



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 001607

if No. ~~1518~~ 16/01/2010 100/-
 Sold to... Venkatesh
 S/o. D/o. W/o. ~~Ch. A. Rao~~
 For Whom... Mehta & Modi Homes

K. SATISH KUMAR
 S.V.L. No. 13/2009 R.No. 16/2009
 2-30, Premavathipat (VIII),
 Rajendra Nagar (Maj), R.R. Dist

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 11th day of March 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 40 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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MRS. S. SATYA KASTURI, WIFE OF MR. S. M. GOPAL RAO aged about 62 years

2. MR. S. M. GOPAL RAO, SON OF LATE S. L. NARASIMHA RAO aged about 68 years, both are residing at Flat No. 409, Jamuna Tirth Apartments, Dharam Karam Road, Ameerpet, Hyderabad - 500016, 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

For MEHTA & MODI HOMES

Page 1

Partner

Partner

15. Satya Kasturi

Stamp Duty: 6% on the value of this document

1. in the shape of stamp papers	Rs. 1004
2. in the shape of cash	Rs. 602
3. in the shape of challan	Rs. ---
(Adjustment of stamp duty under S. Act, 1989, if any)	Rs. ---
II. Transfer Duty:	
1. in the shape of challan	Rs. ---
2. in the shape of cash	Rs. ---
III. Registration:	
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. 7226

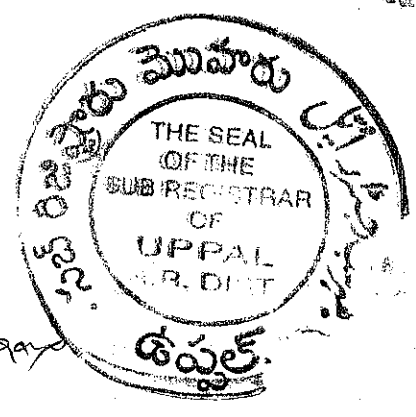


వ పుస్తకము. 1600/... సంగం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య:.....

2000 - వ సం|| దస్తావేజులు... పల... 11...
 1931 - వ. శ. శా. వేళ్లం... మా సము. 20... తది
 పగలు... 3... మరియు... 4... గంటల మధ్య
 కప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... K. Prabhakar Reddy
 రిజిస్ట్రార్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటిగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 సమము రూ|| 1000/-... చెల్లించినారు.

Receipt No. 555029 Dt. 11/3/08
 H. Habsiguda Branch, Sec'bad



శ్రీ... యిచ్చినట్లు ఒప్పుకొన్నాను
 ఎడమ అర్రుపాదము



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 Secunderabad-03, through attested GPA/SPA for presentation
 dated 19.4.08
 registered at SRO Uppal

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
 dated 19.4.08
 registered at SRO Uppal

Venkataramang Reddy S/o. Anji Reddy
 Occ. Service R/o. 11-187/2, Rd No. 2, Green Hills
 Colony, Saroornagar, Hyderabad.
 B. RAS KUMAR S/o. MURUND RAO
 Occ. BUSINESS- R/o. ATWAL, SEC'RAD.

2000వ సం|| దస్తావేజులు... పల... 11...
 1931వ. శా. శా. వేళ్లం... మా సము. 20... తది

సబ్-రిజిస్ట్రారు

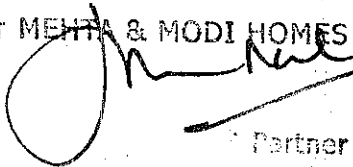
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 03.03.2010 for purchase of a bungalow along with an identifiable plot of land (plot no. 352) 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, 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. 352 admeasuring 174 sq. yds. under a Sale Deed dated 11.03.2010 registered as document no. 1599/10, 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.

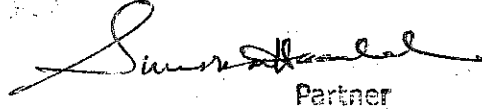
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 6,12,000/- (Rupees Six 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 the above said amount of Rs. 6,12,000/- (Rupees Six Lakhs Twelve Thousand Only) before entering this agreement which is admitted and acknowledged 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 MENTA & MODI HOMES


Partner

For MENTA & MODI HOMES


Partner

S. Salya Rastori

Page 2



1. ఎ పుస్తకము. 6000/... సంగ్రహ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుష
 సంఖ్య... 2.....

Sub-Registrar

Under Section 42 of Act 11 of 1920
 No. 1600 of 2010. Date 11/3/10

I hereby certify that the proper deficit
 stamp duty of Rs. 6020/- Rupees Six
 thousand 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. 612000/- being
 higher than the consideration agreed Market
 Value.

S R.O. Uppal

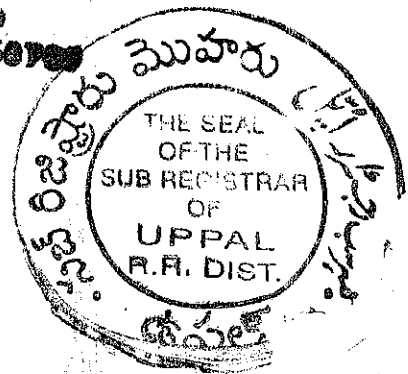
11/3/10

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

Registration Endorsement

An amount of Rs. 6020/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt number 555029
 dated 11/3/10 at SRI Hanasiguda Branch, Sec'bad

S. S. M. Hanasiguda
 A/c No. 01000050700
 of 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. 7,120/- is paid by way of challan No. 555029, dated 11.03.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.


