

C.S No. 12896

DOCT. No. 1289/2007

Act No 13242

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50



INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH G. Padma Sree C 033168

G. PADMASREE

STAMP VENDOR L. No: 28/2007
E-103/2, Balaji Nagar Colony,
Nagarlam (V) Keesara (M) R. R. Dist.
Under S. R. O. Shamirpet.

4337 - 20/11/2007
G. Venkatesh
G. A. Rao
Whom Mehta & 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 5-1-187/3&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).

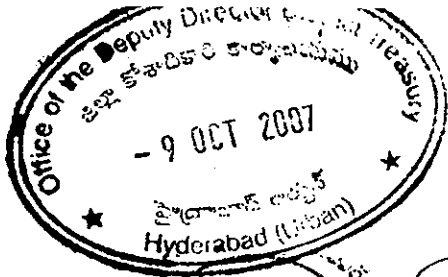
For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]

V. Rajeswari

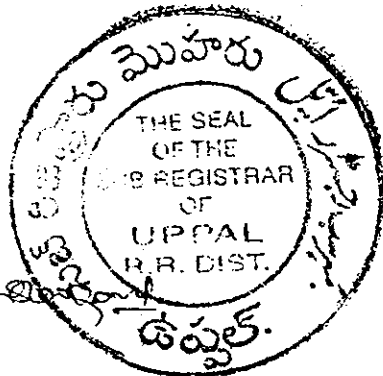


1 వ పుస్తకము రిజిస్ట్రేషన్
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... గ్రా... ఈ కాగితపు వరుస
సంఖ్య... /

192... శా... ముద్దానామా సం... / ... తేది
పగలు... గంటల మధ్య
ఉప్పు... అనుకుంటే

పబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy...
రిజిస్ట్రారు కార్యాలయం, 1508 లోని సెక్షన్ 32 ఎ.ను
అనుసరించి నమోదు చేయబడిన సాబ్ గ్రాఫులు
మూలకాగితాలను సహా చాఖలు చేసి
యా... రూ. 1000 / ... చెల్లించినారు.



Receipt No. 760038...
SRO, Hyderabad Branch, Secbad

వాసం యిచ్చినట్లు ఒప్పుకోస్తుంది
ఎడమ బ్రౌటనవేటు

Handwritten signature

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Saham Mansion, M.G.Road, Secunderabad
Attested GPA, through General Power of Attorney, Vide Doc. No. 201/19/2006
Registered at SRO, Uppal, Ranga Reddy District



ఎడమ బ్రౌటనవేటు

V. Nageswara Rao

W/o. V. Nageswara Rao
R/o. 303, Pinnacle Pride Apts,
Umanagar 1st street, Begumpet, Hyderabad.



నిరూపించినది.

Handwritten signature

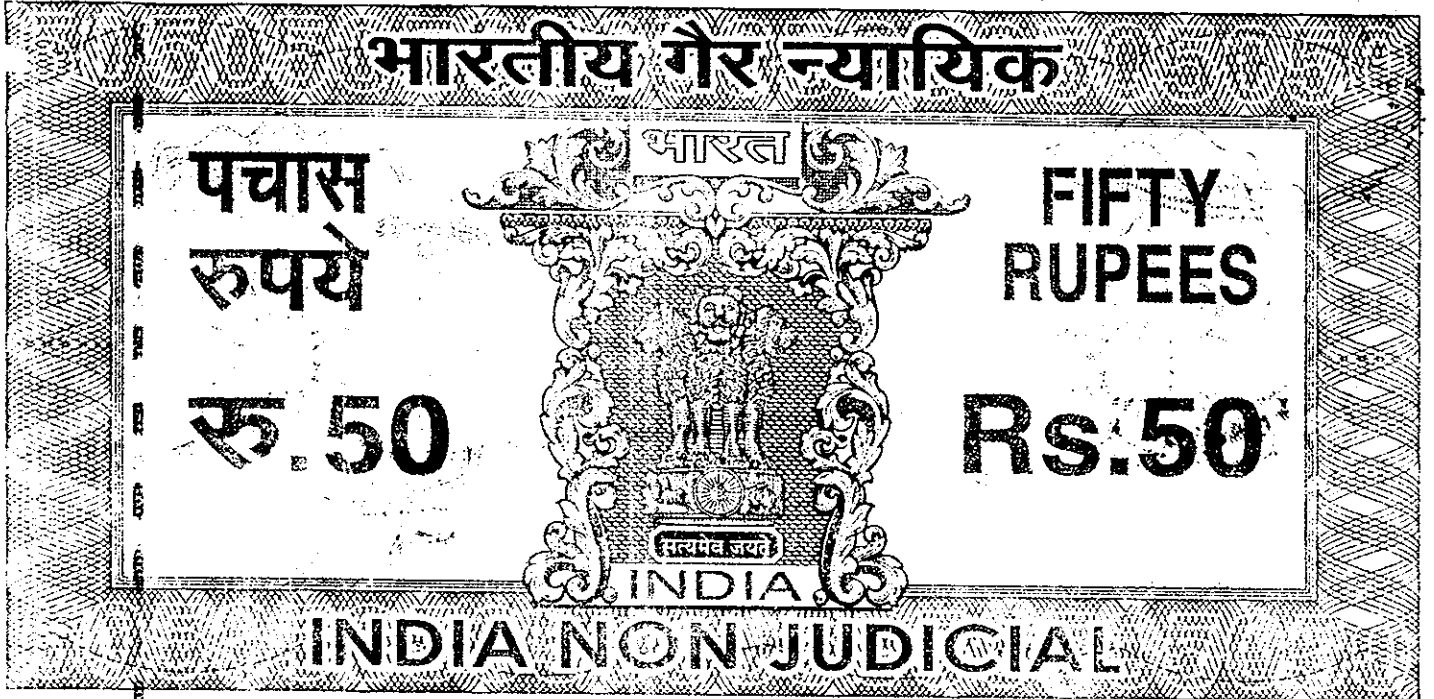
P. Thakur Prasad S/o. Ramamurthy Rao
R/o. Plot no. 71, Silver oak Bungalows - Phase - I, - Sy. No. 35 to 37
Cherlapally, Hyderabad

