

256

C.S No. (288)

DOCT. No. 12822/2007

ACH No 13245

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु. 50

Rs. 50



INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 296 Date 16/11/2007 Rs. 50/-

Name G. Venkatesh

S/o. D/o. H.A. Rao

For Whom Mehta & Modi Homes

G. Padma Sree B 794561
G. PADMASREE

STAMP VENDOR L. NO. 28/2007
5-103/a, Balaji Nagar Colony,
Nagarani, (V) Keesara (M) R. R. Dist,
Under S.R.O. Snamirpet.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 22nd day of November 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

MRS. POONDLA UMA KUMARI, WIFE OF MR. P. THAKUR PRAKASH, aged about 47 years, residing at Plot No. 71, Silver Oak Bungalows (Phase-I), Sy. No. 35 to 39, Cherlapally, Hyderabad, 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

P. Umakumari
Page 1



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH *G. Padma Sree* B 794562

S. No. 3964 Date 16/11/07 Rs. 50/-
 Name G. Venkatesh
 No. 103/a G.A. Rao
 For Whom Mehta & Modi Homes

G. PADMASREE
 STAMP VENDOR L. No. 28/2007
 5-103/a, Balaji Nagar colony,
 Nagaram (V) Keesara (M) R. R. Dist.
 Under S.R.O. Shamshpet.

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 30th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 256) 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. 256 admeasuring 370 sq. yds. under a Sale Deed dated 22.11.07 registered as document no. 12871/07 in the Office of the Sub-Registrar, Uppal, R. R. District. 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.

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

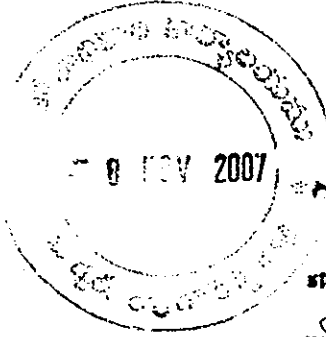
 Partner

P. Umakumari
 Page 2



1 వ పుస్తకము 2007 నాటి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 2

పబ్-రిజిస్ట్రారు



Statement Under Section 42 of Act II of 1878
No. 2187 of 2007 Date 22/11/07

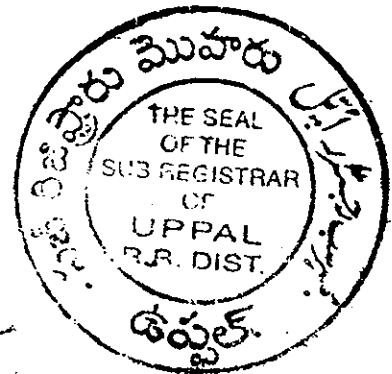
I hereby certify that the proper deficit
stamp duty of Rs. 17020 Rupees *seventeen thousand two hundred*
seventy Rupees only
has been levied in respect of this instrument
from Sri. *K. Prabhakar Reddy*
on the basis of the agreed Market Value
consideration of Rs. *177000* being
higher than the consideration agreed Market
Value.

M. Anshul
Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *17020* towards Stamp Duty
Including Transfer duty and Rs. *1000*
towards Registration Fee was paid by the part,
through Challan Receipt Number *760035*
Dated *21/11/07* at SRH Habsiguda Branch, Sec: 8

S.D.N. Habsiguda
A/c No. 0106005678
of S.R.O. Uppal

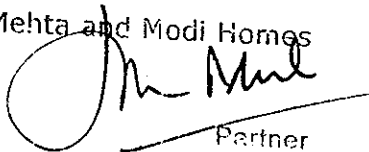


- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

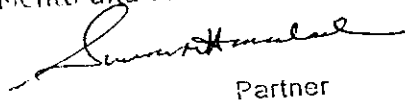
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,17,000/- (Rupees Seventeen Lakhs Seventeen 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. 16,84,500/- (Rupees Sixteen Lakhs Eighty Four Thousand Five Hundred Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 32,500/- (Rupees Thirty Two Thousand Five Hundred Only) on or before within 7 days of casting of 1st 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

P. Umakanti

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. 18,165/- is paid by way of challan No. 760035, dated 21.11.07, drawn on SBII, Habsiguda, Hyderabad.

