

8318/11

Part no: 8286/2011

8644



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

66949 08/11/2011 100/-

Ramesh

C.O Rev

Mehta & Modi Homes

[Signature]

AM 972137

E. SATISH KUMAR
 Approved Stamp Vendor
 No. 123, 2nd Floor,
 Hyderabad - 500009
 Tel: 040-23456789
 Email: info@satishkumar.com

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 28th day of November 2011 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 41 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 65 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

Mr. N. SRI HARI SWAROOP, SON OF Mr. N. SOMASUNDARA SASTRY aged about 29 years, Occupation: Service, residing at Plot No. 80, Flat No. 102, S.B.I Colony, Ayodhyanager, Mehdiapatnam, Hyderabad - 500 028., 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 & MODI HOMES

[Signature]

Partner

For MEHTA & MODI HOMES

[Signature]

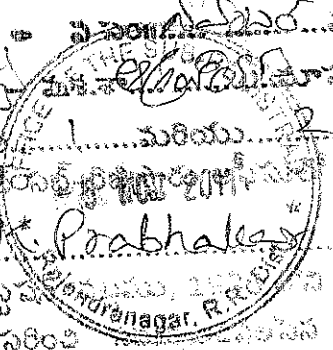
Partner

Page 1

(GPA)

2011 వ సం॥ ఏప్రిల్ 28
1933 వ సం॥ ఏప్రిల్ 7

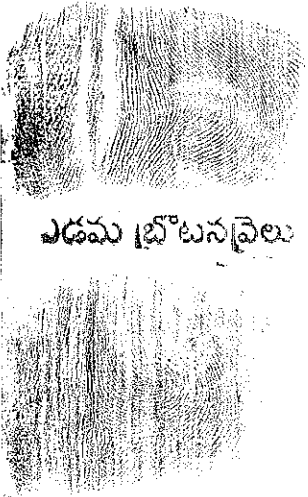
పగలు... మరణము... గంటల మధ్య
ఉప్పు... మరణము... గంటల మధ్య



శ్రీ... K. Prabhakar Reddy
రిజిస్ట్రార్ ఆఫ్ మౌజురీ, సెకబాద్, రైల్వే డిస్ట్రిక్ట్, రైల్వే రోడ్, సెకబాద్
అనుసరించి... పాపా దాఖలు చేసి
మరణము వేటిను ప్రకారం పాపా దాఖలు చేసి

మొత్తము రూ॥ 1,000/-
Receipt No. 9102/556 Dt. 28/4/11
Mabsiduria Branch, Secbad

పాపా యిచ్చినట్లు ఒప్పుకొన్నది
అడమ బ్రౌటనదీలు

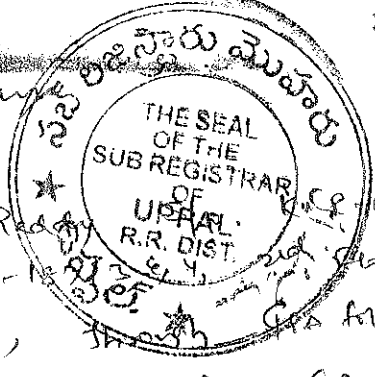


అడమ బ్రౌటనదీలు

నిరూపించినది.

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 8286
ప్రజంటెంటు దాఖలు పఠచిన లాగితముల సం. 7
ఈ లాగితపు వరుస సంఖ్య...

నల్-రిజిస్ట్రార్.



K. Prabhakar Reddy
K. Prabhakar Reddy
Service - R/o. S.H. No. 102/2, M.G. Road, Secbad, through
of Documents, vide G.P.A No. 166/102/11
Dt. 2.09.10 at SRO, Uppal, R.R. Dist

Nr. Somasundara Sastri, s/o. Rameshwar
Occ: Retired, R/o. Plot no - 80, Block no. 102
SEI Colony, Anandhyangar, Melhidipatnam,
Hyderabad - 028, (through representative cum G.P.A
Holder of Buyer)

①
K. Venkatarang Reddy

CH. Venkatarang Reddy s/o. Biji Reddy
Occ: Service R/o. 11. 187/2, Road No. 2,
Green Hills Colony, Hyderabad

②
K. Rajkumar

K. Rajkumar s/o. M. Venkata Rao, Occ: Service
R/o. 1-5/1, M. Colony, Secbad

2011 వ సం॥ ఏప్రిల్ 28
1933 వ సం॥ ఏప్రిల్ 7

Handwritten signature and notes at the bottom right.

