

365

6182

602658



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282758

Date: 16/07/08 Serial No: 16,687 Denomination: 100

Purchased By :

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

[Signature]
Sub Registrar

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

For Whom :

MEHTA & MODI HOME'S
SECBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 7th 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. BISHNU KUMAR IPPILI, SON OF MR. IPPILI SATYA RAO aged about 31 years, Permanent Address at Main Road, Kalimela, Malkangiri, Orissa - 764 047, Presently residing at Senior Engineer - ERP Systems, IT Dept, Sorouh Real Estate, Abu Dhabi Mall, Abu Dhabi, UAE. P.O Box No. 93666, 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

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

[Signature]

Page 1
BISHNU KUMAR
IPPILI

ENDORSEMENT
Certified that 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 (u/s.41 of I.S.Act, 1899)..... | Rs. 1703/- |
| 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. = |
| 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. 1823/- |



మొత్తం - వ సం॥ 7వ తేదీ నెల 7వ తేదీ
1930 వ.శ.శా. ఆర్డర్ మాసము 16వ తేదీ
పగలు 11వ తేదీ మరియు 12వ తేదీ గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ.ను
అనుసరించి సమర్పించవలసిన ఖాటోగ్రాఫులు
మరియు వేతిముద్రలతో సహా దాఖలు చేసి
రుసుము రూ॥ 1000/- చెల్లించినారు.

Receipt No. 795964 Dt. 12/12/30. Vide
RSH, Habsiguda Branch. Sec'ad

ప్రాసెస్ యిచ్చినట్లు ఉప్పుకొట్టడం
ఎడమ ప్రోటానవేలు

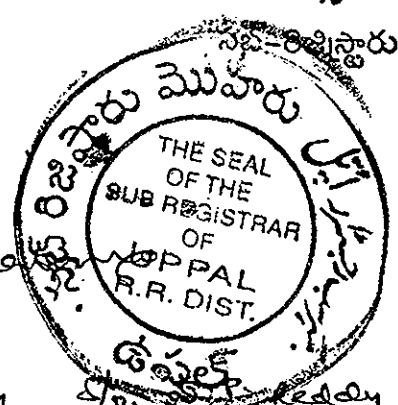


సమావేశించినది

- 1. Name: T. Srinivas S/o: T. Mammatha Rao
Occupation: Student R/o: C/o: S. Ramesh, Kallimela
Malkangiri (D), ORISSA - 764047.
- 2. Name: K. Venkateshwar Rao S/o: Venkateshwar Rao
R/o: 254, Krishna Nagar, Uppal, R.R. Dist.

మొత్తం - వ సం॥ 7వ తేదీ నెల 7వ తేదీ
1930 వ.శ.శా. ఆర్డర్ మాసము 16వ తేదీ

వ పుస్తకము 6126 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 1 ఈ కాగితపు వరుస
సంఖ్య 1



K. Prabhakar Reddy S/o: K. Prabhakar Reddy Sec: Sec'ad
20) 5-4-18/394, 2nd floor, Kothamreddy,
M.G. Road, Sec'ad, through attested SPA by
Presentation of documents, vide SPA no. 6/12/30
Dt. 12.12.30 at Sec, Uppal, R.R. Dist.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 19th April 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 365) 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. 365 admeasuring 179 sq. yds. under a Sale Deed dated 07.07.08 registered as document no. 6125/08 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.

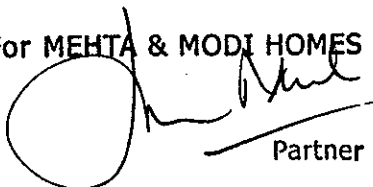
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,13,000/- (Rupees Seventeen Lakhs Thirteen 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. 17,13,000/- (Rupees Seventeen Lakhs Thirteen Thousand Only) in the following manner:

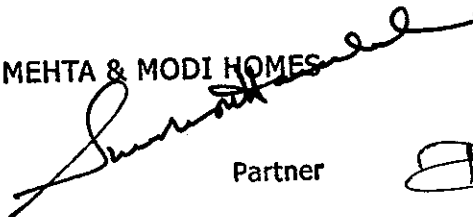
| Installment | Amount (Rs.) | Due date of payment |
|-------------|--------------|---------------------|
| I | 3,41,000/- | 29.04.2008 |
| II | 13,72,000/- | 13.06.2008 |

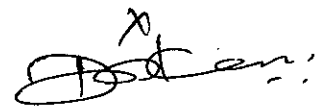
3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner



Page 2

BISHNU KUMAR
11/14

వ పుస్తకము 6126-2008
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 8... ఈ కాగితపు వెంటా
 సంఖ్య... 2...

