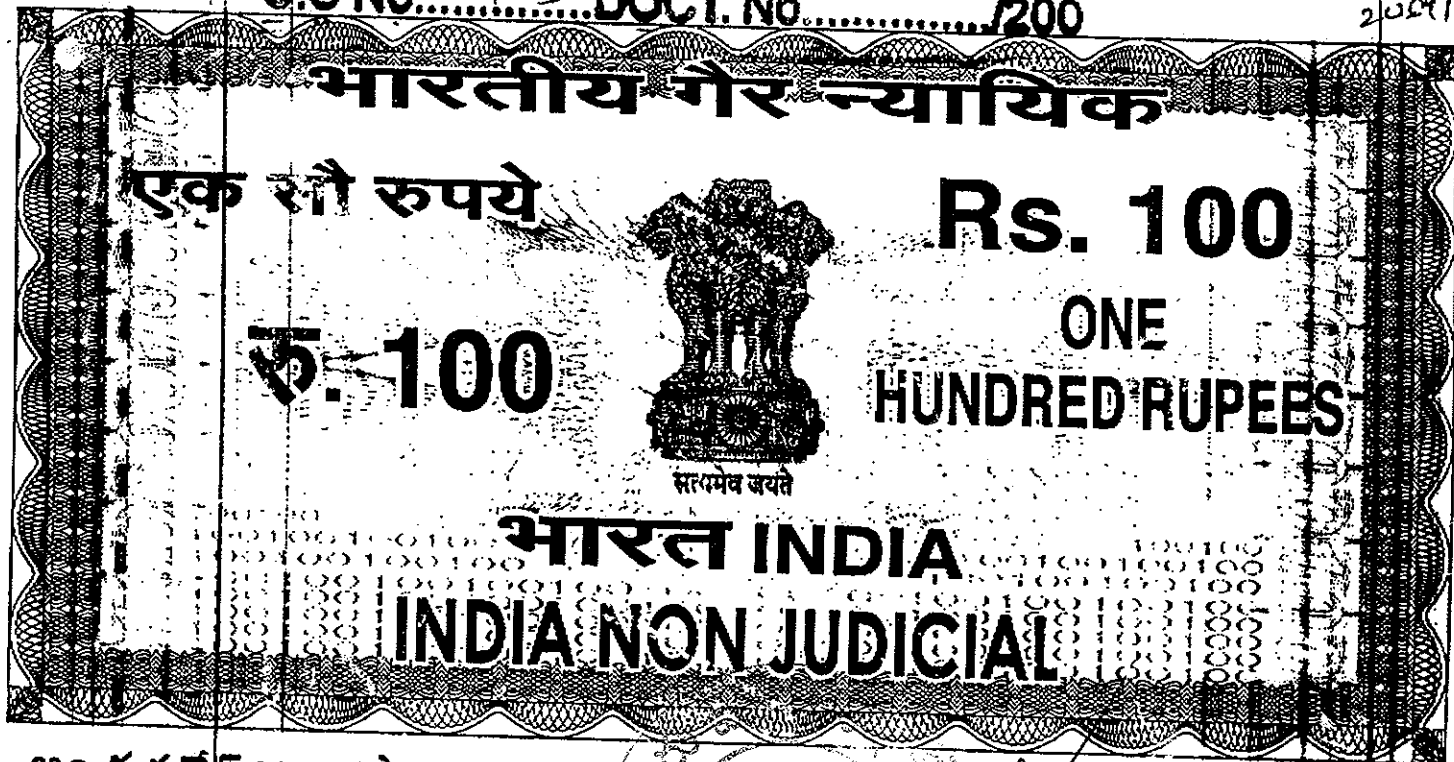


223

20384/00

C.S No. 20423 DOCT. No. 1200

20091



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 స.నం. 2012/2006
 పేరు D. Phani Kumar
 పి.ఓ. D. M. Murthy
 కొరకు rights & modi
 SUB REGISTRAR OF U.P.P.A. R.R. DIST. SECUNDERABAD
 K. SRINIVAS
 S.V.L. No. 26/98, F.No. 39/2006
 City Civil Court, SECUNDERABAD
 C 603691

