

6895/10

6819/10 (200)

115



13958-318/10
 SANTOSH S/O SHANKAR HOD
 MEHTA, & MODI HOMES HOD

AM 133423
 DUSA SRINIVAS RAO
 S.V.L. No: 23/1998. R. No: 09/
 12-11-696, Warasiguda
 SECUNDERABAD.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 3rd day of September 2010 at SRO, Uppal, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 40 years, Occupation: Business and Mr. Bhavesh V. Mehta, S/o Late Vasanth U Mehta, aged about 40 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

1. MRS. VETSA SAILASUTHA WIFE OF MR. VETSA BHASHYAKARLU, aged about 46 years, Occupation: Housewife
2. MR. VETSA BHASHYAKARLU SON OF MR. V. V. S. Y. SAMPATH KUMARLU, aged about 54 years, Occupation: Service, both are residing at H. No. 1-8-677/15 & 15/A, Flat No. 302, Vinayaka Ramchander Residency, Padma Colony, Nallakunta, Hyderabad – 500 044, 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 & MODI HOMES

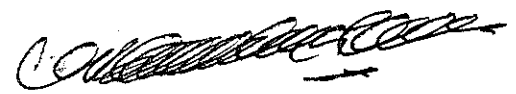
 Partner

For MEHTA & MODI HOMES

 Partner

Page 1

V. Saita Saitan



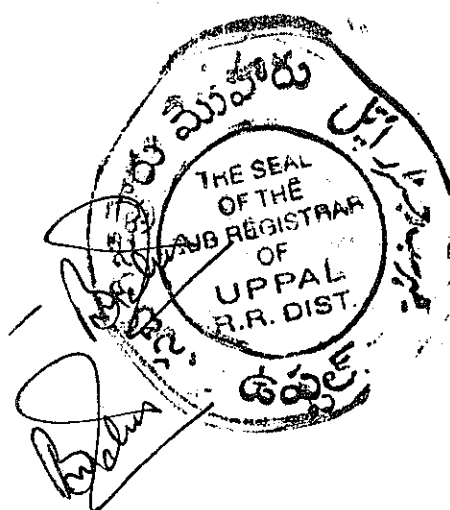
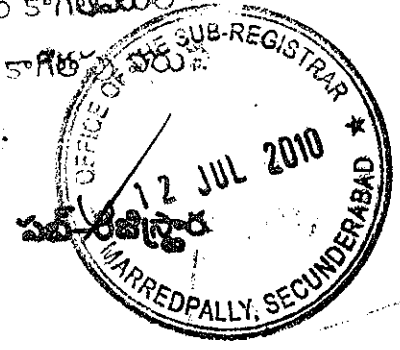
ENDORSE
Certifier (3)

following amount has been paid in respect of this document.

I. Stamp	Rs.
1. in the shape of stamp papers	100/-
2. in the shape of stamps (Sec. 41 of the Act)	5000/-
3. in the shape of cash (Sec. 41 of the Act)	—
4. adjustment of stamp duty (Sec. 16 of the Act)	—
II. Transfer Duty	Rs.
1. in the shape of stamp	—
2. in the shape of cash	—
III. Registration fee	Rs.
1. in the shape of challan	1000/-
2. in the shape of cash	—
IV. User Charges:	Rs.
1. in the shape of challan	100/-
2. in the shape of cash	—
Total	Rs. 6700/-

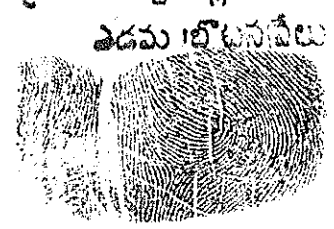
Sub-Registrar
 హైదరాబాద్ సబ్-రిజిస్ట్రార్ ఆఫ్ సెకండరబాద్
 1992 వ.సం.శా.నెం. 22వ తేదీ

6819/10
 పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...
 పంఖ్య...



