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Doc No 10684/2008

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STAMPED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366581

Date : 08-10-2008 Serial No : 38,004 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 24<sup>th</sup> day of November 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 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

MRS GALI PADMAVATHI, wife of MR. VENKATA RAMANA aged about 35 years, Occupation: Housewife residing at H. No. 15-87, Sri Padmavathi Nagar, Thirupathi - 517 502, 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

Partner

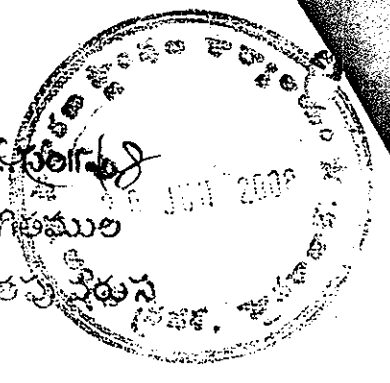
For MEHTA & MODI HOMES

Partner

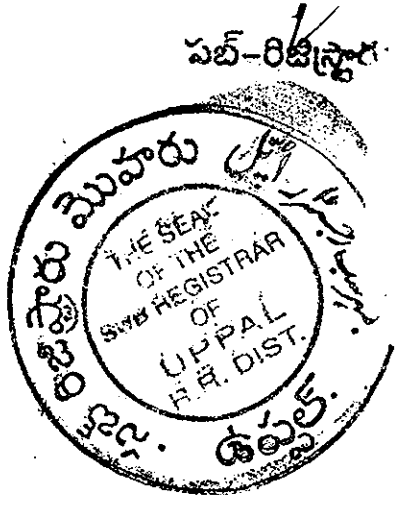
Stamp duty: The following amounts have been paid in respect of this document:

1. in the shape of stamp papers	Rs. 100/-
2. in the shape of challan (s/s.41 of I.S. Act, 1899)	Rs. 20020/-
3. in the shape of cash (s/s.41 of I.S. Act, 1899)	Rs. 1000/-
4. in the shape of stamp duty (s. 16 of I.S. Act, 1899, if any)	Rs. 100/-
Total: Rs. 21220/-	

1వ పుస్తకము రిజిస్ట్రార్ కు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 7 ఈ కాగితపు పేరున  
 పంపిస్తాను



1920 వ.శ. చట్టము ప్రకారము...  
 పగలు... మరియు...  
 కప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు పేజీముద్రలతో సహా దాఖలు చేసి  
 చుసుము రూ. 1000/- చెల్లించినారు.



Receipt No. 329  
 BH. Habiscanda Branch, Sec'bad

Pradeep Kumar

Pradeep Kumar



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. 69/2/08  
 dated 19.4.08 registerer at SRO, Uppal  
 Ranga Reddy District.

కుమార్

1

G. Pradeep Kumar S/o. G. Dhanraj  
 occ. Business - R/o. Bourapally, Sec'bad.

2

K. Ramiah S/o. Ramulu  
 occ. Business - R/o. Tenelae Sec'bad.

2008 వ. సం. నవంబర్... నెలకి... వ తెది  
 1920 వ. చట్టము ప్రకారము... మా సం. కి... వ తెది.

Pradeep Kumar  
 సబ్-రిజిస్ట్రార్

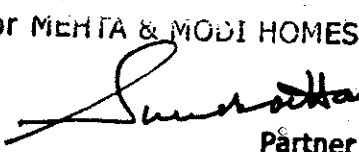
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 22<sup>nd</sup> August 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 353) 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, 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. 353 admeasuring 231 sq. yds. under a Sale Deed dated 24.11.2008 registered as document no. 10473/08 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. 20,12,000/- (Rupees Twenty Lakhs Twelve 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 an amount of Rs. 4,63,000/- (Rupees Four Lakhs Sixty Three Thousand Only) before enter the agreement and the builder acknowledge the receipt
3. The Buyer shall pay the balance amount of Rs. 15,49,000/- (Rupees Fifteen Lakhs Forty Nine Thousand Only) paid on or before 05<sup>th</sup> December 2008
4. 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.
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.