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 23rd day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&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 36 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. G. POORNA KALYANA CHAKRAVARTHY, S/O. MR. G. MADHUSUDAN RAO, aged about 39 years, residing at 129, SBI Colony, Gandhinagar, Hyderabad -- 500 080. hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

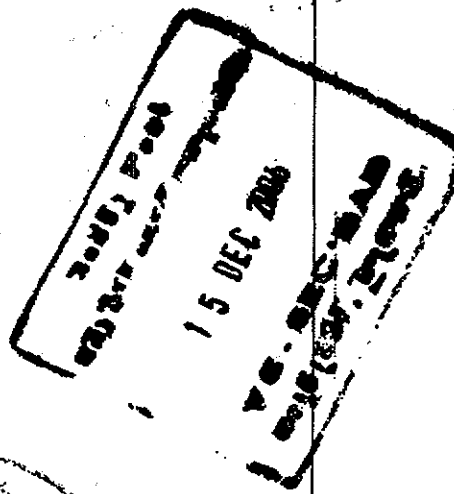
For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]

TRUE COPY

SUB-REGISTRAR

దస్తావేజాల మొత్తం కాగితముల సంఖ్య.....6.....ఈ కాగితపు వరుస సంఖ్య.....1.....

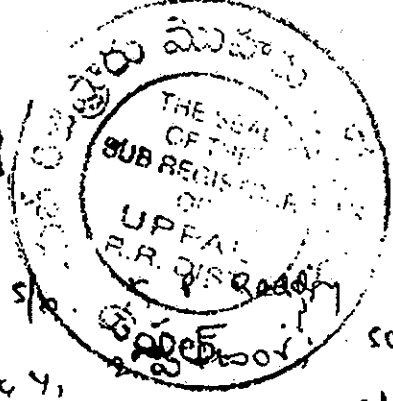


సబ్-రిజిస్ట్రారు

పంపు - వ సం||.....నెల.....ది.....
1922 వ.శ.శా.డి.ప్రొ.మా.సము.డి.తేది
గలు.....మరియు.....గంటల మధ్య
పుక్ సబ్-రిజిస్ట్రారు అఫీసులో

K. Prebhakar Reddy
జిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ను
అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
మనుషులు రూ||.....1000.....చెల్లించినారు.

Receipt No. 108157 Di. 23/11/11 vide
SH, Habsiguda Branch. Sec'bad
వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటన ప్రేలు



సబ్-రిజిస్ట్రారు

1) S. N. 187/364,
M. G. Road, Sec'bad, through attested GPA
for presentation of document, vide doc.
No. 201/BK/11/06 at SRO, Uppal.

occ. Service
Solam mansion

ఎడమ బ్రౌటన ప్రేలు

సబ్-రిజిస్ట్రారు

Di. G. madhusudan Rao, s/o. 129, Sri Solam
Gandhinagar, Hyderabad - 080 (through Gea)

నిరూపించినది.

K. S. Srinivasulu s/o K. N. Achari occ. Put. Enayak
1-8-185, Chittoor, Hyd-20.

సబ్-రిజిస్ట్రారు

J. Pradeep Kumar s/o. J. Dhanraj occ. Employee
s/o. 1-10-283, New Colony ally, Sec'bad

TRUE COPY

SUB-REGISTRAR

92 x 38

M

WHEREAS:

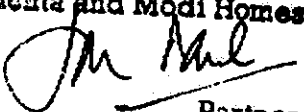
- A) The Buyer has entered into an Agreement of Sale dated 27th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 223) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of 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. 223, admeasuring 272 sq. yds. under a Sale Deed dated 27.11.06 registered as document no. 20383/06 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.

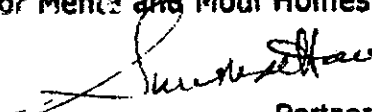
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 13,56,000/- (Rupees Thirteen Lakhs Fifty Six 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 the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder..

