

C.S No. (289)

DOCT. No. 12822/2007

Account 13245

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 2963 Date 16/11/2007 Rs. 50/-

Name G. Venkatesh

S/o. D/o. G. A. Rao

For Whom Mehta & Modi Homes

G. Padma Sree B 794561
G. PADMASREE

STAMP VENDOR L. No. 28/2007

5-103/a, Balaji Nagar Colony,

Nagarani (V) Kaesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

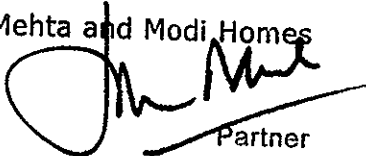
This Agreement is made and executed on this the 22nd day of November 2007 at Secunderabad by and between:

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 37 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

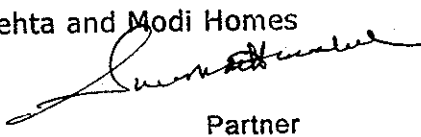
AND

MRS. POONDLA UMA KUMARI, WIFE OF MR. P. THAKUR PRAKASH, aged about 47 years, residing at Plot No. 71, Silver Oak Bungalows (Phase-I), Sy. No. 35 to 39, Cherlapally, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

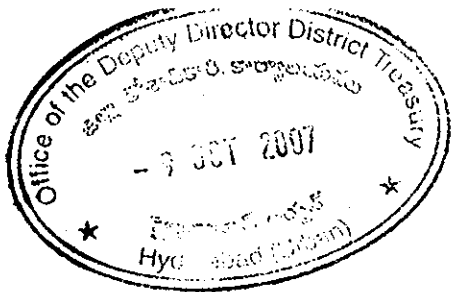
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

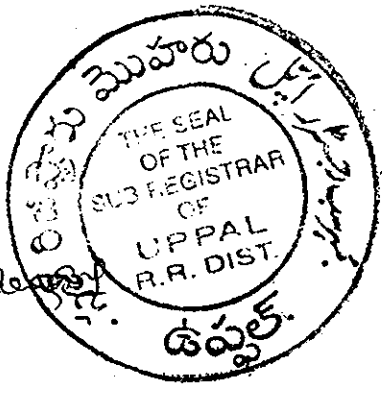
P. Umakumari
Page 1



1 వ పుస్తకము... 2007/సంఖ...
దర్శనీకాల మొత్తం కాగితముల
సంఖ్య... 7... కాగితపు వరుస
సంఖ్య... 1...

అర్జీ... 22...
192... మాసము... తేది
పగలు... గంటల మధ్య
ఉప్పు...
శ్రీ...
రిజిస్ట్రార్ కార్యాలయము, 1908 లోని సెక్షన్ 32 ఎ-మ
అనుసారంగా పంపించవలసిన పోటోగ్రాఫులు
మరియు... సహ దాఖలు చేసి
ఈ... వెల్లించినారు.

పబ్-రిజిస్ట్రారు



Receipt No. 76003... Dt. 21.11.2006
R.H., Subsiguda Branch, Secbad

దాని యిచ్చినట్లు ఒప్పుకొన్నద
ఎడమ బ్రౌటనవ్రేలు

Signature



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
Attested GPA, through General Power of Attorney, Vide Doc. No. 201/5/2006
Registered at SRO, Uppal, Ranga Reddy District.

ఎడమ బ్రౌటనవ్రేలు



హావింపినది

1

Signature

2

Signature

- P. Umakrishni
W/o. P. Thekum Prakash. Ho. Plot no. 21
Silver oak Bungalows - Phase-2, Sy. No. 35 to 39
Cheruvu, Hyderabad
- S/o. V. Venkara Ho. 303, Pinnacle Pride Apts
Umanagar, 2nd Street, Begumpet, Hyderabad
- Kiran S/o Ramalak occ. Business
Ho. 101, Sri Sai Apts. Nagole 'x' Road
Hyderabad.

200... సంఖ... నవంబరు... నెల... 2వ తేది
192... సంఖ... మాసం... 1వ తేది.