పగలు...
 డిజిటైజ్డ్...
 తమ సరించి...
 మరెయ్య...
 Receipt No. 15021, Dt. 12/9/10, V.K.
 Habsiguda Branch, Secbad
 వ్రాసినట్లు ఒప్పుకోన్నది

Bhavesh V. Mehra s/o. Late Valent U. Meh
 Occ. Business - R/o. S-4-18/2 & 4, 2nd Floor
 Bohem mansion, M.G. Road, Secbad.



పదమ బ్రౌటనవేలు

(Signature)



పదమ బ్రౌటనవేలు

Veta Bhashyakarlu s/o. V.V.S. Y. Sampath
 Kumarlu, Occ. Senior - R/o. 1-8-67/15
 & 15/A, Flat no. 302, Vinayaka Ramchander
 Residency, Padma colony, Alankuntla, Hyd-4

K. Prabhakar Reddy s/o. K.P. Reddy Occ. Senior
 R/o. 2-3-64/10/24, Amberpet, Hyderabad.

1) *(Signature)*

(Signature)

B. RATI KUMAR s/o. RAJENDR RAO Occ. Senior
 R/o. Atwal, Secbad

2000 వ. సం. శా. నెం. 22 వ తేదీ
 1992 వ. శా. నెం. 22 వ తేదీ.

(Signature)
 సబ్-రిజిస్ట్రార్

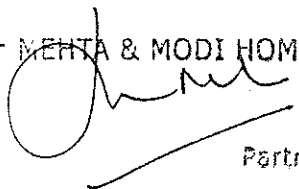
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th May 2010 for purchase of a bungalow along with an identifiable plot of land (plot no. 200D) 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. 200D admeasuring 220 sq. yds. under a Sale Deed dated 03.09.2010 registered as document no. _____ 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 FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

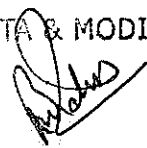
1. The Buyer has agreed to pay a sum of Rs. 5,10,000/- (Rupees Five Lakhs Ten Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer already paid the above said amount of Rs. 5,10,000/- (Rupees Five Lakhs Ten Thousand Only) before entering this agreement which is acknowledged by the builder.
3. 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.
4. 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.

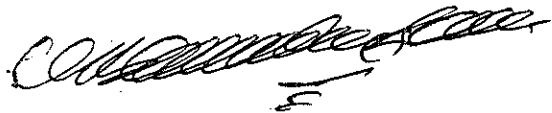
For MEHTA & MODI HOMES


Partner

V. Sathya Kumar

For MEHTA & MODI HOMES

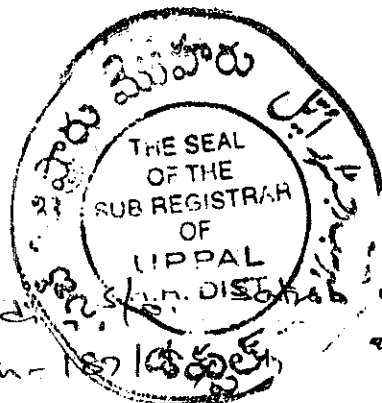

Partner



వ పుస్తకముద్రది. 9/నంబు
 దస్తావేజాల మొత్తం కాగితములు
 పంఖ్య... ౧... ఈ కాగితపు వరువ
 పంఖ్య..... 2

సబ్-రిజిస్ట్రార్

Soham and



Soham and *Soham and* గోదావరి జిల్లా మోడల్ రికార్డ్ డివిజన్
 R/o. 5-4-157/కర్నూలు, మోడల్ రికార్డ్ డివిజన్, ఎం.ఓ. రోడ్
 Sec Bad - 003

ఎడమ భోజనవేలు



రిటూనింగ్

౧ కి. పాల్వంచ

K. Prabhakar Reddy S/o. K.P. Reddy
 OCC: Seerie - R/o. 2-3-64/10/24, Amberpet
 Hyderabad.

౨ త. కి. పాల్వంచ

B. RAJ KUMAR S/o. MURUND RAO
 OCC: BUSINESS - R/o. Atwal, Sec Bad.

2000 వ. సం. నవంబరు 10 నం. 4 వ తేది
 (ఇక్కడ వ. శా. శ. 2000 వ. సం. నవంబరు 10 నం. 4 వ తేది.)