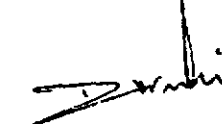
Date	Mode of Payment	Amount (Rs.)
01.11.06	Cheque No. 392018	2,00,000/-
05.12.06	Cheque No. 392019	4,00,000/-
Amount Appropriated towards land cost		2,72,000/-
Amount Appropriated towards development charges		3,28,000/-

3. The Buyer shall pay to the Builder the balance development charges of Rs. 10,28,000/- (Rupees Ten Lakhs Twenty Eight Thousand Only) in the following manner:

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

Page 2


(G02)

TRUE COPY

SUB-REGISTRAR

1. కేసు నంబర్. 2008/...
 2. దాఖల నంబర్. ...
 3. తేదీ. 6...
 4. పేరు. ...

సబ్-రెజిస్ట్రార్

Affidavit Under Section 12 of Act II of 1908.

No. 20384 of 2006 Date 23/12/06

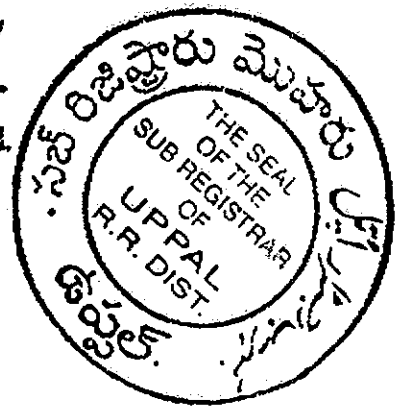
I hereby certify that the proper deficit
 stamp duty of Rs. 13460 Rupees. Thirteen
thousand four hundred sixty Rupees only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 13,56,000 being
 higher than the consideration agreed Mark
 Value.

SRO Uppal
 23/12/06
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 13460 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 108157
 dated 23/12/06 at SRI Habsiguda Branch, Secbad.

010000507
 of S.R.O. Uppal



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Installment	Due date of payment	Amount (Rs.)
I	9 th October 2006	6,75,000/-
II	Within 7 days of casting of 1 st slab	3,53,000/-

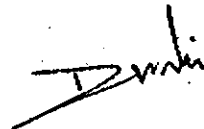
4. The Buyer shall be liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months 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


(G.P.A.)

Page 3

TRUE COPY

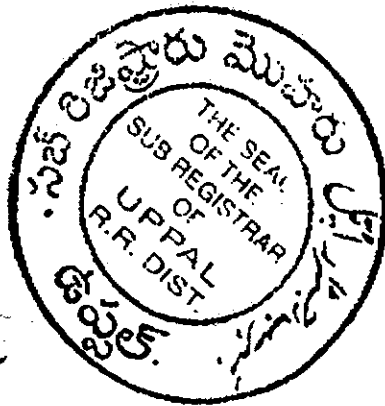

SUB-REGISTRAR

1 వ పుస్తకము. 2. ఆ. నె. గ. స్థానా
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 4..... ఈ కాగితపు వరుస
 సంఖ్య..... 3.....

(Signature)
 సబ్-రిజిస్ట్రారు

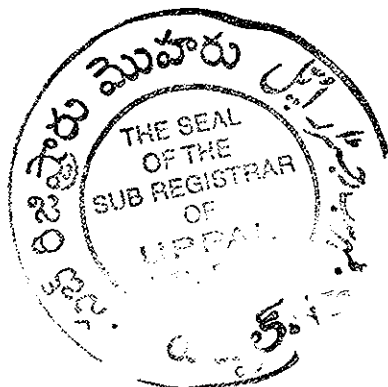
1 వ పుస్తకము సం|| (శా.శ) పు..... 20384/1/06
 నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నంబరు ఉద్దేశ్యము 1-2006 ఇవ్వడమైన
 2006 సం|| నె|| గె|| పు|| పు|| నె|| ల..... రి. పు. ... 46

(Signature)
 రిజిస్ట్రారు



Copy of Sect. No. 20384 of 2006
 Copy Compared By B. JAYANTH REDDY
 Examined (Reader)
 By (Examiner)
 Date 07.05.09

సబ్-రిజిస్ట్రారు కార్యాలయము
 ఉప్పల్ రెవెన్యూ డివిజన్



TRUE COPY
(Signature)
 SUB-REGISTRAR

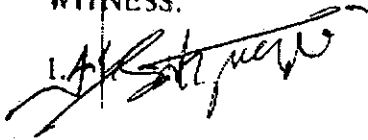
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 223, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 222
South	Plot No. 224
East	40' wide road
West	Plot No. 232

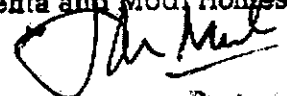
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

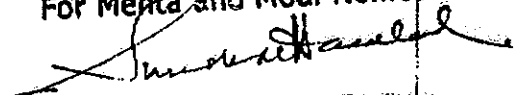
1. 

