

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

ANNEX

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

H 196333

D.No. 3815 Date 13/07/2007 100/-  
Name: D. Phani  
S/o. D/o. D.N. Murthy  
For Whom: M/s. Mehta & Modi Homes

*[Signature]*  
K. Srinivas  
SVL 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 3<sup>rd</sup> 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, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and Sri 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. MR. G. JAGANNATH, SON OF G. SUBBARAYUDU aged about 41 years, and
2. MRS. G. PRASUNA, WIFE OF MR. G. JAGANNATH, aged about 36 years both are residing at 301, 4<sup>th</sup> Block, Shanti Gardens, Nacharam, Hyderabad-500 076, 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  
*[Signature]*  
G. Prasuna

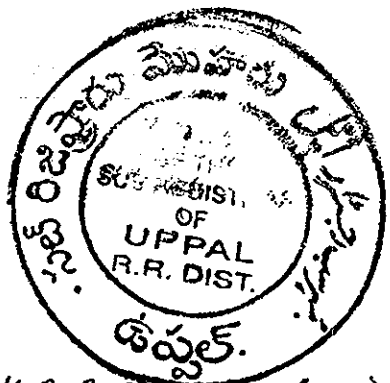
పంపిణీ కేసు  
 19 JUN 2007

వ పుస్తకము 9490/2  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య... 1

200... వ.సం||... నెల... వ తేది  
 192... వ.శా.శ... మాసము... వ తేది  
 పగలు... మరియు... గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. K. Raghav Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు  
 మరియు పేతముద్రలతో సహా దాఖలు చేసి  
 యున్నాను రూ|| 1000/- చెల్లించినారు.  
 Receipt No. 601885 Dt. 3/6/07  
 SH, Habsiguda Branch, Sec'bad  
 విడి



అనుమతి

సి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాటనవ్రేలు

అనుమతి శ్రీ. K.P. Reddy o/ci. Service.  
 (W) 5-4-187/344, 2<sup>nd</sup> floor, Sotnam mansion, M.G. Road  
 Sec'bad attested through CPA for presentation of  
 Documents vide CPA no. 201/3412/06 at Sec'bad.  
 R.R. Dist.

అనుమతి శ్రీ. G. Subba Rayudu o/ci. Business.  
 R/o. 301, 4<sup>th</sup> Block, Shanti Gardens, Narakaram, Hyd-076.



అనుమతి శ్రీ. Praxana s/o. G. Jagannath o/ci. House wife.  
 R/o. 301, 4<sup>th</sup> Block, Shanti Gardens, Narakaram, Hyd-076.

రూపించినది.

అనుమతి శ్రీ. Pradeep s/o. S. Dhanraj o/ci. Service.  
 R/o. 1-10-263, New Bounipally, Sec'bad.

అనుమతి శ్రీ. Rama Rao o/ci. Business  
 No 2-3-64/10/24, Amberpet, Hyd

200... వ.సం||... నెల... వ తేది  
 192... వ.శా.శ... మాసము... వ తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 03.8.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 238) 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. 238 admeasuring 325 sq. yds. under a Sale Deed dated 03.8.07 registered as document no. 7469/07 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.

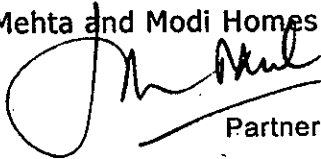
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 16,95,000/- (Rupees Sixteen Lakhs Ninety Five 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 balance amount for development charges of Rs. 16,95,000/- (Rupees Sixteen Lakhs Ninety Five Thousand Only) in the following manner:

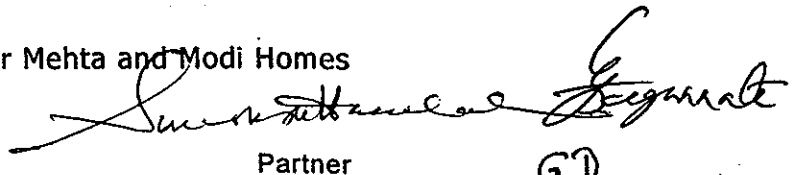
| Installment | Amount(Rs.) | Due date of payment         |
|-------------|-------------|-----------------------------|
| I           | 3,25,000/-  | 8 <sup>th</sup> April 2007  |
| II          | 13,70,000/- | 21 <sup>st</sup> April 2007 |

3. 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.
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.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

