

260

No. 9854

DOCT No. 99 No / 2007

Any 10230



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 196342

38104 13/07/2007  
 S.N. No. ....  
 Name ..... D. Phani  
 S/o. D/o. ....  
 For Wh. .... M/S. Mehta

*[Signature]*  
 K. Srinivas

SVL No. 26/98, R.No. 11/2007  
 City Civil Court  
 SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 17<sup>th</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, 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 37 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, 37 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. A. DEEPAK, SON OF MR. A. SUDHAKAR, aged about 29 years, residing at 904, Mahalaxmi Towers, Shiv Bagh, Ameerpet, 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).

For Mehta and Modi Homes

*[Signature]*  
 Partner

For Mehta and Modi Homes

*[Signature]*  
 Partner

*[Signature]*  
 G/A Aalder

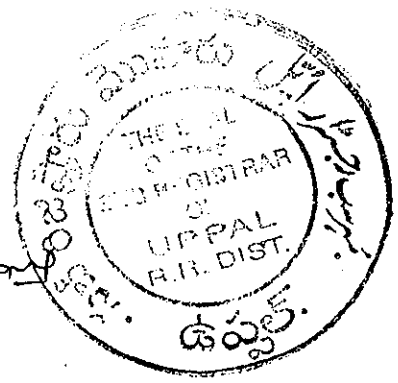
సంఖ్య: 200/2017  
 1929 వ.సం.శ.స. (వి.ద.మా.సం.సి.ప్ర.తే.డి)  
 ప.గలు.....మరియు.....గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

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

*[Signature]*  
 సబ్-రిజిస్ట్రారు

200/2017 వ సం.శ.స. (వి.ద.మా.సం.సి.ప్ర.తే.డి)  
 ప.గలు.....మరియు.....గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...K. Sri Subhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాట్-గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥.....వల్లించినారు.



Receipt No. 602500 Di. 2017  
 SBH, Habsiguda Branch, Sec'bad.

దాని యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు

*[Signature]* శ్రీ. K. P. Reddy occ. Service  
 R/o. 5-H-187/344, 2nd Floor, Soham mansion  
 M.G. Road, Sec'bad, through attested GPA for  
 Presentation of documents, vide GPA No.  
 201/259/06 of SR0, Uppal, R.L. Dist.



ఎడమ బ్రౌటనవ్రేలు

*[Signature]*

A. Subhakar S/o. A.V.P. Sastry  
 occ. Service R/o. 304, Mahalaxmi Towers  
 Shirbagh, Ameerpet, Hyderabad, Representative  
 cum GPA Holder of A. Deepak.



సహాపించినది.

శ్రీ. Lak N.V. Krishnaiah, occ. Bank Employee  
 R/o. Flat No. 10, Annapurna Residency  
 Mehidipatnam, Hyderabad

① *[Signature]*

Krishnaiah S/o. Ramaiah occ. Service  
 2-2-6W/10/24, Ameerpet, Hyderabad

② *[Signature]*

200/2017 వ సం.శ.స. (వి.ద.మా.సం.సి.ప్ర.తే.డి)  
 1929 వ.సం.శ.స. (వి.ద.మా.సం.సి.ప్ర.తే.డి)

*[Signature]*  
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 3<sup>rd</sup> day of January 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 260) (shown as plot no. 60 in the HUDA sanction plan) 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. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring 355 sq. yds. under a Sale Deed dated 17.08.2007 registered as document no. 9939/07 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. 18,33,000/- (Rupees Eighteen Lakhs Thirty 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 admitted and acknowledged by the Builder.

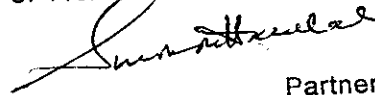
Date	Mode of Payment	Amount
25.11.06	Cheque No. 191263	25,000/-
30.12.06	Cheque No. 191264	2,00,000/-
23.07.07	Payorder No. 649035	20,37,000/-
Total amount Received		22,62,000/-
Amount appropriate towards sale deed value		4,97,000/-
Balance towards Development charges		17,65,000/-

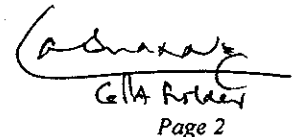
3. The Buyer shall pay to the Builder the balance development charges of Rs. 68,000/- (Rupees Sixty Eight Thousand Only) on or before with in casting of 1<sup>st</sup> slab.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

  
G.A. Partner  
Page 2

1వ పుస్తకమునకి. (సీ.సి.సి.సి.)  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య. కి. .... ఈ కాగితపు వరుస  
 సంఖ్య. 2.....

