

305

5840 (AN) 5670 5641/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 286132

Date : 23-6-2008 Serial No : 28,132 Denomination : 100

Purchased By :

M. SANKAR
M. S. SUNDARAM
SECURAR

(Signature)
Sub Registrar
Ex-Officio Stamp Vendor
S.S.O., TAIG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECURAR

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 23rd day of June 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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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

1. MR. PARIMI DIVAKAR, SON OF MR. P. V. S. K. SARMA aged about 58 years,
2. MRS. PARIMI MANGALA, WIFE OF MR. PARIMI DIVAKAR aged about 53 years both are residing at 326/6, Poonga Apartments, IInd Avenue, 13th Main Road, Annanagar, Chennai - 600 040, 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

(Signature)
Partner

For MEHTA & MODI HOMES

(Signature)
Partner

Page 1

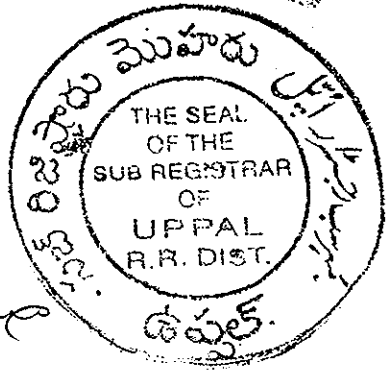
(Signature)
(Signature)

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

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.A. 1999).....	Rs. 1859.51
3. in the shape of cash (u/s.41 of I.S.A. 1999).....	Rs. —
4. adjustment of stamp duty u/s. 16 of I.S. Act 1999, if any.....	Rs. —
II. Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
III. Registration Fee:	
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: <i>[Signature]</i>	
Total: Rs. 1979.51	

1. వ పుస్తకము 56.41 / పుస్తకము
 దస్తావేజుల మొత్తం 1859.51
 మొత్తం 9..... ఈ కారితో వరుడ
 పుస్తకము 1.....

యల్ల - వ సం|| డి.నెన్..... నెల. 23..... లు
 1930- వ.శ.శా.జి.శా.మా.సము. 2..... తీవి
 పగలు..... 11..... మరియు..... 12..... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ. K. Probhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన డాక్యుమెంట్లు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 ఉసుము రూ|| 1000/-..... వెల్లింబినారు.
 Receipt No. 23717..... Dt. 23/6/08 vide
 MH Habsiguda Branch, Sec'bad



[Signature]

[Signature] s/o. K.P. Reddy sers. Service
 107 F-4-187/3 & 4, 2nd floor, Soham mansion, M.G.
 Road, Sec'bad, through attested GA for Presentation
 of documents, vide GA no. 69/W/08, Dt. 19.4.08
 at SRO, Uppal, R.R. Dist



డమ బొటనవ్రేలు

[Signature]



Pasimi Diwakar s/o. P.V. S K. Sams
 P/o. 326/6, Poonga Apts, 1st Avenue, 13th main Road,
 Annanagar, Chennai - 040.

[Signature]

డమ బొటనవ్రేలు



Pasimi Mangala s/o. P. Diwakar
 P/o. 326/6, Poonga Apts, 1st Avenue,
 13th main Road, Annanagar,
 Chennai - 040.

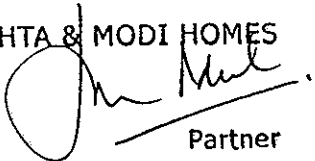
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 08th May 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 305) 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. 305 admeasuring 203 sq. yds. under a Sale Deed dated 23.06.08 registered as document no. 5640/08 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.

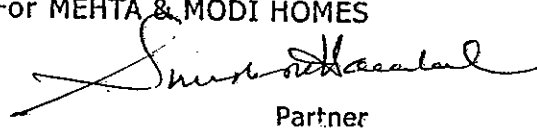
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 18,69,500/- (Rupees Eighteen Lakhs Sixty Nine Thousand Five Hundred 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. 2,94,000/- (Rupees Two Lakhs Ninety Four Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 15,75,500/- (Rupees Fifteen Lakhs Seventy Five Thousand Five Hundred Only) on or before 13.06.2008.
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.

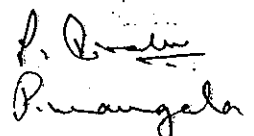
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

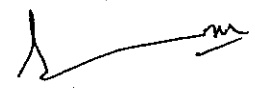
Page 2


Partner

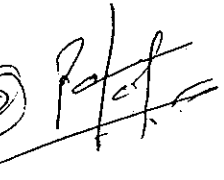
1 వ పుస్తకము కట్టించుట
 దస్తావేజాల మొత్తం కాగితపు
 సంఖ్య..... 9 .. ఈ కాగితపు వరుజు
 సంఖ్య..... 2 ..