సబ్-రిజిస్ట్రార్

5. 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.
6. 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.
7. 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.
8. Stamp duty and Registration amount of Rs. 6,100/- is paid by way of challan No. 955021, dated 13.09.2010, drawn on SBH, Habsiguda, Hyderabad.

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. *Prasanna*

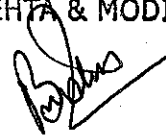
2. *S. Ramu*

For MEHTA & MODI HOMES



BUILDER

For MEHTA & MODI HOMES



Partner
BUILDER

IV. Sathya Sekar

BUYER.



పాపాపుస్తకము 6819/...వంపు
 దానివేజాల మొత్తం కారితముల
 సంఖ్య... 8... ఈ కారితపు వయస్సు
 సంఖ్య... 3

[Handwritten signature]

Instrument under Section 42 of Act II of 1908
 No. 6819 of 2000 Date 13/9/10

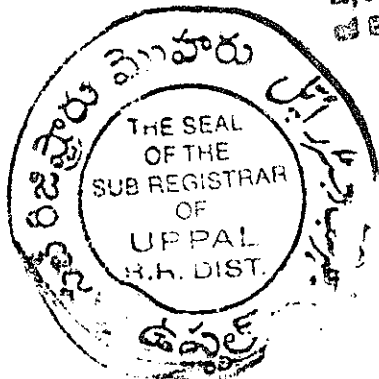
I hereby certify that the proper deficit
 stamp duty of Rs. 5000 Rupees Five
Thousand only
 has been levied in respect of this instrument
 from Shri. Bhavuk V. Mehta
 on the basis of the agreed Market Value
 consideration of Rs. 5,10,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
13/9/10

[Handwritten signature]
 Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 5000/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee has been paid by the party
 through Chaitan Maheshwari
 Dated 13/9/10 at SRI Mahalingapur Branch Secbad
G.S.H. Hebalguda
A/c No. 01000050700
G.R.S. Uppal



SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND Old Plot No. 29, New Plot No. 200D, bearing Municipal No. 2-3-291/29, admeasuring about 220 sq. yds., in the project known as Silver Oak Bungalows – Phase II, forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

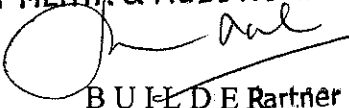
North	30" wide road
South	Plot No. 36
East	Plot No. 30
West	Plot No. 28


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. *Prasanna*

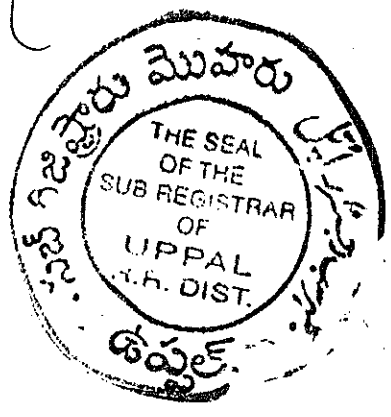
2. *S. Ling*

For MEHTA & MODI HOMES

B U I L D E R partner
SOHAM MODI





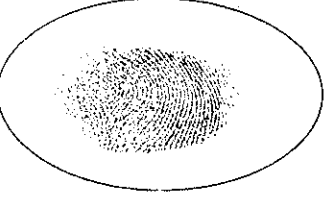



For MEHTA & MODI HOMES

B U I L D E R
BHAVESH V. MEHTA

వ పుస్తకము.. 6819/సం॥
 వ పుస్తకము సం॥ (శా.శ) పు...
 దనావేజాల మొత్తం కాగితముల
 నింబరుగా రిజిస్టరు చేయబడి స్వాగింపు నిమిత్తం
 సంఖ్య..... శిశు కాగితపు వరుణ
 గుర్తింపు నింబరు..... ఇవ్వడమైన
 పుస్తకము సం॥ 6819/సం॥
 రిజిస్ట్రేషన్ అధికారి

