

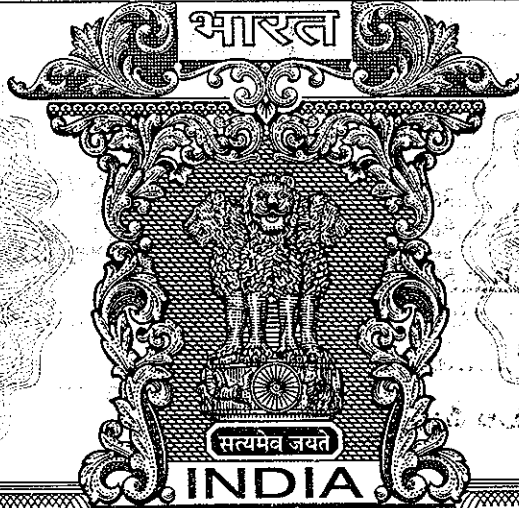
233

C.S No. 13502 DOCT. No. 13480/2007 Acno: 12872

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree C 033172

G. PADMASREE

STAMP VENDOR L.No. 28/2007
5-103/2, Balaji Nagar Colony,
Nagam (V) Keesara (M) R. R. Dist.
Under S.R.O. Shamirpet.

4341 20/11/2007 500
No. G. Venkatesh
S/o. D/o. W/o. G.A. Rao
For Whom: Mehta & Modi Homes.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 13th day of December 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. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 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. TANUJA P. JHAVERI, WIFE OF MR. PRAKASH JHAVERI, aged about 39 years,
2. MR. PRAKASH JHAVERI, SON OF LATE MR. GOVIND DAS, aged about 44 years, residing 4-5-6, R. K. Estates, 4-2-79/80/A, Badichowdi, Hyderabad – 195., 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

Tanuja P.
Page 1
Prakash Jhaveri

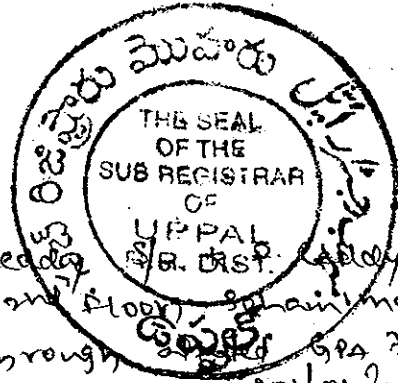
ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:	
1. In the shape of stamp papers.....	Rs. 100
2. In the shape of challan (us. 41 of I.S. Act, 1899).....	Rs. 14820
3. In the shape of cash, (us. 41 of I.S. Act, 1899).....	Rs. —
4. Adjustment of stamp duty us. 16 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. 95
2. In the shape of cash.....	Rs. —
Total: Rs. 16095	

NOV 20 2017
 Sub-Registrar

1 వ పుస్తకము 3480 | సంగం
 దస్తావేజాల మొత్తం కాగితముం
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు



192 గ వ.శ.శా... నెల... తేదీ
 పగలు... మరియు... గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

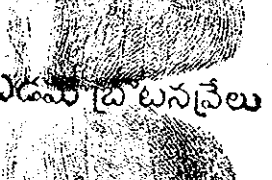
శ్రీ... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రూ. 1000 చెల్లించినారు.

Receipt No. 260/2017 Dt. 12/12/2017
 M. Habsiguda Branch, Sec'bad

అనుమతి పుస్తకం నమోదు
 ఎడమ బ్రావనవ్రేలు



ఎడమ బ్రావనవ్రేలు Tanuja P. w/o. Prakash Jhaneni, A/o. U-5-6,
 R.R. Estates, U-2-79/80/A, Badli Chowdi, Underabod



ఎడమ బ్రావనవ్రేలు Prakash Jhaneni
 S/o. Late Govind Das, A/o. U-5-6, R.R. Estates,
 U-2-79/80/A, Badli Chowdi, Underabod

రూపొందినది.
 1) [Signature]

2) [Signature]

PAVAN A/o KRISHNA A/c, Business
 No Uppal R.R. Dist

Biran A/o. Venkateswara, A/c, Business
 A/o. 101, Sri Sai APJ, Nagalakshmi Road, Underabod

200 గ వ. సంగం... దినిని... నెల... తేదీ

[Signature]

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree

G. PADMASREE

C 033173

STAMP VENDOR L.No: 28/2007
5-103/2, Balaji Nagar colony,
Nagarani (V) Keesara (M) R. R. Dist.
Under S.R.O. Shamirpet.

S.No. 42 of 20/11/2007
Rs. 50/-
Name: G. Venkatesh
S/o. P. V. V. S. R. Rao
For Whom: Mehta & Modi Homes

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 19th February 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 233) 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. 233 admeasuring 272 sq. yds. under a Sale Deed dated 13.12.07 registered as document no. 13479/07 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.

