

209

C.S No. 2763 DOCT. No. 2756 2007



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 302 Date 23/01/2007 Re. 100/-

Name: D. Phani Kumar

S/o. D. S. Murthy

For Whom: Mehta & Modi Homes

K. Srinivas

SVL No. 26/98, R.No. 11/2007

City Civil Court

SECUNDERABAD.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 26th day of February, 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, 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 36 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

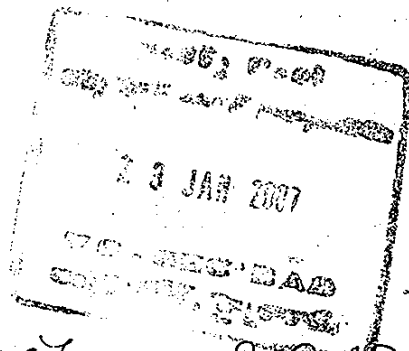
MR. ANAND SUBRAMANI, SON OF MR. M. SUBRAMANI, aged about 34 years, residing at Plot No. 355, North Main Road, Annanagar West Extn. Chennai - 600 101, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

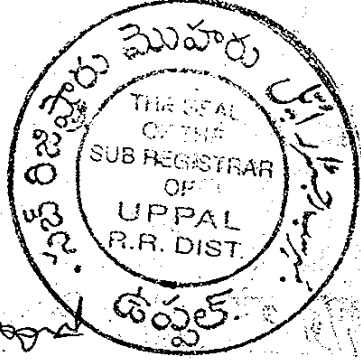
Partner



వ పుస్తకము 2457/సంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

1
సబ్-రిజిస్ట్రారు

2007-వ సం॥ డి.బ్రె.వి.ది. 26...తది
192 శి వ.శ.శా..హైదరాబాద్..మాసం...శే..వ తది
పగలు.....1/1...మరియు.....గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో



శ్రీ.....K. N. Raghavakar...Reddy...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో / సహ దాఖలుచేసి
పసుము రూ॥ 1000 /.....చెల్పించినారు.

Receipt No...141492...Di.ము.వి.వి.వి.
BH, Mahsigauda Branch, Sec'bad
రాసి యిచ్చినట్లు ఒప్పు కొన్నది,
ఎడమ బ్రౌటనవేలు

శ్రీ... P. Reddy o.c. Service
20 S.H. 187/3 & 4, 2nd Floor soham mansions
M. G. Road, Sec'bad, through attested GSA
for Presentation of Documents, vide GSA no
201/BK/06 at SRO, Uppal.



ము బ్రౌటనవేలు
హాపించినది.

శ్రీ... M. Subramani o.c. Service
2/a Plot no. 355, North main Road, Annanagar
West Ext., Chennai - 600 101.

① T. Narayana Rao s/o T. SATHANARAYANA MURTHY, OCCUPATION : SERVICE
C-2, II floor, VEETHAS APTS,
Plot # 1254, 19th MAIN RD, ANNANAGAR WEST,
CHENNAI, 600040.

② KIRAN KUMAR
శ్రీ RAMESH REDDY o.c. BUSINESS 2/a Plot no. 101
S4 SAT APTS. Nagale - colony And.

2007-వ సం॥ డి.బ్రె.వి.ది. నెలదిగువ తది
192..శి.శా.శ..హైదరాబాద్..మాసం...శే..వ తది
సబ్-రిజిస్ట్రారు

WHEREAS:

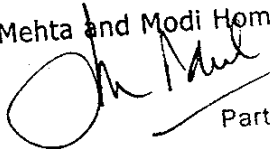
- A) The Buyer has entered into an Agreement of Sale dated 8th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 209) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of the 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. 209, admeasuring 224 sq. yds. under a Sale Deed dated 26.02.07 registered as document no. 2754/07 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.

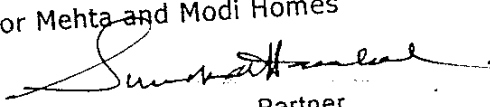
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 11,63,000/- (Rupees Eleven Lakhs Sixty Three 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 shall pay to the Builder the above said development charges of Rs. 11,63,000/- (Rupees Eleven Lakhs Sixty Three Thousand Only) in the following manner:

Installment	Due date for payment	Amount (Rs.)
I	5 th December 2006	68,000/-
II	20 th December 2006	10,95,000/-

3. 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.
4. 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 3 months from the due date.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



1 వ పుస్తకము 2.756/107
 దస్తావేజాల మొత్తం కాగితము
 సంచితము 7. ఈ కాగితపు వరుస
 పంక్తి 2

1
 సబ్-రెజిస్ట్రార్

Instrument Under Section 42 of Act II of 1907
 No. 2756 of 2007 Date 26/2/07

I hereby certify that the proper deficit
 stamp duty of Rs. 11530 Rupees eleven thousand
 Five hundred & thirty Rupees only
 has been levied in respect of this instrument
 from Sri. K. Subhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1163000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated 26/2/07