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 8th day of August 2011 for purchase of a bungalow along with an identifiable plot of land (plot no. 378) 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 Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, 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. 378, admeasuring 310 sq. yds., under a Sale Deed dated 28.11.2011 registered as document no. 8285/11, 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.

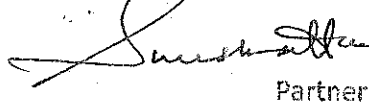
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in a sum of Rs. 12,40,000/- (Rupees Twelve Lakhs Forty 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 an amount of Rs. 9,70,000/- (Rupees Nine Lakhs Seventy Thousand Only) towards development charges before entering this agreement which is admitted and acknowledged by the builder.
3. The Buyer shall pay the builder the balance amount of Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) on or before 28th November 2011.
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. 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

వ పుస్తకము 231 న సంబంధించి దస్తావేజు నెం... 8286/11
 ప్రజంబెంటు డా: లు పరచిన కాగితముల సం... 7
 ఈ కాగితపు వరుస సంఖ్య... 2

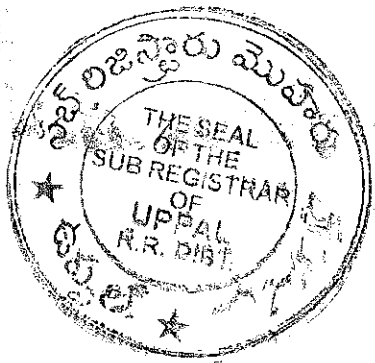
సబ్-రిజిస్ట్రార్.

ENDORSEMENT

Certified that the following amounts have
 been paid in respect of the document by
 Challan No. 902456 on 28/11/11

- | | |
|--|-------------|
| I. Stamp Duty: | |
| 1. In the Shape of Stamp Paper | Rs. 100/- |
| 2. In the Shape of Challan
(u/s.41 of I.S. Act 1899) | Rs. 61900/- |
| 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 Charge: | |
| 1. In the Shape of Challan | Rs. 100/- |
| 2. In the Shape of Cash | Rs. — |

TOTAL Rs. 63100/-



(Signature)
 Uppal

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.


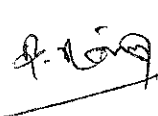
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 378, admeasuring about 310 sq. yds., of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "SILVER OAK BUNGALOWS PHASE - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:


North	Plot No. 377
South	Open Land
East	Plot No. 381 & Plot No. 382
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:

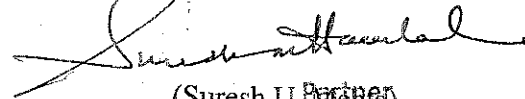
1. 
2. 

For MEHTA & MODI HOMES


Partner

Soham Modi
(B U I L D E R)

For MEHTA & MODI HOMES


(Suresh U. Mehta)
(B U I L D E R)


BUYER

Page 3 (9A)

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం. 8286
 ప్రజంటెంటు దాఖలు పరచిన కాగితముల సం. 7
 ఈ కాగితపు వరుస సంఖ్య. 3

పబ్-రిజిస్ట్రార్

I hereby certify Under Section 42 of Act 11 of 1926
 No. 8286 of 2011 Date 28/11/11

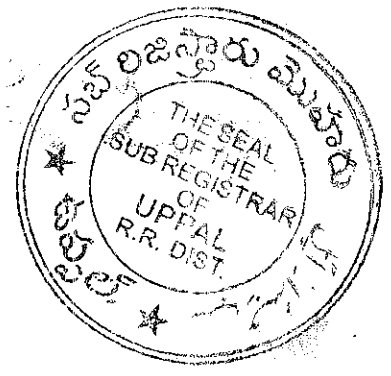
I hereby certify that the proper deficit
 stamp duty of Rs. 61900/- Rupees Sixty one
 thousand nine hundred only
 has been levied in respect of this instrument
 for Rs. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 of Rs. 1240000/- being
 higher than the consideration agreed Market
 Value.