Handwritten signature

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

200... శా... ముద్దానామా సం... / ... తేది
192... శా... ముద్దానామా సం... / ... తేది.

Handwritten signature
పబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
 4338... 20/11/2007...
 గ. పద్మాశ్రీ
 S/o...
 For Whom... Mehta & Modi Homes

G. Padma Sree
G. PADMASREE C 033169
 STAMP VENDOR No. 28/2007
 5-103/2, Balaji Nagar Colony,
 Nagaram (V) Keesara (M) R. R. Dist.
 Under S.R.O. Shamirpet.

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.

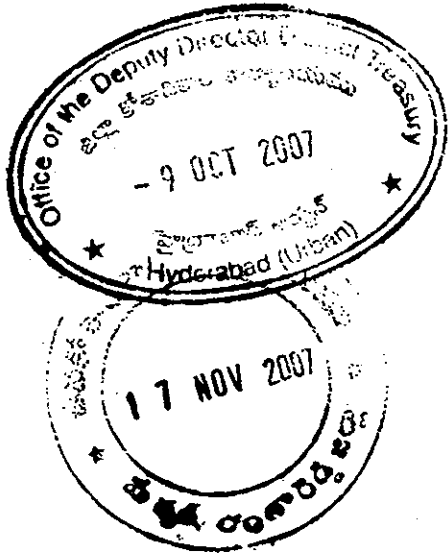
For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes:

 Partner

 Page 2



1 వ పుస్తకము 2007.10.19 | సంగం
 దస్తావేజుల మొత్తం కాగితముల
 పంపిణీ చేయడానికి కాగితపు వరుస
 పంపు. 2.....

పబ్-రిజిస్ట్రారు

Registration Under Section 42 of Act. II of 1894

No. 12869 of 2007 Date 22/11/07

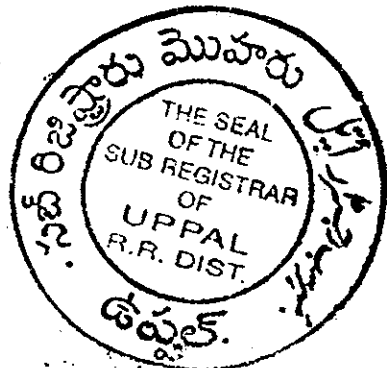
I hereby certify that the proper deficit stamp duty of Rs. 199.00 Rupees nineteen thousand five hundred Rupees only has been levied on this instrument from Sri. K. Rebekah Reddy on the basis of the agreed Market Value of Rs. 3442000 being higher than the consideration agreed Market Value.

R.O. Uppal
 Sub Registrar and Collector U.S. 41 & 42
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 199.00 towards Stamp Duty including Transfer duty and Rs. 1000 towards Registration Fee was paid by the party through Challan Receipt Number 760038 Dated 22/11/07 at SBH Habisiguda Branch, Sec'bad

Habisiguda
 A/c No. 01000059900
 of 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.

