 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on:

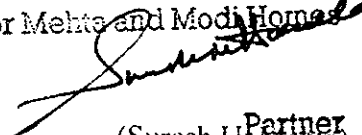
North	Plot No. 349
South	30' wide road
East	Plot No. 353
West	30' wide road

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.

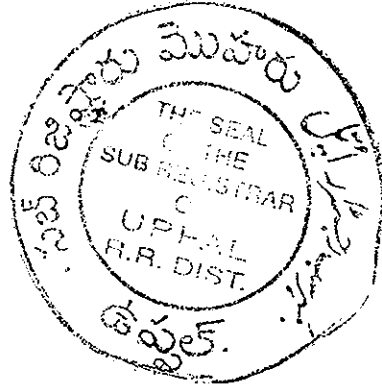
వ పుస్తకము 5764/08

దస్తావేజాల మొత్తం కాగితముల


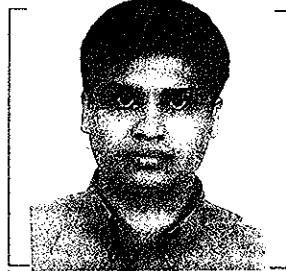








సంఖ్య... 6... ఈ కాగితపు వరుస

సంఖ్య... 4.....


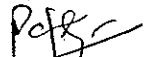
సబ్-రెజిస్ట్రారు

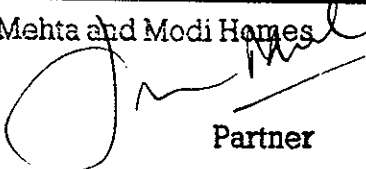


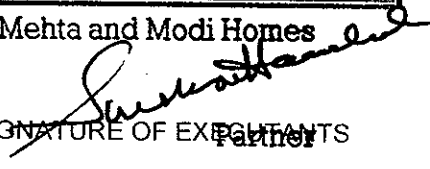
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>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.</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, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>GPA FOR PRESENTING DOCUMENTS:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. P. REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>PURCHASER:</p> <p>MR. B. V. J. GANESH S/O. MR. B. V. JAGANNATHA SWAMY R/O. H. NO. 2-2-18/18/3/8 D. D. COLONY BAGH AMBERPET HYDERABAD - 500 013.</p>
			<p>REPRESENTATIVE:</p> <p>MR. P. GANGADHAR RAO S/O. MR. P. CHINA KONDAL RAO R/O. H. NO. 2-2-18/18/3/8 D. D. COLONY BAGH AMBERPET HYDERABAD - 500 013</p>

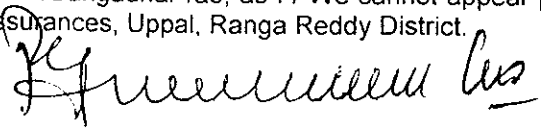
SIGNATURE OF WITNESSES:

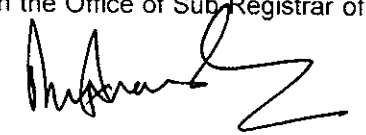
1. 
2. 

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

SIGNATURE OF EXPERTS
Partner

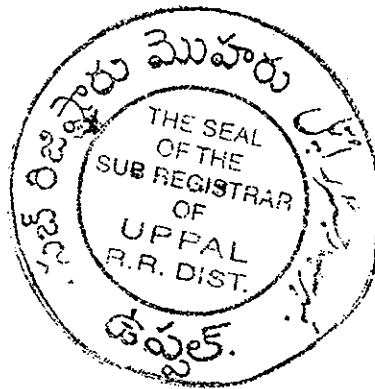
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed. I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. P. Gangadhar rao, as I / We cannot appear personally before the Registering Officer in the Office of Sub Registrar of Assurances, Uppal, Ranga Reddy District.



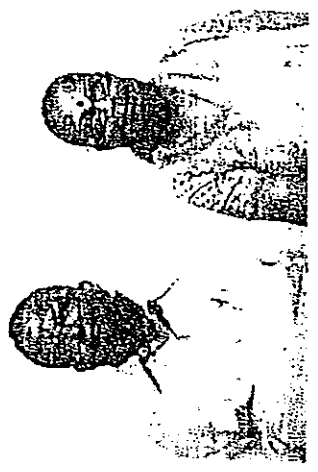


వ పుస్తకము... 6.4.10
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 6..... ఈ కాగితపు వరుస
సంఖ్య..... 5

సబ్-రిజిస్ట్రారు



Family Members Details

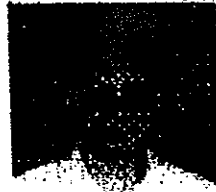


S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES
 BHARAT SCOUTS & GUIDES - SEC' BAD
 16/02/2006
 పంపిణీ చేసిన తేదీ 25.06.11/0.55.1
 పంపిణీ చేసిన స్థానం

PERMANENT ACCOUNT NUMBER

ABMPM6725H



NAME
SOMAN SATESH MODI

FATHER'S NAME
SATESH MANILAL MODI

DATE OF BIRTH
18-10-1989


SIGNATURE
Soman Modi

Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH

DRIVING LICENCE

OLDAP011193022002



PRASHANT K
K PASHANT K
2-3-4-5-6-7-8-9-10
JAI SURESH
HYDERABAD

30-07-2002 **DUPLICATE**
 Licencing Authority
 RTA-HYDERABAD-2

వ పుస్తకము 20.6.4/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