[Handwritten Signature]
 Sub Registrar

Instrument Under Section 42 of Act 11 of 1908
 No. 6126 of 2008 Date 7/11/08

I hereby certify that the proper deficit
 stamp duty of Rs. 17035/- Rupees Seventeen
 thousand and thirty five only
 has been levied in respect of this instrument
 from Sri. C. Probbakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 175000/- being
 higher than the consideration agreed Market
 Value.

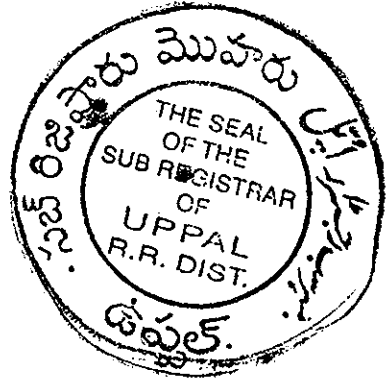
S.R.O. Uppal
 dated 7/11/08

[Handwritten Signature]
 Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

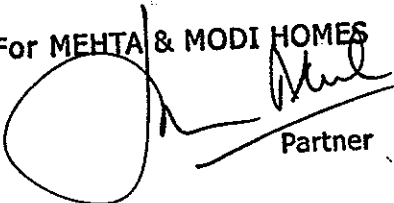
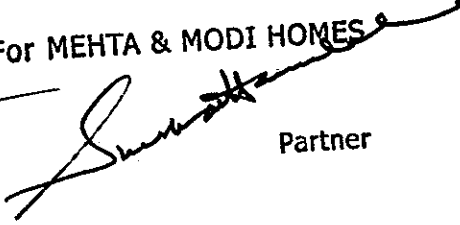
Registration Endorsement

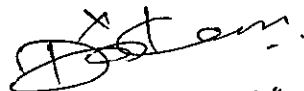
An amount of Rs. 17035/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Chalian Receipt Number 795964
 Dated 4/11/08 at SBH Habsiguda Branch, Sec 6 & 7

G.B.F. Habsiguda
 A/c No. 0100059786
 of 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. 18,135/- is paid by way of challan No. 795964, dated 04.07.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES For MEHTA & MODI HOMES
 Partner  Partner

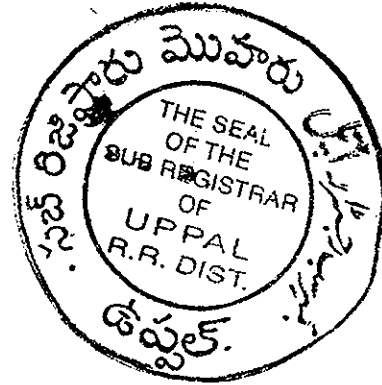

Bishnu Kumar
10/1/11

1 వ పుస్తకము 6126..సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6126...ఈ కాగితపు వరుస
సంఖ్య...?.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. 6126...../సంఖ్య
వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...6126.....1-2008 ఇవ్వడమైన
2008 సం॥ జులై.....నెల.....7.....తేదీ

రిజిస్ట్రారు కదివా





SCHEDULED PLOT

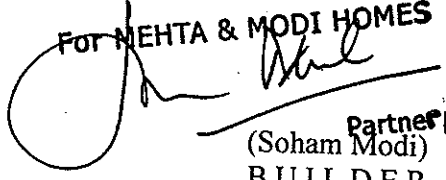
ALL THAT PIECE AND PARCEL, OF LAND bearing Plot No. 365 admeasuring about 179 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on:

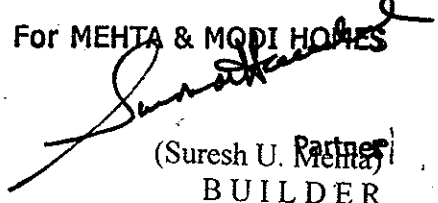
| | |
|-------|---------------|
| North | Plot No. 366 |
| South | Plot No. 364 |
| East | Open Land |
| West | 30' Wide Road |


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:

WITNESS:

1. 
2. 