సబ్-రిజిస్ట్రారు

వారు వచ్చినది


① 

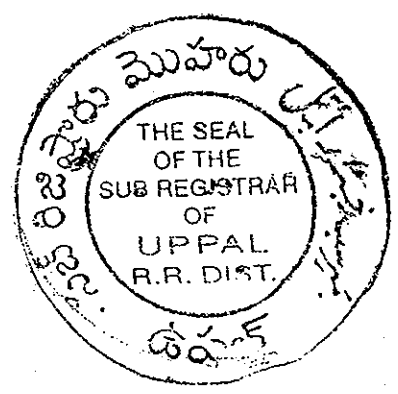
Binan s/o Ramachander & Co. Business
 40. 1-54, Kamalagara- DSNR. H.D

② 

Pavan kumar s/o Krishna murthy
 Business Ho. 1-54 Uppal H D Dist

200.9వ.సం|| డి.నం.....నెల 2 వ తది
 1920.వ.శా.శ. ఆదిత్య.....నూసం..... 2 వ తది.


 సబ్-రిజిస్ట్రారు

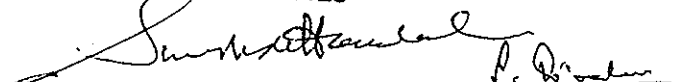
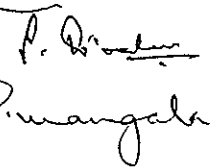


7. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 19,695/- is paid by way of challan No 823717, dated 23.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

P. Mangala

1 వ పుస్తకమునకు సంగ్రహ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుణ
 సంఖ్య.....

సబ్-రెజిస్ట్రారు

Instrument Under Section 42 of Act No. 1 of 1957
 No. 564 of 2008. Date 23/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 18595/- Rupees Eighteen thousand
 five hundred and ninety five only
 has been levied in respect of this instrument
 from Sri. B. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1869000/- being
 higher than the consideration, agreed Market
 Value.

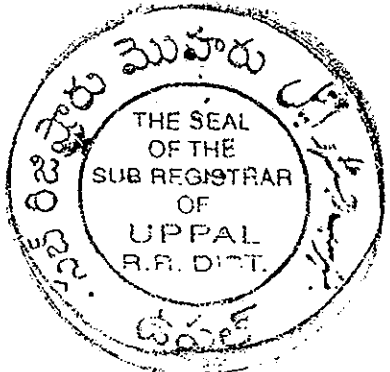
S R.O. Uppal
 23/6/08

Sub Registrar
 and Collector of S. 41 & 4
 UPPAL STAMP ACT

Registration Endorsement

An amount of Rs. 18595/- towards Stamp Duty
 Including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the part.
 through Challan Receipt Number 823717
 Dated 23/6/08 at SRI Habisiguda Branch, Sec 4A

S. S. Habisiguda
 No. 0100000000
 S.R.O. Uppal



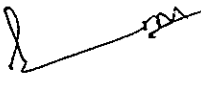
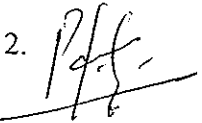
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 305 admeasuring about 203 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44,45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

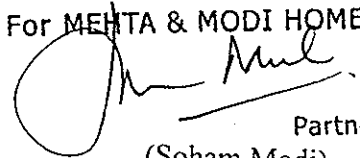
North	Plot No. 304
South	Plot No. 306
East	30' wide road
West	Vendors land (survey no. 34)

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:

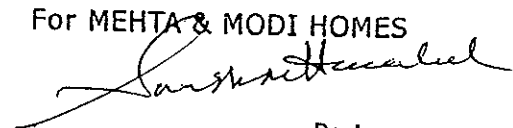
WITNESS:

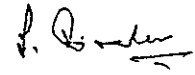
1. 
2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
BUILDER

For MEHTA & MODI HOMES


Partner
(Suresh U. Mehta)
BUILDER

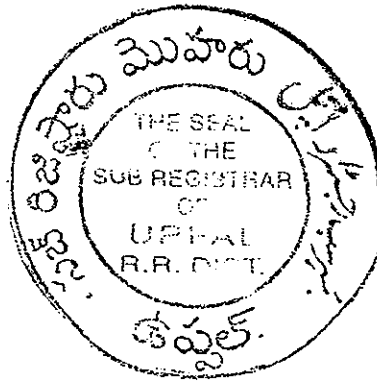

P. Mangala
BUYER

1 వ పుస్తకము. 5641/08
దస్తావేజాల నమిత్తం కాగితము
సంఖ్య.....91. ఈ కాగితపు వరుస
సంఖ్య.....4



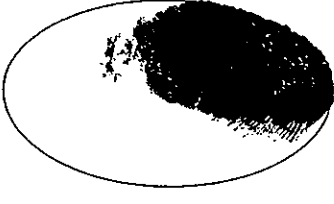

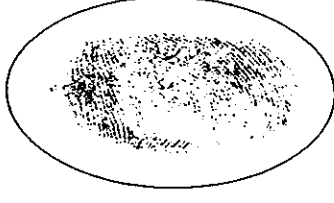



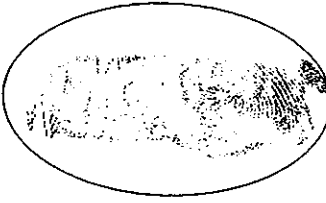

పబ్-రెజిస్ట్రార్

1 వ పుస్తకము పం (శా.శ) పు. 5641/08
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 5641...1-2008 ఇవ్వడమైన
2008 నంబరు 23 నెల 23 కేటి