K. R. O. Uppal
 28/11/11

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

REGISTRATION ENDORSEMENT

An amount of Rs. 61900/- towards Stamp Duty
 including Transfer Duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 902456
 Dated 28/11/11 At SBH Habsiguda Branch Sec'had
 SBH Habsiguda A/c. 52191012432 of S.R. No.

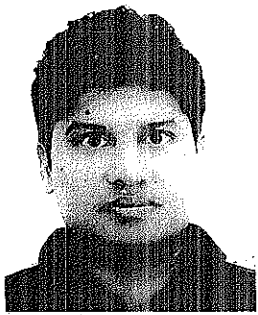
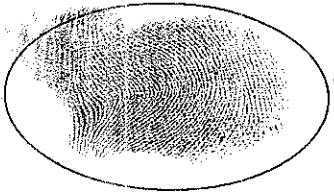


PHOTOGRAPHS A

**PRINTS AS PER SECTION 32A OF
N ACT, 1908.**

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

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

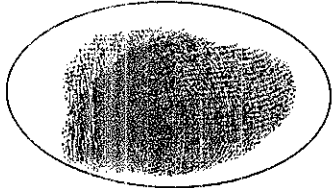


VENDOR:

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

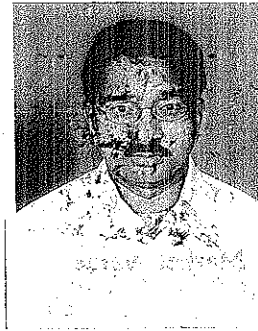
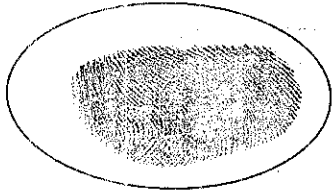
1. MR. SOHAM MODI
S/O. MR. SATISH MODI

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



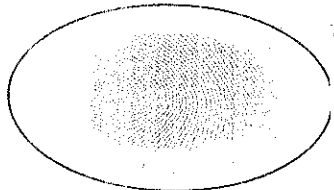
**GPA FOR PRESENTING DOCUMENTS,
VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:**

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.



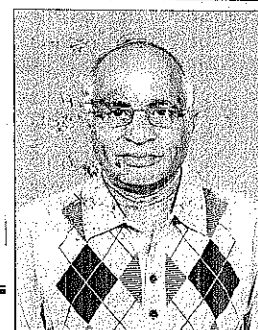
BUYER:

MR. N. SRI HARI SWAROOP
S/O. MR. N. SOMASUNDARASASTRY
R/O. PLOT NO. 80
FLAT NO. 102, S.B.I COLONY
AYODHYANAGAR, MEHDIPATNAM
HYDERABAD - 500 028



REPRESENTATIVE:

MR. N. SOMASUNDARASASTRY
S/O. MR. RAMESHWARAM
R/O. PLOT NO. 80
FLAT NO. 102, S.B.I COLONY
AYODHYANAGAR, MEHDIPATNAM
HYDERABAD - 500 028



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

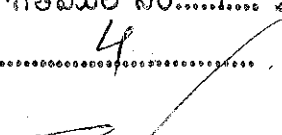
For MEHTA & MODI HOMES

SIGNATURE OF THE PRESENTANTS

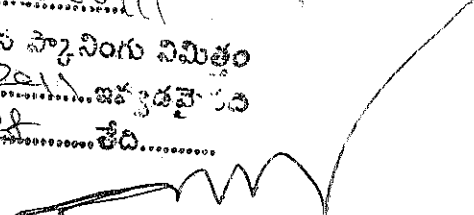
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. N. Somasundar Sastry, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Uppal, Ranga Reddy District.

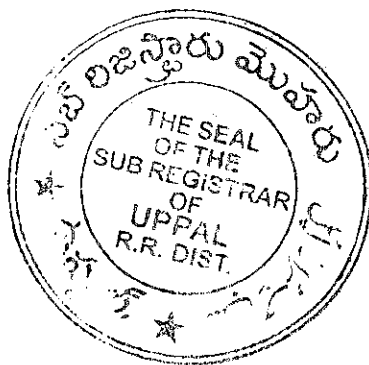
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వ పుస్తకము 2011 వ సం॥పు దస్తావేజు నెం..... 8286/11
 ప్రజంటెండు రాజులు పరచిన కాగితముల సం..... 7
 ఈ కాగితపు వరుస సంఖ్య..... 4


 సబ్-రిజిస్ట్రార్.