2. 

For Mehta and Modi Homes


(Soham Modi)
Partner
BUILDER

For Mehta and Modi Homes


(Suresh U. Mehta)
Partner
BUILDER


BUYER.

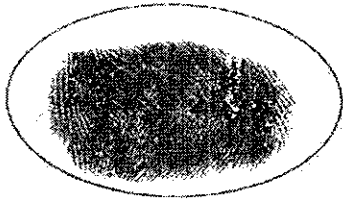
1st March 2021
Date
Page No. 6
Page No. 9

[Handwritten Signature]
Name



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

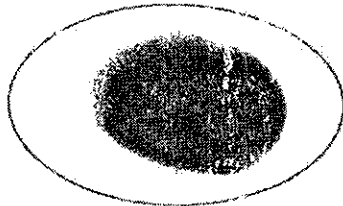
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------



VENDOR:

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, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

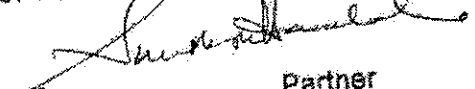
SIGNATURE OF WITNESSES:

1. 
2. 

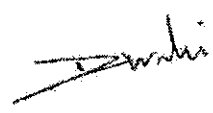
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS




TRUE COPY

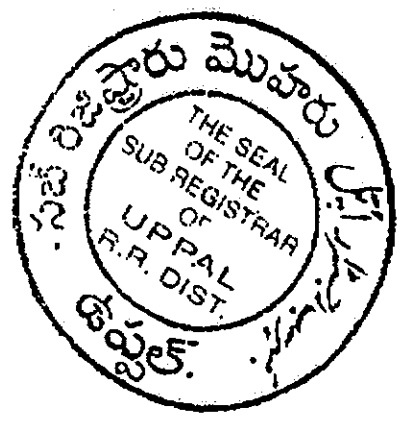

SUB-REGISTRAR

1వ పుస్తకము సంగ్రహం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....
 Issued on this date

పబ్-రిజిస్ట్రార్

1వ పుస్తకము సంగ్రహం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 6..... ఈ కాగితపు వరుస
 సంఖ్య..... 5.....


 పబ్-రిజిస్ట్రార్



100
 T. B. R.
 D.

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

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



PURCHASER:

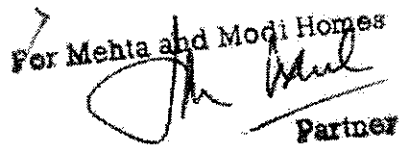
MR. G. POORNA KALYANA CHAKRAVARTHY
S/C. MR. G. MADHUSUDANA RAO
R/O. 129, SBI COLONY
GANDHINAGAR
HYDERABAD - 500 080.

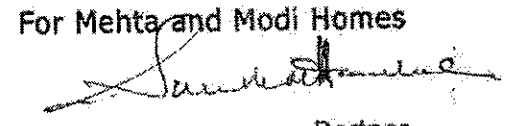
REPRESENTATIVE:

G. DEVAKI DEVI
D/O. MR. G. MADHUSUDANA RAO
R/O. 129, SBI COLONY
GANDHINAGAR
HYDERABAD - 500 080.

SIGNATURE OF WITNESSES:

1. 
2. 


For Mehta and Modi Homes

Partner

For Mehta and 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.

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


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

TRUE COPY


SUB-REGISTRAR

Certified that the stamp duty hereon by this document is payable under s. 16 of the Act on the subsequent Sale deed registered as No. of at S.R.O. can be claimed on this stamp.

SUB-REGISTRAR
పబ్-రిజిస్ట్రార్

1 వ పుస్తకము. 2023. 10/10/2023
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6 .. ఈ కాగితపు వరుస
సంఖ్య..... 6

(Signature)
పబ్-రిజిస్ట్రార్

