

505

8628/09

8583/09

3781

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

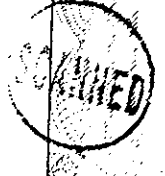


ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 355293

No. 26531, Dated 07/11/2009

For Ramesh

For C. N. Rama

For Mehta & Modi Homes

over

K. SRINIVAS

S.V.L.No.26/98, R.No.11/2007

CITY CIVIL COURT
SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 15th day of December 2009 at SRO, Uppal, Ranga Reddy District 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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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. VINAY AGNIHOTRI SON OF SHRI LATE. S. C. AGNIHOTRI, aged about 33 years, Occupation: Business, residing at 304, Vani Chowdhary Plaza, Street no. 4, Lane No. 2, Karthikeyanagar, Nacharam, Hyderabad - 500 076., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page 1 of 5

For MEHTA & MODI HOMES

Partner

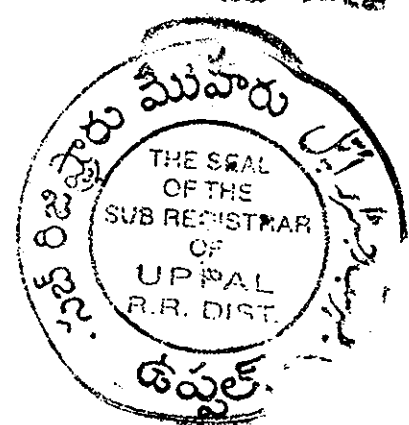
For MEHTA & MODI HOMES

Partner

Stamp duty: Rs. 100/-
 1. in the shape of stamp paper
 2. in the shape of challan (Us. 41 of I.S. No. 1999)
 3. in the shape of cash (Us. 41 of I.S. No. 1999)
 4. adjustment of stamp duty etc. 15 of I.S. No. 1999, if any
 Rs. 2000/-
 Transfer Duty: Rs. -
 1. in the shape of challan
 2. in the shape of cash
 Registration fee:
 1. in the shape of challan
 2. in the shape of cash
 User Charges:
 1. in the shape of challan
 2. in the shape of cash
 Sub-Registrar Total: Rs. 8200/-

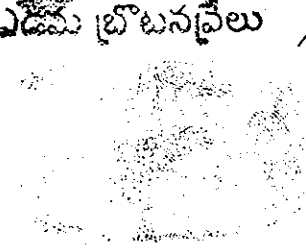
8588/07
 పన్నుదాత
 దస్తావేజుల పేరున వారికి
 పంఖ్య. గి. ఈ కార్యపు వరుష
 పంఖ్య. 19

1991 వ.శ.శా.లోని... 24.తేది
 పగలు... గంటల మధ్య
 ఉప్పుకో నట్-రెజిస్ట్రారు అధికారి



K. P. Reddy
 రిజిస్ట్రారు పంఖ్యము... 32 ఎ-ను
 అనుబంధ... పంఖ్యము...
 మరదలు... పంఖ్యము...
 మనుషు యా... చెల్లింపినారు.
 Receipt No. 553574 Dist. 12/0/10
 U.P.H. Habsiguda Branch Secbad

వాస యిచ్చుటకు ఒప్పుకొన్నది
 ఎడమ బొటన వ్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-18773 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 69/2K/2008
 dated 19.4.08 registerer at SRO, Uppal
 Raaga Reddy District.

Omig Agnihotri

Attney Agnihotri S/o. Late S.c. Agnihotri
 Occi. Business - R/o. 304, Varun Chowdhary Plaza
 St No. 4, Lane No. 2, Kothikere Nagar, Netheram,
 Hyderabad - 076.

విరూపిణి

Suresh Vyas
 S/o Sri Shrin Raj Vyas
 Service.
 G. 11 Sri Dendun Apartment
 Savarkar Nagar, Netheram 114B-76

P

Venu Gopal S/o P. Sadorech Servo
 pla No 649 Indiranagar Borjor Hill
 Hyderabad 500034

00... 15వ తేది
 231... 24వ తేది

Handwritten signature and stamp.


WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 01st December 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 333) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40(P), 41(P), 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. 333 admeasuring 400 sq. yds. under a Sale Deed dated 15.12.2009 registered as document no. 8582/09 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.

