

222

Doc No 225/2010



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

MS

AL 202441

S.No. 4791 Date 15/12/2009 Rs. 100/-
 Name: Anil Kumar
 S/o. W/o. D/o. Narsing Rao
 For Whom: Mehta & Modi Homes

U. MASTANA
 S.V.L. No. 09/2009
 H.No. 8-3-223/678/209
 YOUSUFGUDA, HYDERABAD.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 11th day of January 2010 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. MRS. S. RATNAVANI, WIFE OF MR. Y. RAMESH aged about 37 years, Occupation: Service
2. MR. Y. RAMESH, SON OF MR. Y. S. RAM MURTHY aged about 37 years, Occupation: Service, both are residing at Flat No. 308, Jamuna Tirth Apartments, Dharam Karam Road, Ameerpet, Hyderabad - 500 016., hereinafter referred to as the Buyers (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

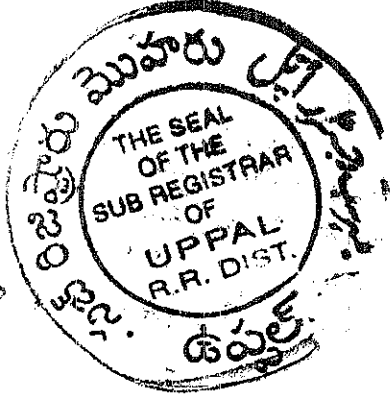
1.
 Page 1
 2.

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 (s/s 41 of I.S. Act, 1899).....	Rs. 11740/-
3. in the shape of cash (s/s 41 of I.S. Act, 1899).....	Rs. 2/-
4. adjustment of stamp duty (s/s 16 of I.S. Act, 1899, if any).....	Rs. 0/-
II. Transfer Duty:	
1. in the shape of challan.....	Rs. 0/-
2. in the shape of cash.....	Rs. 0/-
III. Registration fee:	
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. 0/-
IV. User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. 0/-
Sub-Registrar <i>[Signature]</i>	Total: Rs. 12940/-

వ పుస్తకము 223/10 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6 ఈ కాగితపు వరుస
సంఖ్య 1

[Signature]
సబ్-రిజిస్ట్రార్



200 - వ.సంఖ్య 223/10 నెల 11 వ తేది
1921 - వ.శా.శ. 11/11/21 మాసము 21 వ తేది
పగలు 3 మరియు 4 గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ Soham Modi
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోస్ట్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి
చూసుమా రూ: 1000/- చెల్లించాడు

Receipt No. 55333 రిజిస్ట్రేషన్ నెంబర్ 111111
రాష్ట్ర రిజిస్ట్రేషన్ బ్రాంచ్, సెక్టర్ 1111 రిజిస్ట్రేషన్
ఫ్రాంకె యిచ్చినట్లు ఒప్పుకొన్నది రిజిస్ట్రేషన్
ఎటను బోటనవేసి



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. 69/223/08
dated 19.11.2008 Registerer at SRO, Uppal
Ranga Reddy District.

- 1. *[Signature]* Venkateswar Reddy S/o. Anji Reddy
R/o. 11-187/2 Rd No. 2, Green Hills Colony,
Secunderabad. Hyderabad
- 2. *[Signature]* B. RAJ KUMAR S/o. MURUND RAO
R/o. SERMILE - R/o. AIWAL, SEC. BAD.

200 - వ.సంఖ్య 223/10 నెల 11 వ తేది
1921 - వ.శా.శ. 11/11/21 మాసము 21 వ తేది

[Signature]
సబ్-రిజిస్ట్రార్

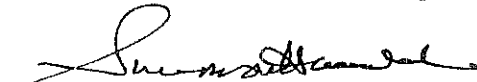
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 22nd October 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 351) 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 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. 351 admeasuring 228 sq. yds. under a Sale Deed dated 11.01.2010 registered as document no. 224/10 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.
- 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.