G. Prasanna

1 వ పుస్తకము 9470/2007  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 సంఖ్య.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 11 of 1956  
 No. 9470 of 2007. Date 3/8/07

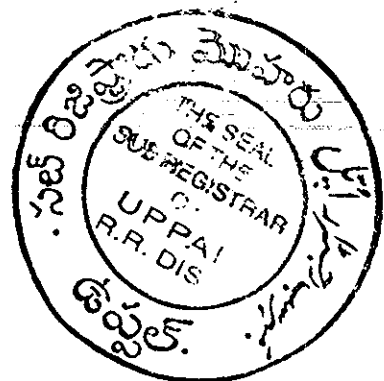
I hereby certify that the proper deficit  
 stamp duty of Rs. 16850/- Rupees *seventeen thousand*  
*eight hundred fifty only*  
 has been levied in respect of this instrument  
 from Sri. *H. P. Reddy*  
 on the basis of the agreed Market Value  
 consideration of Rs. *1695000/-* being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal *3/8/07*  
 Sub Registrar and Collector (S. 41) of  
 INDIAN STAMP ACT

Registration Endorsement

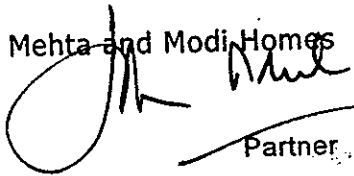
An amount of Rs. *16850/-* towards Stamp Duty  
 including Transfer duty and Rs. *1000/-*  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number *60/885*  
 Dated *3/8/07* at S.B.H. Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda  
 A/c No. 01000050760  
 of S.R.O. Uppal.



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. 20995 /- is paid by way of challan No. 601886, dated 01.08.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner



G. Praveen

1 వ అస్తకము 9(4)లో

దస్తవేజుల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు పదు

నిబంధన

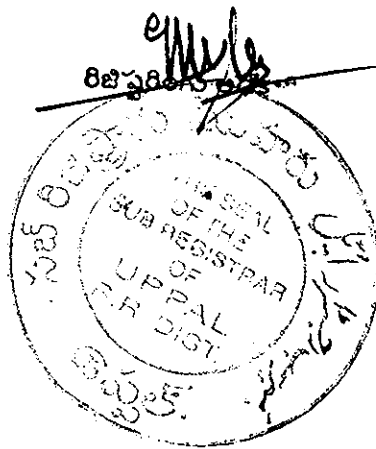
2  
మద్య రిజిస్ట్రార్

1 వ అస్తకము సం|| (శా.శ) పు. 9(4)లో

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 9(4) రి. 1-2007 ఇవ్వడమైన

2007 సంఖ్య... తేదీ





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 238 admeasuring about 325 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

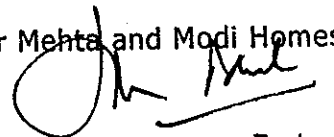
|       |               |
|-------|---------------|
| North | Plot No. 237  |
| South | Amphi Theatre |
| East  | 40' wide Road |
| West  | Plot No. 239  |

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. 

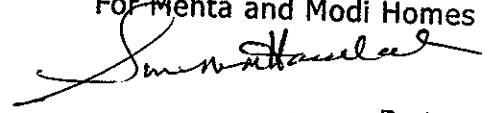
For Mehta and Modi Homes



Partner

(Soham Modi)  
BUILDER

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)  
BUILDER

G. Basava

  
BUYER.

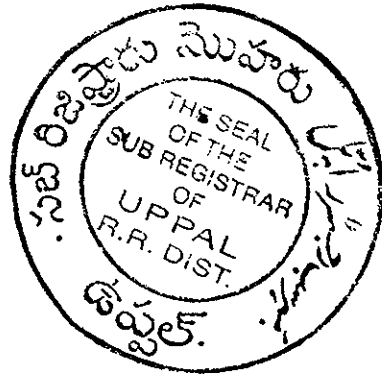
1 న పుస్తకము 990 రిజిస్ట్రేషన్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 990 ఈ కాగితపు వరుస