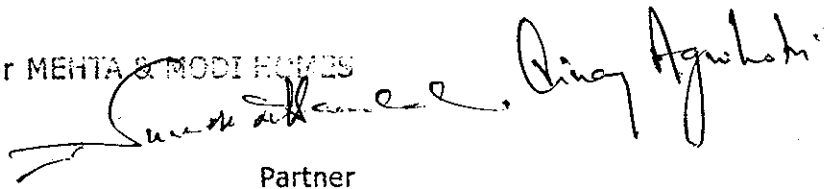
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 7,10,000/- (Rupees Seven 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 shall pay to the Builder the above said amount for development charges of Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only) on or before 15th December 2009.
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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 8583/09
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 2 కాగితపు వరుస
 పుస్తకము 2

[Signature]

Endorsement (Under Section 12 of Act II of 1907
 No. 8583 of 2009 Date 15/12/09

I hereby certify that the proper deficit
 amount of Rs. 7000/- Seven
 thousand only
 has been paid by this instrument
 signed by K.P. Reddy
 on this 15th day of December 2009 Value
 considered as Rs. 7,10,000/- being
 higher than the agreed Market
 Value.

S.R.O. Uppal
 16/12/09 and Collector U/S. 4154
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 7000/- towards Stamp Duty
 including Rs. 1000/-
 toward was paid by the party
 through number 553574
 Dated 15/12/09 at Mahabubnagar Branch Secbad

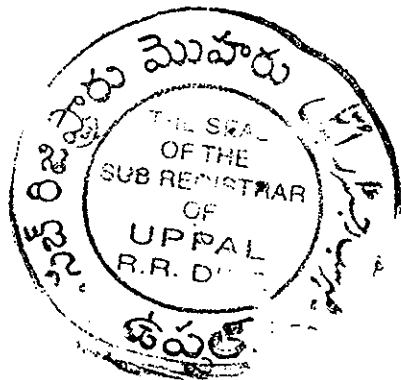
S.M. Mahabubnagar
 No. 100005574
 S.R.O. Uppal

NOTE: D.S.D. Rs. 100/- Total

Rs. 900/- collected as

agreed M.V. of Rs. 7,10,000/-

SUB REGISTRAR

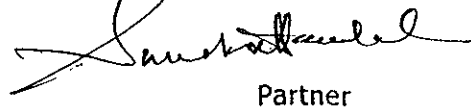


4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. It is hereby agreed and understood explicitly between the 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.
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. 8,100/- is paid by way of challan no. 553574, dated 15.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

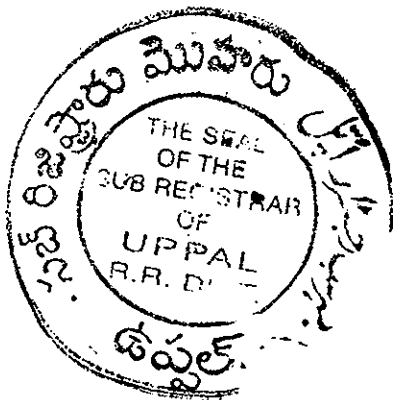


1 వ పుస్తకము సం॥ 8583109
దస్తావేజుల మొత్తం కాగితముల
పుంఖ్య 7 చ. కాగితపు వరుణ
సంఖ్య 3

[Handwritten signature]

1 వ పుస్తకము సం॥ (శా.స) పు. 8583109
వెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు సంఖ్య 8628 1-2009 ఇవ్వడం
2009 సం. డిసెంబరు 15

[Handwritten signature]



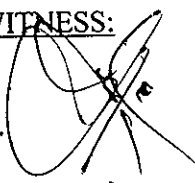

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 333 admeasuring about 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55 situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

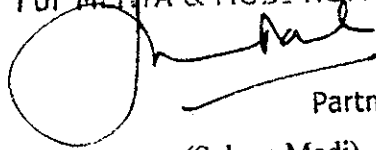
North	30' wide road
South	Park
East	Open Land (Survey no. 25)
West	Plot no. 334 & 335

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. 

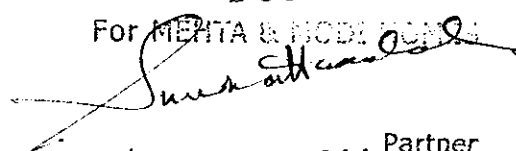
For MEHTA & MODI HOMES



Partner

(Soham Modi)
BUILDER

For MEHTA & MODI HOMES

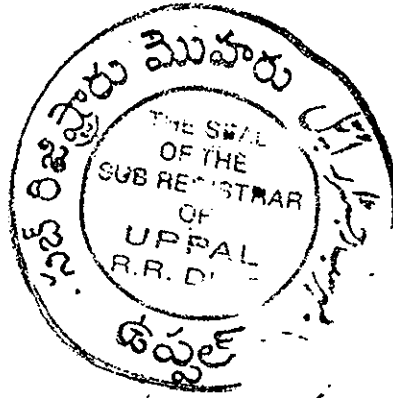


(Suresh U. Mehta) Partner
BUILDER


BUYER.

