

242

C.S No. 12595 DOCT. No. 12570/2007

Acc 12934



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Chimalg
H 385445

No. 231867 100-
 Sold to G. Venkatesh
 By R. A. Rao
 For Whom Mehta and Modi Homes

LEELA G CHIMALG
 STAMP VENDOR
 No. 0212004
 5-4-76/A, Cellar Rangum
 SECUNDERABAD-500 003

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 31st day of October 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 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. MR. LOKESH BHARATHAN, SON OF MR. KODATHOOR VELAYUDHAN BHARATHAN aged about 34 years,
- 2. MRS. JAYSHREE LOKESH, WIFE OF MR. LOKESH BHARATHAN aged about 32 years, both residing at 34-4, Raghavendra Nagar Colony, Sainikpuri Post, Secunderabad - 500 094, 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

 Partner

For Mehta and Modi Homes

 Partner

Page 1
 P. S. Chetty
 (G.P.D. Holder)

1 వ పుస్తకము. ది. 20/12/2006 నెల. 12 వ తేది
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....1.....

సబ్-రిజిస్ట్రారు

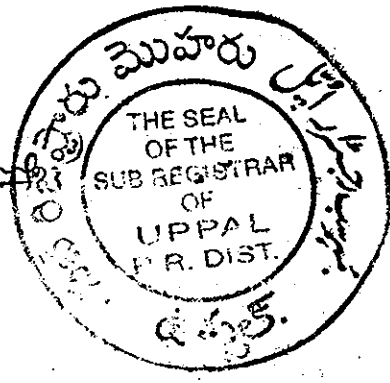
2006 వ.సం. 12 వ తేది
1929 వ.శా.శ. 570 లోక...మాసము. 12 వ తేది
పగలు.....12.....మరియు.....1.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 2 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు పేజీముద్రలతో సహా దాఖలుచేసి
తునుము రూ. 1000 /- చెల్లించినారు.

Receipt No. 60506 /- Dt. 21/12/2006 vide
శ్రీ H. Habsiguda Branch, Sec'bad

సాని యిచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రౌటనవ్రేలు

శ్రీ K. Prabhakar Reddy



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
Attested GPA, through General Power of Attorney, Vide Doc. No. 201/12/2006,
Registered at SRO, Uppal, R. R. Dist.

ఎడమ బ్రౌటనవ్రేలు

Bharathay

K. V. Bharathay S/o. K. S. Velayudhan
R/o. 34-4, Raghavendra Nagar colony
Sainikpuri, Sec'bad, Representative cum GPA Holder
on behalf of Purchasers.



రూపించినది.

K. Prabhakar Reddy

S/o. S. Shanker Rao, occ: Retd, Govt. Employee
R/o. 3-5-13, Ramkote, Hyderabad - 001.

Rama Rao S/o. Venkat Rao occ: Business
R/o. 101, Sri Sai Apts, Nagole, Hyderabad.

శ్రీ K. Prabhakar Reddy

2006 వ.సం. 12 వ తేది
1929 వ.శా.శ. 570 లోక...మాసము. 12 వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 17th September 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 242) 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. 242 admeasuring 337 sq. yds. under a Sale Deed dated 31.10.07 registered as document no. 12569/07 in the Office of the Sub-Registrar, Uppal, R.R.D. 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.

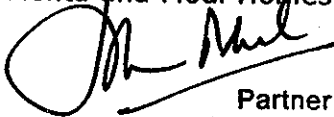
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 20,03,000/- (Rupees Twenty Lakhs Three 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
07.07.2007	Cheque No. 245554	25,000/-
17.07.2007	Cheque No. 144885	2,00,000/-
21.08.2007	Cheque No. 485637	6,00,000/-
Total Amount Received		8,25,000/-
Less: Appropriate amount towards Saledeed		4,72,000/-
Balance towards Developments Agreement		3,53,000/-

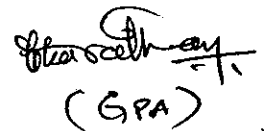
3. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only) on or before 6th September 2007.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


(GPA)

1 వ పుస్తకము ద్వారా సంగం
 రస్తావేజాల మొత్తం కాగితముల
 సంఖ్య. I.O... ఈ కాగితపు వరుస
 సంఖ్య. ది.....

