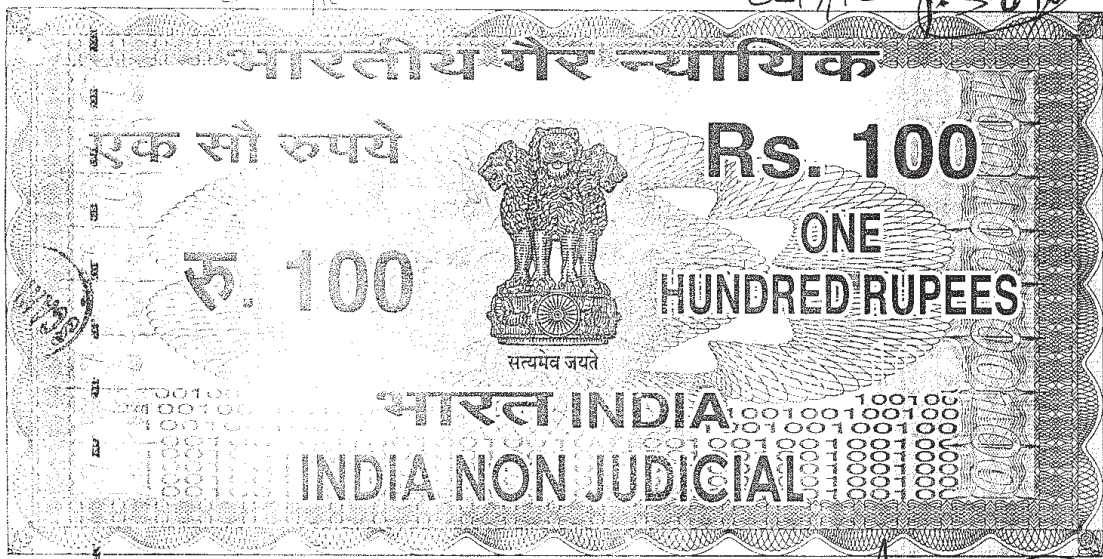




13958 31/8/10
 13958 31/8/10
 Santosh S/o Shameshwar
 Mehta & Modi Homes

AM 133423
 D. S. SRINIVAS RAO
 S.V.L. NO: 23/1996. R. No: 09/
 12-11-696, Warasiguda
 SECUNDERABAD.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 3rd day of September 2010 at SRO, Uppal, Ranga Reddy District by and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3 & 4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 40 years, Occupation: Business and Mr. Bhavesh V. Mehta, S/o Late Vasanth U Mehta, aged about 40 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. VETSA SAILASUTHA WIFE OF MR. VETSA BHASHYAKARLU, aged about 46 years, Occupation: Housewife
2. MR. VETSA BHASHYAKARLU SON OF MR. V. V. S. Y. SAMPATH KUMARLU, aged about 54 years, Occupation: Service, both are residing at H. No. 1-8-677/15 & 15/A, Flat No. 302, Vinayaka Ramchander Residency, Padma Colony, Nallakunta, Hyderabad – 500 044, 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

V. Saita Saitan

[Signature]

ENDORSE
Certify that the following amounts have been paid in respect of this document.

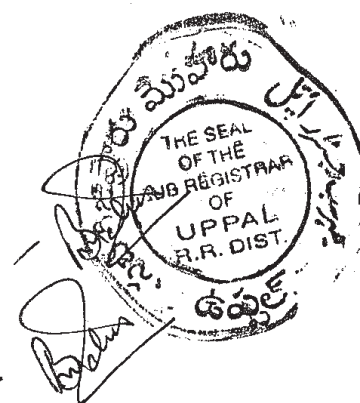
I. Stamp
1. in the shape of revenue stamp Rs. 100/-
2. in the shape of revenue stamp Rs. 500/-
3. in the shape of revenue stamp Rs. 100/-
4. adjustment of stamp in the shape of Rs. 100/-
II. Transfer Duty
1. in the shape of revenue stamp Rs. 100/-
2. in the shape of cash Rs. 100/-
III. Registration fee
1. in the shape of revenue stamp Rs. 100/-
2. in the shape of cash Rs. 100/-
IV. User Charges:
1. in the shape of challan Rs. 100/-
2. in the shape of cash Rs. 100/-
Sub-Registrar
Total Rs. 600/-

6819/10
వ పుస్తకము... సబ్-రిజిస్ట్రార్

దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... రి... ఈ కాగితము
వంఖ్య...