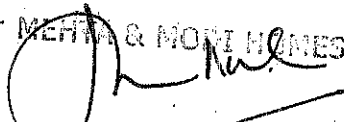
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

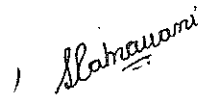
1. The Buyer has agreed to pay a sum of Rs. 11,84,000/- (Rupees Eleven Lakhs Eighty Four Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer already paid the development charges of an amount of Rs. 11,84,000/- (Rupees Eleven Lakhs Eighty Four Thousand Only) before entering this agreement which is admitted and 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. 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.
5. 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.

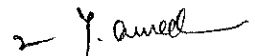
For MEHTA & MODI NOMES


Partner

For MEHTA & MODI NOMES


Partner

1. 
Page 2

2. 

వ పుస్తకము. 225/10సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య... 2.....

[Handwritten Signature]
 పద-08/10

Endorsement Under Section 42 of Act II of 1957
 No. 225 of 2010 Date 11/11/10

I hereby certify that the proper deficit
 stamp duty of Rs. 11,240/- Rupees Eleven Thousand -
 Seven hundred and forty only
 has been levied in respect of this instrument
 from Sri. *Soham Modi*
 on the basis of the agreed Market Value
 consideration of Rs. being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

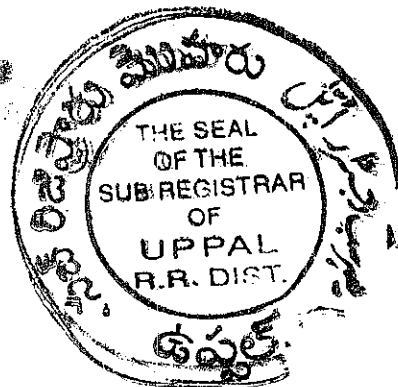
Dated 11/11/10

[Handwritten Signature]
 Sub Registrar
 and Collector U.P. 4184
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 11,240/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 552134
 Dated 11/11/10 at SRI Habsiguda Branch Sec'bad

S.B.H. Habsiguda
 A/c No. 01000000000000000000
 S.R.O. Uppal



6. 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.
7. 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.
8. Stamp duty and Registration amount of Rs. 12,840/- is paid by way of challan No. 553134, dated 11.01.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


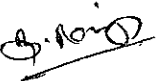
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 351 admeasuring about 228 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:

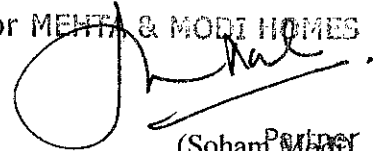
North	Open land (Sy. Nos. 43, 47, 51, 54 & 56)
South	Plot No. 352
East	30' wide road
West	Plot No. 350

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:

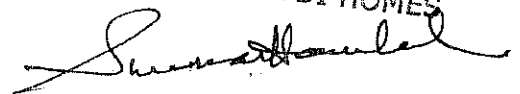
WITNESS:

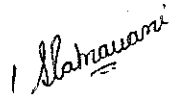
1. 
2. 

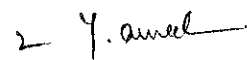
For MENTA & MODI HOMES


 Partner
 (Sohan Modi)
 BUILDER

For MENTA & MODI HOMES


 Partner
 (Suresh U. Mehta)
 BUILDER

1. 

2. 

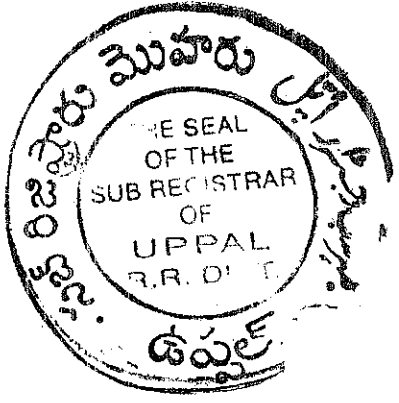
BUYER.

