

336

Doc No: 6930/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Leela G Chimalgi
 P 313815
LEELA G CHIMALGI
 STAMP VENDOR
 5-4-76/A, Venkaiah Nagar, Rangoli,
 SECUNDERABAD-500 003

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AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 26th day of July 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

MR. S. SRIKANTH, SON OF MR. K. SREEDHAR aged about 30 years, residing at LIG-B, 355, Dr. A. S. Rao Nagar, Secunderabad - 500 062, 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 and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

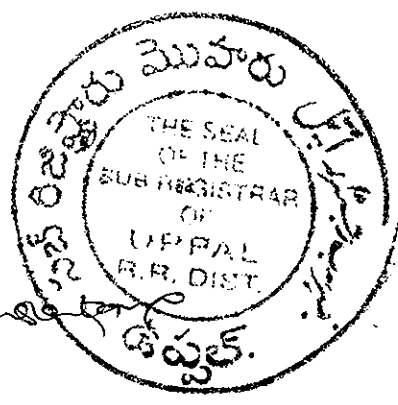
ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
Stamp Duty:	Rs. 100/-
1. in the shape of stamp papers.....	Rs. 17000/-
2. in the shape of challan (w/s. 41 of I.S. Act. 1892).....	Rs. —
3. in the shape of cash (w/s. 41 of I.S. Act. 1892).....	Rs. —
4. adjustment of stamp duty (w/s. 16 of I.S. Act. 1892, if any).....	Rs. —
Transfer Duty:	Rs. —
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Registration fee:	Rs. 10000/-
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Other Charges:	Rs. 100/-
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Total: Rs. 27000/-	

పాపపుస్తకము 6930 నంబరులో
 రిజిస్ట్రేషన్ మొదలు కాగితము
 సంఖ్య..... రిజిస్ట్రేషన్ కాగితపు వరుస
 సంఖ్య.....

1920 వ.శ.శా. డి.శా. మాసము..... తేది
 పగలు..... 1..... మరియు 2..... గంటల మధ్య
 కప్పల్ సెక్-రిజిస్ట్రారు లోనుతో

శ్రీ. K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 ఈ సమయము రూ||..... 1000/-..... వెల్లించినారు.

Receipt No. 2200 Di. 26/7/2018
 R.R.H., Mahasiquaria Branch, Sec'bad



నా సయ్యునిట్లు ఒప్పుకోవడం
 ఎదను ప్రోటనక్షేట



Prabhakar
 K. Prabhakar Reddy S/o. K.P. Reddy
 Occ. Service (e) S-U-187/3 & 4,
 1st floor, Soham mansion, M.G. Road, Sec'bad,
 through attested GPA for presentation of document
 with GPA NO. 69/16/18, dt. 19.4.08 at Reg. Uppal
 R.R. Dist

హాంపించినది.

①

V. S. N. CHARLU, S/o V. Sundararamulu, Retired Officer A.P.S. 22
 Plot No. 25, Sainathapuram, A.C. Co. Hyd. 500062.

②

Ramesh Rao S/o Venkatasubbarao Occ. Business
 S/o. 1-54, Kms. Manager, Mowali, Hyderabad.

2008 వ. సం||..... నెం 26 వ తేది
 1920 వ. శా.శా. డి.శా. మాసము..... వ తేది.

సెక్-రిజిస్ట్రారు

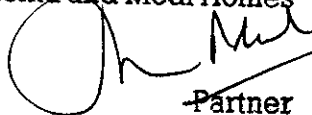
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 07th January 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 336) 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. 336 admeasuring 210 sq. yds. under a Sale Deed dated 26.7.08 registered as document no. 6929/08 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.