రిజిస్ట్రారు అధికారి

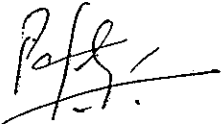


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 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 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			PURCHASER: 1. MR. PARIMI DIVAKAR S/O. MR. P. V. S. K. SARMA R/O. 326/6, POONGA APARTMENTS IIND AVENUE, 13 TH MAIN ROAD ANNANAGAR, CHENNAI - 600 040.
			2. MRS. PARIMI MANGALA W/O. MR. PARIMI DIVAKAR R/O. 326/6, POONGA APARTMENTS IIND AVENUE, 13 TH MAIN ROAD ANNANAGAR CHENNAI - 600 040.

SIGNATURE OF WITNESSES:

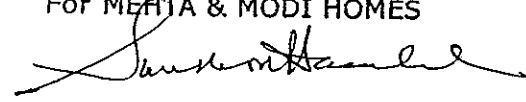
1. 

2. 

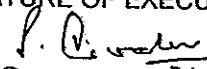
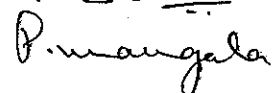
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

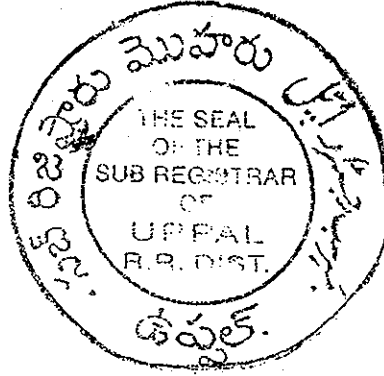

Partner

SIGNATURE OF EXECUTANTS

1వ పుస్తకము 5644 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 5

సబ్-రిజిస్ట్రారు

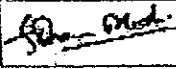


PERMANENT ACCOUNT NUMBER
AE5MPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


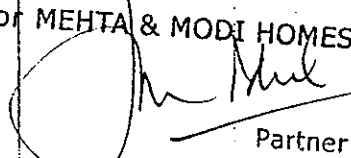
Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
DLDAP011193022002

PROBABLE SEX **M**
K PABU RENDY
2-3-84/10224
JRISHY GADDE
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-02

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

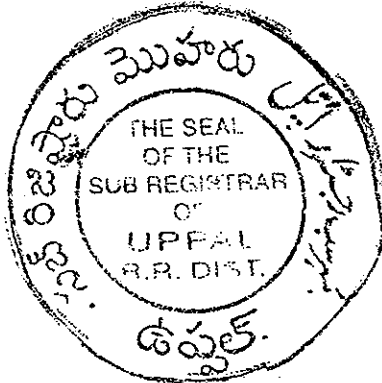
1. కర్నూలు కలెక్టరేట్

దస్తవీదార్ మొట్టమొదటి

సంఖ్య 9... తేదీ 20/11/2018

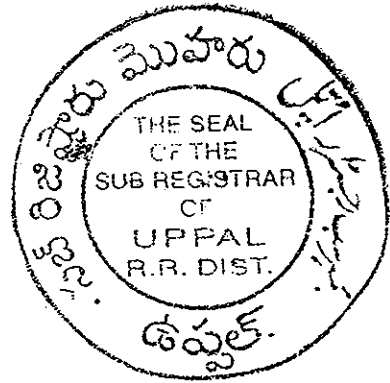
పంపు 6

పద రిజిస్ట్రార్



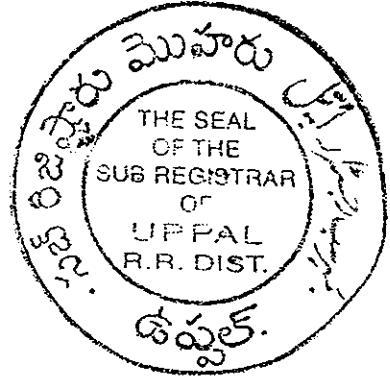
1 వ పుస్తకము కరెక్టుగా
దస్తావీజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుష
సంఖ్య.....

మ. జి. రెజిస్ట్రారు



1 వ పుస్తకము క...
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... రే.....

సబ్-రిజిస్ట్రారు





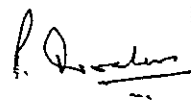


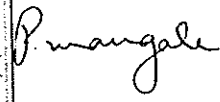
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005670/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 23/06/2008 13:17:52

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PARIMI DIVAKAR ANNANAGARCHENNAI	
2			(CL) PARIMI MANGALA ANNANAGARCHENNAI	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

2 వ పుస్తకము 20641/08
దస్తావేజాల మొత్తం వసూలు
సంఖ్య..... 9 ఈ కాగితపు వరుస
సంఖ్య..... 9

సబ్-రిజిస్ట్రారు

