



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Si. No. 5186 Date 14/10/09 Rs. 100/-
 Sold To A. Ramesh
 S/o A. Pochairah
 For Whom mehta and modi Homes

L. G. Chimalgi
 Z 039109
LEELA G CHIMALGI
 STAMP VENDOR
 Licence No. 1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 14th day of Oct 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 Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. P. GOPI, SON OF MR. P. P. HARI aged about 35 years, Occupation: Service
2. MRS. P. SAMATHA, WIFE OF MR. P. GOPI aged about 36 years, Both are residing at P. O. Box No. 3505, Ajman, UAE, 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
[Signature]
 Partner

For MEHTA & MODI HOMES
[Signature]
 Partner

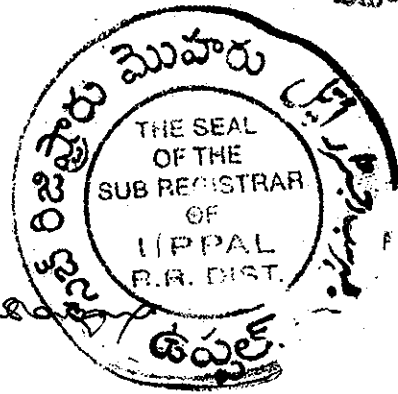
P. Gopi

P. Samatha
 Page 1

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 (w/s 41 of I.S.A. 1899)	Rs. 13220/-
3. In the shape of cash (w/s 41 of I.S.A. 1899)	Rs. —
4. Adjustment of stamp duty (w/s 12 of I.S.A. 1899, 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	Total Rs. 14620/-

1 వ పుస్తకము 6884 సంగ్రహం
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9... కాగితపు పరుప
 సంఖ్య 1

పబ్-రిజిస్ట్రార్



2009 వ సం॥... నెల...
 1921 వ.శ.శా... మాసము... తేది
 పగలు... మరయు... గంటల మధ్య
 పబ్-రిజిస్ట్రారు ఆఫీసులో

K. Prabhakar Reddy
 చిరునామా, 1902 లోని కె.పద్మావతి 32 ఎ-ను
 ఆ సరిహద్దు సమర్పించవలసిన పాబ్-గ్రాఫులు
 మొత్తము పేలిముద్రలతో సహా దాఖలుచేసి
 జనుము రూ॥... చెల్లించినారు.

Receipt No. SS6284 D.I.P.P.A.L. V...
 Habsiguda Branch, Sec'ad

హాసయిత్రములు అప్పుకొన్నది
 ఎడమ బ్రాటనవ్రలు

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 G.P.A/SPA for presentation
 of documents, Vide G.P.A/SPA No. 69/22/08
 dated 19.4.08 registerer at SRO, U.P.P.A.L.
 Rangareddy District.



హాసయిత్రములు



హాసయిత్రములు

Pr

J. Vijay s/o. J.R. Magaiah occ. Service.
 P.O. 108, Vaishnav's Residency, Nizampet Cross
 Kertapuram, Hyderabad. (Representative for
 Buyers)

Venkatarama Reddy s/o. Anji Reddy occ. Service
 P.O. 11-10/2, Rd No.2, Green Hills Colony,
 Saroornagar, Hyderabad

B. Raj Kumar s/o. B.N. Ramulu occ. Business
 P.O. U.P.P.A.L. LEA 18

2009 వ సం॥... నెల...
 1921 వ.శ.శా... మాసము... తేది

పబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 1st August 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 338) 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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District. 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. 338 admeasuring 174 sq. yds., under a Sale Deed dated 14.10.09 registered as document no. 6283/09 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.

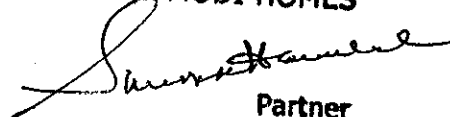
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in a sum of Rs. 13,32,000/- (Rupees Thirteen Lakhs Thirty Two 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 already paid the above said amount of Rs. 13,32,000/- (Rupees Thirteen Lakhs Thirty Two Thousand Only) before entering this agreement which is admitted acknowledged by the builder.
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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

పన్నుకము 6884 సంఖ్య
 చెల్లించిన మొత్తం కాగితముల
 సంఖ్య 9... ఈ కాగితపు వయస్
 సంఖ్య 2.....