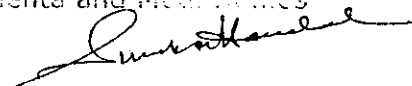
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

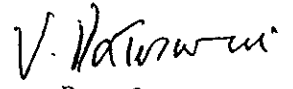
1. The Buyer has agreed to pay in advance a sum of Rs. 34,42,000/- (Rupees Thirty Four Lakhs Forty Two Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc.. as per the rules of HUDA.
2.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

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

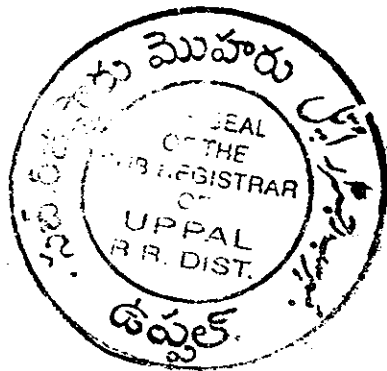

Page 3

1 వ పుస్తకము రిజిస్ట్రేషన్ గా
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య 100 ఈ కాగితపు వరుస
సంఖ్య 3

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (కా.క) పు 12865/02
సింబరుగా రిజిస్ట్రేషన్ చేయబడి స్థానికము నిమిత్తం
గుర్తింపు నెంబరు 12865-200 కావ్యడమైన
200 సంఖ్య వ్రాయబడినది

రిజిస్ట్రేషన్ అధికారి



10. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 760038, dated 21.11.2007, drawn on SBH, Habsiguda, Hyderabad.

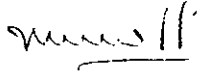

SCHEDULED PLOT

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:

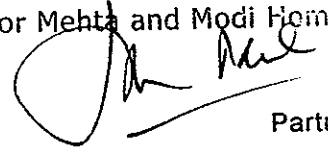
North	40' wide road
South	Compound wall & 100' wide road
East	Plot No. 260
West	Plot No. 257

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. 

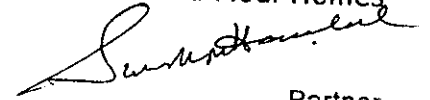
For Mehta and Modi Homes



Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes



Partner

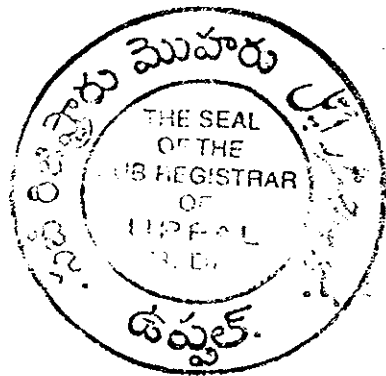
(Suresh U. Mehta)
BUILDER



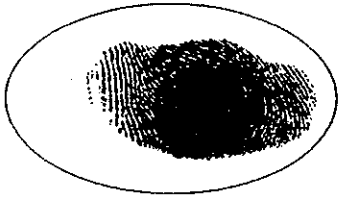
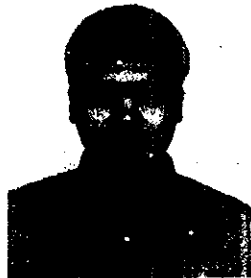
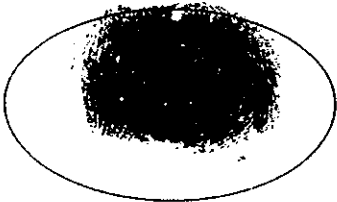

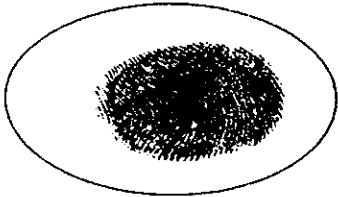



BUYER.

వచ్చిన కమిషన్ రిపోర్టును
మొదటి మొదటి కాగితముల
పై రిపోర్టు కాగితపు వరుస
4

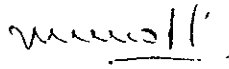

పబ్-రిజిస్ట్రారు



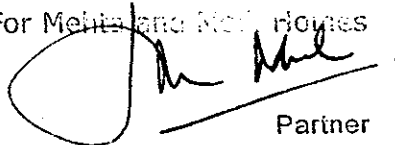
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> 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 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
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> MRS. V. RAJESWARI W/O. MR. V. NAGESWARA RAO R/O. 303 PINNACLE PRIDE APARTMENTS UMANAGAR 1 ST STREET BEGUMPET HYDERABAD - 500 016.