1 వ పుస్తకము 225/10 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6....ఈ కాగితపు వరుస
సంఖ్య 3.....

చిట్-రెజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (కా.శ) పు... 225/10
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 222...1-2010 ఇవ్వడమైన
2010 సంఖ్య... 2010 నెంబరు... 11..... తది

రిజిస్ట్రారు అధికారి



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

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

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

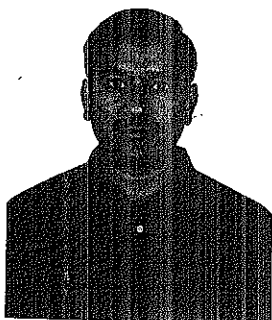
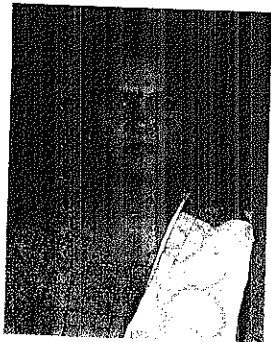
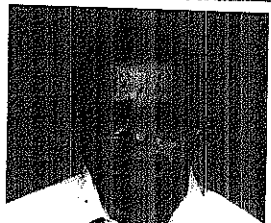
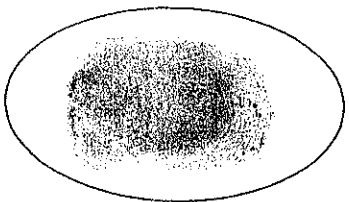
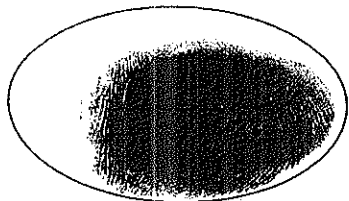
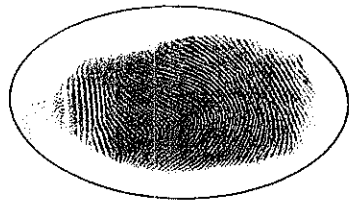
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 69/IV/2008 dated 19.04.2008:

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.

BUYERS:

1. MRS. S. RATNAVANI
 W/O. MR. Y. RAMESH
 R/O.FLAT NO. 308 JAMUNA TIRTH APARTMENTS DHARAM KARAM ROAD AMEERPET, HYDERABAD - 500 016

2. MR. Y. RAMESH
 S/O. MR. Y. S. RAM MURTHY
 R/O.FLAT NO. 308 JAMUNA TIRTH APARTMENTS DHARAM KARAM ROAD AMEERPET, HYDERABAD - 500 016



SIGNATURE OF WITNESSES:

-
-

M/S. MEHTA & MODI HOMES

 Partner
 M/S. MEHTA & MODI HOMES

 Partner
SIGNATURE OF THE EXECUTANTS

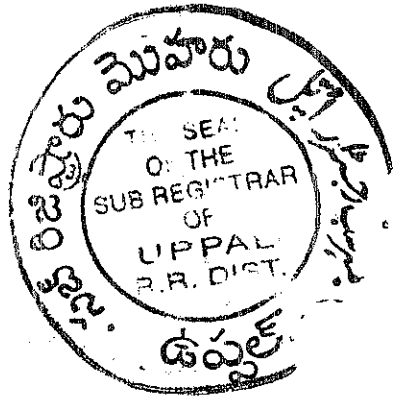
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

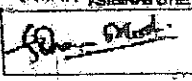
1వ వుస్తకము 22.5/100 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్లికేషన్




आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY, K.
PADMA REDDY KANDI
 15/04/1974
 Permanent Account Number
AWSPPA104E
 Signature: _____
भारत सरकार
GOVT OF INDIA



