

(241)

G. N. 42

11/4/07

A-41164

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Chimalgi D 592036

S. No. 9666 Date 28/1/07

Sec

LEELA G. CHIMALGI
STAMP VENDOR
No. 02/2006

Sold to: C. H. Ramesh

for: Mehta & Modi Homes

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 24th day of January 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, 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, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 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

MR. ASHFAQ AHMED, SON OF MR. MOHD. ZIAUDDIN, aged about 46 years, residing at 14-8-427/3, Puranapul, Hyderabad - 500 012, 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

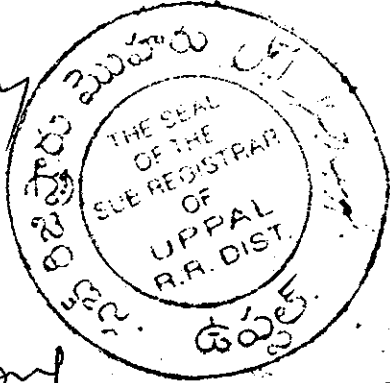
Page 2

వ పుస్తకము...1.1.42/సం||పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...4...ఈ కాగితపు వరుస
 సంఖ్య.....1.....

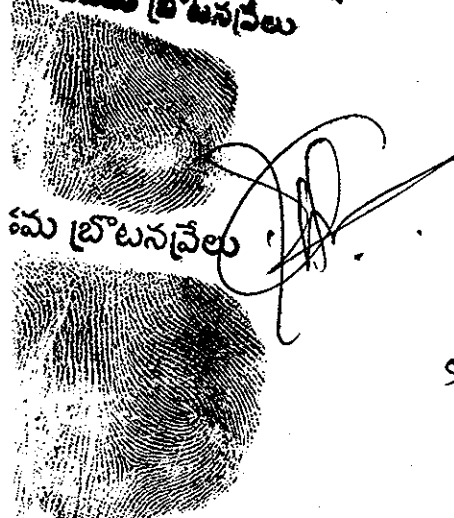
సబ్-రిజిస్ట్రారు

200 గా వ సం||...నెల...24...తది
 192 క్ర.శ.శా.చా...మాసము...తది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Phalahankar Reddy
 రిజిస్ట్రేషన్ నెట్టుము, 200 గా లోని సెక్షన్ 32 ఎ-ను
 తను సరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ||...1000...చెల్లింపారు.
 Receipt No. 109267 Dt. 24/10/2018
 S.B.H. Mahisiguda Branch, Sec'bad



కాంట్రాస్టు అప్పుకొన్నది
 ఎవరూ బ్రౌటనవేలు



S/o. K. P. Reddy occ: Service
 @ S-h-187/2 & 4, 2nd floor, Polam naylon
 M.G. Road, Sec'bad, through attested OPA
 for presentation of Documents. vide DOC no.
 201/344/18 at Sec, Uppal.

S/o. Mohd. Ziauddin, occ: Business
 @ S. 14-8-427/3, Phiranapur, Hyderabad.

KIRAN KUMAR S/o RAMESH KUDRY occ: BUSINESS
 @o. FLAT NO. 101, SA SA ARTS, NAGOLE
 COLONY, HYDERABAD

Bala Krishna S/o Shashi Girikao
 OCC: BUSINESS
 S/o Hyd, Uppal

హాపించినది.
 1)
 2)

200 గా వ సం||...నెల...24...తది
 192 క్ర.శ.శా.చా...మాసము...తది

WHEREAS:

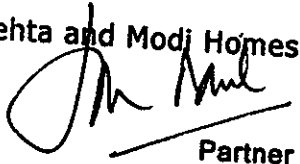
- A) The Buyer has entered into an Agreement of Sale dated 18th January 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 241) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of the 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. 241 admeasuring 325 sq. yds. under a Sale Deed dated 24.01.2007 registered as document no. 1141/07 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.

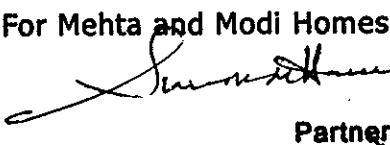
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 18,25,000/- (Rupees Eighteen Lakhs Twenty 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. 18,25,000/- (Rupees Eighteen Lakhs Twenty Five Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	12,65,000/-	23 rd January 2007
II	5,60,000/-	Within 7 days of casting of 1 st slab

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 3 months from the due date.
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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము. 11.9.2/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 4... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

పద-8 జిల్లా.