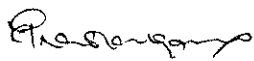
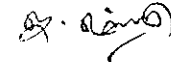
వ పుస్తకము సం॥ (శా.శ) పు... 6819/సం॥
 నింబరుగా రిజిస్టరు చేయబడి స్వాగింపు నిమిత్తం
 గుర్తింపు నింబరు 6819/సం॥ 1000 ఇవ్వడమైన
 పుస్తకము సం॥ 6819/సం॥ 1000
 రిజిస్ట్రేషన్ అధికారి



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)		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 REPRESENTED BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. BHAVESH V. MEHTA S/O. LATE. VASANTH U. MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003</p> <p>BUYERS:</p> <p>1. MRS. VETSA SAILASUTHA W/O. MR. VETSA BHASHYAKARLU R/O. H. NO. 1-8-677/15 & 15/A FLAT NO. 302 VINAYAKA RAMCHANDER RESIDENCY PADMA COLONY NALLAKUNTA, HYDERABAD - 500 044</p> <p>BUYER CUM REPRESENTATIVE:</p> <p>2. MR. VETSA BHASHYAKARLU S/O. MR. V. V. S. Y. SAMPATH KUMARLU R/O. H. NO. 1-8-677/15 & 15/A FLAT NO. 302 VINAYAKA RAMCHANDER RESIDENCY PADMA COLONY NALLAKUNTA, HYDERABAD - 500 044</p>
			
			
			

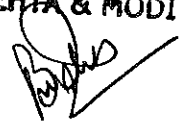
SIGNATURE OF WITNESSES:

- 
- 

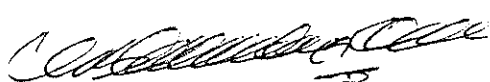
For MEHTA & MODI HOMES


Partner


For MEHTA & MODI HOMES


Partner
SIGNATURE OF EXECUTANTS


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

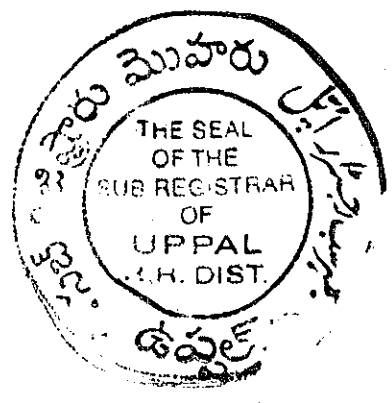

SIGNATURE OF THE REPRESENTATIVE

V-Saila Sella


SIGNATURE(S) OF BUYER(S)

దస్తావేజులు 6819/1000
దస్తావేజుల మొత్తం కాగితముల
పంపు... 8... ఈ కాగితపు పరుపు
మొత్తం.....


ప. వ. వ. వ.

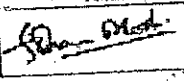


PERMANENT ACCOUNT NUMBER
ABMP16725H

नाम NAME
SOHAN SATESH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

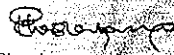
जन्म तिथि DATE OF BIRTH
18-10-1989


हस्ताक्षर SIGNATURE



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


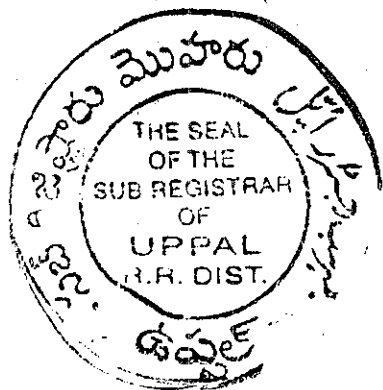



For MEHTA & MODI HOMES

 Partner



పుస్తకము. 621.9 / 2000
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....91...ఈ కాగితపు వరుష
సంఖ్య..6.....