व्यक्तिगत खाते संख्या / PERMANENT ACCOUNT NUMBER
AEMPT6725H
नाम
SONAM SATISH MODI
पिता का नाम / FATHER'S NAME
SATISH MAHLAL MODI
जन्म तिथि / DATE OF BIRTH
18-10-1989
हस्ताक्षर / SIGNATURE

मुख्य आयुक्त, आयकर, आंध्र प्रदेश
 Chief Commissioner of Income Tax, Andhra Pradesh

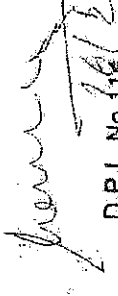
HOUSEHOLD CARD
Card No. : PA P16 2815100815
F.P. Shop No. : 815
पता : 20000284
NEER of Head of Household : Mahla, Suresh
दोस्त/सहोदर : 15/07/94
पिता/सहोदर/Date of Birth : 15/12/94
वय/आयु : 38
व्यवसाय/व्यवसाय : C/W Business
घर/घर/House No. : 2-3-377
सड़क/सड़क : MINISTER ROAD
जिला/जिला : D.Y. COLONY
पिन कोड : 500 02
विकास क्षेत्र : Ward 2
ग्राम/ग्राम : 20000284
सिटी/सिटी : सिटी VIII
जिला/जिला : Secunderabad / Hyderabad
आय/आय (Rs.) : 190,000
PG Customer No. (1) : NE46359/(Single)
PG Dealer Name (1) : Navratan Enterprises, ITC
PG Customer No. (2) : /
PG Dealer Name (2) : /



Family Members Details

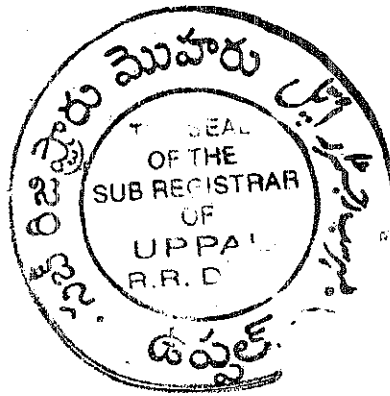
S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Han	Son	15/12/81	25

D.P.L. No. 114
BHARAT SCOUTS & GUIDES-II
PARADESE, SEC' BAD
 16/02/2006
 505505 505505 / 2006



వ పుస్తకము 227/10 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుణ
సంఖ్య... క.....

పబ్లికేషన్




चार्ज लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIRPS7929K

नाम / NAME
RATNAVANI SARIPALLI

पिता का नाम / FATHER'S NAME
MADAN GOPALRAO SARIPALLI


जन्म तिथि / DATE OF BIRTH
 22-10-1972

हस्ताक्षर / SIGNATURE


राज आकर अध्यापक, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAMESH YANAMANDRA
 SUNDARA RAMA MURTHY
 YANAMANDRA
 Permanent Account Number
ABUPY4287C

भारत सरकार
 GOV. OF INDIA



8102006

Y. Suresh
 Signature

Maharajaram

Y. Suresh

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,
 दक्षीण बाग,
 हैदराबाद - 500 004.
 In case this card is lost/ found, kindly inform/ return to
 the issuing authority :
 Chief Commissioner of Income-tax,
 Aayakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

इस कार्ड के खोने / भिल होने पर कृपया सूचित करें / केंद्रों:
 आयकर धन सेवा केंद्र, एन एन डी एल
 चौधरी मंदिर, 'ए' बिल्डिंग, ट्रेड वर्ल्ड,
 एन. सी. मार्ग, कोलगुटा परत, हैदराबाद - 400 013.

If this card is lost / someone's lost card is found,
 please inform/ return to:
 Income Tax JNAN Services Unit, NSDL,
 4th Floor, 'A' Wing, Trade World,
 Kamla Mills Compound,
 S. B. Market, Collegal, Hyderabad - 400 013.
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పబ్లికేషన్