2  
 సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 187  
 No. 9950 of 2007 Date 17/8/07  
 I hereby certify that the proper deficit  
 stamp duty of Rs. 18,930 (Rupees Eighteen thousand  
 two hundred and thirty) Rupees only  
 has been levied in respect of this instrument  
 from Sri. K. Jeebhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 1,83,000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

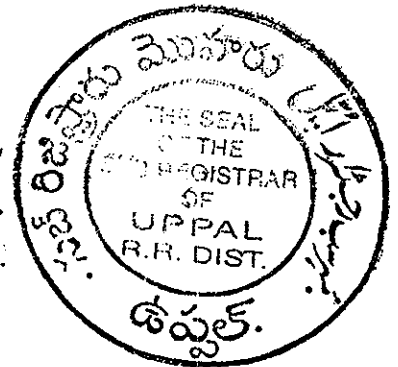
Dated 17/8/07

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

Registration Endorsement

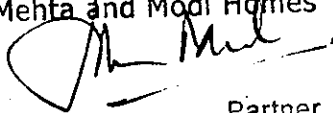
An amount of Rs. 18,930 towards Stamp Duty  
 including Transfer duty and Rs. 1000  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 602504  
 Dated 11/8/07 at Sub-Registration Branch Secbad.

Sub-Registration Branch  
 S/o No. 01003050700  
 of S. R. O. Uppal.



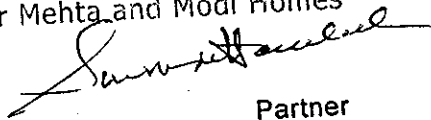
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months 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 leviabale 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. 19,325/- is paid by way of challan no. 602544, dated 17.08.2007, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

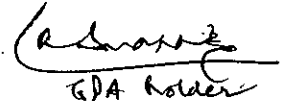


Partner

For Mehta and Modi Homes



Partner



GDA holder

1. పుస్తకము సం॥ (శా.శ) పు.....

సంబంధముగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం

గుర్తింపు సంఖ్య..... 1-200

200 సం॥

*[Handwritten signature]*

సబ్-రిజిస్ట్రారు

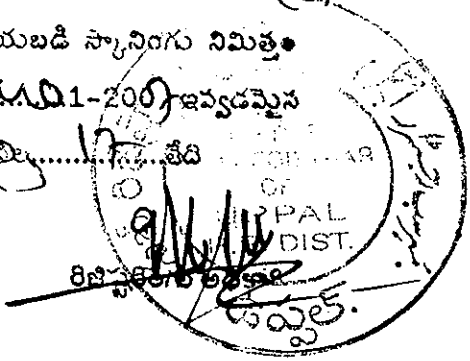
1. పుస్తకము సం॥ (శా.శ) పు.....

*[Handwritten number]*

సంబంధముగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం

గుర్తింపు సంఖ్య..... 1-200

200 సం॥



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 260 (shown as plot no. 60 in the HUDA sanction plan) admeasuring about 355 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

North 40' wide road  
South 100' wide road  
East 40' wide road  
West Plot No. 259 (shown as plot no. 59 in the HUDA sanction plan)

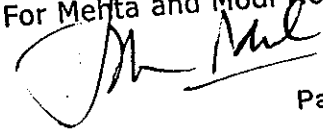
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

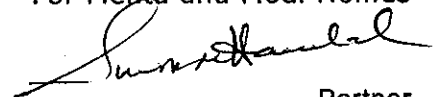
For Mehta and Modi Homes



Partner

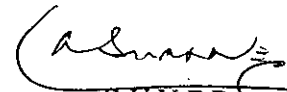
(Soham Modi)  
BUILDER

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)  
BUILDER

  
BUYER.  
GPA Holder

1వ పుస్తకము గి. డి. నెం. 1011

ధస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రజిస్ట్రారు





**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



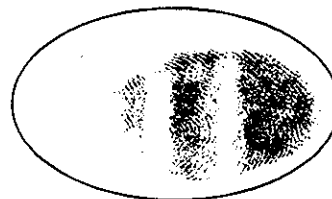
BUILDER:

M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, 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.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, 3<sup>RD</sup> FLOOR  
SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

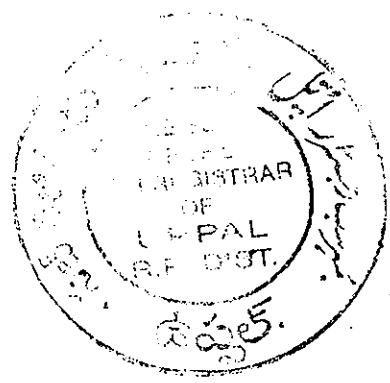
Partner

SIGNATURE OF EXECUTANTS

GPA holder

1వ పుస్తకం 99 40/07  
రెవెన్యూ జూనియర్ కార్యదర్శి  
సంఖ్య... ఈ కార్యదర్శి వారు  
సంఖ్య.....