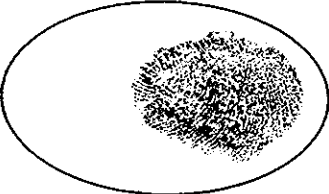







సంఖ్య 990

సబ్-రిజిస్ట్రారు







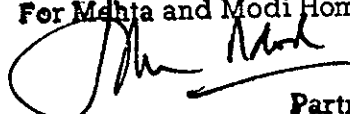
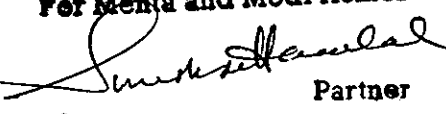


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                     |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <p><u>VENDOR:</u></p> <p>M/S. MEHTA &amp; MODI HOMES<br/>HAVING ITS OFFICE AT 5-4-187/3 &amp; 4<br/>III FLOOR, SOHAM MANSION<br/>M. G. RAOD, SECUNDERABAD<br/>REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI<br/>S/O. MR. SATISH MODI</p> |
|        |    |    | <p>2. MR. SURESH U. MEHTA<br/>S/O. LATE UTTAMLAL MEHTA<br/>(O). 5-4-187/3 &amp; 4, III FLOOR<br/>SOHAM MANSIOM, M. G. ROAD<br/>SECUNDERABAD - 500 003</p>                                                                                |
|        |  |   | <p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY<br/>S/O. MR. K. PADMA REDDY<br/>(O). 5-4-187/3 &amp; 4<br/>III FLOOR, SOHAM MANSION<br/>M. G. ROAD, SECUNDERABAD - 500 003.</p>                                    |
|        |  |  | <p><u>BUYER:</u></p> <p>1. MR. G. JAGANNATH<br/>S/O. G. SUBBARAYUDU<br/>R/O. 301, 4<sup>TH</sup> BLOCK, SHANTI GARDENS<br/>NACHARAM<br/>HYDERABAD-500 076.</p>                                                                           |
|        |  |  | <p>2. MRS. G. PRASUNA<br/>W/O. MR. G. JAGANNATH<br/>R/O. 301, 4<sup>TH</sup> BLOCK, SHANTI GARDENS<br/>NACHARAM<br/>HYDERABAD-500 076.</p>                                                                                               |


**SIGNATURE OF WITNESSES:**

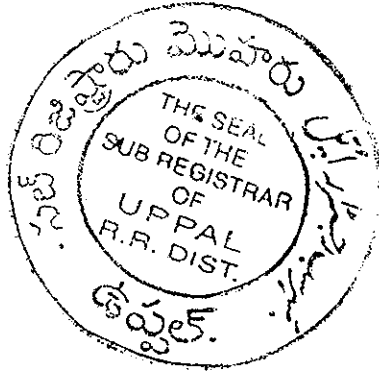
1.  \_\_\_\_\_

2.  \_\_\_\_\_

For Mehta and Modi Homes      For Mehta and Modi Homes  
        
 Partner      Partner  
      

1వ పుస్తకము. 9(4)0. పంజాబ్  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య. ఈ కాగితపు వరుస

  
పట్టణం



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
 OLDAP0111938220R2  
**PRABHAKAR REDDY K**  
**K PRADE REDDY**  
 2-3-04/10724  
**JATSWAL GARDEN**  
**AMBERPET**  
**HYDERABAD**

0022001 DUPLICATE

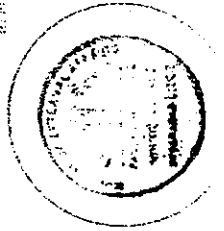
Hyderabad  
 Licensing Authority  
 500 004 HYDERABAD



यदि आपका ड्राइविंग लाइसेंस का नाम गलत है, तो इसे सही करने के लिए आपको इसे बदलना होगा।  
 यदि आपका ड्राइविंग लाइसेंस का नाम गलत है, तो इसे सही करने के लिए आपको इसे बदलना होगा।

1. If the name on the licence is incorrect, you will have to apply for a correction.  
 If the name on the licence is incorrect, you will have to apply for a correction.

यदि आपका ड्राइविंग लाइसेंस का नाम गलत है, तो इसे सही करने के लिए आपको इसे बदलना होगा।  
 यदि आपका ड्राइविंग लाइसेंस का नाम गलत है, तो इसे सही करने के लिए आपको इसे बदलना होगा।



अधीनस्थ/असहयोगी  
 भारतीय वाहन प्रमाणपत्र  
 भारतीय वाहन प्रमाणपत्र  
 भारतीय वाहन प्रमाणपत्र  
 Licensing Office, Hyderabad.