FOR MEHTA & MODI HOMES  
  
Partner

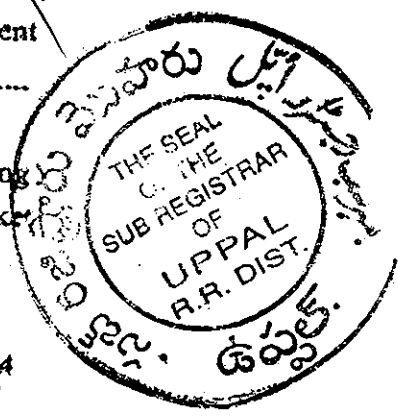
FOR MEHTA & MODI HOMES  
  
Partner

15 పుస్తకములు  
చస్తావేజాల మొత్తం వసతియు  
సంఖ్య... 7... ఈ కారణపు వదు  
సంఖ్య... 2

Instrument Under Section 42 of Act II of 1957  
of 2008. Date 24/11/08

hereby certify that the proper deficit  
stamp duty of Rs. 2002/- Rupees Twenty  
and twenty only  
has been levied in respect of this instrument  
by Sri K. Prabhakar Reddy  
on the basis of the agreed Market Value  
of Rs. 20,20,000/- being  
less than the consideration agreed Market

వి. వి. రెవీన్యూ



Sd/-  
Sub Registrar  
and Collector U/S. 41 & 4  
INDIAN STAMP ACT

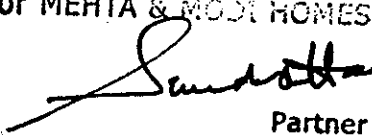
### Registration Endorsement

An amount of Rs. 2002/- towards Stamp Duty  
Including Transfer duty and Rs. 1000/-  
towards Registration Fee was paid by the party  
through Chaitanya Bank of Hyderabad A/c No. 532967  
dated 24/11/08 at SBI Habubnagar Branch Secbad

G.B.H. Habubnagar  
A/c No. 01000059700  
SBI 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. 21,120/- is paid by way of challan No. 832967, dated 24.11.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES  
  
Partner

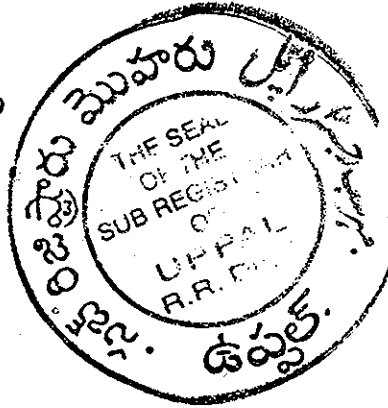
For MEHTA & MODI HOMES  
  
Partner

1 వ పుస్తకము రిజిస్ట్రేషన్ సంగ్రహం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... గ... ఈ కాగితపు వరుస  
సంఖ్య... ౩.....

1 వ పుస్తకము సం|| (కా.శ) పుస్తకము... లకు  
నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 11-200 కొరవ్వడమైన  
200 సంవత్సరముల... తది

సబ్-రిజిస్ట్రార్

రిజిస్ట్రేషన్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 353 admeasuring about 231 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, bounded on:

North	Plot No. 352
South	30' wide road
East	30' wide road
West	Plot No. 348

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:

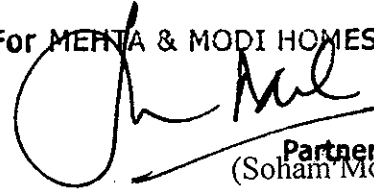
1.

*GP*

2.

*Koch*

For MEHTA & MODI HOMES



Partner  
(Soham Modi)  
BUILDER

For MEHTA & MODI HOMES



Partner  
(Suresh U. Mehta)  
BUILDER

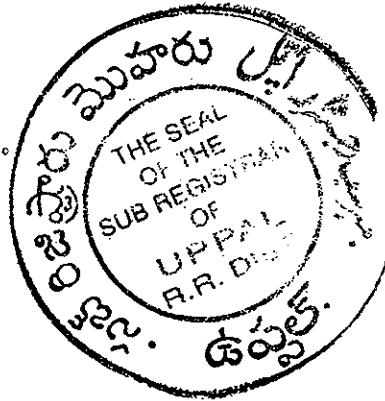
1 వ పుస్తకము (ఆంధ్ర నామక)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7... కి కాగితపు వరుస

సంఖ్య 4...

