

C.S. No. 12896

DOCT. No.

12897/2007

Act No 13242

भारतीय गैर न्यायिक

पचास
रुपये

₹ 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

G. Padma Sree

C 033168

G. PADMASREE

STAMP VENDOR L. No. 38/2007

5-100/2, Balaji Nagar Colony,

Nagarani (V) Keesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

13/11/2007
G. Padma Sree
Mehra & Modi Homes

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 5-187/3&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

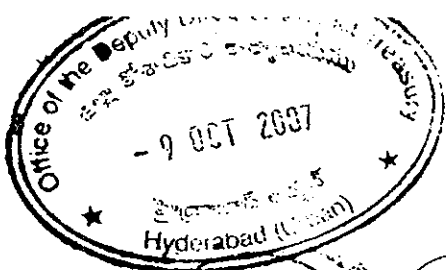
MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1st Street, Begumpet, Hyderabad – 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.)

For Mehta and Modi Homes

Partner

For Mrs. V. Rajeswari

V. Rajeswari

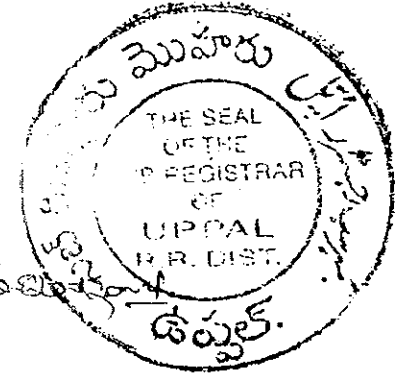


1 వ పుస్తకము/22/11/2006
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... గి... కాగితపు వరుస
సంఖ్య.../.....

192... వ సం... నెల... 22... తది
192... శా... మొత్తం... తది
పగల... గంటల మధ్య
ఉన్న...

సబ్-రిజిస్ట్రారు

K. Prabhakar Reddy
సంఖ్య... రోడ్ నెంబర్ 32 నా
సంఖ్య... సాబ్ గ్రాఫులు
సంఖ్య... వాఖలు చేసి
1000... వెల్లింబనూరు.
760038... విదా
Branch Sec'bad



వ్రాసిన యిచ్చినట్లు ఒప్పుకోవడం
ఎడమ బ్రాటనవేలు

సంతకం

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham 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

మొ బ్రాటనవేలు

V. Nageswara Rao

W/o. V. Nageswara Rao
R/o. 303, Pinnacle Pride Apts,
Umanagar 987 Street, Begumpet, Hyderabad.

యూపించినది.

ముద్ర

P. Thakur Prasad S/o. Ramamurthy Rao
R/o. Plot no. 71, Silver City Bungalows - Phase - I, Sy. No. 35 K 3
Cherlapathy, Hyderabad

Kiran S/o. Rama Rao Occ: Services R/o. 101,
Sri Sai Apts. Nizampet, Hyderabad

200... వ సం... నెల... 22... తది
192... శా... మొత్తం... తది

సబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

₹. 50

Rs. 50

INDIA NON-JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree

G. PADMASREE

STAMP NO. 20/11/2007

34/72, Rajiv Gandhi Colony,

Nagaram (V) Resera (M) R. R. Dist.

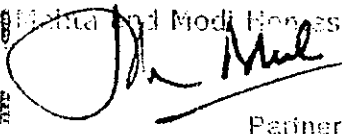
Under S.R. C. Shamirpet.

4388... 20/11/2007...
G. Padma Sree
S. O. P. A. B. S.
For Whom... Mehta & Modi Homes

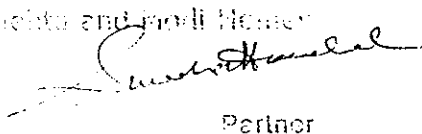
WHEREAS:

- 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.

