587/10 606/10 ~~607/10~~

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH AL 202447

S.No. 47797 Date 15/12/2009 Rs. 100/-

Name: Anil Kumar

S/o. ~~W/o. D/o~~ Narsing Rao

For Whom: Mehta & Modi Homes

U. MASTANA
S.V.L. No. 09/2009
H.No. 8-3-228/678/209
YOUSUFGUDA, HYDERABAD.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 29th day of January 2010 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

1. MR. BALA VIJAY BHASKER KANUPARTHY, SON OF MR. K. V. RAMANAIAH aged about 44 years, Occupation: Service

2. MRS. K. HIMABINDU, WIFE OF MR. BALA VIJAY BHASKER KANUPARTHY aged about 38 years, Occupation: Service, both are residing at 54/2RT, Vijay Nagar Colony, Hyderabad - 500 057, 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 & MODI HOMES
Partner

For MEHTA & MODI HOMES
Partner

INDORSEMENT

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 49 of I.S.Act, 1899).....Rs. 10,000/-
3. in the shape of cash (u/s 41 of I.S.Act, 1899).....Rs.
4. adjustment of stamp duty u/s 15 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. 100/-
2. in the shape of cash.....Rs.

Sub-Registrar

Total: Rs. 11200/-

ఇందు - ఎ సం॥..కనీస..సల..29..
192/- వ.శ.శా..మిగిలిన..మాసము..7..తి
పగలు..1..మరియు..12..గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రార్ ఆఫీసులో
శ్రీ..Soham Modi..
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
మనుమతి రూ..1000/-..చెల్లించినారు.
Receipt No..55740..Dt.29/11/12
3H, Hanisiguda Branch, Secbad

పత్రము పుస్తకము..606/..సం॥
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..10..కాగితపు వరుస
సంఖ్య..1..

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్

వ్రాసి యిచ్చినట్లు ఒప్పుకొన్నవి
ఎడమ బ్రొటనవ్రేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 69/RK/08 dated 19.4.08 registerer at SRO Ranga Reddy District.

ఎడమ బ్రొటనవ్రేలు

K. Murali Gopal. Krishna murthy
S/o. K. V. Ramanaiah Occ: Service, Occ: Service
R/o. 54/RT, Vijay Nagar Colony,
Hyderabad-057. (Representative to Purchasers No.1 & 2)

చూసి వ్రాసినది.

P. Raghuveer; S/o:- P. Somaiah; Occ:- Service; HNo:- 12-1-87; Lalaget Secbad-17

B. Raj Kumar S/o. Mukund Rao Occ: Business
R/o. Alwal, Secbad

ఇందు..వ.సం॥..కనీస..సల..29..వ తేది
192/..వ.శ.శా..మిగిలిన..మాసము..7..వ తేది.

సబ్-రిజిస్ట్రార్

WHEREAS:

A) The Buyer has entered into an Agreement of Sale dated 8th December 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 306) 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. 306 admeasuring 203 sq. yds. under a Sale Deed dated 29.01.2010 registered as document no. 604/10 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. 10,14,000/- (Rupees Ten Lakhs Fourteen 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 an amount of Rs. 7,81,000/-(Rupees Seven Lakhs Eighty One Thousand Only) before entering this agreement which is acknowledged by the builder.

3. The Buyer shall pay the balance development charges to the Builder an amount of Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand Only) on or before 28.01.2010.

4. 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

ఇది పుస్తకము 606/10 సం॥ లో
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రార్

Assessment Under Section 42 of Act II of 1899

No. 606 of 2010 Date 29/1/10

I hereby certify that the proper deficit stamp duty of Rs. 10,000/- Rupees Ten thousand and forty only has been levied in respect of this instrument from Sri Sohan Modi on the basis of the agreed Market Value consideration of Rs. ..... being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 29/1/10

Sub Registrar and Collector U/S. 41 & 64 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 10,000/- towards Stamp Duty Including Transfer duty and Rs. 1000/- towards Registration Fee was paid by the party through Challan Receipt Number 553408 Dated 29/1/10 at SBH Habsiguda Branch Secbad.