SCHEDULED PLOT

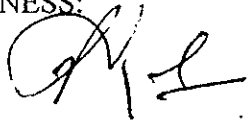
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 256 admeasuring about 370 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 257
West	Plot No. 255

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:

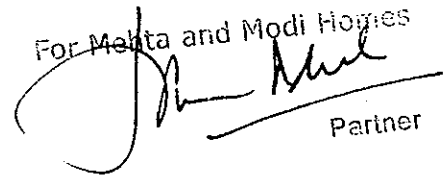
WITNESS:

1.

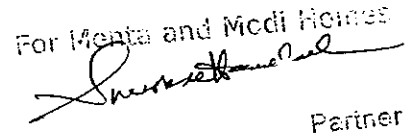


2.



For Mehta and Modi Homes

Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes

Partner

(Suresh U. Mehta)
BUILDER

P. Anand Kumar
BUYER.

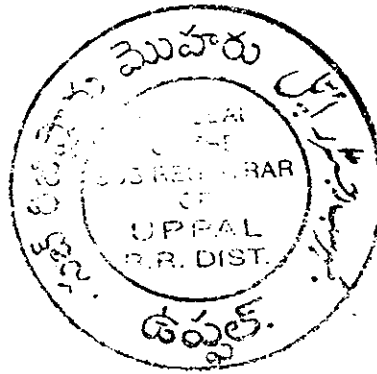
వ సప్తకము! 2872/సంగ్రహ

కాగితముల కాగితముల



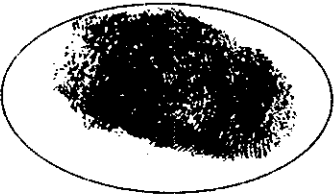

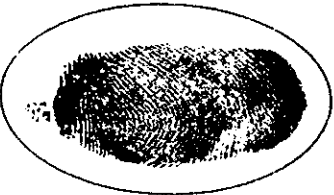



7 కాగితపు వరుస

4


సబ్-రిజిస్ట్రారు



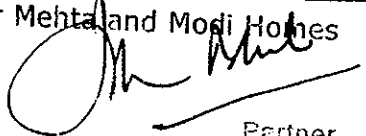
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> MRS. POONDLA UMA KUMARI W/O. MR. P. THAKUR PRAKASH R/O. PLOT NO. 71 SILVER OAK BUNGALOWS (PHASE-I) SY. NO. 35 TO 39 CHERLAPALLY HYDERABAD.

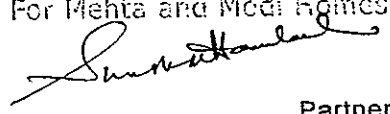
SIGNATURE OF WITNESSES:

1. 
 2. 

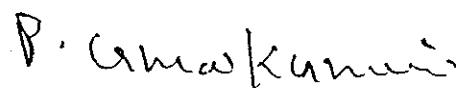
For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes

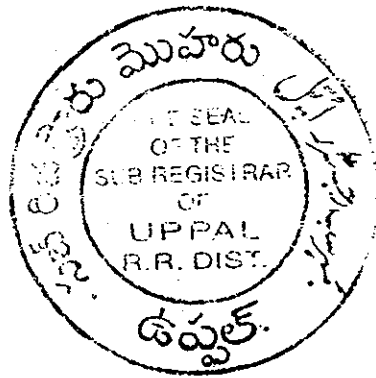

 Partner

SIGNATURE OF THE EXECUTANTS



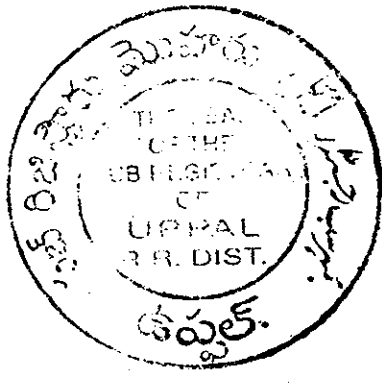
దేవ పుస్తకము! 2872/సం||
దేవ పుస్తకముల కార్యముల
7... ఈ కార్యపు వరుస
5.....

సబ్-రిజిస్ట్రారు



12872/office
7
6

పబ్-8జిస్ట్రారు





10/14/2007

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

1

సబ్-రిజిస్ట్రారు