For MEHTA & MODI HOMES

Partner
(Soham Modi)
BUILDER

For MEHTA & MODI HOMES

Partner
(Suresh U. Mehta)
BUILDER


BUYER.
BISHNU KUMAR
19/11/11

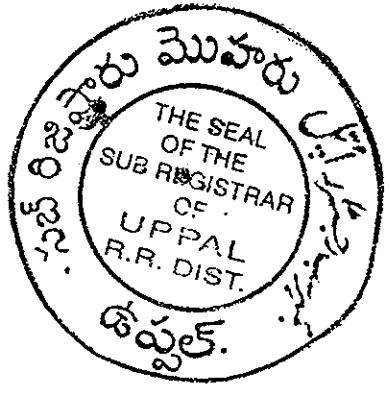
వ పుస్తకము 6/26... 08

దస్తావేజుల మొత్తం వారితము

సంఖ్య... 8... ఈ వారితపు వరకు

పంఖ్య... 4...

(Handwritten signature)



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

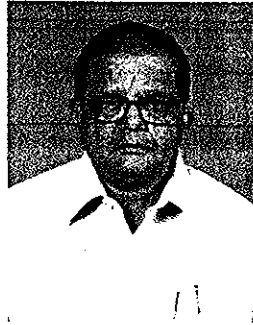
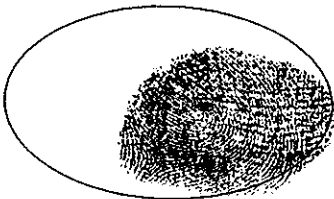
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
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:

MR. K. PRABHAKAR REDDY
S/O. MR. K. P. REDDY
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

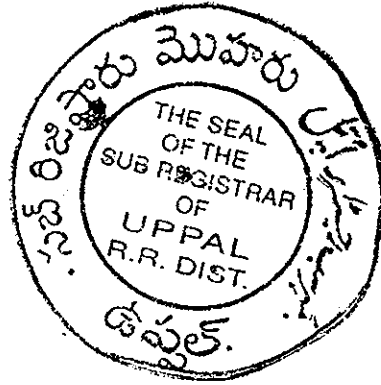
For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS

BISHNU KUMAR
19/11/11

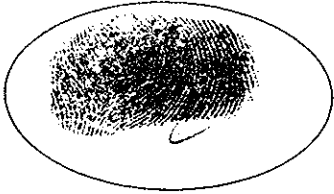
వ పుస్తకము 6126...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రారు



**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 |
|--------|--|--|--|
|--------|--|--|--|



BUYER:

MR. BISHNU KUMAR IPPILI
S/O. MR. IPPILI SATYA RAO
PERMANENT ADDRESS AT
MAIN ROAD, KALIMELA
MALKANGIRI
ORISSA - 764 047
PRESENTLY RESIDING AT
SENIOR ENGINEER - ERP SYSTEMS
IT DEPT. SOROUH REAL ESTATE
ABU DHABI MALL
ABU DHABI,
P.O BOX NO. 93666
U.A.E



REPRESENTATIVE:

MR. I. SATYA RAO
S/O. MR. J. JAYANADHA RAO
R/O. MAIN ROAD,
KALIMECA
MALKANGIRI (DIS)
ORISSA.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES For MEHTA & MODI HOMES

Partner 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. I. SATYA RAO, 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)
BISHNU KUMAR
IPPILI

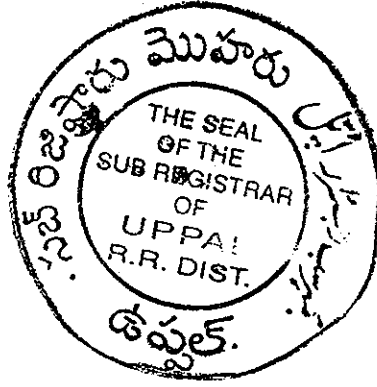
వ పుస్తకం 6126. స. 8

దస్తావేజులు కాగితము

సంఖ్య... 8... కాగితపు వరుస

సంఖ్య... 6...

పుస్తకరిజిస్ట్రారు



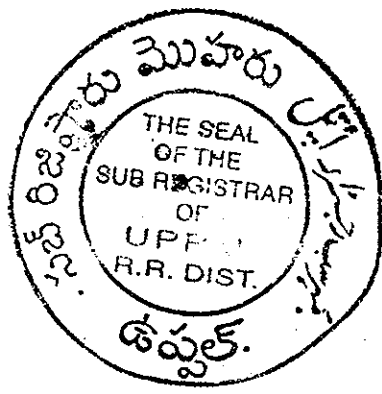
వ పుస్తకము 6126-08

దస్తావేజాల మొదల మొదలు

సంఖ్య... ౬... ఈ కారణ వలన

సంఖ్య... 7.....

సబ్-రెజిస్ట్రారు



వ పుస్తకము 6/26...నం
దస్తావేజుల మొత్తం వాగితముల
సంఖ్య...క...ఈ వాగితపు వరుస
సంఖ్య...క.....

పబ్లికేషన్లు