Signature
పబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padmasree B 794562

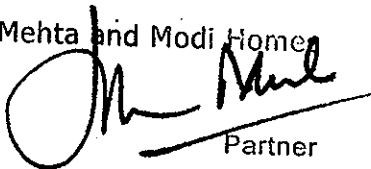
S. No. 3964 Date 16/11/07 Re. 50/-
Name G. Venkatesh
Sto. D/o. W/o G. A. Rao
For Whom Mehta & Modi Homes

G. PADMASREE
STAMP VENDOR L. No. 28/2007
5-103/a, Balaji Nagar Colony,
Nagam (V) Keesara (M) R. R. Dist,
Under S.R.O. Shamshpet.

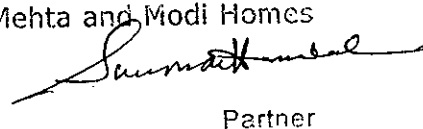
WHEREAS:

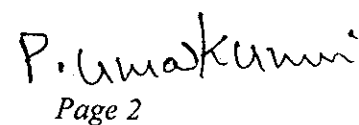
- A) The Buyer has entered into an Agreement of Sale dated 30th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 256) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of 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. 256 admeasuring 370 sq. yds. under a Sale Deed dated 23.11.07 registered as document no. 12871/07 in the Office of the Sub-Registrar, Uppal, R. R. District. 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.

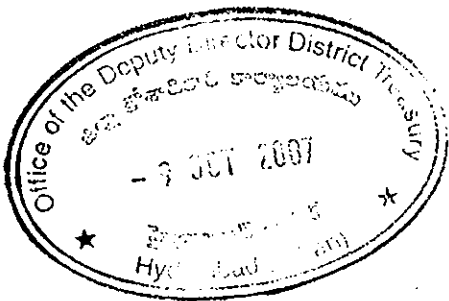
For Mehta and Modi Home


Partner

For Mehta and Modi Homes

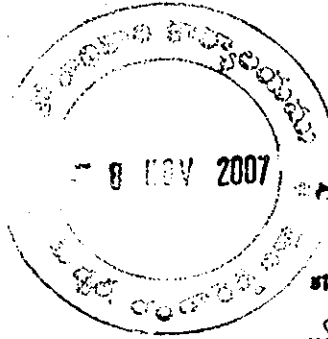

Partner


Page 2



1 వ పుస్తకము 2007-2008
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు



Endorsement Under Section 42 of Act 11 of 1872
No. 2007 of 2007 Date 22/11/07

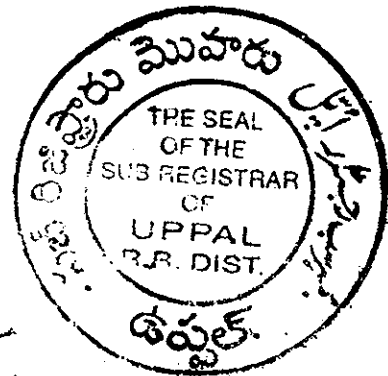
I hereby certify that the proper deficit
stamp duty of Rs. 17070 Rupees
Security Rupees only
has been levied in respect of this instrument
from Sri. K. Probhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 177000 being
higher than the consideration agreed Market
Value.

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

Registration Endorsement

An amount of Rs. 17070 towards Stamp Duty
Including Transfer duty and Rs. 1000
towards Registration Fee was paid by the part,
through Challan Receipt Number 760035
Dated 21/11/07 at SBH Habsiguda Branch, Sec 2a.

S.B.H. Habsiguda
A/c No. 0100050700
of S.R.O. Uppal.

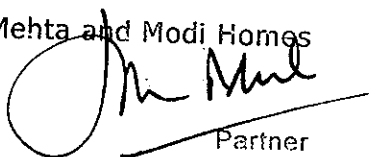


- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

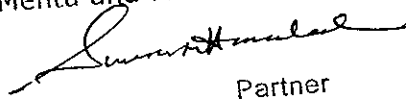
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,17,000/- (Rupees Seventeen Lakhs Seventeen 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 of Rs. 16,84,500/- (Rupees Sixteen Lakhs Eighty Four Thousand Five Hundred Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 32,500/- (Rupees Thirty Two Thousand Five Hundred Only) on or before within 7 days of casting of 1st slab.
4. 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.
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.
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.