శ్రీ భవేశ్ వ. మెహతా
రిజిస్ట్రార్ జనరల్, 03 కోస్ పేజ్ 32 ఎ-ను
అనునది వివాదము వలన పోటోగ్రాఫులు
మరియు పేటిమొదలతో సహా దాఖలు చేసి
మనుష్యుడు... చెల్లించినారు.
Receipt No. 15021 Dt. 12/7/10. V.H.
Habsiguda Branch, Secbad



దాస్తావేజాలను జమచేసి
ఎడమ బ్రాటన్ పేలు



ఎడమ బ్రాటన్ పేలు



రిజిస్ట్రార్ జనరల్

1. భవేశ్ వ. మెహతా

అధికారి

Bhavesesh V. Mehata s/o. Late Valent V. Meh
Occ. Business R/o. S-4-18/12/4, 2nd Floor
Soham Enclave, M.G. Road, Secbad.

...

Veta Bheshya Karu s/o. V.V.S. Y. Sampath
Kumarlu, Occ. Secbad R/o. 1-8-67/15
15/A, Flat no. 302, Vinayaka Ramchander
Residency, Padma Colony, Alankonda, Hyd-4

C. Prabhakar Reddy s/o. C.P. Reddy Occ. Secbad
R/o. 2-3-64/10/24, Amberpet, Hyderabad.

B. Ravi Kumar s/o. Balarao Rao Occ. Secbad
R/o. Atwal, Secbad

2000వ.సం॥ రిజిస్ట్రార్ జనరల్... నెల 3వ తేది
1921వ.సం॥ రిజిస్ట్రార్ జనరల్... మ.సం. 22వ తేది.

సబ్-రిజిస్ట్రార్

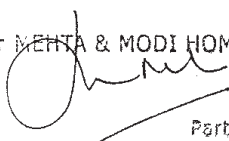
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th May 2010 for purchase of a bungalow along with an identifiable plot of land (plot no. 200D) 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. 200D admeasuring 220 sq. yds. under a Sale Deed dated 03.09.2010 registered as document no. _____ 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 FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 5,10,000/- (Rupees Five Lakhs Ten 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. 5,10,000/- (Rupees Five Lakhs Ten Thousand Only) before entering this agreement which is 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.

For MENTA & MODI HOMES


Partner

V. Saita Suman

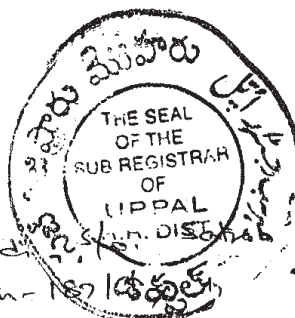
For MENTA & MODI HOMES


Partner



వ పుస్తకముద్రది. / సంగతి
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య...ఈ...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



ఎడమ భొటనవ్రేలు



చిరుపించినది

Solemnly made at N.T. DISTRICT, LIPPAAL, on 08.08.2024, at 11:00 AM, in the presence of the Sub Registrar, LIPPAAL, N.T. DISTRICT, and the witnesses, Sec Bad - 003

1. Prabha Rao

C. Prabha Rao S/o. C. P. Reddy
Occ. Servant - R/o. 2-3-64/10/24, Amberpet
Hyderabad.

2. Raj Kumar

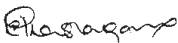
B. Raj Kumar S/o. MURUGAN Rao
Occ. Business - R/o. Atwal, Sec Bad.

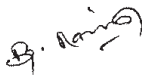
2000 వ సం. సర్టిఫికేట్... నం. 14 వ తేది
(2024 వ. సం. 24 వ. తేది) మా సర్టిఫికేట్... సబ్-రిజిస్ట్రార్

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.
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. 6,100/- is paid by way of challan No. 985021, dated 13.09.2010, drawn on SBH, Habsiguda, Hyderabad.

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



BUILDER

For MEHTA & MODI HOMES



Partner
BUILDER

IV. Subh, Sikan

BUYER.



చె పుస్తకము 6819/10 సంగతి
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 8 ఈ కాగితపు పరుష
 పరిమాణ 3

[Signature]
 పత్తి

Subscribed under Section 42 of Act II of 1908
 No. 6819 of 2010 Date 12/9/10

I hereby certify that the proper deficit
 stamp duty of Rs. 5000 Rupees Five

Thousand only

has been levied in respect of this instrument

from Sh. Bhavah V. Mehta

on the basis of the agreed Market Value

consideration of Rs. 5,00,000/- being

higher than the consideration agreed Market Value.