**PERMANENT ACCOUNT NUMBER**  
**ABMPM672SH**  
**SOHAM SATISH MODI**  
**SATISH MANILAL MODI**  
 Date of Birth: 16-10-1969  
 Date of Issue: 09-10-2000

**भारत गणराज्य REPUBLIC OF INDIA**

IND B2791005

**MODI**

**SOHAM SATISH MODI**

INDIAN MALE 16-10-1969

**MUMBAI**

**PO HYDERABAD**

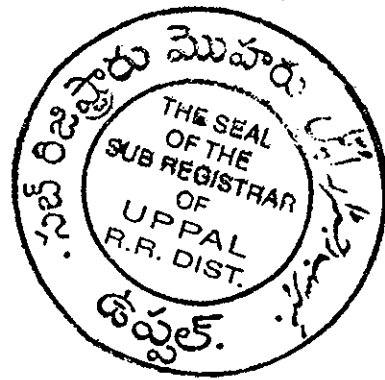
9-10-2000 8-10-2000


For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

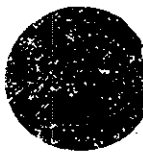

వ పుస్తకము 9.4.2016  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 91... ఈ కాగితపు వరుస  
సంఖ్య.....

1  
పబ్-రిజిస్ట్రార్



  
 सत्यमेव जयते  
**Election Commission Of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపుకార్డు

FZZ6363642

Elector's Name : JAGANNATH  
 ఓటరు పేరు : జగన్నాథ్  
 Father's Name : SUBBA RAYUDU  
 తండ్రి పేరు: సుబ్బ రాయుడు  
 Sex : M      Age as on 1-1-2003  
 లింగము : పు      1-1-2003 వాటికి వయస్సు 37

**Address:**      విరునామా  
 8-3-167/K/26,27/203      8-3-167/K/26,27/203  
 KALYAN NAGAR 3      కళ్యాణ్ నగర్ 3  
 KALYAN NAGAR 3      కళ్యాణ్ నగర్ 3  
 HYDERABAD      హైదరాబాద్  
 Electoral Registration Officer  
 ఓటరు రిజిస్ట్రేషన్ అధికారి  
 KHAIRATABAD Assembly Constituency  
 ఖైరతాబాదు నిధానసభ నియోజకవర్గము  
 Place: HYDERABAD  
 స్థలము: హైదరాబాద్  
 Date / తేదీ : 29-05-2003  
 This card may be used as an identity card  
 under different Government schemes  
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో  
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును  
 149 / 516

  
 Jaganath

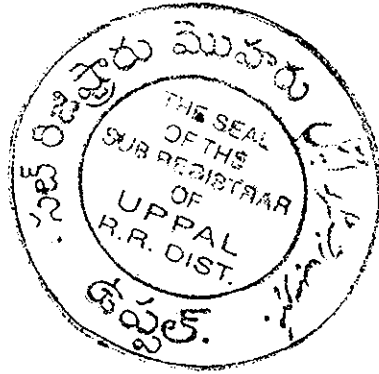
1వ పుస్తకము 94/107

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య

చే





सत्यमेव जयते  
Election Commission Of India

భారత ఎన్నికల సంఘము

IDENTITY CARD

గుర్తింపుకార్డు

FZZ6363634



Elector's Name : G.PRASUNA

ఓటరు పేరు : జి.ప్రసూన

Husband's Name : G.JAGANNATH

భర్త పేరు: జి.జగన్నాథ్

Sex : F

Age as on 1-1-2003

లింగము : స్త్రీ

1-1-2003 వాటికి వయస్సు

31

**Address:**

చిరునామా

8-3-167/K/26,27/203

8-3-167/K/26,27/203

KALYAN NAGAR 3

కళ్యాణ్ నగర్ 3

KALYAN NAGAR 3

కళ్యాణ్ నగర్ 3

HYDERABAD

హైదరాబాద్

*P. Prasad Rao*  
Elector's Registration Officer  
ఓటరు రిజిస్ట్రేషన్ అధికారి  
KHAIRATABAD Assembly Constituency

ఖైరతాబాదు విధానసభ నియోజకవర్గము

Place: HYDERABAD

స్థలము: హైదరాబాద్

Date / తేదీ : 29-05-2003

This card may be used as an identity card  
under different Government schemes

ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో  
గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

149 / 517

*G. Prasuna*

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

పబ్-రిజిస్ట్రార్