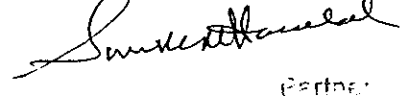
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner


For Mehta and Modi Homes

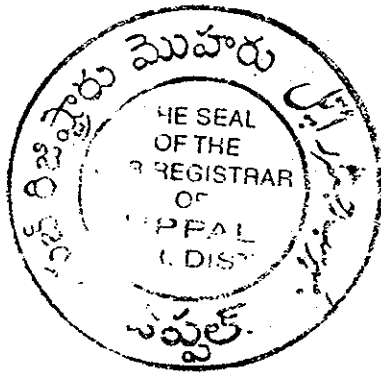

Partner

SIGNATURE OF THE EXECUTANTS



1 వ పుస్తకము/2016.09/1000
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... రీ... ఈ కాగితపు వరుస
సంఖ్య... 5.....

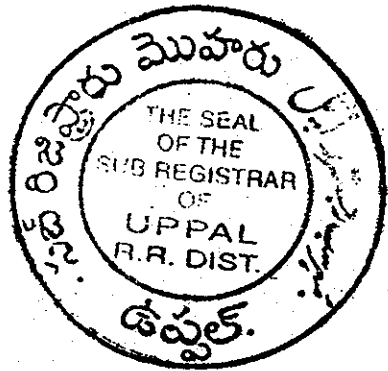

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము ది. 10/11/2018
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



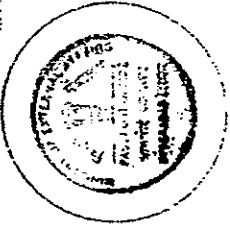
DRIVING LICENCE
DLDP01193822062
PRABHAKAR REDDY K
K PADAM REDDY
2-3-64/18/24
JATSWAL GARDEN
AMBERPET
HYDERABAD

1987-2002
Learning Authority
HYDERABAD



THIS LICENCE, WHICH AUTHORIZES THE BEARER TO DRIVE MOTOR VEHICLES OF THE CLASS SPECIFIED IN THE LICENCE, IS VALID ONLY IN THE TERRITORY OF THE REPUBLIC OF INDIA.
THIS LICENCE IS VALID ONLY IN THE TERRITORY OF THE REPUBLIC OF INDIA.
THE BEARER OF THIS LICENCE SHALL BE RESPONSIBLE FOR THE PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE GOVERNMENT OF THE
REPUBLIC OF INDIA



అధికారి/అధికారి
పాలకొండ జిల్లా, హైదరాబాద్
Respect Office, Hyderabad.

PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOFAM SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1969

ENTIRE SIGNATURE
18-10-1969

Chief Commissioner of Income Tax, Andhra Pradesh


भारत गणराज्य REPUBLIC OF INDIA

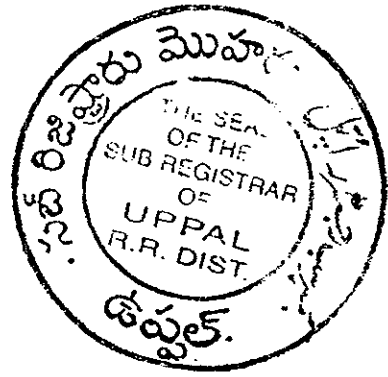
IND B2791005
MODI
SOHAM SATISH MODI
INDIAN male 18-10-1969
HYDERABAD
9-10-2000 8-10-2010

For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner


వ పుస్తకము. 22.6.1907
సబ్ రిజిస్ట్రార్ కారితముల
సబ్ రిజిస్ట్రార్ కారితపు వరుస
నంబరు 6.


సబ్-రిజిస్ట్రారు




HOUSEHOLD CARD

Card No : PAP167772200067
 E.P. Shop No : 722
 పేరు : వల్లూరు నాగేశ్వర రావు
 Name of Head of Household : Valluru Nageswara Rao
 తండ్రి/భర్త పేరు : లేత వెంకట్రావు
 Father/ Husband name : Late Venkiah
 పుట్టిన తేదీ/Date of Birth : 17/07/1936
 వయస్సు/Age : 70
 వృత్తి /Occupation : Retired Employee
 ఇంటి.నెం./House No. : 6-3-1219/1/6/1/303
 వీధి /Street : UMA NAGAR ROADNO 1
 Colony : BEGUMPET
 Ward : వార్డ్ 6
 Circle : వార్డ్ 6
 Circle VII
 జిల్లా /District : 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) : /




V. Ra-Tripurani



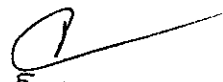
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rajeswari	Wife	07/08/42	64



(Signature)
 04/02/2008 DPL Incharge
 వ్యవహార సహకారి/సహకారి
 తనకేసు లేదు ఎస్.ఆర్. & / స.ఎ.సి.

1. పేరు: 12.8.69/సర్కార్
2. పేరు: కారితముల
3. పేరు: కారితపు వరుష
4. పేరు:


సబ్-రిజిస్ట్రారు

