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SCANNED



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366584

Date : 08-10-2008 Serial No : 38,007 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 12th day of December 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 Shri. Soham Modi, Son of Shri Satish Modi, aged about 38 years, Occupation: Business and Shri. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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

SHRI. DINAVAHU SRINIVASA RAO, SON OF LATE. SHRI. DINAVAHU SURYANARAYANA aged about 38 years, residing at 9-7-26. Road no. 6, Yadagiri Nagar, Hyderabad - 500 059, 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 & MODI HOMES
Page 1 of 3

Partner

For MEHTA & MODI HOMES

Partner

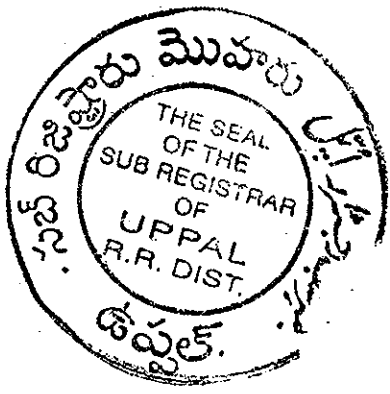
I certify that the following amounts have been paid in respect of this document:

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. 20/30/-
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. —
Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Registration fee:	
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. —
User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total: Rs. 2133/-

1 న పుస్తకము. 19.5.1.6000
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 6... ఈ కాగిత పుస్తకము
 సంఖ్య 1.....
 JUN 2008
 సబ్-రిజిస్ట్రార్

1930 - వ సం॥ హిస్సా నుం. 12...
 1930 - వ.శ.శా. అక్రమము సము. 2... తేది
 పగలు... 11... మరియు 12... గంటల మధ్య
 సబ్-రిజిస్ట్రారు అఫీసులో

K. Prabhakar Reddy...
 సోహం మన్షన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 ద్వారా రెండు సమర్పించవలసిన పోల్ గ్రాఫులు
 ముందు వేలిముద్రలతో సహా దాఖలు చేసి
 మొత్తం రూ॥ 1000/- చెల్లించినారు.



receipt No. 046650 dt 12/12/08. Vid
 H. Mahsiquda Branch, Sec'bad

Prabhakar
Prabhakar

వాస్తవికతను నిరూపించుటకు
 ఎడమ హాటనవేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 69/12/08
 dated 19.4.08 registerer at SRD

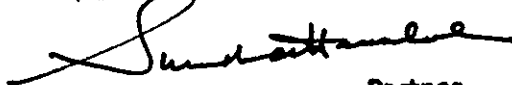
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 24th September 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 318) 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. 318 admeasuring 277 sq. yds. under a Sale Deed dated 12.12.08 registered as document no. 10915/08 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 a sum of Rs. 20,23,000/- (Rupees Twenty Lakhs Twenty 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 shall pay to the Builder the above said amount for development charges of Rs. 20,23,000/- (Rupees Twenty Lakhs Twenty Three Thousand Only) as on before 15th December 2008:
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.
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 leviabale 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



1 వ పుస్తకము... 9.16... సంగ్రహం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 2...

పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1908
 No. 10916 of 2008 Date 12/12/08

I hereby certify that the proper deficit
 stamp duty of Rs. 20130/- towards Twenty
 thousand one hundred and thirty four
 has been levied in a part of this instrument
 by Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 2023000/- being
 higher than the consideration agreed Market
 Value.

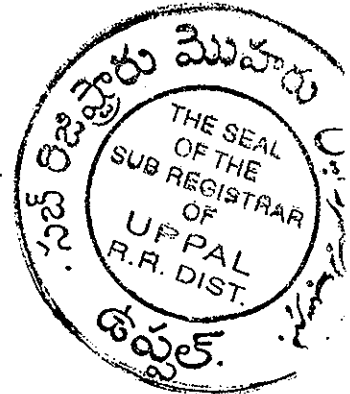
S. R. O. Uppal

Dated 12/12/08

Sub Registrar
 and Collector S.S. 4184
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 20130/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 046650
 Dated 12/12/08 at SBI Habisiguda Branch Sec bad



S.S.H. Habisiguda
 A/c No. 01000550700
 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.



SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 318 admeasuring about 277 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, marked in red in the plan annexed hereto, bounded on:

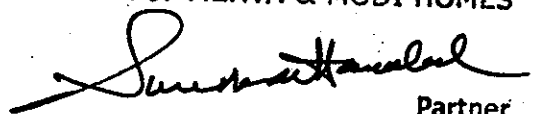
North	30' Wide Road
South	4' Wide Nala
East	Sy. No. 30 (Open Land)
West	30' Wide Road

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:

WITNESSESS:

1. 
2. 

For MEHTA & MODI HOMES

 (Soham Modi)
 Partner
 BUILDER

For MEHTA & MODI HOMES

 (Suresh U. Mehta)
 Partner
 BUILDER

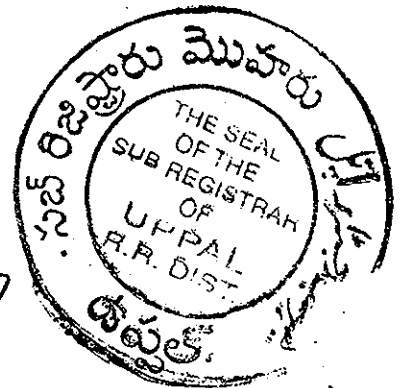

 BUYER.

1 వ పుస్తకము 0.1.16... సబ్-రిజిస్ట్రార్
 దస్తావేజుల వెగతుం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 పంఖ్య... 3.....




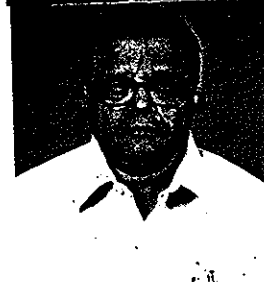




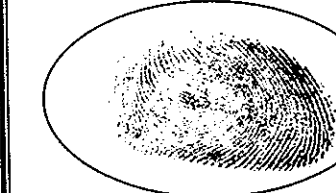

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (కా.క) 0.1.16... 108
 వింబరుగా రిజిస్ట్రారు చేయబడి స్వానిం గు నీమిత్తం
 గుర్తింపు నెంబరు 0.1.16... 1-200 గ్రామ్యజమీన్
 200 గ్రామ్యజమీన్ నెంబరు... 12... 108

రిజిస్ట్రారు ఆఫీసర్



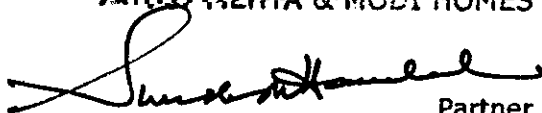
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

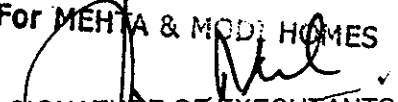
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <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 MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p> <p>GPA FOR PRESENTING DOCUMENTS: VIDE GPA. No. 69/IV/2008, 19.04.08.</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>PURCHASER:</p> <p>SHRI. DINAVAHI SRINIVASA RAO S/O. LATE. SHRI. DINAVAHI SURYANARAYANA R/O. 9-7-26, ROAD NO. 6, YADAGIRI NAGAR, HYDERABAD - 500059</p> <p>REPRESENTATIVE:</p> <p>MR. A.V.L. NARASIMHAM S/o. MR. A.V. RAMULU R/o. 303, DHANABALA RESIDENCY SRI RAM NAGAR COLONY MASAB TANK HYDERABAD</p>
			
			
			
			

SIGNATURE OF WITNESSES:

1. 

2. 

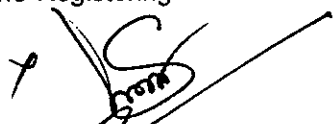

Partner

For MEHTA & MODI HOMES

SIGNATURE OF EXECUTANTS
Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

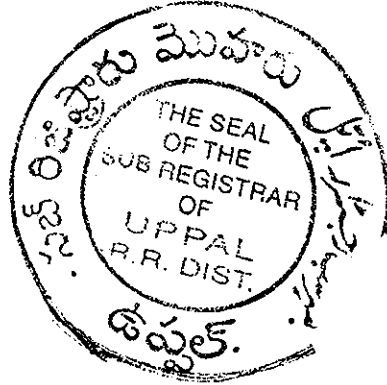
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. A.V.L. Narasimham I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

A.V.L. Narasimham
SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

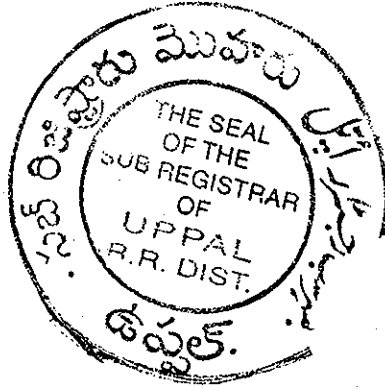
1 వ పుస్తకముని. 99. 16. సం. 1904
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య..... 4.....