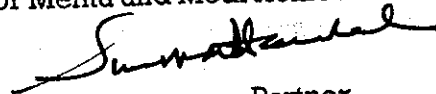
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,10,000/- (Rupees Seventeen 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 has already paid an amount towards development charges of Rs. 17,10,000/- (Rupees Seventeen Lakhs Ten Thousand Only) before entering into this agreement and the builder admitted and acknowledged the receipt for said consideration.
3. 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.
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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ ప్రస్తుతము 930 సంఖ్యలో
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 2 కాగితపు వరుణ
 అంశము 2

[Handwritten signature]

Endorsement Under Section 42 of Act II of 1944

No. 6930 of 2008 Date 26/7/08

I hereby certify that the proper deficit
 stamp duty of Rs. 17000/- Rupees Seventeen

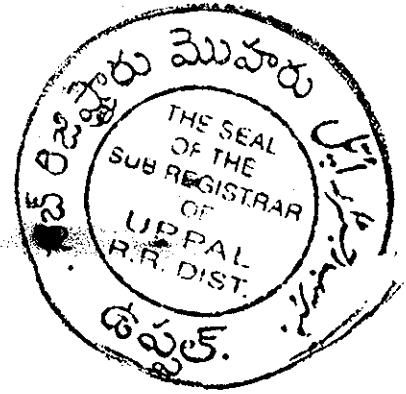
thousand only
 has been levied in respect of this instrument
 from Sri. C. f. Subbaraj Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1710000/- being
 higher than the consideration agreed Market
 Value.

Sub R.O. Uppal *[Signature]*
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

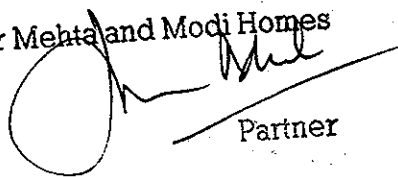
An amount of Rs. 17000/- towards Stamp Duty
 including Transfer duty and Rs. 2000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 804220
 dated 26/7/08 at SRI Habsiguda Branch Section

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



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. 18,100/- is paid by way of challan No. 804220, dated 26.7.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

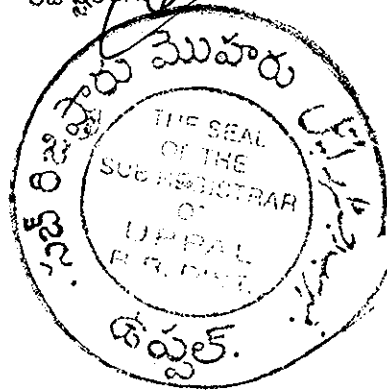

Partner

1. ఎ పుస్తకము 6930 నంబరు
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య 1... ఈ కాగితపు వరుణ
సంఖ్య 3

స.శ. - 26/11/2008

1. ఎ పుస్తకము నంబరు (కా.శ.) పు... 6930/08
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 6930-1-2008 ఇవ్వబడిన
2008 నంబరు 26 నెల 26 తేదీ

రిజిస్ట్రార్ గారి కార్యాలయం



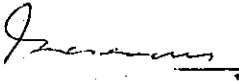

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 336 admeasuring about 210 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:

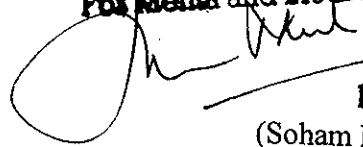
North	Plot No. 337
South	30' wide road
East	Plot No. 343
West	30' wide road

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:

WITNESS:

1. 
2. 

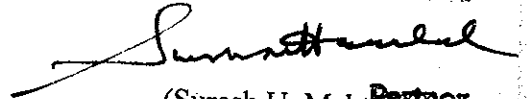
For Mehta and Modi Homes



Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes



(Suresh U. Mehta) Partner
BUILDER

1 వ పుస్తకము 6920 నంబర్

దస్తావేజాల మొత్తం కాగితము

సంఖ్య..... ఈ కాగితపు వరుష

సంఖ్య 4.....

పబ్-రెజిస్ట్రార్



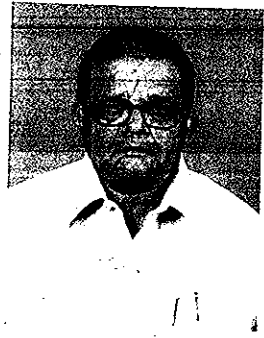
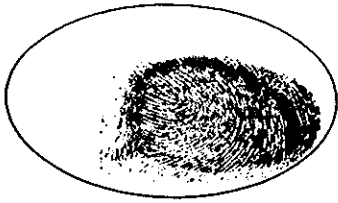
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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. 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
VIDE DOC.NO. 69/BKIV/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.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

