

304

7437/09

Doc No 7340/2009



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 010883

No. 24690 Date 15/10/2009
 Sold to Ramesh
 S/o. D/o. W/o. C. N. Reddy
 For Whom Mehta & Modi Homes

K. SRINIVAS
 S.V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

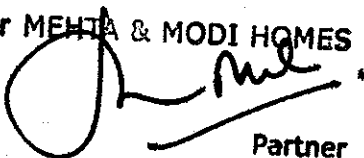
This Agreement is made and executed on this the 29th day of October 2009 at SRO, Uppal, Ranga Reddy District by and between:

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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

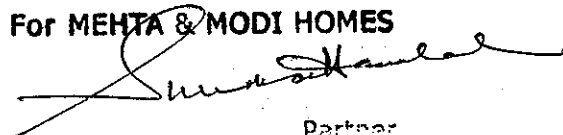
AND

MR. P. MURALI KRISHNA, SON OF MR. P. VEERAIHAH aged about 46 years, Occupation: Service, residing at Flat No. 303, Ratnanidhi Towers, Road No. 4, Snehapuri Colony, Nacharam, Hyderabad - 500 076, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES


 Partner

For MEHTA & MODI HOMES


 Partner

P. Meethi Krishna

NOTICE: I hereby certify that the following duties have been paid in respect of this document:

Stamp Duty:

1. in the shape of stamp papers..... Rs. 100/-
2. in the shape of challan (u/s 41 of I.S. Act, 1899)..... Rs. 11860/-
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. -

II. Transfer Duty:

1. in the shape of challan..... Rs. -
2. in the shape of cash..... Rs. -

III. Registration fees:

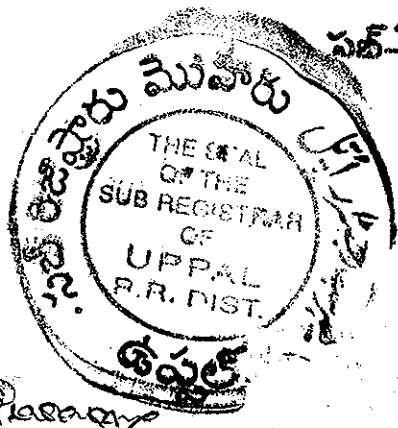
1. in the shape of Challan..... Rs. 1000/-
2. in the shape of cash..... Rs. -

IV. User Charges:

1. in the shape of challan..... Rs. 100/-
2. in the shape of cash..... Rs. -

Sub-Registrar: [Signature] Total: Rs. 13060/-

వ పుస్తకము గీసి డి. డి. సెల్ లో
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య..... 1.....



1921- వ. శ. శా. కే. కే. కే. మాసము. వ. శ. శా. కే. కే. కే. మాసము. వ. శ. శా. కే. కే. కే. మాసము. వ. శ. శా. కే. కే. కే. మాసము.

K. Prabhakar Reddy.....
 జి. పి. పాస్ చార్జీ, 1 కె. లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేతిముద్రలతో సహా దాఖలు చేసి
 చుసువలు రూ|| 1000/- చెల్లించినారు.

Receipt No. 226751 Dt. 29/10/01
 24 Habsimuda Branch, Sec'bad

దాఖలు చేయబడ్డాయి
 ఎడమ తొటనకేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 69/BKV/08
 dated 19.4.08 registerer at SRO, Uppal
 Ranga Reddy District.



P. Murali Krishna

P. Murali Krishna s/o. P. Venkata occ. Service
 Fl. No. 303, Ratnamada Towers,
 Rd No. 4, SreeLakshmi Colony, Madhavaram, Hyderabad

వారు చెప్పినది.
 [Signature]

P. Rajuvaran, S/o. P. Venkata, occ. Service
 Fl. No. 303, Ratnamada Towers, Madhavaram, Hyderabad

Venkatacharya Reddy s/o. Anji Reddy occ. Service
 Fl. No. 11-18712, Rd No. 2, Green Hills Colony
 Secunderabad, Hyderabad

2007 వ. శ. శా. కే. కే. కే. మాసము. వ. శ. శా. కే. కే. కే. మాసము. వ. శ. శా. కే. కే. కే. మాసము.
 1921 వ. శ. శా. కే. కే. కే. మాసము. వ. శ. శా. కే. కే. కే. మాసము.

[Signature]
 సబ్-రెజిస్ట్రార్

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 18.07.2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 304) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, 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. 304 admeasuring 202 sq. yds. under a Sale Deed dated 29.10.2009 registered as document no. 7339/09, 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.
- 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 a sum of Rs. 11,96,000/- (Rupees Eleven Lakhs Ninety Six 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 paid the builder the above said amount towards development charges of Rs. 11,96,000/- (Rupees Eleven Lakhs Ninety Six Thousand Only) by way of cheque no.416478, dated 21.10.2009 for being Housing Loan issued by Axis Bank, Service Branch, Hyderabad.
3. The Buyer shall liable to pay the development charges on land 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.