పబ్-రిజిస్ట్రార్



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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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PURCHASER:

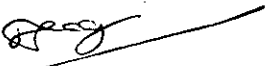

MR. A. DEEPAK  
S/O. MR. A. SUDHAKAR  
R/O. 304, MAHALAXMI TOWERS  
SHIV BAGH  
AMEERPET  
HYDERABAD - 500 016.



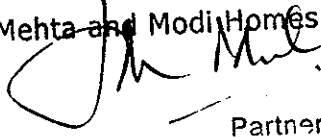
REPRESENTATIVE:

MR. A. SUDHAKAR  
S/O. A. V. P. SASTRY  
R/O. 304, MAHALAXMI TOWERS  
SHIV BAGH  
AMEERPET  
HYDERABAD - 500 016.

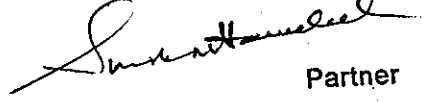
**SIGNATURE OF WITNESSES:**

1.   
2. 

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.

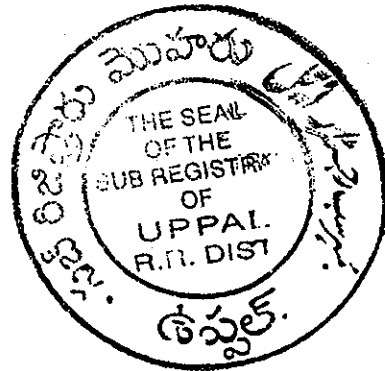
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. A. Sudhakar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

  
SIGNATURE(S) OF BUYER(S)  
GPA holder of A Deepak

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

  
~~సచివ~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
OLD APDOL 103022007  
PRABHAKAR REDDY K  
K PADMA REDDY  
23-04/10724  
JAISMAL GARDEN  
AMBERPET  
HYDERABAD

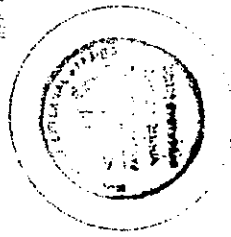
Signature  
23-04-2000  
HYDERABAD



1. IN EXERCISE OF POWER  
I DO HEREBY ANNOUNCE THAT  
I HAVE RECEIVED FROM THE  
APPLICANT THE NECESSARY  
DOCUMENTS AND INFORMATION  
AND AM SATISFIED THAT HE  
IS FIT TO BE GRANTED A  
DRIVING LICENCE FOR THE  
VEHICLE CLASSIFICATION  
MOTOR CARS AND MOTOR  
VEHICLES WITHIN THE  
LIMITS OF THE STATE OF  
ANDHRA PRADESH.

Signature  
23-04-2000  
HYDERABAD

Signature  
23-04-2000  
HYDERABAD




PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
SOHAM SATISH MODI  
FATHER'S NAME  
SATISH MANILAL MODI  
Date of Birth  
16-10-1969

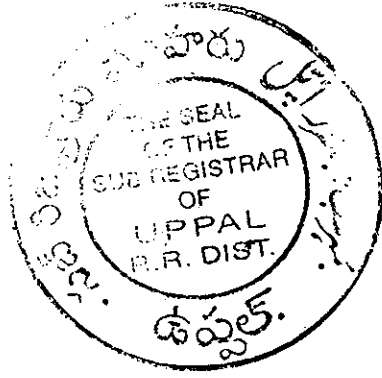
भारत गणराज्य REPUBLIC OF INDIA  
IND B2791005  
MODI  
SOHAM SATISH MODI  
INDIAN MALE 16-10-1969  
MUMBAI  
PO HYDERABAD  
9-10-2000 8-15-2000

For Mehta and Modi Homes  
Signature  
Partner

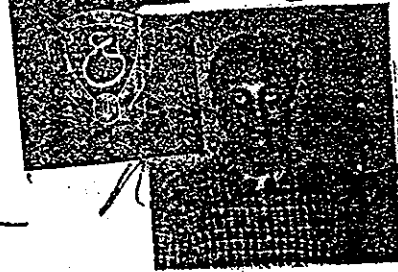
For Mehta and Modi Homes  
Signature  
Partner

వ పుస్తకమునకు...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య).....

  
పబ్-రిజిస్ట్రార



# Osmania University



Faculty of Management

Roll No. 1199-2014

This is to certify that A. Deepak  
son / daughter of A. Sudhakar has passed the  
Examination of

B.S. Diploma in M.B.A.

of this University, held in April 192000, and that he/she  
was placed in the First Division.

Given under the seal of the University.

D C. Neeraj

Hyderabad

MARGASHIRA 22, 1928

Dated

DECEMBER 13, 2000

Vice-Chancellor

1వ పుస్తకము.....నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.ద.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

