

253

CS-1226

1164/08

4-11-2008



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 265601

59125 Date 04/12/2007  
 West Mehta  
 G.A. Rao  
 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 2<sup>nd</sup> day of February 2008 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. MR. IMRAN MOHAMMED KHAN, SON OF MR. R. M. KHAN aged about 37 years,
2. MRS. ASRA FATIMA KHAN, WIFE OF MR. IMRAN MOHAMMED KHAN, aged about 35 years, both are residing at 301, Jayanti Apartments, Opp. Post Office, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

of MEHTA & MODI HOMES

*[Signature]*  
 Partner

For MEHTA & MODI HOMES

*[Signature]*  
 Partner

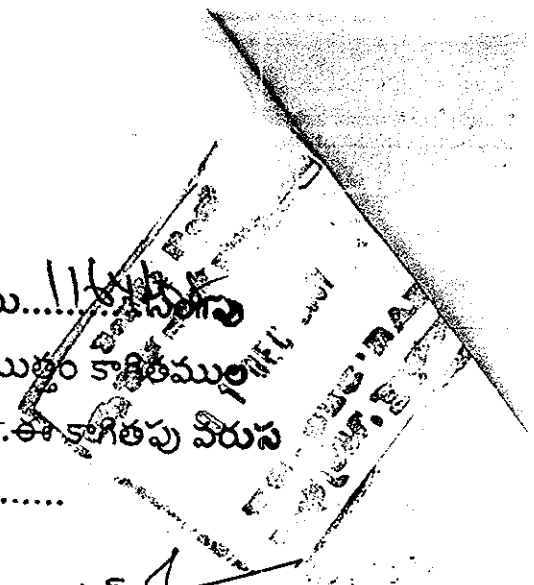
*[Signature]*

*[Signature]*

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

<b>I. Stamp Duty:</b>	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 19900/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act,1899, if any	Rs. —
<b>II. Transfer Duty:</b>	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
<b>III. Registration fee:</b>	
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. —
<b>IV. User Charges:</b>	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Total: Rs. 21100/-	

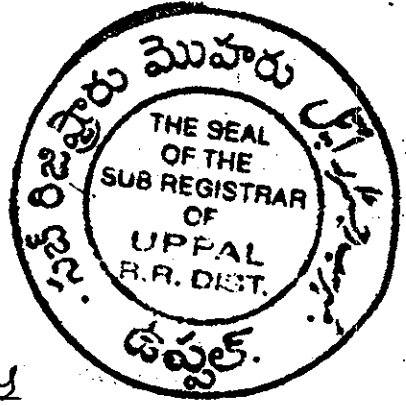
1 వ పుస్తకము.....  
 దస్తావేజాల మొత్తం కాగితముల.....  
 సంఖ్య.....  
 సంఖ్య.....



200. శ్రీ వ.సం. శ్రీ... నెల...  
 1929 వ.శ.శా... మాసము...  
 గలు... మరియు... గంటల మధ్య  
 పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

K. Venkatarao Reddy  
 జిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ను  
 సుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 సుము రూ... చెల్లించినారు.

Receipt No. 1212/04 vide  
 BH, Mahabudha Branch, Sec'bad



సెయిన్లు ఒప్పుకొన్నది  
 సమ బ్రాం నెలు



P. Raju s/o. K.P. Reddy occ. Service  
 67 5-6-187/3 & 4, 4th floor, Soham mansion, M.G.  
 Road, Sec'bad, through attested GPA for Present  
 documents, vide GPA No. 201/BK/19/04 at SRS  
 Uppal, R.R. Dist.

సమ బ్రాం నెలు



*Handwritten signature*

Kais Mohammed Khan s/o late K. M. Khan  
 4/10 301, Jayanti App, Opp. Post office, Begumpet  
 Hyderabad, representative on behalf of Purchaser

సమ బ్రాం నెలు

P. Raju s/o P. Somaiyah occ. Service  
 H.No. 121/187, Mahabudha Branch, Sec'bad, BH

K. Venkatarao s/o, Ramachandra occ. Service  
 2-3-61/187, Mahabudha Branch, Sec'bad, BH

200. శ్రీ వ.సం. శ్రీ... నెల...  
 1929 వ.శ.శా... మాసము...  
 సబ్-రిజిస్ట్రారు

*Handwritten signature*  
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale for purchase of a bungalow along with an identifiable plot of land (plot no. 253) 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. 253 admeasuring 365 sq. yds. under a Sale Deed dated 2.2.08 registered as document no. 1162/08 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. 23,90,000/- (Rupees Twenty Three Lakhs Ninety 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. 23,90,000/- (Rupees Twenty Three Lakhs Ninety Thousand Only) on or before 02<sup>nd</sup> February 2008.
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.
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.

MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

1 వ పుస్తకము..... 1164/08  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 2. ఈ కాగితపు వరుస  
సంఖ్య..... 2.