[Signature]
 పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1864
 No. 12570 of 2007 Date 12/11/07

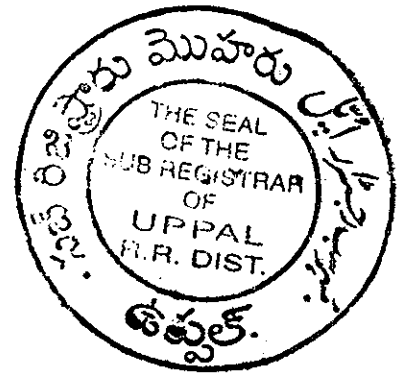
I hereby certify that the proper deficit
 stamp duty of Rs. 15500 Rupees *Nineteen Thousand*
Five Hundred Rupees only
 has been levied in respect of this instrument
 from Sri. *K. Prabhakar Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 200,3000 being
 higher than the consideration agreed Market
 Value.

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

Registration Endorsement

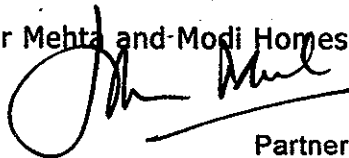
An amount of Rs. 15500 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 605061
 Dated 8/11/07 at SBI Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 6100050700
 of S.R.O. Uppal.

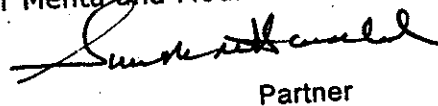


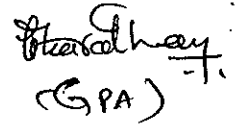
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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. 21,000/- is paid by way of challan No. 605061, dated 8.10.07, drawn on SBH, Habsiguda Br., Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

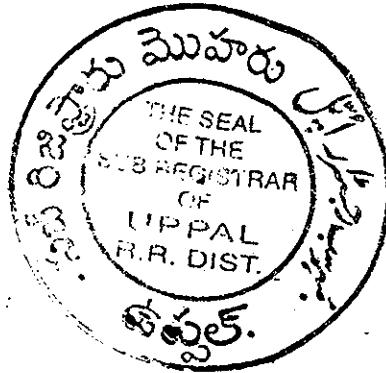

(GPA)

1 వ పుస్తకము 25.7.50 | సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10... ఈ కాగితపు వరుస
సంఖ్య... 3.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు... 12570 |
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 2570... 1-200 శాస్త్రమున
2007 సం|| దస్తావేజాల... 12... తది

రిజిస్ట్రారు అధికారి





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 242 admeasuring about 337 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, annexed hereto, bounded on:

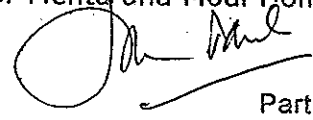
North	Compound Wall & Neighbours land
South	Plot No. 241
East	Plot No. 235
West	40' wide road

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:

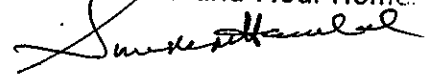
1. 
2. 

For Mehta and Modi Homes


Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes



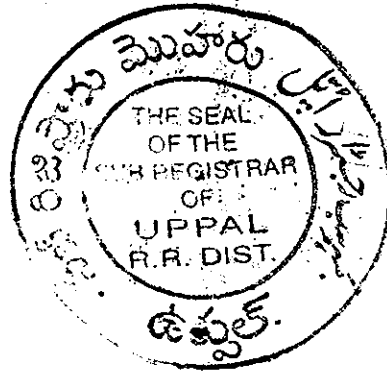
(Suresh U. Mehta) Partner
BUILDER



BUYER.

1 వ పుస్తకము. ది.వి.గి.సం.అ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....10. ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



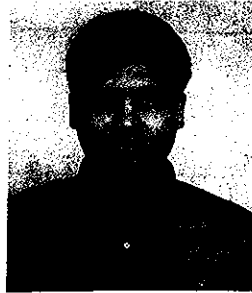
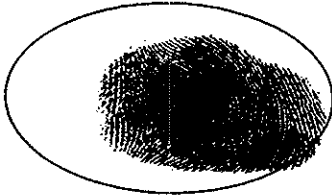
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

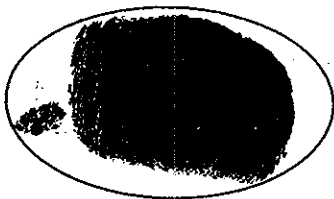
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



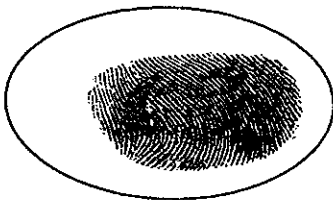
BUILDER:

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 SRI 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.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

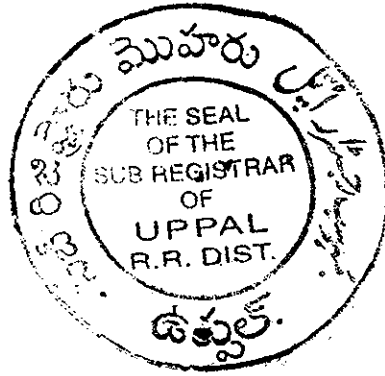
For Mehta and Modi Homes

Partner



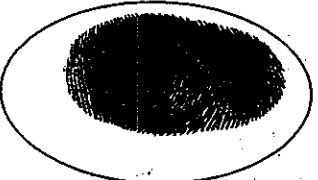
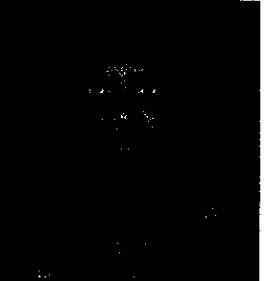

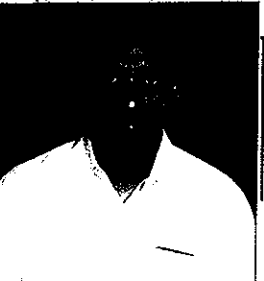
SIGNATURE OF THE EXECUTANTS

1వ పుస్తకము ది. 19. 10. 19...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 10...

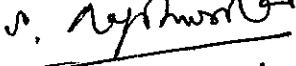

పబ్-రిజిస్ట్రారు



**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
			<p>BUYER:</p> <p>1. MR. LOKESH BHARATHAN S/O.MR.K. V. BHARATHAN R/O. 34-4 RAGHAVENDRA NAGAR COLONY SAINIKPURI POST SECUNDERABAD - 500 094.</p>
			<p>2. MRS. JAYSHREE LOKESH W/O. MR. LOKESH BHARATHAN R/O. 34-4 RAGHAVENDRA NAGAR COLONY SAINIKPURI POST SECUNDERABAD - 500 094.</p>
			<p>REPRESENTATIVE:</p> <p>MR. K. V. BHARATHAN S/O. K.S. VELAYUDHAN R/O. 34-4 RAGHAVENDRA NAGAR COLONY SAINIKPURI POST SECUNDERABAD - 500 094.</p>


SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes



Partner

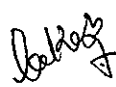

For Mehta and Modi Homes


Partner
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

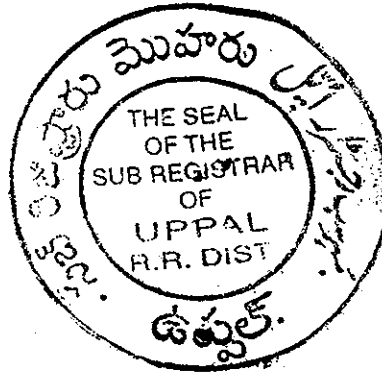
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. V. Bharathan, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

 
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము ద్వారా సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య...6.....

సబ్-రెజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP011193822002

PRABHAKAR REDDY K
K PABAK REDDY
2-3-64/10/26
JAISHAM BANGEN
AMBERES
HYDERABAD

00072002 DUPLICATE

Licensing Authority
P.T.A. HYDERABAD, EC

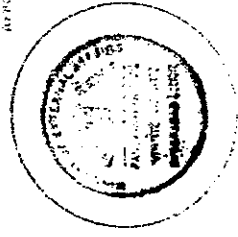


यसको प्रमाणित रूपमा प्रमाणित गरिएको छ। यसको प्रमाणित रूपमा प्रमाणित गरिएको छ। यसको प्रमाणित रूपमा प्रमाणित गरिएको छ।

DRIVER'S LICENCE AND MARCH 1957 IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHICH IT MAY COME TO A LIGHT THEREAFTER TO BE PROBABLY WITHIN THE LIST OF NUMBERS, AND TO APPOINTED PERSONS, EVERY APPOINTMENT AND PROVISION OF WHICH HEREIN MAY BE MADE IN THE FUTURE.