For Mehta and Modi Homes

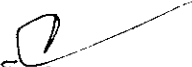

Partner

For Mehta and Modi Homes

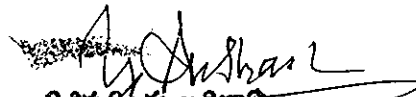

Partner

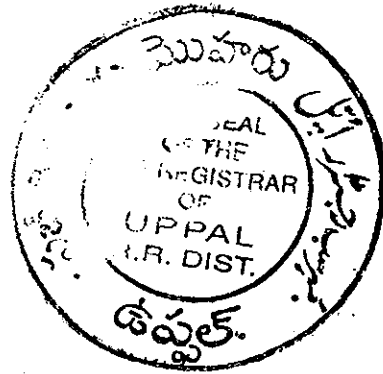
P. Umaskami

1 వ పుస్తకము (2007) సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....7.....ఈ కాగితపు వరుస
సంఖ్య.....3.....


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సంఖ్య (2007) పు.....12872/07
వెంబరుగా రిజిస్ట్రారు కేసుబడి స్కానింగు నిబంధన
నుర్తింపు వెంబరు.....12872-1-2007 ఇన్వెంటరీ
2007 సంవత్సరమునకు.....22.....తీసి


రిజిస్ట్రారు అధికారి



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. 18,165/- is paid by way of challan No. 760035, dated 21.11.07, drawn on SBH, Habsiguda, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 256 admeasuring about 370 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 257
West	Plot No. 255

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:

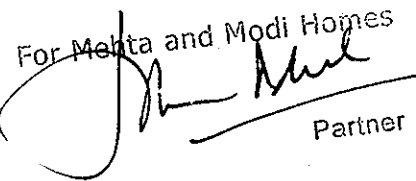
WITNESS:

1.

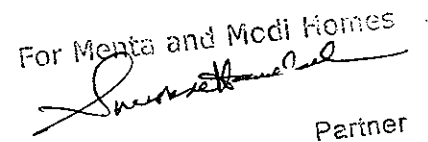


2.



For Mehta and Modi Homes

Partner

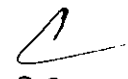
(Soham Modi)
BUILDER

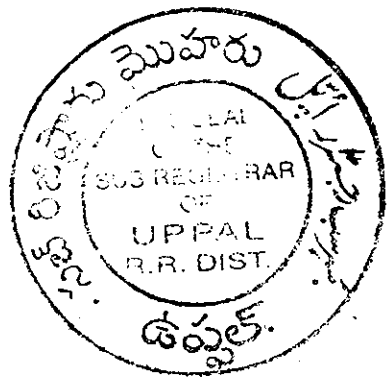
For Mehta and Modi Homes

Partner

(Suresh U. Mehta)
BUILDER

P. Anas Kumar
BUYER.

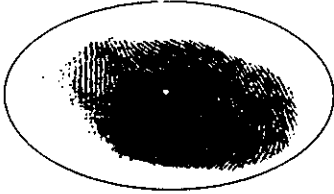
వ పుస్తకము! 28.2.2017
రెజిస్ట్రేషన్ మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 4.....


సబ్-రిజిస్ట్రారు



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

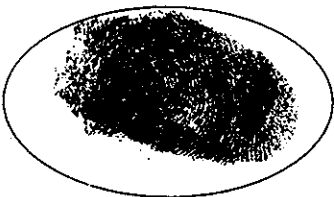
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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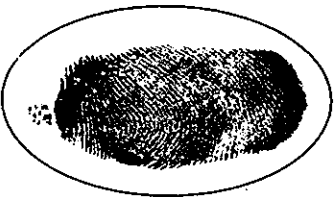
BUILDER:

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

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

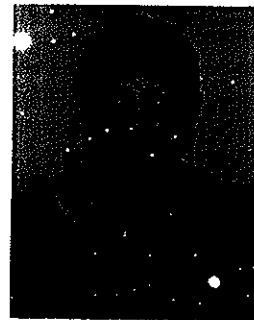
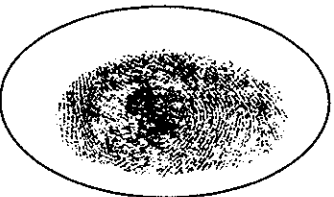


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS:

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



BUYER:

MRS. POONDLA UMA KUMARI
W/O. MR. P. THAKUR PRAKASH
R/O. PLOT NO. 71
SILVER OAK BUNGALOWS (PHASE-I)
SY. NO. 35 TO 39
CHERLAPALLY
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

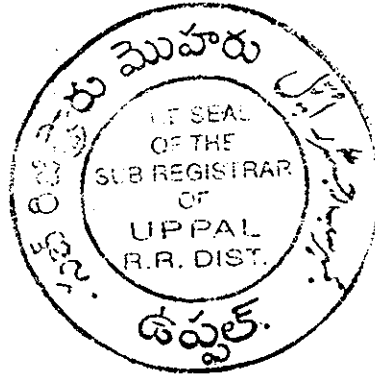
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

వ పుస్తకము! 2872 సం॥
గోదావరి జిల్లా మొత్తం కాగితముల
... 7... ఈ కాగితపు వరుస
... 5.....

సబ-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DL DAP01193822002
PRABHAKAR REDDY K
K PADMA REDDY
23 04/10/24
JAISHAL GARDEN
AMBERPET
HYDRABAD

భారత ప్రభుత్వం
ఆంధ్రప్రదేశ్ ప్రభుత్వం
హైదరాబాద్



ఈ కేసులో, పాస్ పోర్టును కేసులోకి తెచ్చి, ఆ కేసును విచారించి, పాస్ పోర్టును తిరిగి ఇవ్వడం లేదా తప్పిపోయిన పాస్ పోర్టును తిరిగి ఇవ్వడం వంటివి చేయబడవు.

THIS IS A PHOTOGRAPH AND SIGNATURE OF THE HOLDER OF THE LICENCE. THE LICENCE IS VALID ONLY IF THE HOLDER OF THE LICENCE PRODUCE THE ORIGINAL LICENCE AND PHOTOGRAPH AND SIGNATURE OF THE HOLDER OF THE LICENCE. THE LICENCE IS VALID ONLY IF THE HOLDER OF THE LICENCE PRODUCE THE ORIGINAL LICENCE AND PHOTOGRAPH AND SIGNATURE OF THE HOLDER OF THE LICENCE.

BY ORDER OF THE DIRECTOR OF THE
REPUBLIC OF INDIA

సహకారం కోసం
హైదరాబాద్, తెలంగాణ
సహకార కార్యాలయం, హైదరాబాద్
హైదరాబాద్, తెలంగాణ



PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
10-10-1969
STATE OF INDIA


भारत गणराज्य REPUBLIC OF INDIA

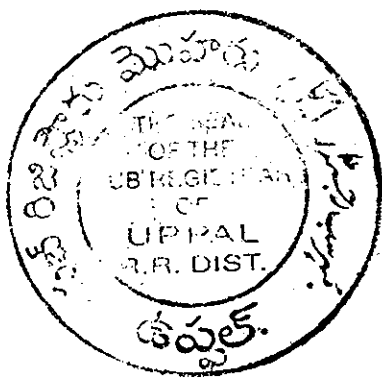
IND B2791005
MODI
SOHAM SATISH
INDIAN MALE 18-10-1969
MUMBAI (MS)
HYDRABAD
9-10-2000 8-10-2010

For Mehta and Modi Homes
Mehta
Partner

For Mehta and Modi Homes
Modi
Partner

1. వ. సుబ్బారావు 12872/2011
2. వ. సుబ్బారావు మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 6


పబ్-రిజిస్ట్రారు





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

సబ్-రిజిస్ట్రారు