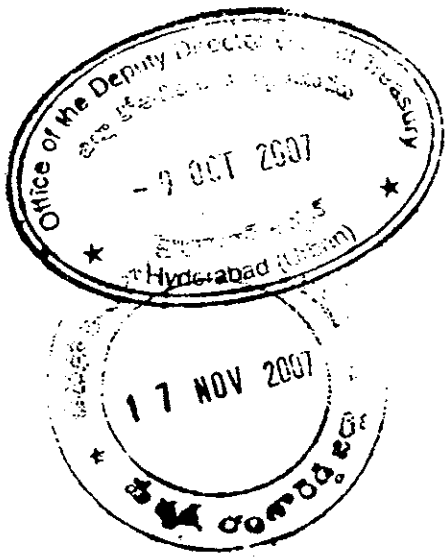
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

V. Kataravani
Page 2



1 వ పుస్తకము రిజిస్ట్రేషన్ / సంగ్రహం
 దస్తావేజుల మొత్తం కాగితము
 పన్ను రిజిస్ట్రేషన్ కాగితపు వరుస
 పంపు 2.....

పబ్-రిజిస్ట్రారు

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

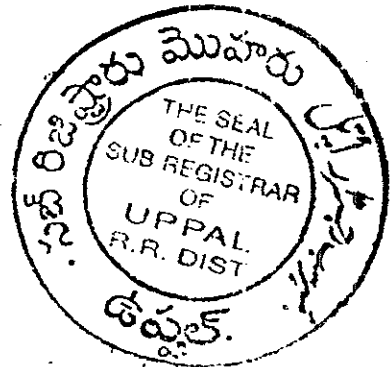
I hereby certify that the proper deficit
 stamp duty of Rs. 19500 Rupees... nine thousand Thousand
five hundred Rupees only
 has been levied on this instrument
 from Sri K. Subhakar Reddy
 on the basis of its Market Value
 consideration of 344000 being
 higher than the agreed Market
 Value.

R.O. Uppal
 and Collector U.S. 418
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 19500 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 76003
 Dated 22/11/07 at SBH Habsiguda Branch, Sec'bad

Habsiguda
 A/c No. 010000010000
 of B.R.O. Uppal

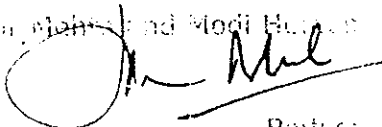


C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

NOW HEREBY THIS AGREEMENT WITNESSETH AS UNDER:

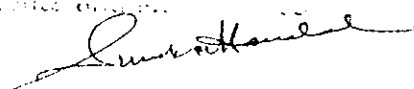
1. The Buyer has agreed to pay in advance a sum of Rs. 34,42,000/- (Rupees Thirty Four Lakhs Forty Two Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. 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 theungalow 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 Mahesh and Modi Builders

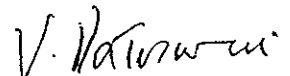


Partner

For Mahesh and Modi Builders




Partner



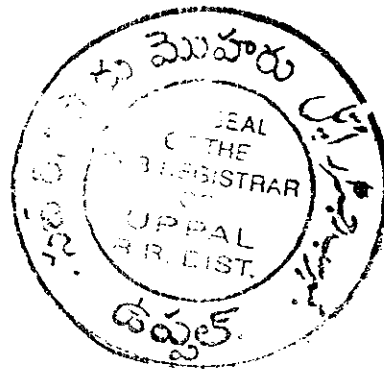
Page 3

1వ పుస్తకము 2007 సం||
కొత్త మొత్తం కాగితముల
కొత్త కాగితపు వరుస
.....


సబ్-రిజిస్ట్రారు

1వ పుస్తకము (కా) ను..... 12869/07
నెంబరుగా రిజిస్ట్రేషన్ చేయబడిన నమిత్తం
గుర్తింపు నెంబరు..... 12869-200 గా వ్యవహరించబడిన
200 సం|| వ.ప.టి.నం.....


రిజిస్ట్రేషన్/గుర్తింపు



10. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 260038, dated 21.11.2007, drawn on SBH, Habsiguda, Hyderabad.