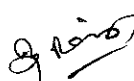
SCHEDULED PLOT

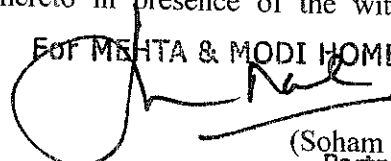
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 352 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District hereto, bounded on:

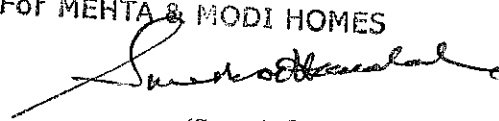
North	Plot No. 351
South	Plot No.353
East	30' wide road
West	Plot No. 349

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

 (Soham Modi)
 Partner
 BUYER

For MEHTA & MODI HOMES

 (Suresh Mehta)
 BUILDER

1 S. Satya Kasturi

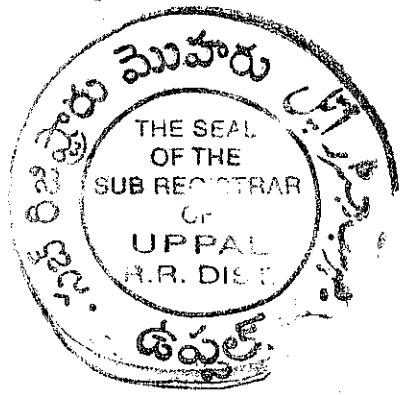


వ పుస్తకము 1600/60
ఉత్తరము పుస్తకము
నెంబరు 6
పేజీ 3

[Handwritten signature]

వ పుస్తకము నెంబరు (కా.న) పు... 1600/60
నెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నెంబరు... 1634... 1-20 సం. ఇవ్వడమైన
200 సం. పుస్తకము... నెంబరు... 11... తది

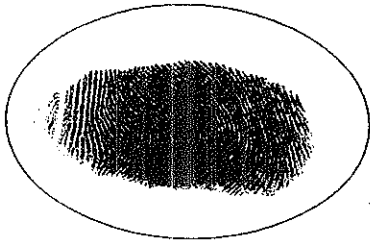
[Handwritten signature]
రిజిస్ట్రార్ ఆఫీసు



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

SL.N. ... FINGER PRINT
IN BLACK
(LEFT THUMB)

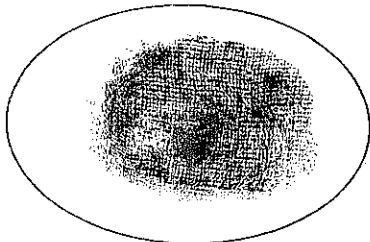
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

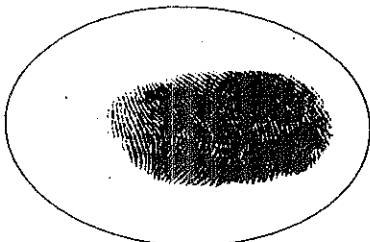
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



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.

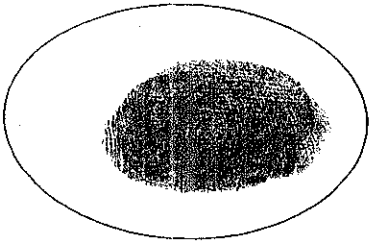
**GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008:**

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.

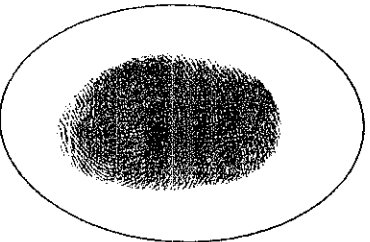


BUYERS:

1. MRS. S. SATYA KASTURI
W/O. MR. S. M. GOPAL RAO
R/O. FLAT NO. 409
JAMUNA TIRTH APARTMENTS
DHARAM KARAM ROAD
AMEERPET
HYDERABAD - 500016



2. MR. S. M. GOPAL RAO
S/O. LATE S. L. NARASIMHA RAO
R/O. FLAT NO. 409
JAMUNA TIRTH APARTMENTS
DHARAM KARAM ROAD
AMEERPET
HYDERABAD - 500016



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

SIGNATURE OF EXECUTANTS
Partner

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.

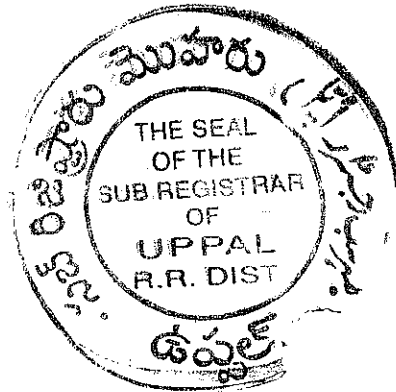
SIGNATURE OF THE REPRESENTATIVE

S. Satya Kasturi

SIGNATURE(S) OF BUYER(S)

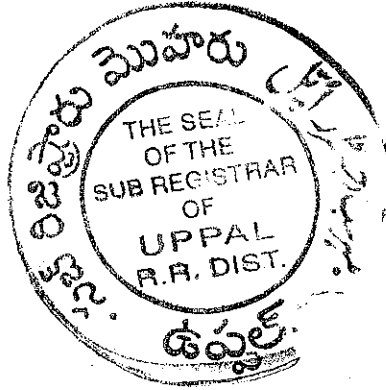
15 పుస్తకములు/600/2019
దస్తవేజుల ముద్ర వేసియు
సంఖ్య... 6...
... 4


మహాశివయ్య



వ పుస్తకము. / 600 / ... పంపు
దస్తావేజాల మొత్తం కాగితములు
పంపు... 6... ఈ కాగితపు పంపు
పంపు

మ. రెడ్డి



పాపానకము. 600/.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...6.....


పద-రీతిగా