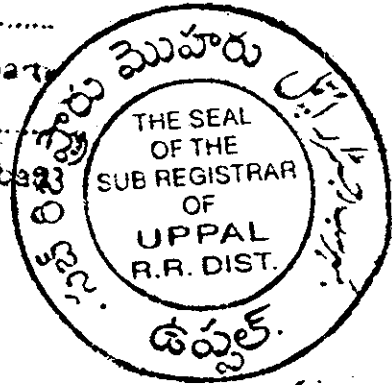
Instrument Under Section 42 of Act 11 of 1897
 No. 1182 of 2001 Date 24/1/10

I hereby certify that the proper deficit
 stamp duty of Rs. 18150 Rupees. Eighteen thousand -
One hundred fifty rupees
 has been levied in respect of this instrument
 from Sri. K.P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1825000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal [Signature]
 and Collector U.S. 41&4
 dated 24/1/10 INDIAN STAMP ACT

Registration Enforceement

An amount of Rs. 18150 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 109367
 dated 24/1/10 at SBH Habsiguda Branch Sec 2



S.B.H. Habsiguda
 A/c No. 01000050763
 of S.R.O. Uppal.

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.


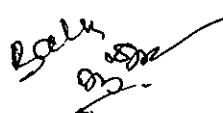
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 241 admeasuring about 325 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:

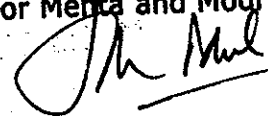
North	Plot No. 242
South	Plot No. 240
East	Plot No. 236
West	40' wide Road

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. 

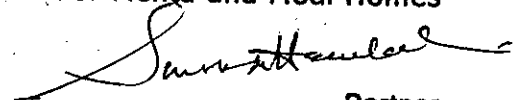
For Mehta and Modi Homes



Partner

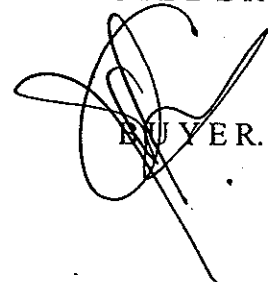
(Soham Modi)
BUILDER

For Mehta and Modi Homes




Partner


(Suresh U. Mehta)
BUILDER

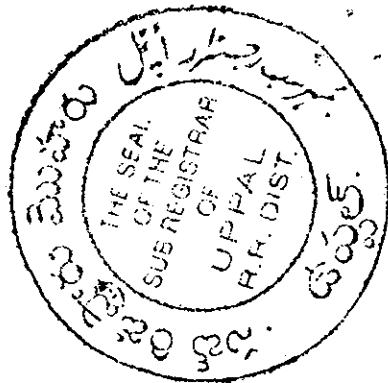

BUYER.

1వ పుస్తకము. 1142 సం॥
రెజిస్ట్రేషన్ మొత్తం కాగితముల
సంఖ్య..... 4. ఈ కాగితపు వరుస
సంఖ్య..... 3

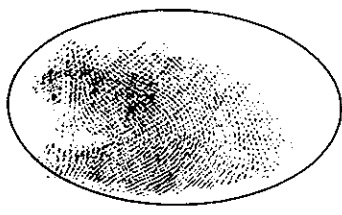

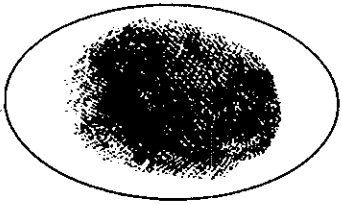






సబ్-రెజిస్ట్రార్

1వ పుస్తకము సం॥ (కా.క) పు. 1142/1-200
నెంబరుగా రెజిస్ట్రేషన్ చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1142 1-200
200 సం॥ నెంబరు 24 తేదీ



సబ్-రెజిస్ట్రార్

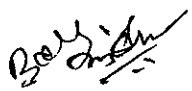


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

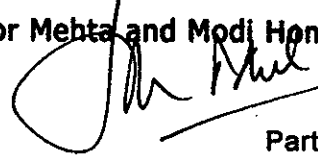
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p> <p><u>BUYER:</u></p> <p>MR. ASHFAQ AHMED S/O. MR. MOHD. ZIAUDDIN R/O. 14-8-427/3, PURANAPUL HYDERABAD - 500 012.</p>
			
			
			

SIGNATURE OF WITNESSES:

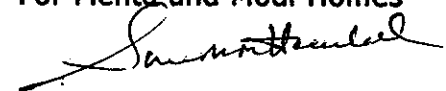
1. 

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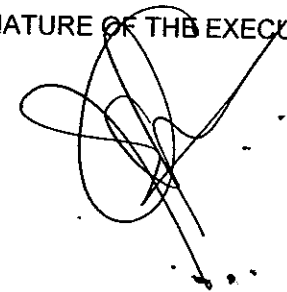
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANTS



1 వ పుస్తకము..11.42/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....7...ఈ కాగితపు వరుస
సంఖ్య.....7.....


సబ్ రిజిస్ట్రార్