~~పత్తి రిజిస్ట్రార్~~

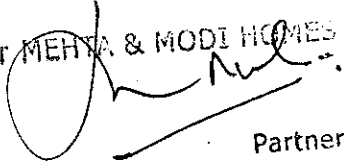


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6754C
नाम / NAME	BHAVESH VASANT MEHTA
पिता का नाम / FATHER'S NAME	VASANT UTTAMLAL MEHTA
जन्म तिथि / DATE OF BIRTH	02-03-1970
हस्ताक्षर / SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

FOR MEHTA & MODI HOMES

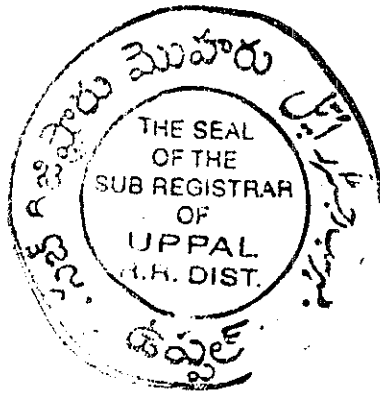




Partner





సంఖ్య 681/9/సంఖ్య
దస్తవేజాల మొత్తం కాగితముల
పంఖ్య.....శి..ఈ కాగితపు వరుణ
సంఖ్య.....శి.....

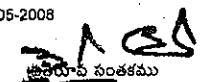
శి-89/సంఖ్య





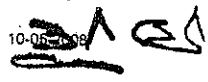
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VETSA BHASHYAKARLU
VENKATASESHAYETHIRAJA
SAMPATKUMARLU VETSA
03/07/1955
 Permanent Account Number
AANPV3272H






భారత ఎన్నికల సంఘము
सुचिचुकार्ड
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GTR4719860

 పేరు : వి భాష్యకర్లు
 Elector's Name : V BHASHYAKARLU
 తండ్రి పేరు : వి వి వెంకటేశ్వర కుమార్
 Father's Name : V V S Y SAMPATH KUMAR
 లింగము / Sex : పు / M
 వయస్సు / Age : 52

GTR4719860
 దిరువామా :
1-8-677/15/15/A/ 302
 అచ్చయ్యనగర్
 అచ్చయ్యనగర్
 హైదరాబాద్
 Address:
1-8-677/15/15/A/ 302
ACHAIAHNAGAR, ACHAIAHNAGAR,
HYDERABAD
 Date: 10-05-2008

 ప్రతిరూప సంతకము
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 206, ముషీరాబాద్
 Facsimile Signature of
 Electoral Registration Officer,
 206, MUSHEERABAD
 దిరువామాలో మార్పు ఉన్నట్లయితే మారిన దిరువామాతో పాటు
 పేరు జాబితాలో చేర్చుటకై మరియు అదే సంబంధిత కార్డు
 పొందుటకై సంబంధిత పోరంలో ఈ కార్డు సంబంధ తెలుపవలసింది.
 In case of change in address, mention this Card No. in the
 relevant form for including your name in the
 Roll at the changed address and to obtain the card
 with same number.


భారత ఎన్నికల సంఘము
सुचिचुकार्ड
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GTR4719985

 పేరు : వి సాయిలమిరె
 Elector's Name : V SAILASUTHA
 భర్త పేరు : వి భాష్యకర్లు
 Husband's Name : V BHASHYAKARLU
 లింగము / Sex : స్త్రీ / F
 వయస్సు / Age : 45

GTR4719985
 దిరువామా :
1-8-677/15/15/A/302
 అచ్చయ్యనగర్
 అచ్చయ్యనగర్
 హైదరాబాద్
 Address:
1-8-677/15/15/A/302
ACHAIAHNAGAR, ACHAIAHNAGAR,
HYDERABAD
 Date: 10-05-2008

 ప్రతిరూప సంతకము
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 206, ముషీరాబాద్
 Facsimile Signature of
 Electoral Registration Officer,
 206, MUSHEERABAD
 దిరువామాలో మార్పు ఉన్నట్లయితే మారిన దిరువామాతో పాటు
 పేరు జాబితాలో చేర్చుటకై మరియు అదే సంబంధిత కార్డు
 పొందుటకై సంబంధిత పోరంలో ఈ కార్డు సంబంధ తెలుపవలసింది.
 In case of change in address, mention this Card No. in the
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 Roll at the changed address and to obtain the card
 with same number.

చి పుస్తకము 68.19.నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ౩... ఈ కాగితపు వరుస
సంఖ్య... ౩.....

పబ్లికేషన్