S.R.O. Uppal

12/9/10

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

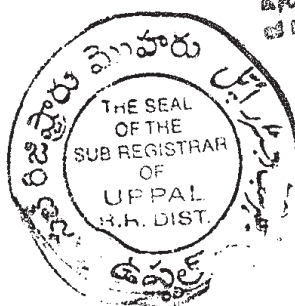
Registration Endorsement

An amount of Rs. 5000/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-

towards R. and S. Fee has been paid by the party
 through Chaitan Bank Ltd. No. 935024

Dated 12/9/10 at SRI Hulsiguda Branch Secbad

G.S.H. Hebalguda
 A/c No. 010000507
 S.R.O. Uppal



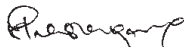
SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND Old Plot No. 29, New Plot No. 200D, bearing Municipal No. 2-3-291/29, admeasuring about 220 sq. yds., in the project known as Silver Oak Bungalows – Phase II, forming part of Sy. No. 291, 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	30" wide road
South	Plot No. 36
East	Plot No. 30
West	Plot No. 28

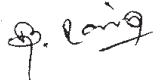
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

For MEHTA & MODI HOMES


B U I L D E R Partner
SOHAM MODI

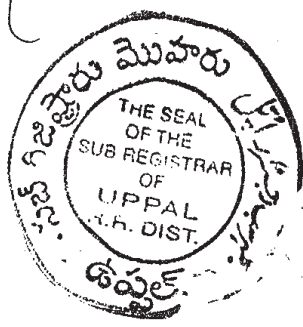
2. 

For MEHTA & MODI HOMES


B U I L D E R Partner
BHAVESH V. MEHTA

వ పునకము 6819/సం...
 వ పునకము సం (శా.శ) పు...
 దనావేదాల మొత్తం కాగితముల
 నింబరుగా రిజిస్టరు చేయబడి స్వాగతు నిమిత్తం
 సుర్తింపు నింబరు 6819/సం... ఇవ్వబడినది
 పంఖ్య... 6819/సం...
 రిజిస్ట్రేటరు అధికారి

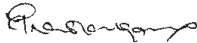
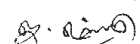
వ పునకము సం (శా.శ) పు... 6819/సం...
 నింబరుగా రిజిస్టరు చేయబడి స్వాగతు నిమిత్తం
 సుర్తింపు నింబరు 6819/సం... ఇవ్వబడినది
 6819/సం... గొల్లపూడి నెల... 68
 రిజిస్ట్రేటరు అధికారి



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
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 REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. BHAVESH V. MEHTA S/O. LATE. VASANTH U. MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003 BUYERS: 1. MRS. VETSA SAILASUTHA W/O. MR. VETSA BHASHYAKARLU R/O. H. NO. 1-8-677/15 & 15/A FLAT NO. 302 VINAYAKA RAMCHANDER RESIDENCY PADMA COLONY NALLAKUNTA, HYDERABAD - 500 044 BUYER CUM REPRESENTATIVE: 2. MR. VETSA BHASHYAKARLU S/O. MR. V. V. S. Y. SAMPATH KUMARLU R/O. H. NO. 1-8-677/15 & 15/A FLAT NO. 302 VINAYAKA RAMCHANDER RESIDENCY PADMA COLONY NALLAKUNTA, HYDERABAD - 500 044
		
		
		
		
		
		
		

SIGNATURE OF WITNESSES:

- 
- 

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



SIGNATURE OF THE REPRESENTATIVE

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner
SIGNATURE OF EXECUTANTS

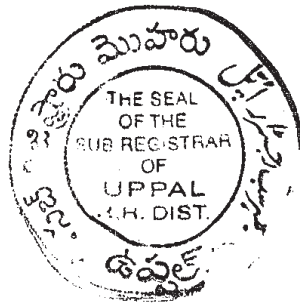
V-Saila Subu



SIGNATURE(S) OF BUYER(S)

సంఖ్య 6819/1984
దస్తవీజాల మొత్తం కాగితముల
పంఖ్య 8 ఈ కాగితపు పరుపు
మొత్తం

✓
ప్రతినిధి

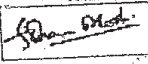


PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SONAM SATEH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1988

SIGNATURE


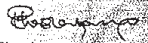
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

Signature




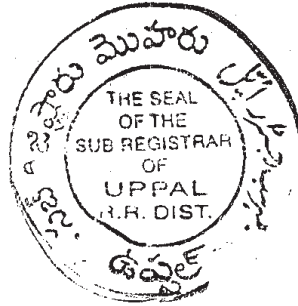
For MEHTA & MODI HOMES

Contract



పుస్తకము. 681.9 / నంబూరి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....శ్రీ. ఈ కాగితపు వరుష
సంఖ్య. 6.....