भारत गणराज्य के प्रमाणित रूपमा प्रमाणित गरिएको छ। भारत गणराज्य के प्रमाणित रूपमा प्रमाणित गरिएको छ। भारत गणराज्य के प्रमाणित रूपमा प्रमाणित गरिएको छ।

अधीक्षक/सहायक अधीक्षक
प्रादेशिक वाणिज्य, ११११११
Support Office, Hyderabad.



CHIEF COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH

PERMANENT ACCOUNT NUMBER
ABMFM6725H

NAME OF THE FATHER'S NAME
SATISH MANILAL MODI

NAME OF THE SON
SOHAM SATISH MODI

DATE OF BIRTH
18-10-1969

CHIEF COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

SOHAM SATISH MODI

INDIAN MALE 18-10-1969

HYDERABAD

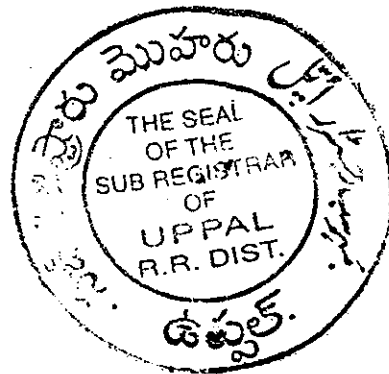
9-10-2000 8-10-2010

For Mehta and Modi Homes
[Signature]
Partner

[Signature]
Partner

1 వ పుస్తకము. ది.వి.సి. సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య...శ్రీ.....

సబ్-రజిస్ట్రారు

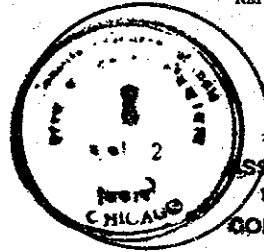




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आपादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



Kaushal

सहायक कंसलर अधिकारी
ASSISTANT CONSULAR OFFICER
भारत का प्रधान कंसलरवास
CONSULATE GENERAL OF INDIA
मिकगो, इलीनोईस
CHICAGO, ILLINOIS

भारत गणराज्य REPUBLIC OF INDIA



Lokesh

राष्ट्र / Type राष्ट्र / Type राष्ट्र / Country Code

IND

पत्रिका नं. / Passport No. E 6509898

उपनाम / Surname

BHARATHAN

पिता का नाम / Given Name

LOKESH

राष्ट्रियता / Nationality

INDIAN

लिंग / Sex

M

जन्म तिथि / Date of Birth

JUNE 26, 1973

जन्म स्थान / Place of Birth

BANGALORE - KARNATAKA

जन्म तिथि / Date of Issue

MAY 25 2004

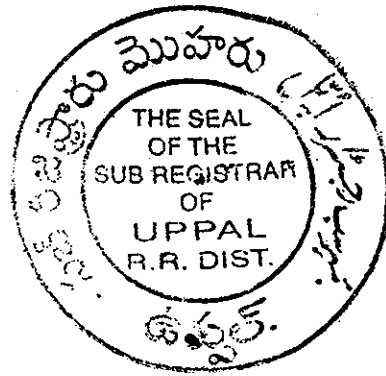
वैधता तिथि / Date of Expiry

MAY 24 2014

Lokesh

1 వ పుస్తకముని.వి.సి.సి/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..10...ఈ కాగితపు వరుస
సంఖ్య..రే.....

పబ్-రిజిస్ట్రారు





इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र
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 जाजादी से जाने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें
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भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA



Ranwar
 A. R. BANWAR
 इसके पासपोर्ट अधिकारी
 For Passport Offices
 हैदराबाद/Hyderabad.

भारत गणराज्य REPUBLIC OF INDIA



भारत गणराज्य GOVERNMENT OF INDIA

उद्देश्य / Type: IND देश का कोड / Country Code: IND प्रारंभिक क्र. / Passport No.: AS289172

परिवार / Surname: SPRIR BATESHWAR BAO

पिता का नाम / Given Names: JAYSHREE

राष्ट्रियता / Nationality: INDIAN लिंग / Sex: FEMALE प्राप्ति तिथि / Date of Birth: 1-8-1975

जन्म स्थान / Place of Birth: HYDERABAD

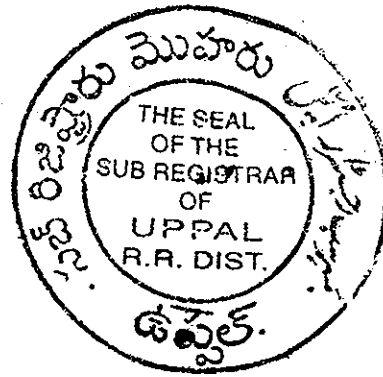
उद्देश्य / Type: 7 जारी करने का स्थान / Place of Issue: PO HYDERABAD