పబ్-రిజిస్ట్రార్



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

సబ్-రిజిస్ట్రార్



PLEASE PRINT IN CAPITAL LETTERS AND IN ENGLISH. THE HOLDER'S PHOTO SHOULD BE PASTED IN THE SPACE PROVIDED FOR THIS PURPOSE. THE PHOTO SHOULD BE IN THE FORM OF A RECENT AND CLEAR PHOTOGRAPH. THE PHOTO SHOULD BE PASTED IN THE SPACE PROVIDED FOR THIS PURPOSE. THE PHOTO SHOULD BE IN THE FORM OF A RECENT AND CLEAR PHOTOGRAPH.

CAUTION: THE HOLDER OF THIS PASSPORT SHOULD BE AWARE THAT THE PASSPORT IS VALID ONLY FOR THE TERRITORY OF INDIA. THE HOLDER SHOULD BE AWARE THAT THE PASSPORT IS VALID ONLY FOR THE TERRITORY OF INDIA. THE HOLDER SHOULD BE AWARE THAT THE PASSPORT IS VALID ONLY FOR THE TERRITORY OF INDIA.

REGISTRATION: THE HOLDER OF THIS PASSPORT SHOULD BE AWARE THAT THE PASSPORT IS VALID ONLY FOR THE TERRITORY OF INDIA. THE HOLDER SHOULD BE AWARE THAT THE PASSPORT IS VALID ONLY FOR THE TERRITORY OF INDIA. THE HOLDER SHOULD BE AWARE THAT THE PASSPORT IS VALID ONLY FOR THE TERRITORY OF INDIA.

Full name (English) address Name of Father/Legal Guardian
DINAVAHU SURYANARAYANA
 Name and surn Name of Mother
DINAVAHU PRASHANTH
 Date of issue and surn Name of Spouse

A-73024/99

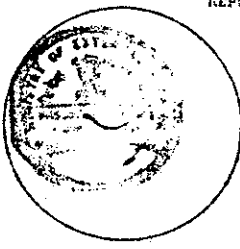
original issued at cross flow Visible distinguishing mark of the passport holder



इसके द्वारा भारत गणराज्य के राष्ट्रपति के नाम पर, उन तब से जिनका इस बात से संबंध है, वह कार्यवाही एवं प्रक्रिया को जारी है कि वे बाहक का बिना रोक-टोक आजादी से आते-जाते हैं, और उसे हर तरह की ऐसी मददगारी और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता है।

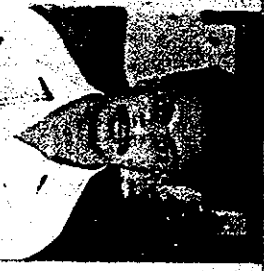
THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

द्वारा परामर्श के राष्ट्रपति के आदेश से दिया गया
 BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



V. S. KUMAR
V. S. KUMAR
 द्वारे पासपोर्ट अधिकारी
 For Passport Officer
 हैदराबाद/Hyderabad

भारत गणराज्य REPUBLIC OF INDIA



अभि / Type IND serial no. / Country Code B0808823 serial no. / Passport No.
 अंग्रेजी / Name DINAVAHU
 अंग्रेजी / Given Name SPEENINASA Rao.
 अंग्रेजी / Nationality INDIAN serial no. / Date of Birth 1-8-1970
 अंग्रेजी / Place of Birth DRAESHARAPAN - A.P.
 अंग्रेजी / Date of Issue 29-10-1999 serial no. / Date of Expiry 28-10-2009

Handwritten signature

న పుస్తకము... 116. సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6... ఈ కాగితపు వరుస
సంఖ్య 5.....

సబ్-రెజిస్ట్రార్