పత్తి-రిజిస్ట్రార్.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6754C

नाम /NAME
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH
02-03-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित /वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

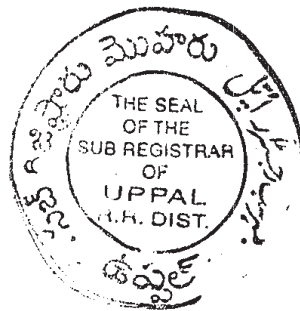
In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

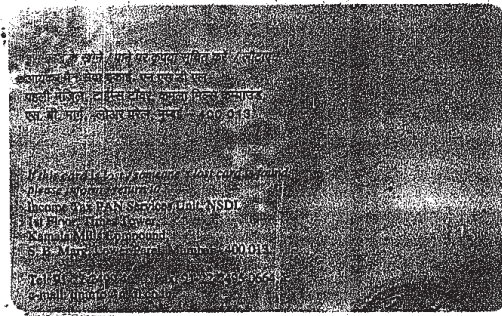
For MEHTA & MODI HOMES
Partner

[Signature]

వి.పు.స్వ.ము.ద.న్.గ./సం.జ్ఞ.
దస్తవేజాల మొత్తం కాగితములి
సంఖ్య.....౯..ఈ కాగితపు వరుణ
సంఖ్య.....౭.....

ఏ.బి.టి.సా.గ.





భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GTR4719860

భాగ్యలక్ష్మి
Electors Name : V BHASHYAKARLU

అంకిత పేరు : వీ వి వెంకటేశ్వర కుమార్
Father's Name : V V S Y SAMPATH KUMAR

లింగము / Sex : పు / M
వయస్సు / Age : 52

విడుదల : GTR4719860

1-8-677/15/15/A/ 302
అచిహ్నాగర్
అచిహ్నాగర్
హైదరాబాద్

Address:
1-8-677/15/15/A/ 302
ACHAIAHNAGAR , ACHAIAHNAGAR ,
HYDERABAD

Date: 10-05-2008

ప్రతిపాదన పంపించు
కీర్తి రెడ్డి పంపించు
206, ముషేరాబాద్
Facsimile Signature of
Electoral Registration Officer,
206, MUSHEERABAD

రెడహాండ్ మాట్టు తెచ్చుకుంటే మారిన రెడహాండ్ మీ
పేరు అచిహ్నాగర్ చేర్చుకునే మరయు అనే నెలకులో కాపు
పొందుకు నెలకులో పొందులో ఈ కాపు నెలకు తెలుపవలెను.

In case of change in address, mention this Card No.
in the relevant form for including your name in the
Roll at the changed address and to obtain the card

భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GTR4719985

భాగ్యలక్ష్మి
Electors Name : V SAILASUTHA

అంకిత పేరు : వీ భాగ్యలక్ష్మి
Husband's Name : V BHASHYAKARLU

లింగము / Sex : స్త్రీ / F
వయస్సు / Age : 45

విడుదల : GTR4719985

1-8-677/15/15/A/302
అచిహ్నాగర్
అచిహ్నాగర్
హైదరాబాద్

Address:
1-8-677/15/15/A/302
ACHAIAHNAGAR , ACHAIAHNAGAR ,
HYDERABAD

Date: 10-05-2008

ప్రతిపాదన పంపించు
కీర్తి రెడ్డి పంపించు
206, ముషేరాబాద్
Facsimile Signature of
Electoral Registration Officer,
206, MUSHEERABAD

రెడహాండ్ మాట్టు తెచ్చుకుంటే మారిన రెడహాండ్ మీ
పేరు అచిహ్నాగర్ చేర్చుకునే మరయు అనే నెలకులో కాపు
పొందుకు నెలకులో పొందులో ఈ కాపు నెలకు తెలుపవలెను.

In case of change in address, mention this Card No.
in the relevant form for including your name in the
Roll at the changed address and to obtain the card

న పుస్తకము రూ. (గి.) / సంఖ్య
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య... రు. ఈ కాగితపు వరుస
సంఖ్య... రు.

పద వినియోగం

