

353

8628/09

8583/09

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 26531 Date 07/11/2009

Parties Romesh

W/o. C. N. Rama

Mehta & Modi Homes

Handwritten signature

AE 355293

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 15th day of December 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. VINAY AGNIHOTRI SON OF SHRI LATE. S. C. AGNIHOTRI, aged about 33 years, Occupation: Business, residing at 304, Vani Chowdhary Plaza, Street no. 4, Lane No. 2, Karthikeyanagar, 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).

Page 1 of 5

For MEHTA & MODI HOMES

Signature of Partner

Partner

For MEHTA & MODI HOMES

Signature of Partner

Partner

Signature of Vinay Agnihotri

Stamp Duty

Whereof 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 (ris.4) of I.S. Act, 1959.....	Rs. 2000/-
3. in the shape of cash (ris.4) of I.S. Act, 1959.....	Rs. -
4. adjustment of stamp duty lev. 18 of I.S. Act 1959, 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. -
Total: Rs.	8200/-

2588/07

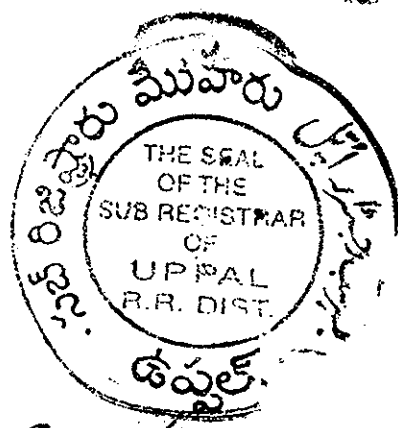
పన్నుదేవాలయం

దస్తావేజుల రిజిస్ట్రేషన్ కార్యాలయం

పంపిణీ చేసిన తర్వాతపు వరుస

పంపిణీ 18

నవం-రిజిస్ట్రేషన్



Sub-Registrar

1931 వ.శ.శా. అర్జీ నెం. 24 వ తేదీ

పగలు..... గంటల మధ్య

ఉప్పల్ సబ్-రిజిస్ట్రేషన్ కార్యాలయం

శ్రీ. K. P. Reddy

రిజిస్ట్రేషన్ చేయించిన వ్యక్తి

అనుబంధం నం. 24 వ తేదీ

మనీ దాఖలు చేసి

చూసుము రూ. 1000/- చెల్లించినారు.

Receipt No. 553574 Dt. 12/10/2008

R.M. Habsiguda Branch Secbad

వాస యిచ్చుటకు ఒప్పుకొన్నది

నడమ బ్రాహ్మణ శిల్పం

నడమ బ్రాహ్మణ శిల్పం

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. 69/3K/2008
 dated 17.4.08 registerer at SRO, UPP of
 Raaga Reddy District.

Attny Agnikotni s/o. Late S.C. Agnikotni
 Occ: Business - R/o. 304, Veni Chowdhary Plaza
 St No. 4, Lane No. 2, Kothikeravenagar, Nesharam,
 Hyderabad - 076.

Suresh Vyas
 S/o Sri Shrinraj Vyas
 Service.
 G-11 Sai Dhanu Apartment
 Saravkar Nagar, Madhura 54B-76

Venu Gopal S/o P. Sadorech Service
 Pla No 649 Indravenagar Donga Hill
 Hyderabad 500034

00... పంపిణీ చేసిన తేదీ

1931 వ.శ.శా. అర్జీ నెం. 24 వ తేదీ.

నవం-రిజిస్ట్రేషన్

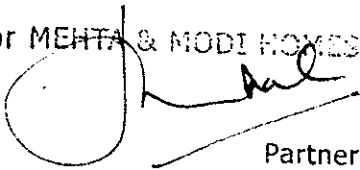
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 01st December 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 333) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40(P), 41(P), 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. 333 admeasuring 400 sq. yds. under a Sale Deed dated 15.12.2009 registered as document no. 8582/09, 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:

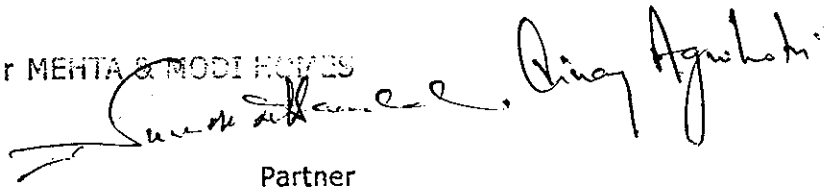
1. The Buyer has agreed to pay a sum of Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only) on or before 15th December 2009.
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 MENTA & MODI HOMES



Partner

For MENTA & MODI HOMES



Partner

వస్తువు 8583/09
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 7... కాగితపు వరుస
 పుస్తకం 2

[Signature]

Endorsement Under Section 42 of Act II of 1957
 No. 8583 of 2009 Date 15/12/09
 I hereby certify that the proper deficit
 stamp duty of Rs. 7000/- Seven
 Thousand only
 has been paid for this instrument
 by K.P. Reddy
 on the date of registration. Market Value
 considered is Rs. 7,10,000/- being
 higher than the agreed Market
 Value.