పబ్-రజిస్ట్రారు

Subsequent Under Section 42 of Act II of 1878  
No. 1164 of 2008 Date 2/2/08  
I hereby certify that the proper deficit  
stamp duty of Rs. 19900/- Rupees Nineteen  
thousand nine hundred 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. 2390000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

Dated 2/2/08

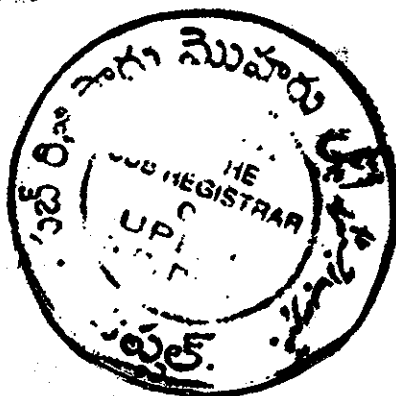
  
Sub Registrar

and Collector U/S. 41 & 4  
INDIAN STAMP ACT

### Registration Endorsement

An amount of Rs. 19900/- towards Stamp Duty  
Including Transfer duty and Rs. 1000/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 362394  
Dated 2/2/08 at SBH Habisiguda Branch Sec bad

S.B.H. Habisiguda  
A/c No. 01000050707  
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.
9. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 762294, dated 02.01.08 drawn on SBH, Habsiguda Branch, Hyderabad.


SCHEDULED PLOT

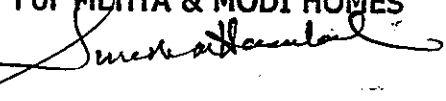
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 253 admeasuring about 365 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

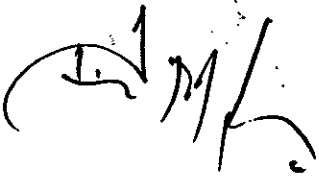
North	40' wide road
South	100' wide road
East	Plot No. 254
West	Plot No. 252

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 & MODI HOMES  
  
 Partner  
 (Soham Modi)

BUILDER  
 For MEHTA & MODI HOMES  
  
 Partner  
 (Suresh U. Mehta)  
 BUILDER

  
 BUYER.

1164/08

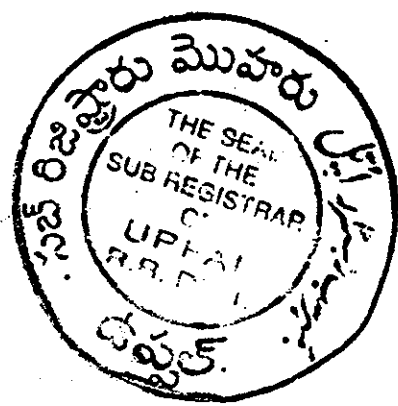
1వ పుస్తకము.....సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....1...ఈ కాగితపు వరుస  
సంఖ్య.....2.....

పబ్-రిజిస్ట్రారు

1164/08

2వ పుస్తకము-సంగ్రహ (కా.క) పుస్తకము  
నెంబరుగా రిజిస్ట్రారు వేయబడి స్వీనింగు విమిత్తం  
గుర్తింపు నెంబరు 1164.....1-2008 ఇవ్వడమైన  
2008 సం॥ డిసెంబరు 2.....తేదీ

రిజిస్ట్రారు అధికారి

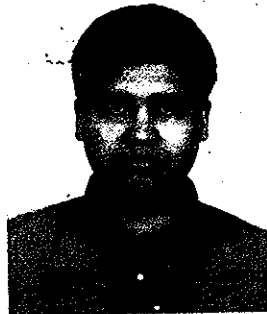
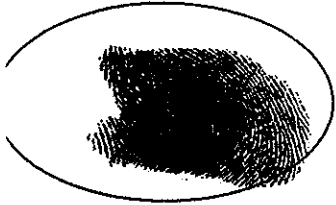


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

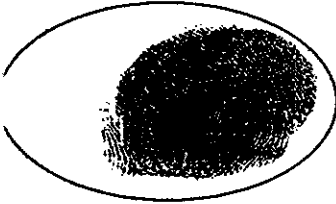
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



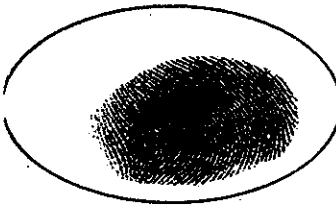
BUILDER:

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.

SIGNATURE OF WITNESSES:

*[Handwritten signatures of witnesses]*

For MEHTA & MODI HOMES

*[Handwritten signature]*  
Partner

For MEHTA & MODI HOMES

*[Handwritten signature]*  
Partner

SIGNATURE OF EXECUTANTS

1. *[Handwritten signature]*  
2. *[Handwritten signature]*

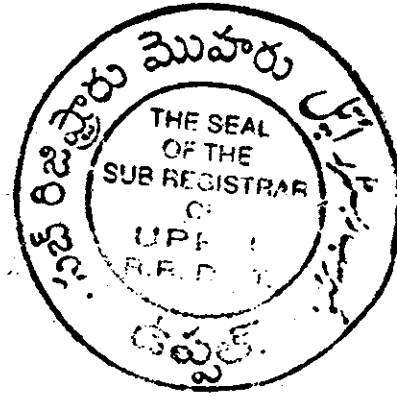
1 వ పుస్తకము..116.4.నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....గో.ఈ కాగితపు వరుస

సంఖ్య.....4...