[Signature]
 పబ్లిక్ రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1887
 No. 6884 of 2009 Date 11/10/09

I hereby certify that the proper deficit
 stamp duty of Rs. 13220/- Rupees Thirteen thousand -
 two hundred and twenty 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. 1332000/- being
 higher than the consideration agreed Market
 Value.

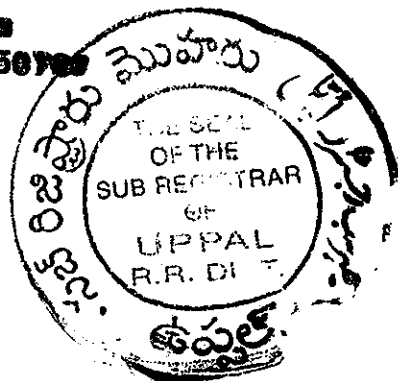
S.R.O. Uppal
 Date 11/10/09

[Signature]
 S.R. Registrar
 U.S. 41 &
 1957 Act 1957

Registration Endorsement

An amount of Rs. 13220/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan No. 556284
 Dated 11/10/09 at Sub Registrar's Office Secbad

G.B.H. Habsiguda
 A/c No. 01000050700
 of B.R.O. Uppal

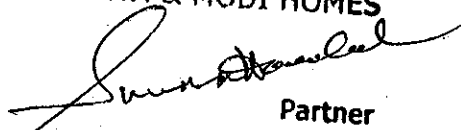


6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
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. 14,320/- is paid by way of challan No. 556284, dated 14.10.09, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES



Partner



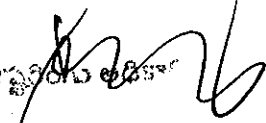
P. Samatha

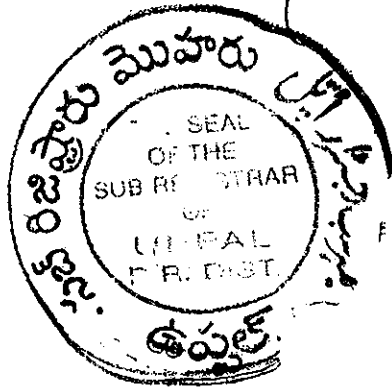


వ పుస్తకము 6884/19
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వయస్
సంఖ్య... 3.....


పబ్లికేషన్

వ పుస్తకము సంఖ్య (శా.స) పు... 6884/19
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు వెంబరు... 6935... 2009 అక్టోబరు
2009 సంవత్సరమున... 4... తీసి

రిజిస్ట్రారు ఆధికారి 




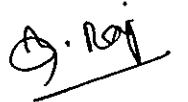
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 338 admeasuring about 174 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 hereto, bounded on:

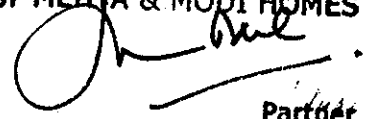
North	Bungalow No. 339
South	Bungalow No. 337
East	Bungalow No. 341
West	30' wide Road

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:

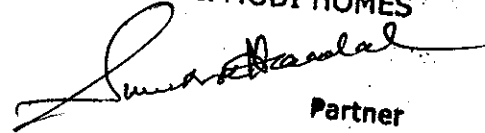
1. 
2. 

For MEHTA & MODI HOMES

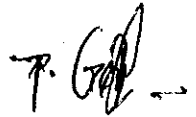


Partner
(Soham Modi)