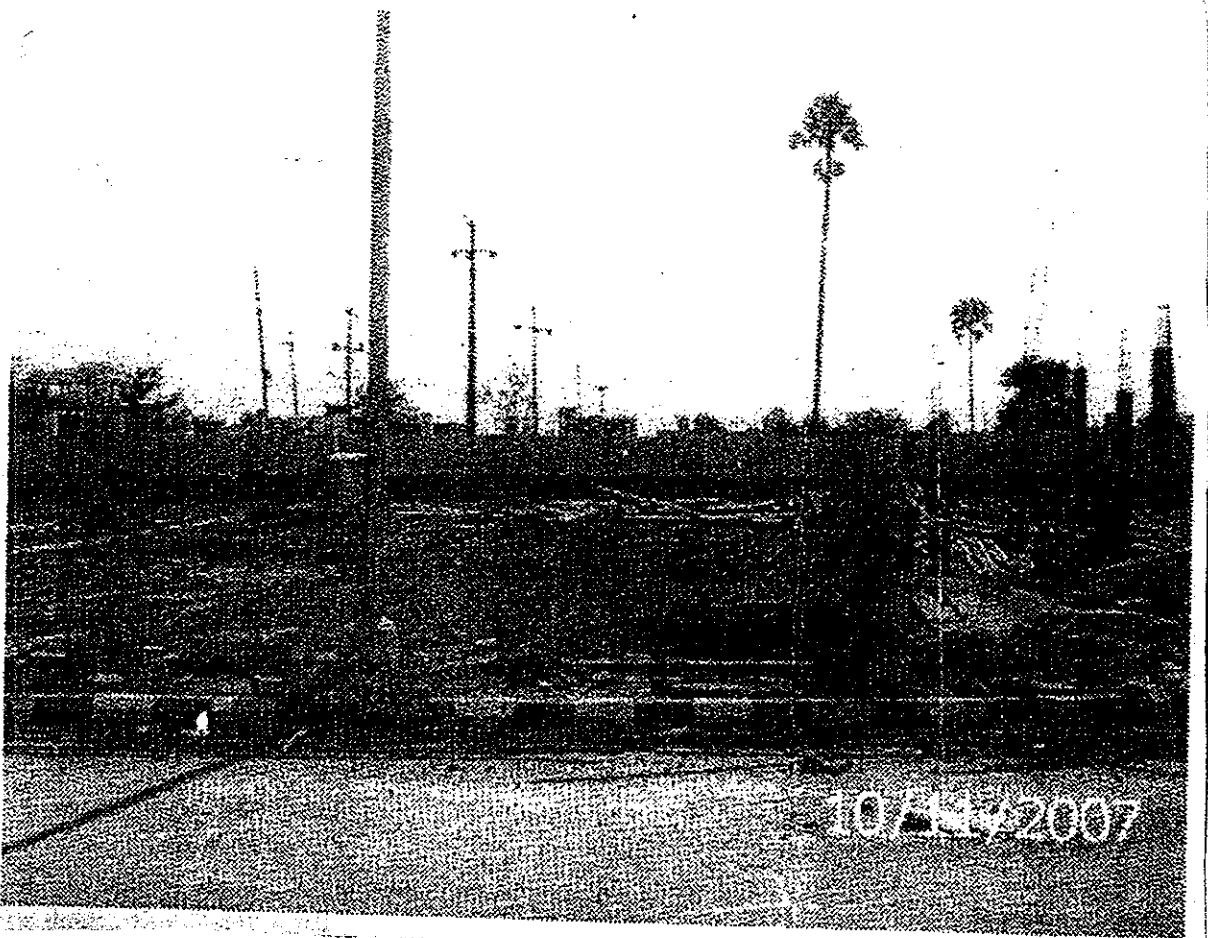
वैधता की तिथि / Date of Issue: 17-4-1998 समाप्ति की तिथि / Date of Expiry: 16-4-2008

Jayshree

1 వ పుస్తకము డి.వి.గి.డి.సర్కారు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10. ఈ కాగితపు వరుస
సంఖ్య.....91.....

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము ద్వారా సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10...ఈ కాగితపు వరుస
సంఖ్య.....10

సబ్-రిజిస్ట్రారు