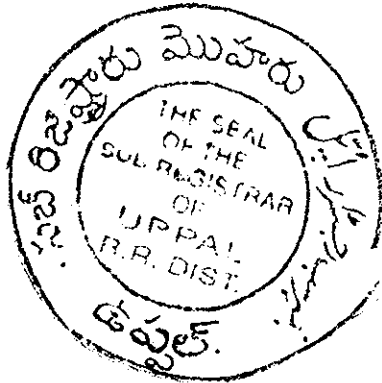
Partner

For Mehta and Modi Homes





Partner
SIGNATURE OF EXECUTANTS

శ్రీ సుబ్బారావు గారికి సంతకం
దస్త్రీ దేవం సుబ్బారావు గారికి
సంఖ్య...
సంఖ్య...

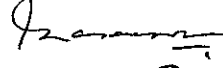

సంతకం



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

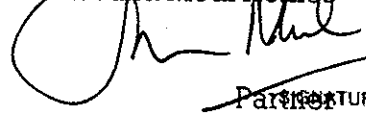
S. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER MR S SRIKANTH S/O MR K SREEDHAR R/O LIG-B, 355 DR. A S RAO NAGAR SECUNDERABAD - 500 062
			REPRESENTATIVE MR K SREEDHAR S/O LATE SHRI K R KRISHNA MURTHY R/O LIG-B, 355 DR A S RAO NAGAR SECUNDERABAD - 500 062

SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes

For Mehta and Modi Homes



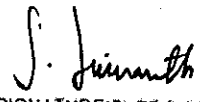
PARTICULAR SIGNATURE OF EXECUTANTS

Partner

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

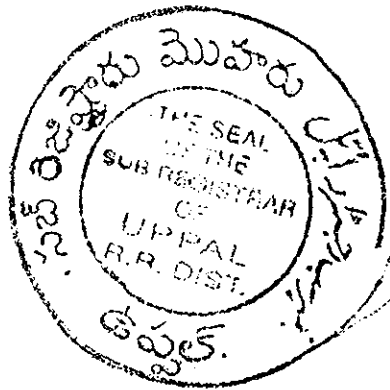
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr K Sreedhar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal Ranga Reddy District


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము గురించి... సంఖ్య 108
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... రే... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రారు



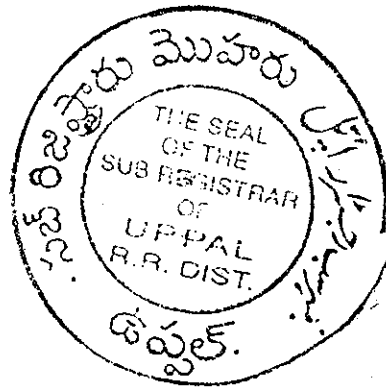
1 వ పుస్తకము (1990) సంఖ్య/ఆ

దస్తావేజాల మొత్తం కాగితము

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

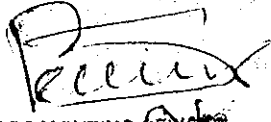
సబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Savithri	Wife	14/03/51	54
3	Sreedhar Srikanth	Son	03/09/77	28


 CARDS ISSUING OFFICE
 DPL KAPRA
 21/11/2005

కాప్రా పంచాయతీ పరిషత్

కాప్రా పంచాయతీ పరిషత్

HOUSEHOLD CARD

Card No : PAP1587303J0679
 F.P Shop No : 303
 పేరు : కల్లూమార్ . శ్రీధర్
 Name of Head of Household : Kallumari . Sreedhar
 తండ్రి/భర్త పేరు : కృష్ణ మూర్తి
 Father/ Husband Name : Krishna Murthy
 పుట్టిన తేదీ/Date of Birth : 01/06/1947
 వయస్సు/Age : 58
 వృత్తి/Occupation : Retired Employee
 ఇంటి.నెం./House No. : 1-15-49/355
 వీధి /Street : KAPRA
 Colony : Dr.A.S.RAO NAGAR
 Ward No. : వర్డ్ 22/ Ward-22
 Municipality : కాప్రా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 36,000
 LPG Consumer No. : 9345/(Single)
 LPG Dealer Name : Ennar Gas Agencies , I



1 వ పుస్తకాన్ని... సంఖ్య/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుష
సంఖ్య...

సబ్-రిజిస్ట్రారు