S.B.H. Habsiguda
A/c No. 01900000[illegible]
at S.R.O. Uppal

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

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.

10. Stamp duty and Registration amount of Rs. 11,140/- is paid by way of challan No. 553408, dated 29.01.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES
Partner

For MEHTA & MODI HOMES
Partner

1 వ పుస్తకము 606/10 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య ...10... ఈ కాగితపు వరుస
సంఖ్య ...3.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు 606/10
నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నంబరు ..... 1-2020 ఇవ్వడమైన
2020 సం॥ నవంబరు నెల 28 తేది

రిజిస్ట్రారు అధికారి

రిజిస్ట్రారు మెహరు ఉప్పల్
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 306 admeasuring about 203 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 hereto, bounded on:

North	Plot No.305
South	Plot No.307
East	30' wide road
West	Sy.No.41(Open land)

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:

For MEHTA & MODI HOMES

Partner

(Soham Modi)
BUILDER

For MEHTA & MODI HOMES

Partner
(Suresh U. Mehta)
BUILDER

WITNESS:

1.

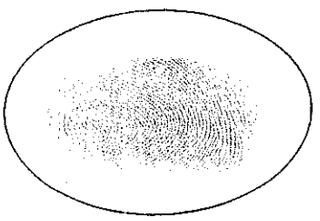
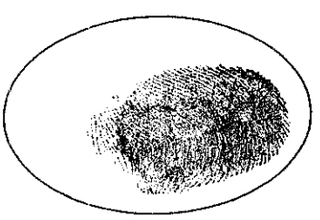
2.

1 వ పుస్తకము. 6041/10 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ మొహరు
SEAL OF THE SUB REGISTRAR OF UPPAL
ఉప్పల్

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. 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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.
			GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/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.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF WITNESSES:

1.

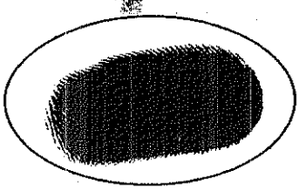
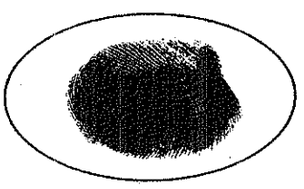
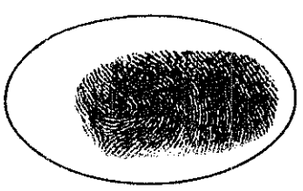
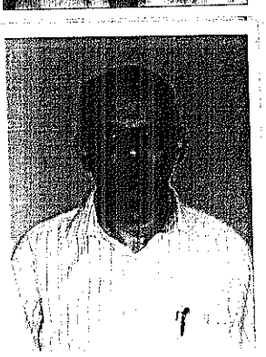
2.

ఈ పుస్తకము...ఒకటి...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...5.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మొహరు
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.
ఉప్పల్

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
			BUYERS: 1. MR. BALA VIJAYA BHASKER KANUPARTHI S/O. MR. K. V. RAMANAIAH R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD - 500057
			2. MRS. HIMA BINDU KANUPARTHI W/O. MR. K. BALA VIJAYA BHASKER R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD - 500057
			REPRESENTATIVE: MR. K. MURALI GOPALA KRISHNA MURTHY S/O. MR. K. V. RAMANAIAH R/O. 54/RT, VIJAY NAGAR COLONY, HYDERABAD – 500057.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Murali Gopala Krishna Murthy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

1.

2.