1 వ ప్రస్తావనము క్రింది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 7... క కాగితపు పరుప
పెట్టినట్లు 4

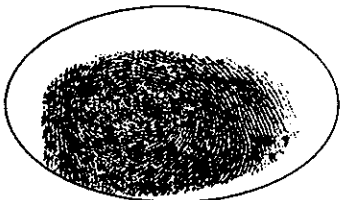
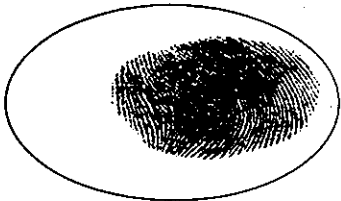
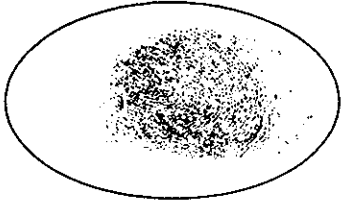
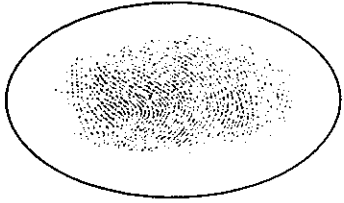
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

NO.
FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

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

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, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003

GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008 Dt. 19.04.2008:

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.

BUYER:

MR. VINAY AGNIHOTRI
S/O. LATE. SHRI. S. C. AGNIHOTRI
R/O. 304, VANI CHOWDHARY PLAZA,
STREET NO. 4, LANE NO. 2,
KARTHIKEYANAGAR,
NACHARAM,
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

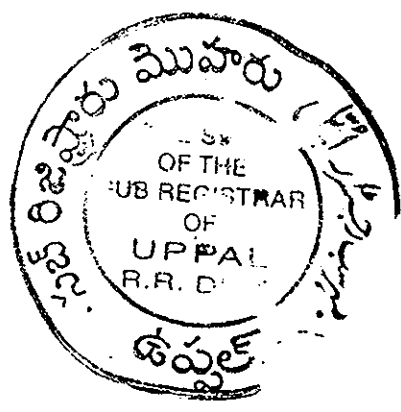
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

చివరి పుస్తకము.....
దస్తావేజుల నె. పు. కిరీతులు
సంఖ్య. 7..... కిరీతు వరుస
సంఖ్య.....

శ్రీ రిజిస్ట్రారు

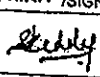


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIYPK2089F

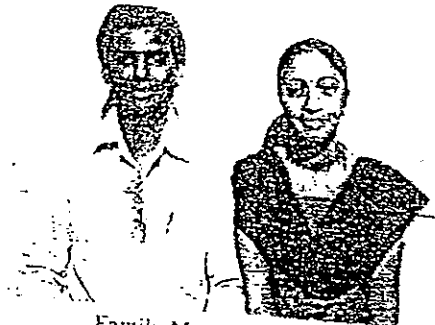
नाम / NAME
SRIDEVI KALICHETI

पिता का नाम / FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन्म तिथि / DATE OF BIRTH
19-04-1977

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

क्र.सं.	नाम	Relation	Date of Birth	Age
1	श्रीमती	Wife	09/02/84	22


 D.P.L. No. 114
 BHARAT SQUITS &...

HOUSEHOLD CARD


Card No : PAPI67881501086
 F.P Shop No : 815
 Name of Head of Household : Mchta. Bahul
 Father/Husband name : Bharat
 जन्म तिथि / Date of Birth : 04/12/1960
 आयु / Age : 26
 व्यवसाय / Occupation : Own Business
 घर/घर नं. / House No. : D-2577, 401, JITTAM TOWERS
 स्ट्रीट / Street : MINISTER ROAD
 कॉलोनी / Colony : D.V. COLONY
 वार्ड / Ward : Ward-2
 सर्किल / Circle : Circle VIII
 जिला / District : Secunderabad / Hyderabad
 (Rs.) : 100,000
 No. (1) : 457394 (Double)
 नाम / Name (1) : Navratna Enterprises PCC
 No. (2) : /
 नाम / Name (2) : /

आयकर विभाग
 INCOME TAX DEPARTMENT


भारत सरकार
 GOVT OF INDIA

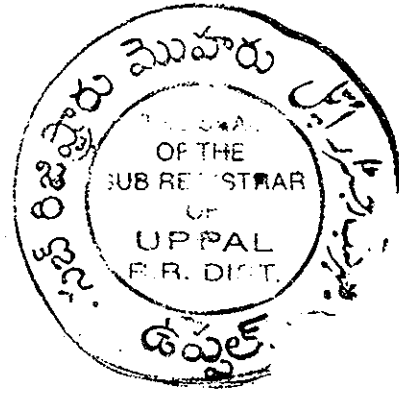
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E


 Signature



వ లు స్వకము 8586/09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పట్ రిజిస్ట్రార్



వి పుస్తకము కలిగి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. ౭ ఈ కాగితపు వరుణ
సంఖ్య. ౨

పబ్లికేషన్