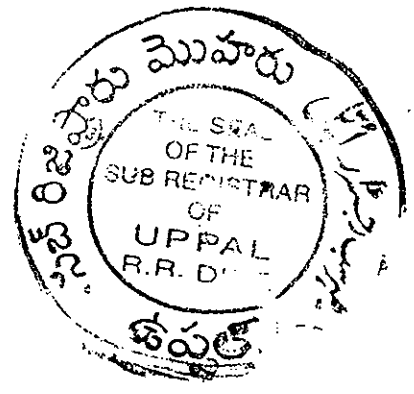
S.R.O. Uppal
 16/12/09
 Sub Registrar and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 7000/- towards Stamp Duty
 including Rs. 1000/-
 towards ... was paid by the party
 through ... number 553574
 Dated 15/12/09
 Habelguda Branch Sec'ed

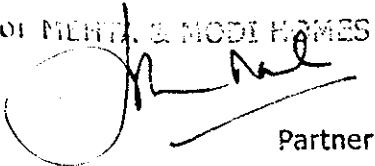
T.M.H. Habelguda
 S/o No. UT000060700
 S.R.O. Uppal

NOTE: D.S.D. Rs. 100/- Total
 Rs. 700/- collected as
 agreed M.V of Rs. 7,10,000/-
 SUB-REGISTRAR

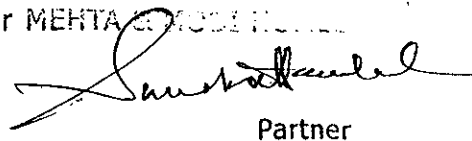


4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. It is hereby agreed and understood explicitly between the 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 leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
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.
9. Stamp duty and Registration amount of Rs. 8,100/- is paid by way of challan no. 553574, dated 15.12.2009, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

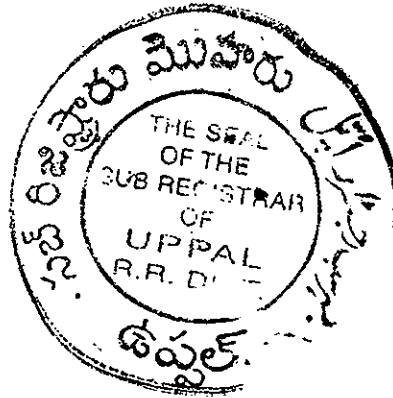


1 వ పుస్తకము సం॥ 8583/09
చస్తాపేజీ నెంబరు వాగితముల
సంఖ్య 2 వాగితపు వరుణ
సంఖ్య 3

పట్టణము

1 వ పుస్తకము సం॥ (కా.స) పు. 8583/09
వెంటరుగా రిజిస్టరు చేయబడి స్కూనింగు నిమిత్తం
గుర్తింపు నెంబరు 8628 1-2009 ఇవ్వడంబట్టి
2009 నంబరు 1 నెంబరు 11

రిజిస్ట్రారులచే





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 333 admeasuring about 400 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 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:

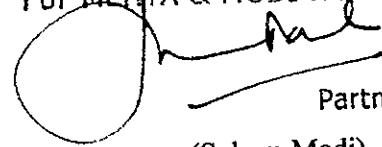
North	30' wide road
South	Park
East	Open Land (Survey no. 25)
West	Plot no. 334 & 335

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:

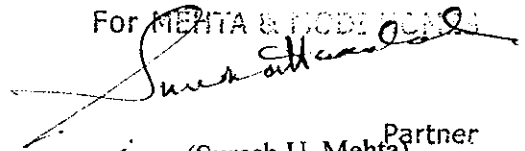
1. 
2. 

FOR MEHTA & MODI HOMES


Partner

(Soham Modi)
BUILDER

FOR MEHTA & MODI HOMES

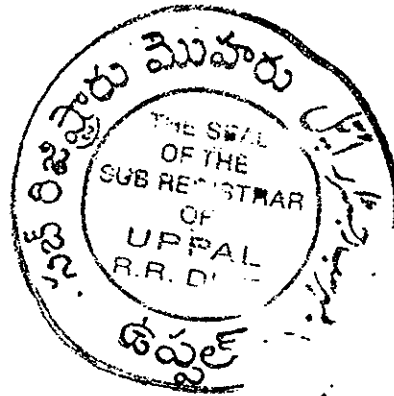

Partner

(Suresh U. Mehta)
BUILDER


BUYER.