For Mehta and Modi Homes

[Signature]
Partner

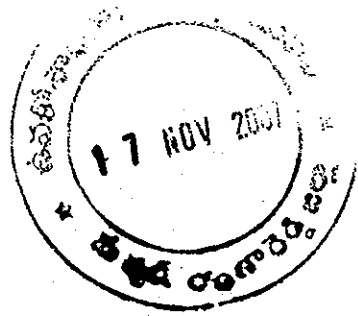
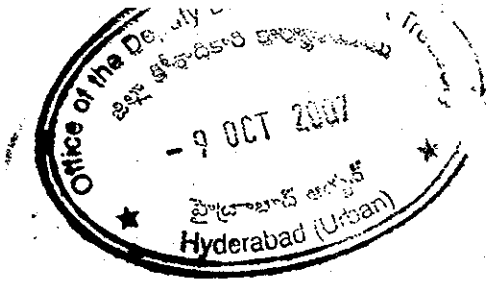
For Mehta and Modi Homes

[Signature]
Partner

Tanuja P.

Page 2

Prayash
Shan



1 వ పుస్తకము వెంటర్/ఫంక్షన్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....1...ఈ కాగితపు వరుస
 సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

Assessment Under Section 42 of Act II of 187
 No. 13480 of 2007 Date 13/12/07

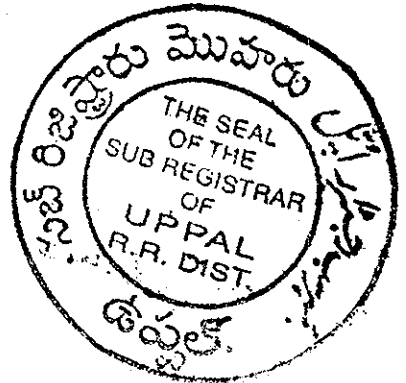
I hereby certify that the proper deficit
 stamp duty of Rs. 14,820 Rupees Fourteen thousand
 Eight hundred and twenty Rupees only
 has been levied in respect of this instrument
 from Sri. K. Sreelakshmi Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 14,92,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 14,820 towards Stamp Duty
 Including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 360824
 dated 13/12/07 at SBH Habsiguda Branch Sec. 6A.

S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal



NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,92,000/- (Rupees Fourteen Lakhs Ninety Two 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 an amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand Only) before entering into this agreement and Builder admit and acknowledge receipt for the said consideration.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) in the following manner:

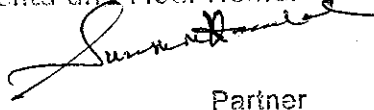
Installment	Amount (Rs.)	Due date of Payment
I	5,40,000/-	14.02.2007
II	1,35,000/-	With in 7 days casting of 1 st slab

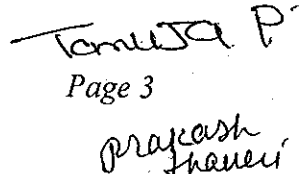
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

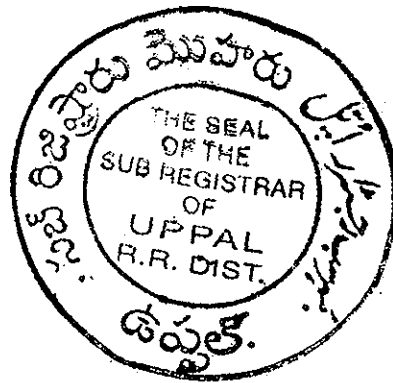

Page 3
Prakash Shaver

1 వ పుస్తకము 13480/07 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
పంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు.....13480/07
నింబరుగా రిజిస్ట్రారు చేయగానే స్కానింగు నిమిత్తం
గుర్తింపు నింబరు.....13480/01-2007 ఇవ్వడమైన
2007 సం॥ నో సెలక్షన్.....13.....తేదీ

రిజిస్ట్రారు అధికారి



10. Stamp duty and Registration amount of Rs. 15,915/- is paid by way of challan No. 760824, dated 13.12.07, drawn on SBH, Habsiguda Branch, Hyderabad.



SCHEDULED PLOT

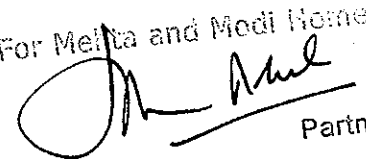
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 233 admeasuring about 272 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

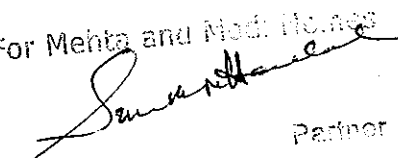
North	Plot No. 234
South	Plot No. 232
East	Plot No. 222
West	40' wide road

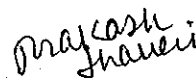
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

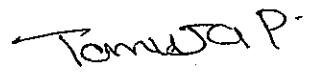
WITNESS:

1. 
2. 

