

230

C.S. No. 10378 DOCT. No. 10360/2007

File No. 10663



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 361343

44094
 No. 10/08/2007
 Date 100/-
 Name Venkatesh
 W/o. D/o W/o. G. A. Rao
 For Whom M/s. Mehta & Modi Homes

K. Srinivas
 SVL No. 26/98, R.No. 11/2007
 City Civil Court
 SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

CANNED

This Agreement is made and executed on this the 29th day of August 2007 at Secunderabad by and between:

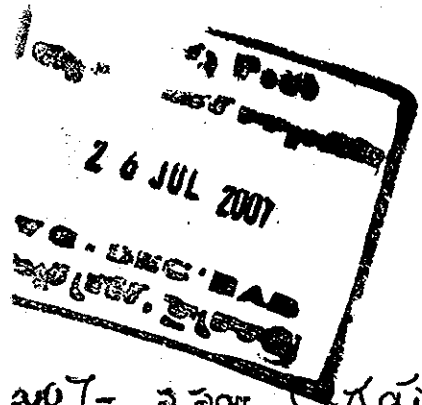
M/S MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Bhavesh V. Mehta, S/o. Late Sri Vasant U. Mehta, aged about 36 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. VIJAYA KUMAR PIDUGU, SON OF LATE MR. VENKAT SWAMY PIDUGU aged about 45 years,
2. MRS. RAJYALAXMI PIDUGU WIFE OF MR. VIJAYA KUMAR PIDUGU aged about 40 years, Permanent address 22-147(OLD), R. K. Nagar, Safilguda, Hyderabad - 500 047, Presently residing at 5000, Edward Lane, Colledgeville, PA-19426, U. S. A., 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

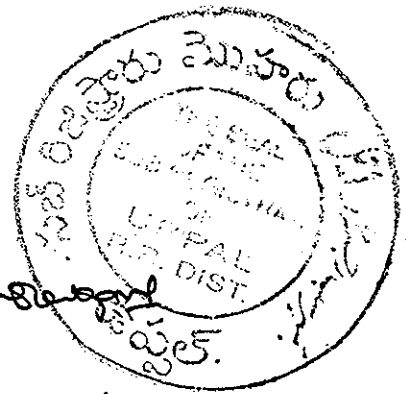
For Mehta and Modi Homes
[Signature]
 Partner K. Srinivas



వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...!

సబ్-రిజిస్ట్రారు

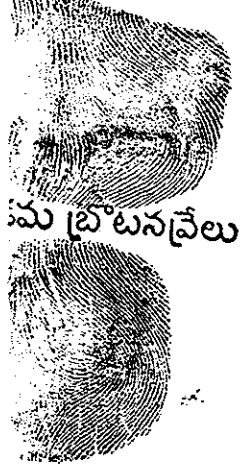
2007 వ సం... గ...
192 వ.శ.శా... మాసం... వ తేది



K. Rajabaker Reddy
జిల్లా పని చట్టము, 1908 లోని సెక్షన్ 32 ఎ/ను
ను సరిచితి ననుసరించవలసిన పాటోగ్రాఫులు
పరిశ్రమ పేచీముద్రలతో సహా దాఖలుచేసి
పసుము రూ|| 1000.....చెల్లించినారు.

Receipt No. 60221/06 Dt. 28/8/07
BH, Habisiguda Branch, Sec'bad
ముచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రౌటనవ్రేలు

K. P. Reddy acc. Service
No. 5-4-187/344, 2nd floor, Soham mansion
m. G. Road, Sec'bad, through attested GPA
for presentation of documents, vide GPA
No. 201/2006/06 at SRO, Uppal, R.R. Di



మ బ్రౌటనవ్రేలు K. Susila

Muthyala Rao Kilari,
acc: Housewife. No. 22-147
R. K. Nagar, Satilguda, Hyderabad,
representative and GPA holder on
behalf of Purchasers.

పింఛినది

P. Raghunav S/o. P. Jangiah acc. Service
12-1-87, Lalpet, Sec'bad - 17

Krishna Rao S/o. Rama Rao acc. Business
2-3-6/10/124, Amberpet, Hyderabad

2007 వ సం... గ... నెల... వ తేది
192 వ.శ.శా... మాసం... వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 11th May 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 230) 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. 230 admeasuring 272 sq. yds. under a Sale Deed dated 29.8.07 registered as document no. 10359/07 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 in advance a sum of Rs. 15,87,000/- (Rupees Fifteen Lakhs Eighty Seven 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 admitting and acknowledged by the builder.

Date	Mode of Payment	Amount
02.04.2007	Cash	25,000/-
07.05.2007	Cheque No. 797704	2,00,000/-
17.07.2007	Cheque No. 797705	8,00,000/-
11.08.2007	Cheque No. 797706	8,00,000/-
Total Amount Received		18,25,000/-
Less: Appropriate amount towards Saledeed		3,81,000/-
Balance towards Developments Agreement		14,44,000/-

3. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 1,43,000/- (Rupees One Lakh Forty Three Thousand Only) on or before 01st June 2007

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

K. Susila

1 వ పుస్తకము 10360/10
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 1 ఈ కాగితపు వరుస
 సంఖ్య 2

సబ్-రెజిస్ట్రారు

Instrument Under Section 42 of Act II of 1864
 No. 10360 of 2007 Date 29/8/07

I hereby certify that the proper deficit
 stamp duty of Rs. 15,770 Rupees Fifteen thousand
 Seven hundred & seventy 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. 15,87,000 being
 higher than the consideration agreed Market
 Value.

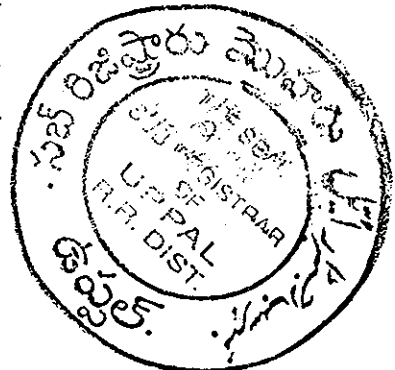
S.R.O. Uppal
 Dated 29/8/07

[Signature]
 Sub Registrar
 and Collector U/S 41 & 42
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 15,770 towards Stamp Duty
 including transfer duty of Rs. 1000
 towards Registration Fees was paid by the party
 through Chaitan Bank A/c No. 60895
 Dated 29/8/07 at Sub Registrar's Branch, Sec'bad.

G.B.H. Habsiguda
 A/c No. 01900056790
 of S.R.O. Uppal

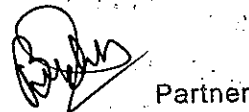


4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.
10. Stamp duty and Registration amount of Rs. 168657- is paid by way of challan No. 602215, dated 28.08.07 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

K. Suvila

1 వ పుస్తకము 10360/07

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 10360/07 ఈ కాగితపు వరుస

సంఖ్య. 10360/07

పబ్-రిజిస్ట్రారు

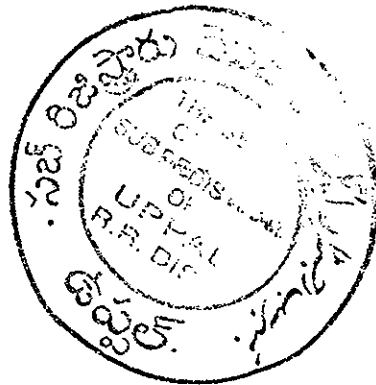
1 వ పుస్తకము సం|| (కా.శ) పు..... 10360/07

నెంబరుగా రిజిస్ట్రారు చేయబడి స్థానింగు నిమిత్తం

గుర్తింపు నెంబరు 10360/07-1-2007 ఇవ్వడమైన

2007 సం|| ఆ.గ.పు.నెం. 29..... తేది

రిజిస్ట్రారు గౌరవం



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 230 admeasuring about 272 sq.yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on: Block No. 2, old Village.