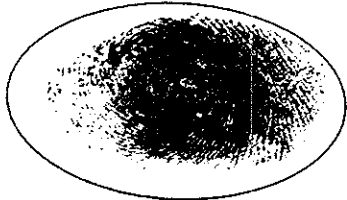
పబ్-రిజిస్ట్రారు





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

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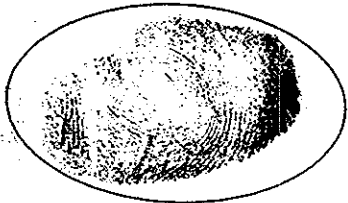


BUYER:

1. MR. IMRAN MOHAMMED KHAN,  
S/O. MR. R. M. KHAN  
R/O. 301, JAYANTI APARTMENTS,  
OPP. POST OFFICE,  
BEGUMPET,  
HYDERABAD - 500 016



2. MRS. ASRA FATIMA KHAN,  
W/O. MR. IMRAN MOHAMMED KHAN  
R/O. 301, JAYANTI APARTMENTS,  
OPP. POST OFFICE,  
BEGUMPET,  
HYDERABAD - 500 016



REPRESENTATIVE:

MR. RAIS MOHAMMED KHAN  
S/O. LATE F.M. KHAN  
R/O. 301, Jayanti Apts,  
opp:- Post office  
Begumpet, Hyderabad.

SIGNATURE OF WITNESSES:

*[Handwritten signatures of witnesses]*

For MEHTA & MODI HOMES

*[Handwritten signature]*  
Partner

For MEHTA & MODI HOMES

*[Handwritten signature]*  
Partner

SIGNATURE OF EXECUTANTS

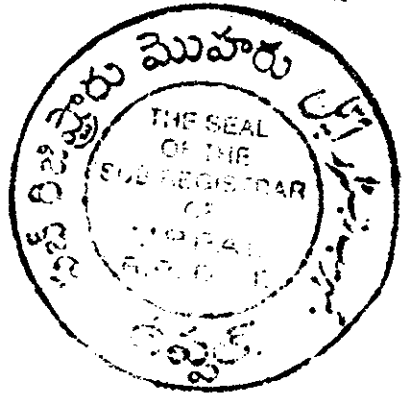
**NOTE:** If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed. We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, R.M. Khan, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

*[Handwritten signature]*  
SIGNATURE OF THE REPRESENTATIVE


*[Handwritten signatures of executants]*

1వ పుస్తకము..... 1164/08  
సంఖ్య.....  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య..... క

పబ్-రిజిస్ట్రారు




**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
DLDAPO11193822002

**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
2-3-64/18724  
**JAINWAL GARDEN**  
**AMBERPET**  
**HYDERABAD**



30/07/2002 **DUPLICATE**

Licencing Authority  
RTA-HYDERABAD-EZ

स्थायी लेख संख्या / **PERMANENT ACCOUNT NUMBER**  
**ABMPM6725H**

नाम / **NAME**  
**SOHAM SATISH MODI**


पिता का नाम / **FATHER'S NAME**  
**SATISH MANILAL MODI**

जन्म तिथि / **DATE OF BIRTH**  
**18-10-1969**

हस्ताक्षर / **SIGNATURE**  
*Sohan Modi*

मुख्य आयकर अधिकारी,  
Chief Commissioner of Income-tax, Andhra Pradesh

**भारत गणराज्य REPUBLIC OF INDIA**



भारतीय पासपोर्ट संख्या / **INDIAN PASSPORT NO.**  
**B2791005**

नाम / **NAME**  
**SOHAM SATISH MODI**

पिता का नाम / **FATHER'S NAME**  
**SATISH MANILAL MODI**

धर्म / **RELIGION**  
**INDIAN**

लिंग / **SEX**  
**male**

जन्म तिथि / **DATE OF BIRTH**  
**18-10-1969**

उचाई / **HEIGHT**  
**1.75 (ms)**

पता / **RESIDENCE**  
**RTA-HYDERABAD**

वैधता / **VALIDITY**  
**9-10-2000 8-10-2010**

*Sohan Modi*

For MEHTA & MODI HOMES  
*Sohan Modi*  
Partner

For MEHTA & MODI HOMES  
*Sohan Modi*  
Partner

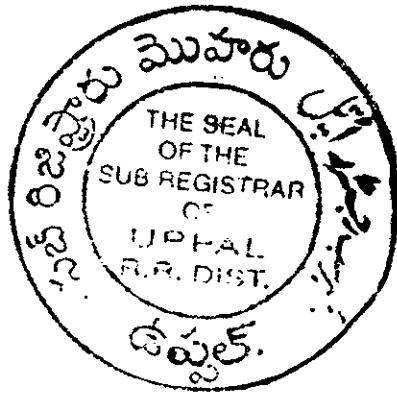
1వ పుస్తకము... 1164/01

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య... రు.....

పబ్-రిజిస్ట్రార్





1 వ పుస్తకము.....1164/94

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రెజిస్ట్రారు