For Mehta and Modi Homes

Partner
(Soham Modi)
BUILDER

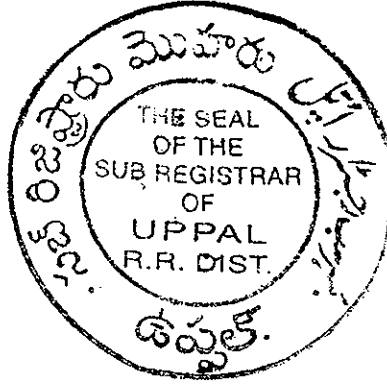
For Mehta and Modi Homes

Partner
(Suresh U. Mehta)
BUILDER


Prakash
Shanvi


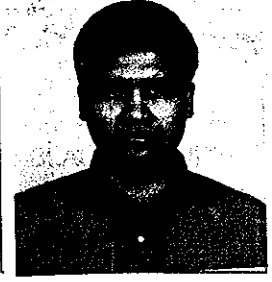
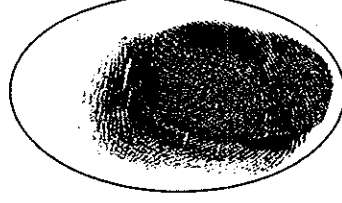

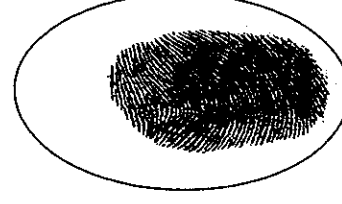

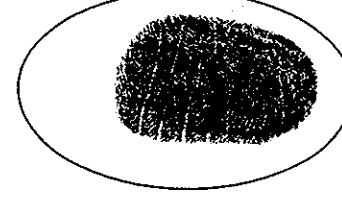




Tomu J. P.
BUYER.

1 వ పుస్తకము కేసు/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రారు



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

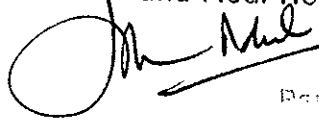
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI 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: 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.
			BUYER: 1. MRS. TANUJA P. JHAVERI W/O. MR. PRAKASH JHAVERI R/O. 4-5-6, R. K. ESTATES 4-2-79/80/A, BADICHOWDI HYDERABAD - 195. 2. MR. PRAKASH JHAVERI S/O. LATE MR. GOVIND DAS R/O. 4-5-6, R. K. ESTATES 4-2-79/80/A, BADICHOWDI HYDERABAD - 195.
			

SIGNATURE OF WITNESSES:

1. 

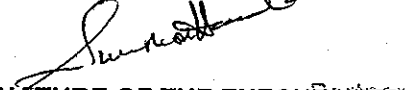
2. 

For Mehta and Modi Homes


Partner

Tanuja P.

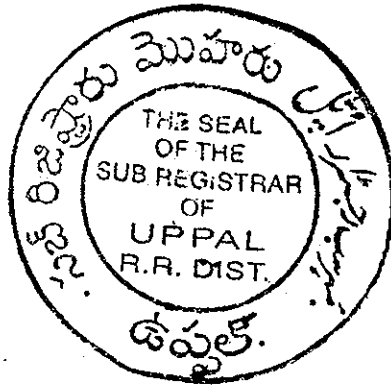
For Mehta and Modi Homes


SIGNATURE OF THE EXECUTANTS

Prakash Jhaveri

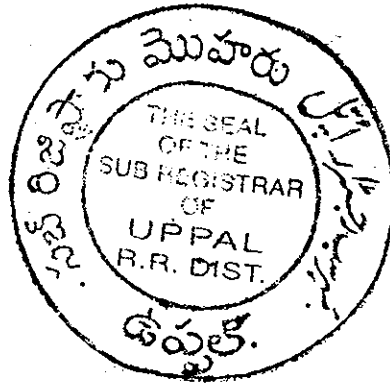
1 వ పుస్తకము... సంగం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు



1 వ పుస్తకము. 3690/సం. 1
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....1...ఈ కాగితపు వరుస
సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADUPJ1122F

नाम /NAME
TANUJA PRAKASH JHAVERI

पिता का नाम /FATHER'S NAME
RAM NARAYAN KHADAYTA

जन्म तिथि /DATE OF BIRTH
10-12-1968

हस्ताक्षर /SIGNATURE
Tanuja P.

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

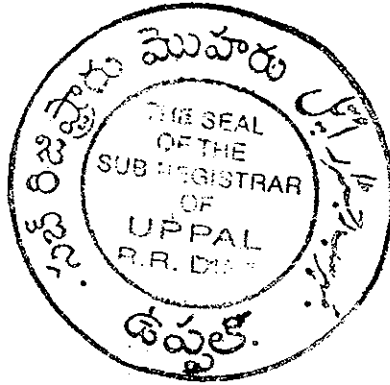
Tanuja P.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
भशीर 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.

1 వ పుస్తకము 1344/నం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9..ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAKASH JHAVERI

GOVIND DAS

14/08/1984

Permanent Account Number

AINPJ0983G



Prakash Javeri
Signature

Prakash Javeri

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाएं :
आयकर पैन सेवा यूनिट, यूटीआई/टीएसई
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४.

1 వ పుస్తకము. 3440/స్వం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు