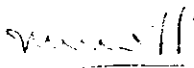
SCHEDULED PLOT

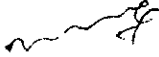
ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

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

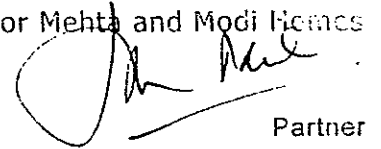
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

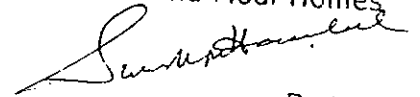
For Mehta and Modi Homes



Partner

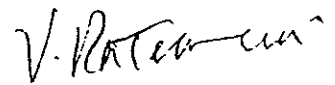
(Soham Modi)
BUILDER

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)
BUILDER



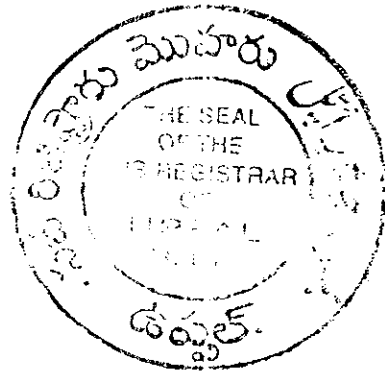
BUYER.

పాపపురము రిజిస్ట్రార్ ఆఫీసు
పాపపురము కార్యాలయము

శ్రీ. గిరిధర్ వరుస

4

సబ్-రిజిస్ట్రారు



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

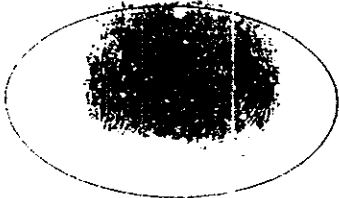
| SL. NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---------|--|--|--|
|---------|--|--|--|



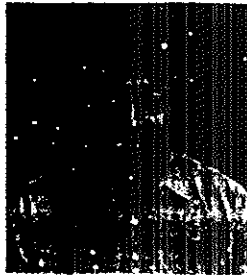
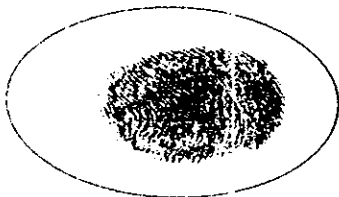
BUILDER:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

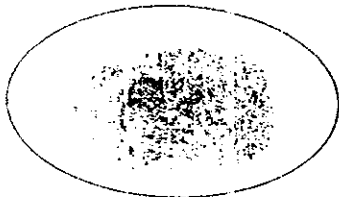


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4. III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



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 & Modi Homes


Partner

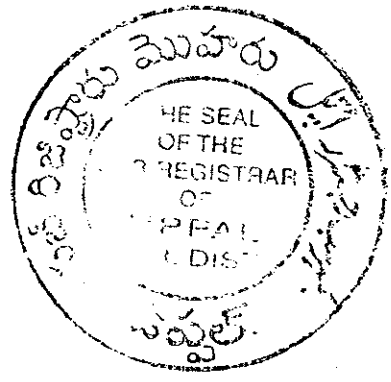
For Mehta & Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

వ పుస్తకము/2016/1000
విద్యార్థుల మొత్తం కాగితముల
సంఖ్య... రో... ఈ కాగితపు వరుస
సంఖ్య...


సబ్-రిజిస్ట్రారు

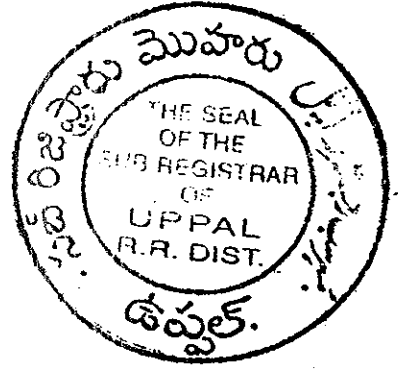




1 వ పుస్తకము రిజిస్ట్రార్
ఉత్తరమొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....



సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DE DA 903 13822943
PRABHAKAR REDDY K
K PADMA REDDY
21/68/10/24
JALISWAL GARDEN
AMHURPET
HYDRABAD

INDIAN UNION
DRIVING LICENCE
ANDHRA PRADESH

इसके द्वारा, यह प्रमाणित किया जाता है कि श्री प्र. क. रेड्डी ने अपना नाम, पता एवं तस्वीर
सही रूप में प्रस्तुत की है। यह प्रमाणित किया जाता है कि श्री प्र. क. रेड्डी का नाम, पता एवं तस्वीर
सही रूप में प्रस्तुत की है।

THE HONORABLE MINISTER OF TRANSPORT AND HIGHWAYS IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE APPLICAT-
IONS TO ALLOW THE RE-EXAMINATION OF DRIVING LICENCES WITH SUSPENSION OR
SURRENDER AND TO APPOINT THEM AS DRIVERS FOR SPECIAL PURPOSES AND
FOR THE PURPOSES OF THE LICENSING ACT MAY STAND IN NEED.

इस प्रमाणित करने के लिए श्री प्र. क. रेड्डी ने अपना नाम, पता एवं तस्वीर
सही रूप में प्रस्तुत की है।



श्री प्र. क. रेड्डी का नाम, पता एवं तस्वीर
सही रूप में प्रस्तुत की है।
आयु: 21/68/10/24
जालिस्वाल गार्डन,
अमहुरपेट,
हयडराबाद,
आंध्र प्रदेश, भारत



वर्तमान स्थिति से / PERMANENT ACCOUNT NUMBER
श्री का नाम / ABMPM6725H
श्री का नाम / SOHAM SATISH MODI
आपके सभी खातों के नाम / SATISH MANILAL MODI
श्री का पता / A-111, COLONY,
18-10-1969
श्री का पता / A-111, COLONY,
18-10-1969

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

SOHAM SATISH MODI

INDIAN male 18-10-1969

MUMBAI (MS)


PO HYDRABAD

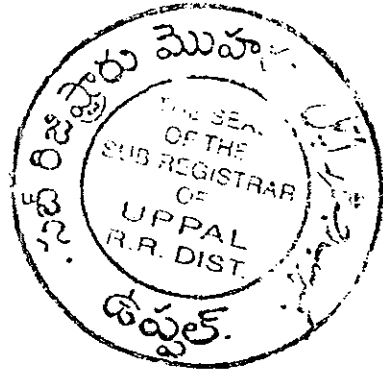
9-10-2000 8-10-2010

For Mehta and Modi Homes
Mehta
Partner

For Mehta and Modi Homes
Modi
Partner


వ పుస్తకం. 28.6.94
07
కార్యముల
వారు


సబ్-రిజిస్ట్రారు



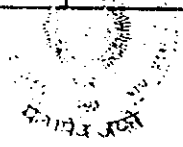
HOUSEHOLD CARD

Card No : PAP16752200067
 L.P Shop No : 1722
 Name of Head of Household : Valluru Nageswara Rao
 పంపిణీ కేంద్రం : 85-కే.కే.ఎం.
 Father/Husband name : Late Venkatesh
 పుట్టిన తేదీ/Date of Birth : 17/07/1936
 వయస్సు/Age : 70
 వృత్తి/Occupation : Retired Employee
 ఇం.నె.నె./House No. : 6-3-1219/16/1/303
 రోడ్/Street : UMA NAGAR ROAD NO 1
 Colony : BEGUMPET
 Ward : 56
 Circle : 67
 జిల్లా/District : Circle VII
 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) : /




Family Members Details

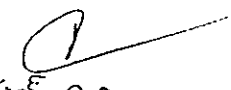
| No. | Name | Relation | Date of Birth | Age |
|-----|-----------|----------|---------------|-----|
| 1 | Rajeswari | Wife | 07/08/42 | 64 |



(Signature)
 (4/02/2006) DPL Incharge
 వ. రాజేశ్వరి (V. Rajeswari)

V. Rajeswari

28/11/2019
మొదటి
సంఖ్య
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సబ్-రిజిస్ట్రారు