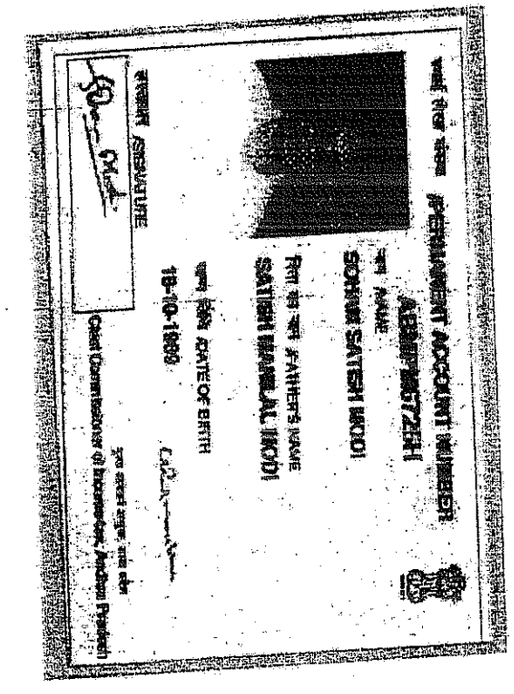
SIGNATURE OF THE REPRESENTATIVE

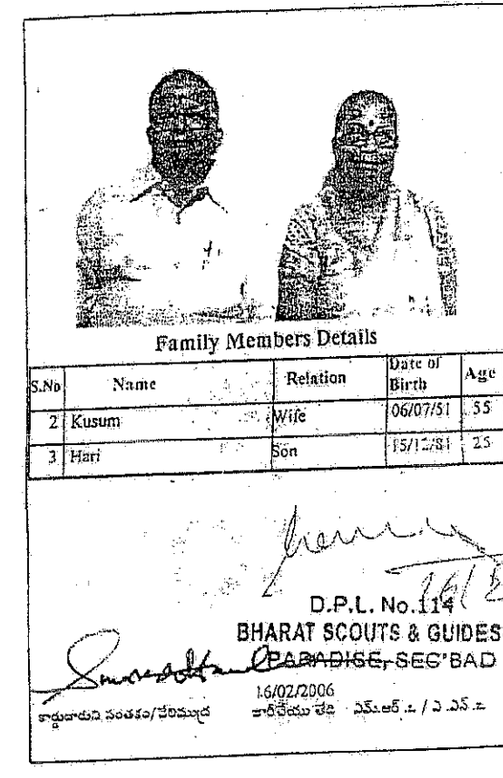
SIGNATURE(S) OF BUYER(S)

ఈ పుస్తకము.[illegible]/[illegible] నెంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య.1.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మొహరు
THE SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST.
ఉప్పల్





HOUSEHOLD CARD

Card No	: PAP167881500816
F.P Shop No	: 815
పేరు	: మేహతా సురేష్
Name of Head of Household	: Mehta. Suresh
తండ్రి/భర్త పేరు	: తన్మలాల్
Father/ Husband name	: Uttamlal
పుట్టినతేది/Date of Birth	: 15/12/1948
వయస్సు/Age	: 58
వృత్తి /Occupation	: Own Business
ఇంటి నెం./House No.	: 2-3-577
వీధి /Street	: MINISTER ROAD
Colony	: D V COLONY
Ward	: వార్డు 2 Ward- 2
Circle	: సర్కిల్ 3 Circle-Vili
జిల్లా /District	: హైదరాబాద్ / Hyderabad
Annual Income (Rs.)	: 190,000
LPG Consumer No. (1)	: NE46359/(Single)
LPG Dealer Name (1)	: Navrang Enterprises,IOC
LPG Consumer No. (2)	: /
LPG Dealer Name (2)	:

I వ పుస్తకము..606/10..సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....10.ఈ కాగితపు వరుస
సంఖ్య...7.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ కార్యాలయం ఉప్పల్

SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

भारत गणराज्य REPUBLIC OF INDIA

K.M.G.K. Murthy

टाइप /Type	राष्ट्रीय कोड /Country Code	पासपोर्ट नं. /Passport No.
P	IND	G2086993

उपनाम /Surname
KANUPARTHY

दिये गये नाम /Given Names
MURALI GOPALA KRISHNA MURTHY

राष्ट्रीयता /Nationality	लिंग /Sex	जन्मतिथि /Date of Birth
INDIAN	M	12/03/1951

जन्म स्थान /Place of Birth
VIJAYAWADA KRISHNA DIST

जारी करने का स्थान /Place of Issue
HYDERABAD

जारी करने की तिथि /Date of Issue	समाप्ति की तिथि /Date of Expiry
14/02/2007	13/02/2017