1వ పుస్తకము సం॥(శా.సం)పు... 8286/11
 నెంబరుగా రిజిస్టరు చేయబడిన స్కానింగు విమిత్తం
 గుర్తింపు నెంబరు 286... 12... ఇక్కడ వై...
 2011 సం॥... వెల 28... తేది.....


 రిజిస్ట్రేరింగు అధికారి



आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E
Signature

भारत सरकार
GOVT OF INDIA



शुद्ध राज लेख
PERMANENT ACCOUNT NUMBER
AWSP8104E
शुद्ध नाम
SOHAN SATEH KODI
शुद्ध पिता का नाम
SATEH MANLAL KODI
शुद्ध तिथि
18-10-1989
सहकार
Signature
Chief Commissioner of Income Tax, Andhra Pradesh


Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	10/07/51	53
3	Hari	Son	13/12/81	25

D.P.L. No. 1147
BHARAT SCOUTS & GUIDES -
PARADISE - SEC/BAD
16/02/2006
Signature

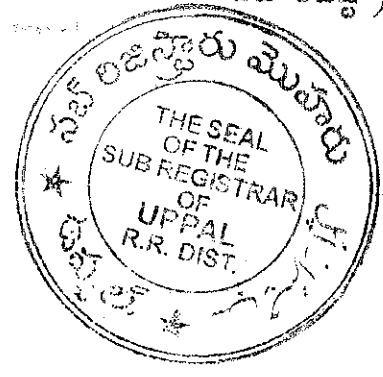
HOUSEHOLD CARD

Card No : PAP16281510810
P.F. Soap No : 484
A.S. : Kotes, West
Name of Head of Household : Madha, Suresh
Age/Occupation : 48/Student
Father/Husband name : Uthmal
Date of Birth : 15/02/44
Age : 38
Occupation : Own Business
Loc. No./House No. : 23-577
St./Street : MINISTER ROAD
Colony : D.V. COLONY
Ward : 2
Circle : 2
District : Hyderabad
Annual Income (Rs.) : 190,000
LPG Consumer No. (1) : NE64359(Single)
LPG Dealer Name (1) : Narayana Enterprises, ITC
LPG Consumer No. (2) : /
LPG Dealer Name (2) : /



వ పుస్తకము 2011 వ సం॥పు దస్తావేజు నెం. 8286
(వజంతులు దాఖలు పరచిన కాగితముల సం..... 7)
ఈ కాగితపు వరుస సంఖ్య..... 5

సబ్-రిజిస్ట్రార్.




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SRI HARI SWARGOP NIDICHENAMETLA

SOMASUNDARA SASTRY
NIDICHENAMETLA
07/05/1982

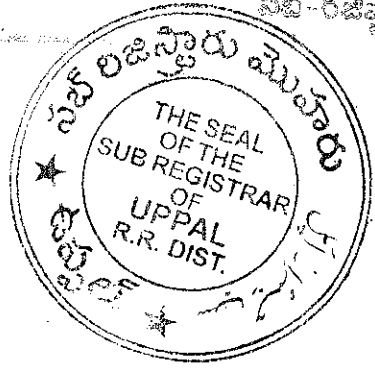
Permanent Account Number
ANPPN0134L



Signature

వ పుస్తకము 201 వ సం॥పు దస్తావేజు నెం... 8286
ప్రజంబెంటు దాఖలు పరచిన తాగితముల సం... 7
ఈ తాగితపు వరుస సంఖ్య... 6

సబ్-రిజిస్ట్రార్.



వ పుస్తకము 201 వ పంపు దస్తావేజు నెం..... 8286 / 11
ప్రజుంటు దాఖలు పరచిన గీతముల సం..... 7
ఈ కాగితపు వయస్సు 7

సబ్-రిజిస్ట్రార్.