North	Plot No.231
South	Plot No.229
East	Plot No.225
West	40' Wide road

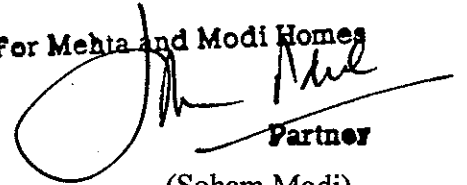
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

2.

For Mehta and Modi Homes



Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes



Partner

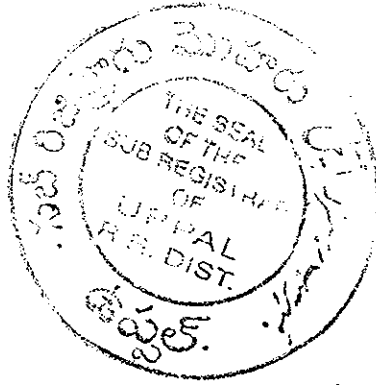
(Bhavesh V.Mehta)
BUILDER

K. Surila

BUYER.

1వ పుస్తకము 0360/17
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



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

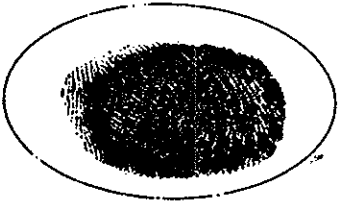
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

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. BHAVESH V. MEHTA
S/O. LATE SRI VASANT U. MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSIOM, 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
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

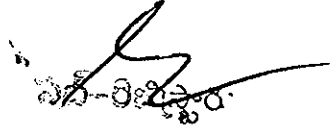
SIGNATURE OF THE EXECUTANTS

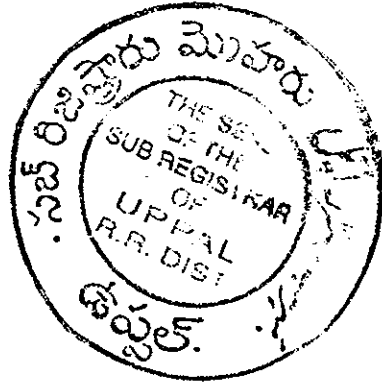
1 న పుస్తకము (10260/67)

దస్తావేజుల మొత్తం కాగితముల



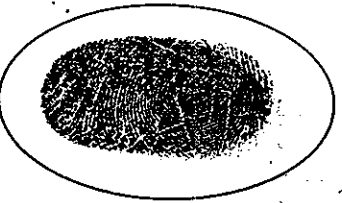



సంఖ్య.. 4..... ఈ కాగితపు వియస

సంఖ్య.. 5.....


సీ-రిజిస్ట్రార్



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>BUYER:</u></p> <p>1. DR. VIJAYA KUMAR PIDUGU S/O. LATE MR. P. VENKATA SWAMY R/O. 5000, EDWARD LANE COLLEGEVILLE PA - 19426, U. S. A.</p>
			<p>2. DR. RAJYALAKSHMI PIDUGU W/O. DR. VIJAYA KUMAR PIDUGU R/O. 5000, EDWARD LANE COLLEGEVILLE PA - 19426, U. S. A.</p>
			<p><u>REP. BY THEIR GPA HOLDER:</u></p> <p>MRS. SUSILA KILARI W/O. MR. MUTHAYALA RAO KILARI R/O. H. NO. 22-147 R. K. NAGAR' SAFILGUDA HYDERABAD - 500 047.</p>

SIGNATURE OF WITNESSES:

1. 

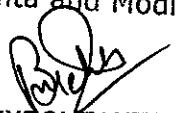
2. 

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes

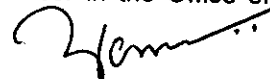


Partner

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,
Mrs. Susila Kilari, 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


Rajyalakshmi Pidugu
SIGNATURE(S) OF BUYER(S)

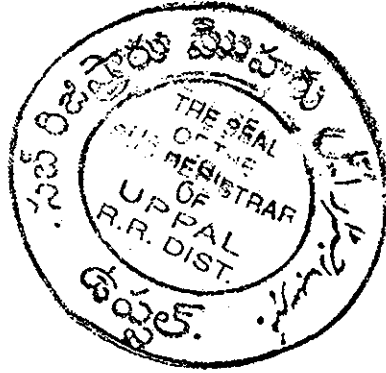
1వ పుస్తకము (10/30/1977)

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య.....