Handwritten signature or mark





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

SL.NO.      FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



VENDOR:  
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 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:  
MRS. GALI PADMAVATHI  
W/O. MR. VENKATA RAMANA  
R/O. H.NO. 15-87,  
SRI PADMAVATHI NAGAR,  
THIRUPATHI - 517 502.



REPRESENTATIVE:  
MR. CH. VENKAT RAMANA REDDY  
S/O. LATE CH. ANBI REDDY  
P/O. 11-187/2,  
GREENHILLS COLONY  
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

MODI HOMES For MEHTA & MODI HOMES  
  
SIGNATURE OF EXECUTANT  
Partner

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

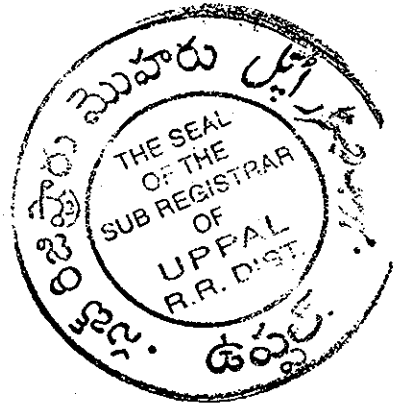
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. CH. V. R. REDDY as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము (ప్ర. 1914. సం. 1914)  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 7... ఈ కాగితపు పరు.  
సంఖ్య... 5.....

సబ్-రిజిస్ట్రార్

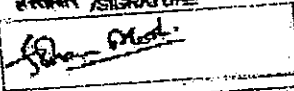


PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

नाम / NAME  
**SOHAN SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि / DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर / SIGNATURE  


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

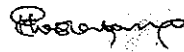
आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

15/01/1974  
 Permanent Account Number  
**AWSP8104E**

  
 Signature

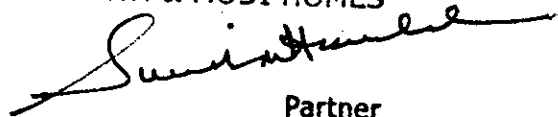


10062008

For MEHTA & MODI HOMES

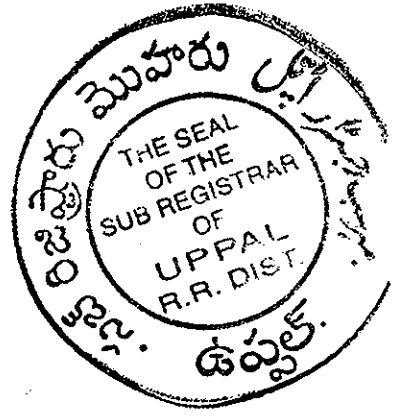
  
 Partner

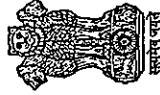
For MEHTA & MODI HOMES

  
 Partner

1 వ పుస్తకము రుద్దు సంగ్రహం  
దస్తావేజాల వెబ్సైటు కి గాతముల  
సంఖ్య. 9... ఈ గాతపు వరుస  
నంబరు 6.....

స. రెజిస్ట్రార్

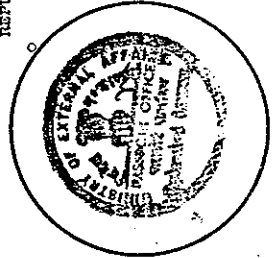




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से बिनका इस भारत से सौकार हो, यह प्रवर्तना एवं अंका की जाती है कि वे बाहक को बिना रोक-टोक, अगुदी से जाने-नाम दें, और उसे हर तरह की ऐसी सहायता और सुना प्रदान की जिसकी उसे आवश्यकता हो।

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.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA



18-8-79  
MEYMOONA FAZIL  
For Passport Office  
New Delhi

**भारत गणराज्य REPUBLIC OF INDIA**

	Type	Country Code	Passport No.
		IND	B 0462977
	Surname		
	GALI		
	Given Names		
	PADMAVATHI		
	Nationality	Sex	Date of Birth
INDIAN	FEMALE	1-6-1974	
Place of Birth			
GALINARIPALIT AP			
Place of Issue			
PO HYDRABAD			
Date of Issue		Date of Expiry	
12-8-79		11-8-2009	

Padmavathi G.  
GOVERNMENT

Padmavathi G.

1 వ పుస్తకము...  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్లికేషన్