1 వ పుస్తకము కుక్కకిని
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య... కు కాగితపు వరుష
పంఖ్య... 4

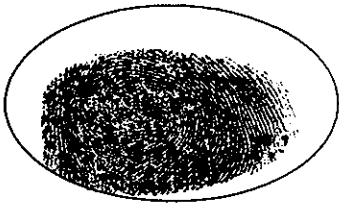
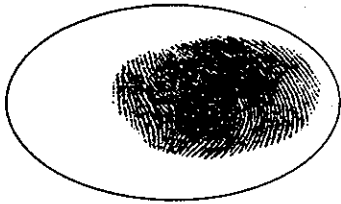
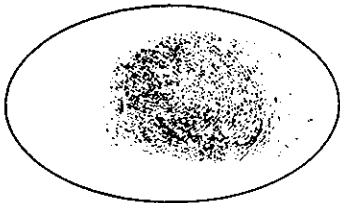
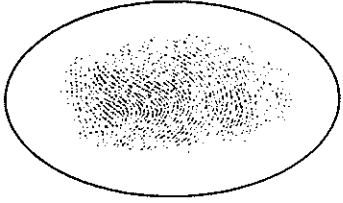
[Handwritten signature]
పం. రిజిస్ట్రార్



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

NO.
FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

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

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, II FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003

GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:

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.

BUYER:

MR. VINAY AGNIHOTRI
S/O. LATE. SHRI. S. C. AGNIHOTRI
R/O. 304, VANI CHOWDHARY PLAZA,
STREET NO. 4, LANE NO. 2,
KARTHIKEYANAGAR,
NACHARAM,
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

1.

2.

FOR MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

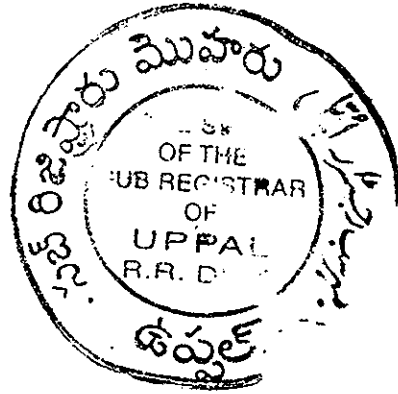
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

శ్రీ వై. పుస్తకము
దస్తావేజాల మే. పుస్తకముల
పంఖ్య. 7. ఈ దాగితపు వరుస
సంఖ్య.....

సబ్ రిజిస్ట్రార్

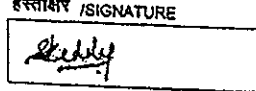


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIYPK2089F

नाम / NAME
SRIDEVI KALICHETI

पिता का नाम / FATHER'S NAME
VENKATA RAMI REDDY NARALA

जन तिथि / DATE OF BIRTH
19-04-1977

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

क्र.सं.	नाम	संबंध	जन्म तिथि	वय
1	श्रीदेवी	पत्नी	09/02/84	22

D.P.L. No. 114
 BHARAT SCRIPT & PRINTERS

HOUSEHOLD CARD

Card No : PAPI67851401086
 F.P Shop No : 815

Name of Head of Household : Mehta Babul

Father/Husband name : Bharat

जन्म तिथि / Date of Birth : 04/12/1960

वय / Age : 26

व्यवसाय / Occupation : Own Business

घर नं. / House No. : 2-3572, 401, JYOTI TOWERS

सड़ / Street : MINISTER ROAD

Colony : D.V. COLONY

Ward : 2

Circle : Circle VIII

ज़िला / District : Hyderabad

(Rs.) : 100,000
 No. (1) : 45339 (Double)
 No. (1) : Navratri Enterprises, HCC
 No. (2) : /
 No. (2) : /

आयकर विभाग
 INCOME TAX DEPARTMENT


भारत सरकार
 GOVT OF INDIA


PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

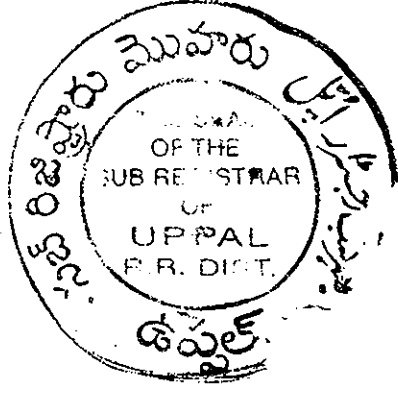
Permanent Account Number
AWSPB104E

Signature




నా అన్వేషణ 85.88/99
దస్తావేజాల నిబంధన కారితముల
సంఖ్య 6 ఈ కారితపు వరుస
సంఖ్య 6


పట్టణ రిజిస్ట్రార్



పాపపుస్తకము.....

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

పాప-రక్షణ