పద-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DR. DARGA...
FRANHA...
K. PRAD...
7-3-1972
JAI SURE...
AMBER...
HYDERABAD



At this time, the license holder is...
The license is valid for...
The license holder is...
The license is valid for...
The license holder is...

Handwritten notes and a circular stamp on the right side of the license document.

Permanent Account Number
ABMPM775H
SARISH KARNALAL MODI
For Mehta and Modi Homes
Partner

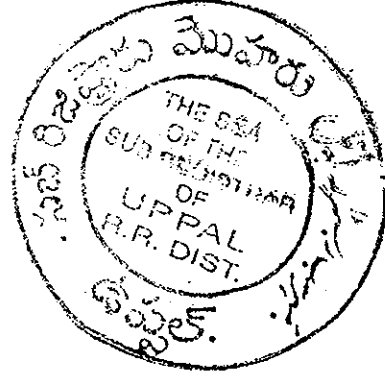
भारत गणराज्य REPUBLIC OF INDIA
Handwritten signatures and stamps
9-12-2002

For Mehta and Modi Homes
John Modi
Partner

For Mehta and Modi Homes
John Modi
Partner

1 వ పుస్తకము. (2016) నింజ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. ఈ కాగితపు వరుస
సంఖ్య.

సీ. రిజిస్ట్రార్.





एशोक कुमार, भारत गणराज्य के उपनागरिक के रूप में, उक्त पत्र के दिनांक पर पत्र के प्रेषण से, यह पत्र को प्रेषित करने के लिए वे भारत की विधि 116-726, अधिनियम के अन्तर्गत हैं, जो 23 दिसंबर को लागू किया गया और भारत की विधि 116-726 के अन्तर्गत है।

THREE ASHOK KUMAR AND H RASHI IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THEM TO PASS FREELY WITHOUT LET OR HINDERANCE AND TO AFFORD THEM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

एशोक कुमार के उपरोक्त के अर्थ में देना यह BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



Ashok
ASHOK S. KUMAR
CONSUL
CONSULATE GENERAL OF INDIA
NEW YORK

भारत गणराज्य REPUBLIC OF INDIA



INDIAN
PIDUGU
RATYBLAKSHMI
7 MAY 1967
VIJAYAWADA (AP)
NEW YORK
28 Hudson Sq., 2000, 2F Hudson Sq.

Registral Bureau, Pondicherry

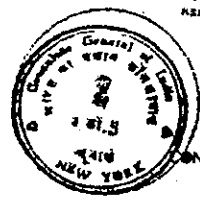
(F)



एशोक कुमार, भारत गणराज्य के उपनागरिक के रूप में, उक्त पत्र के दिनांक पर पत्र के प्रेषण से, यह पत्र को प्रेषित करने के लिए वे भारत की विधि 116-726, अधिनियम के अन्तर्गत हैं, जो 23 दिसंबर को लागू किया गया और भारत की विधि 116-726 के अन्तर्गत है।

THREE ASHOK KUMAR AND H RASHI IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THEM TO PASS FREELY WITHOUT LET OR HINDERANCE AND TO AFFORD THEM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

एशोक कुमार के उपरोक्त के अर्थ में देना यह BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



Ashok
ASHOK S. KUMAR
CONSUL
CONSULATE GENERAL OF INDIA
NEW YORK

भारत गणराज्य REPUBLIC OF INDIA



INDIAN
PIDUGU
VIJAYA KUMAR
M 5 MAY 1961
ANAKAPALLI (AP)
NEW YORK
28 Hudson Sq., 2000, 2F Hudson Sq.

Registral Bureau, Pondicherry

(F)

1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....


పబ్-రిజిస్ట్రార్