For MERTA & MODI HOMES

For MERTA & MODI HOMES

Partner

Partner

p Mirdi Kavakhe

వ పుస్తకము. 2340/స్టాంపు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 2

పబ్లికేషన్

Under Section 42 of Act II of 1901
 No. 2340 of 2009 Date 29/10/09

I hereby certify that the proper deficit
 stamp duty of Rs. 11860/- Rupees Eleven thousand
 Eight hundred and Sixty 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. 1196000/- being
 higher than the consideration agreed Market
 Value.

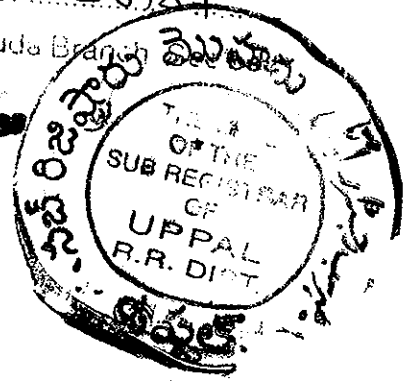
S.R.O. Uppal
 29/10/09

Sub Registrar
 and Collector U/S. 41
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 11860/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 556757
 Dated 29/10/09 at SBI Habsiguda Branch

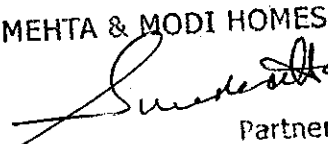
S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal.



4. 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.
5. 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.
6. 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.
7. 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.
8. Stamp duty and Registration amount of Rs. 12,960/- is paid by way of challan No. 556751, dated 29.10.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

Partner

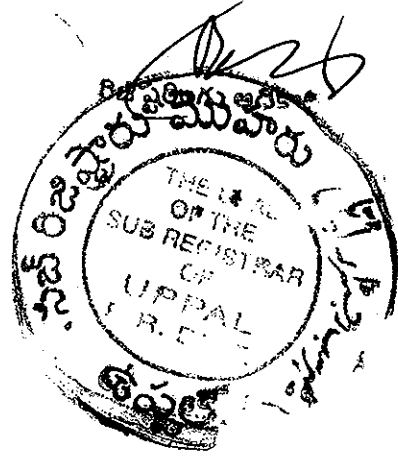
For MEHTA & MODI HOMES

Partner

P. Murali Krishna

1 వ పుస్తకము.7.3.60/స్థానం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య...ఎ.....


పత్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు...7360/61
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...7360/1-2009 ఇవ్వడమైన
2009 సం|| జూలై 29.....తేదీ



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 304 admeasuring about 202 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District hereto, bounded on:

North	Plot No.303
South	Plot No.305
East	30' wide road
West	Sy.No.41(Open land)

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.

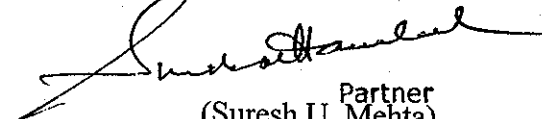


For MEHTA & MODI HOMES



(Soham Modi)
BU ~~Partner~~ R

For MEHTA & MODI HOMES

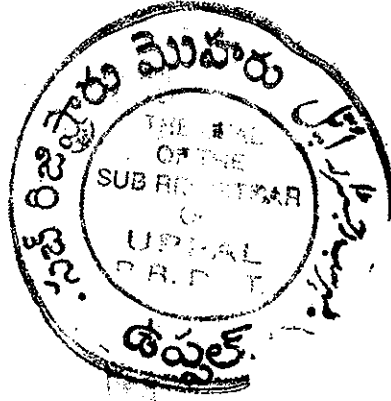


Partner
(Suresh U. Mehta)
BUILDER









p. Menchi kumar

ప పుస్తకముచేపేదొ.నగోలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.చి.....ఈ కాగితపు వరుస
సంఖ్య.....



6
పత్-రిజిస్ట్రా



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p> <p>GPA FOR PRESENTING DOCUMENTS <u>VIDE DOC.NO. 69/BKIV/2008 Dt. 19.04.2008:</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>BUYER:</p> <p>MR. P. MURALI KRISHNA S/O. MR. P. VEERAAIAH, R/O. FLAT NO. 303, RATNANIDHI TOWERS, ROAD NO. 4, SNEHAPURI COLONY, NACHARAM, HYDERABAD - 500076.</p>
			
			
			

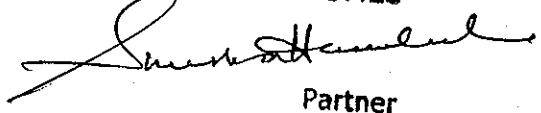
SIGNATURE OF WITNESSES:

- 
- 

MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

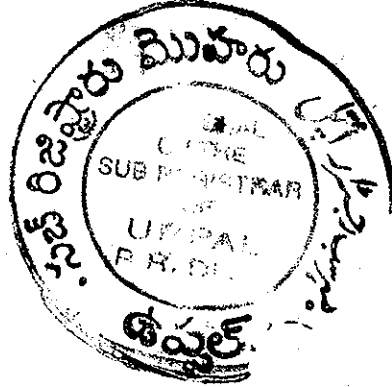
SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER


వ పుస్తకముగి.పె.పి.సంగం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పట్-తెలంగాణ



आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
16/07/2006
AWSP/1046

भारत सरकार
GOVT OF INDIA



Prabhat

PERMANENT ACCOUNT NUMBER
AESPM6725H

सोना सतिश मोदी
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
सतिश मानलाल मोदी
SATISH MANLAL MODI


जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE
Sonam Modi

Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD

Crtd No : PAP16381500816
F.I. Slip No : 815
Sex : Male, 35y
Name of Head of Household : Maha. Suresh
Age/Reg No : 64/2000
Father/Husband name : Umarahil
Sex/DOB/Date of Birth : 13/07/1948
Sex/Day/Age : 38
Sex/Occupation : Own Business
No./No. House No. : 2-3-577
No./Street : MINISTER ROAD
Colony : D.Y COLONY
Ward : 252
Post : 500006
Circle VIII
No./District : 3-80006 / Hyderabad
Annual Income (Rs.) : 190,000
LPG Consumer No. (1) : NE64339(Single)
LPG Dealer Name (1) : Navranga Enterprises,DC
LPG Consumer No.(2) : /
LPG Dealer Name (2) : /



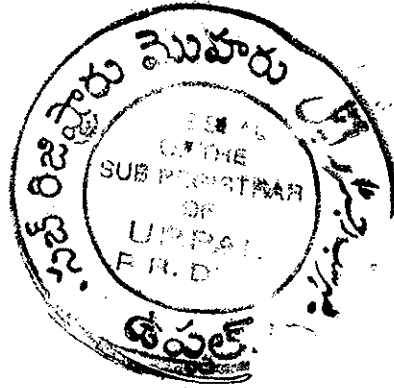
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	19/11/87	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
16/07/2006
Signature: *Suresh*
16/07/2006

వ పుస్తకము గె.పి.సె.నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

పబ్-రెజిస్ట్రార్



FORM 6
INDIAN UNION DRIVING LICENCE

* ORIGINAL *

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

THE LICENCE TO DRIVE A MOTOR VEHICLE
OTHER THAN TRANSPORT IS VALID FROM
15.12.1995 TO 08.02.2013

THE LICENCE TO DRIVE
TRANSPORT VEHICLE VALID FROM
TO

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST
SRI.R.V.MADHUSUDHAN, A.N.V.I.

AUTHORISATION TO DRIVE TRANSPORT VEHICLE
NUMBER

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

AUTHORISED TO DRIVE TRANSPORT VEHICLE
WITH EFFECT FROM
BADGE NUMBER

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

SPACE FOR ADDITION OF CLASS OF VEHICLES

NUMBER DATE
ALSO AUTHORISED TO DRIVE THE FOLLOWING CLASSES OF OR DESCRIPTION OF
MOTOR VEHICLES

P. Murali Krishna

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST
DATE

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

SPACE FOR RENEWAL OF DRIVING LICENCE

THE LICENCE TO DRIVE MOTOR VEHICLES
OTHER THAN TRANSPORT VEHICLES IS
HEREBY RENEWED
FROM TO

THE LICENCE TO DRIVE TRANSPORT
VEHICLES HEREBY RENEWED
FROM TO

SIGNATURE OF LICENSING AUTHORITY

SIGNATURE OF LICENSING AUTHORITY

N=NON-TRANSPORT
T=TRANSPORT

NAME OF THE LICENCE HOLDER
SON OF

P KURALI KRISHNA
P VEERAIAN



SPECIMEN SIGNATURE/THUMB IMPRESSION
OF THE HOLDER OF THE LICENCE

[Signature]
SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY
V. S. Wada, Krishna. (Dist.)

DRIVING LICENCE NUMBER 8192 / VJA / 95

DATE OF ISSUE 15.12.1995

NAME P KURALI KRISHNA

SON OF P VEERAIAN

TEMPORARY ADDRESS/OFFICIAL
ADDRESS IF ANY JE 117 A COLONY VTPS
IBRAHIMPATNAM
KRISHNA-DT

PERMANENT ADDRESS JE 117 A COLONY VTPS
IBRAHIMPATNAM
KRISHNA-DT

DATE OF BIRTH 01.03.1963

EDUCATIONAL QUALIFICATIONS

BLOOD GROUP WITH RH FACTOR

THE HOLDER OF THE LICENCE IS LICENCED TO DRIVE THROUGHOUT INDIA

LIGHT MOTOR VEHICLE N
MOTOR CYCLE WITH GEAR N

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

పత్-రిజిస్ట్రార్