P<INDKANUPARTHY<<MURALI<GOPALA<KRISHNA<MURTH
G2086993<3IND5103124M1702138<<<<<<<<<<<<<<<2

MINISTRY OF EXTERNAL AFFAIRS
PASSPORT OFFICE

पी. राजैया
P. RAJAIAH
कृते पासपोर्ट अधिकारी
For Passport Officer
हैदराबाद/Hyderabad

भारत सरकार के राष्ट्रपति के प्राधिकार से जारी
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

K.M.G.K. Murthy

पिता का नाम/संरक्षक के नाम /Name of Father/Legal Guardian
KANUPARTHY VENKATA RAMANAIAH

माता का नाम /Name of Mother
KANUPARTHY PARVATA VARDHANAMMA

पति या पत्नी का नाम /Name of Spouse

पता /Address
HNO 54/ 2 RT VIJAYANAGAR
COLONY HYDERABAD 500057
ANDHRA PRADESH INDIA

पुराने पासपोर्ट का नं. तथा जारी करने की तारीख और स्थान /Old Passport No. with date and Place of issue
U 138397 04/05/1995 HYDERABAD

संदर्भ सं./File No.
HYDE0039680 7

PRESENTATION

DATE OF ISSUE OF PASSPORT

ఈ పుస్తకము ...సంగ్ర
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....10.ఈ కాగితపు వరుస
సంఖ్య...8.....

సబ్-రిజిస్ట్రార్

SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

Name of Father/Legal Guardian

PRAKASH RAO

Name of Mother

LATHA

Name of Spouse

ALA VIJAYA BHASKER KANUPARTHI

Address

54/ 2RT VIJAYANAGAR COLONY

HYDERABAD

Old Passport No. with date and Place of issue

251024 8.4.1993 HYDERABAD

WEL/ 794/03

भारत गणराज्य REPUBLIC OF INDIA

Type IND

Country Code

Passport No. E3086525

Surname KANUPARTHI

Given Names HIMA BINDU

Nationality INDIAN

Sex FEMALE

Date of Birth 21.11.1971

Place of Birth LUCKNOW (U.P.)

Place of Issue

Date of Issue

ఈ పుస్తకము. 6th/10 సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...1.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ మెహరు ఉప్పల్

SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST.

[illegible]

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

Mlank
(Mohan Lal)
Attache
High Commission of India
Wellington

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. [illegible]

भारत गणराज्य REPUBLIC OF INDIA

[redacted]

Type

Country Code
IND

Passport No.
E92[illegible]5874

Surname
KANUPARTHI

Given Names
BALA VIJAYA-BHASKER

Nationality
INDIAN

Sex
MALE

Date of Birth
0[illegible].1.1964

Place of Birth
VIJAYAWADA, A[illegible]

Place of Issue
WELLINGTON

Date of Issue
21.10.2004

Date of Expiry
20.1[illegible]2014

Name of Father/Legal Guardian
KANUPARTHI VENKATA RAMANAIAH

Name of Mother
K. PARVATHA VARDHANAMMA

Name of Spouse
K. HIMA BINDU

Address
54/2 RT, VIJAYANAGAR COLONY,
HYDERABAD - 500 057

Old Passport No. with date and Place of Issue
T952368, 20.3.95, HYDERABAD (CANCELLED & RETURNED)

File No.
WEL/2282/04

ఈ పుస్తకము..606/D...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....10..ఈ కాగితపు వరుస
సంఖ్య....10.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మెహరు ఆఫీసు
ఉప్పల్

THE SEAL
OF THE
SUB REGISTRAR
OF
UPPAL
R.R. DIST