For MEHTA & MODI HOMES



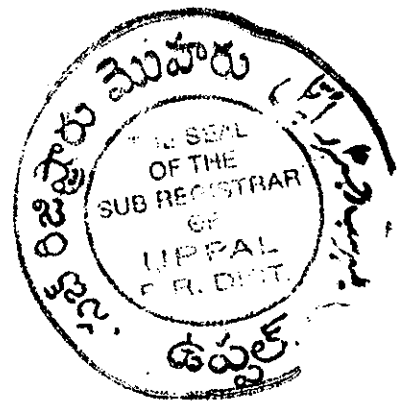
Partner
(Suresh U. Mehta)
BUILDER





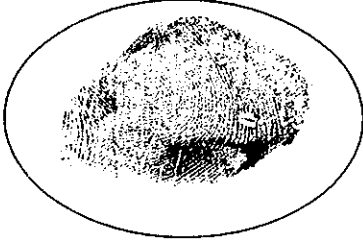
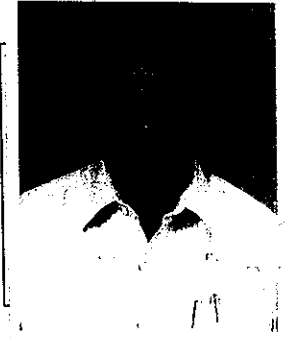
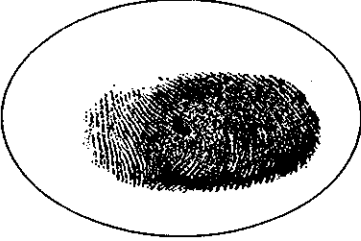

P. Samatha

వ పుస్తకము...
దస్తావేజాల...
సంఖ్య...
సంఖ్య...

✓
సబ్-రెజిస్ట్రార్



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

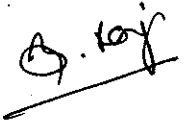
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <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, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 69/BKIV/2008:</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>

SIGNATURE OF WITNESSES:

1.



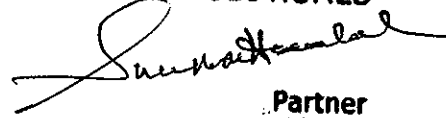
2.



For MEHTA & MODI HOMES

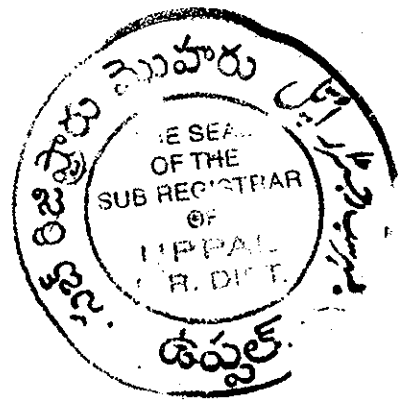

Partner

For MEHTA & MODI HOMES


Partner
SIGNATURE OF EXECUTANTS

... పుస్తకము 6884 సంఖ్య
దస్తవేజుల వెళ్ళు తగిలముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 5.....

↓
పబ్లికేషన్



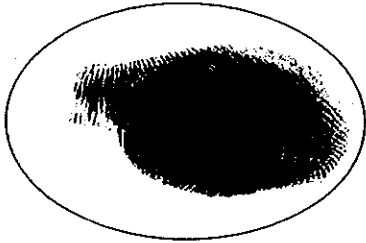
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

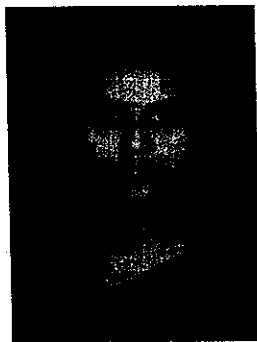
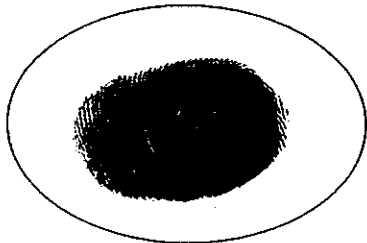
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

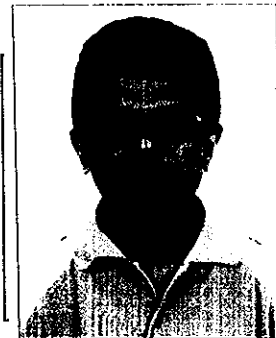
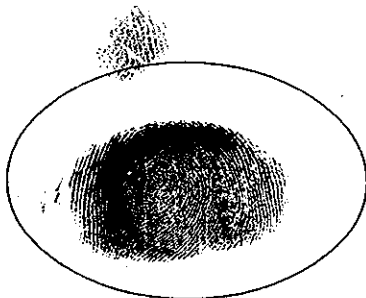


BUYERS:

1. MR. MR. P. GOPI
S/O. MR. P. P. HARI
R/O. P. O. BOX NO. 3505,
AJMAN, UAE



2. MRS. P. SAMATHA
W/O. MR. P. GOPI
R/O. P. O. BOX NO. 3505,
AJMAN, UAE



REPRESENTATIVE:

MR. VIJAY JAGABATHULA
S/O. MR. J. K. NAGAI AH
R/O. FLAT NO. 108
VISHNAVI RESIDENCY
NIZAMPET, (ROAD)
KULHAT PALLY, HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES


Partner

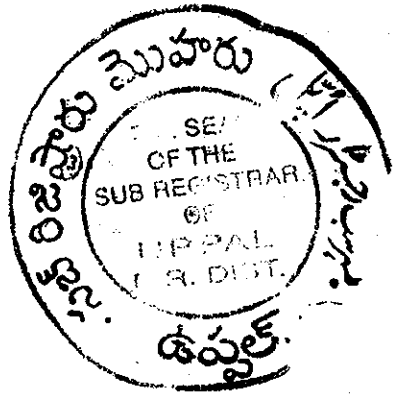
SIGNATURE OF EXECUTANTS

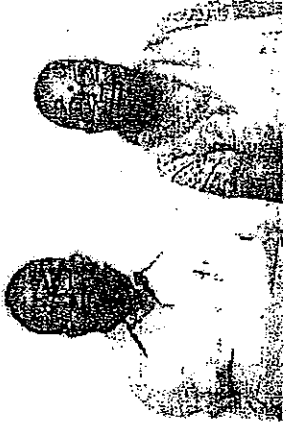
P. Samatha
SIGNATURE(S) OF BUYER(S)

(REPRESENTATIVE)

వ పుస్తకము 6884. సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు పనుల
సంఖ్య... 6.....


సబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/11/81	25

[Signature]
 D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-III
 BARABHISE, SEG. BAD
 16/07/2006
 4-63655 88 . 25.46 . 1 / 3 .25 . 2

PERMANENT ACCOUNT NUMBER
 AEMPM572EH

NAME
 SONAR SATEH MODI

FATHER'S NAME
 SATEH MANLAL MODI

DATE OF BIRTH
 18-10-1989

SIGNATURE
[Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

[Handwritten Signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANBI

18/07/1989
 Permanent Account Number
AWP...

Signature
[Signature]

HOUSEHOLD CARD

Card No : PAP162881500816
F.P. Sheet No : 813
Area : Barapan, 2nd S

Name of Head of Household : Madha, Suresh
Age/sex : 45/50M

Father/Instalment name : Unkhal
Age/sex/Date of Birth : 18/12/1948
Sex/age : 58
Occupation : Own Business

Address/House No. : 2-3-577
Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : 2
Circle : Circle VIII
City/District : Hyderabad

Annual Income (Rs.) : 190,000
PG Consumer No. (1) : NE-463594(Single)
PG Dealer Name (1) : Narayana Enterprises, ICC
PG Consumer No. (2) :
PG Dealer Name (2) :


Signature
[Signature]

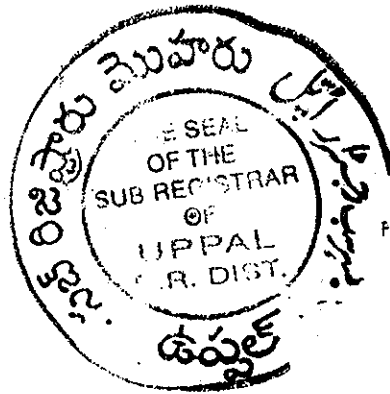
1. వా. నెం. 6884.సం. 1997

దస్తావేజుల నమోదు కాగితముల


సంఖ్య... 9... ఈ కాగితపు వరుస

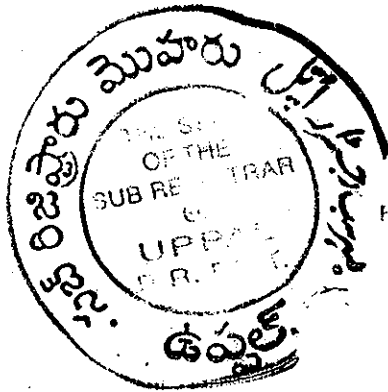
సంఖ్య... 10...


సచి-రెజిస్ట్రార్



వ పుస్తకము 688.4 సంఖ్య
జననదేజాల మొదల కాగితముల
సంఖ్య...91...ఈ కాగితపు వరుస
సంఖ్య...81.....


పబ్-రెజిస్ట్రార్



వ పుస్తకము తదితరముల
దస్తావేజుల మొత్తం కాగితముల
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