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

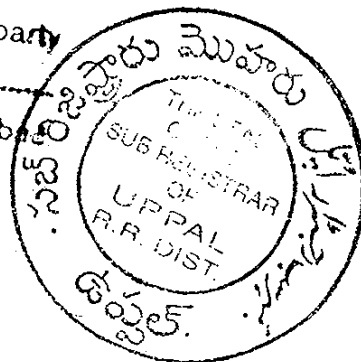
NOTE: D.S.D/ Rs. 11530/- & D.R.F Rs. 1000/-
 Rs. 11530/- has been collected as
 agreed M.V of Rs. 1163000/- Dt. 26/2/07

SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 11530/- towards Stamp Duty
 Including Transfer duty and Rs.
 towards Registration Fee was paid by the party
 through Challan Receipt Number 191952
 Dated 26/2/07 at Habsiguda Branch Sec...

S.B.H. Habsiguda
 A/c No. 01000050700
 S.R.O. Uppal

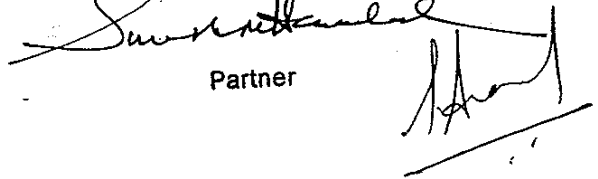


5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

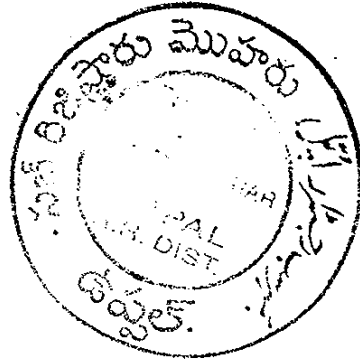

Partner

1 వ పుస్తకము 2256/స్థానం
 దస్తావేజాల మొత్తం కాగితములు
 సరఫ్ఫ... ఈ కాగితపు వరుస
 సరఫ్ఫ... 3

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు... 2256/02
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 2256-1-2007 ఇవ్వడమైన
 2007 సం॥ డిసెంబరు 26 తేది

రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 209, admeasuring about 224 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 210
South	Plot No. 208
East	Plot No. 202
West	40' 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. T. Narayana Rao
2. *[Signature]*

For Mehta and Modi Homes

[Signature]
Partner
(Soham Modi)
BUILDER

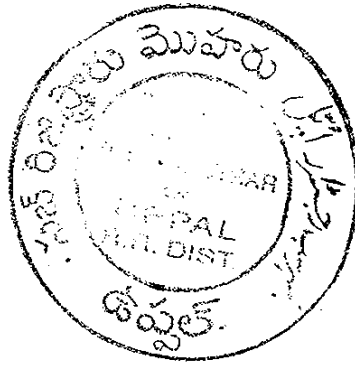
For Mehta and Modi Homes

[Signature]
Partner
(Suresh U. Mehta)
BUILDER

[Signature]
BUYER.

1 వ పుస్తకము. 22.56/సంఖ్య
చస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....గీ.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రెజిస్ట్రార్



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

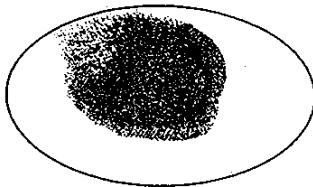
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



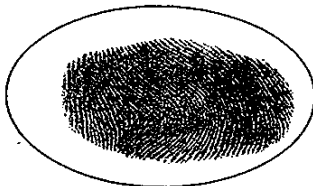
BUILDER:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, 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

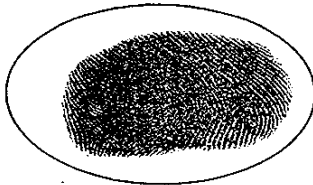


GPA FOR PRESENTING DOCUMENTS:

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:

MR. ANAND SUBRAMANI
S/O. MR. M. SUBRAMANI
R/o. PLOT NO. 355
NORTH MAIN ROAD
ANNANAGAR WEST EXTN
CHENNAI - 600 101.



SIGNATURE OF WITNESSES:

1. *T. Narayana Rao*

2. *nrb*

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

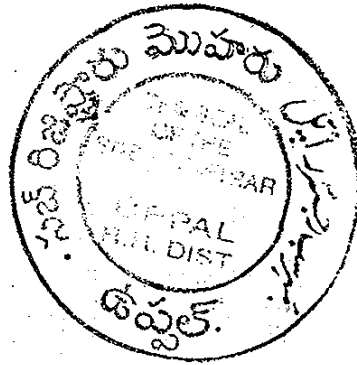
[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]

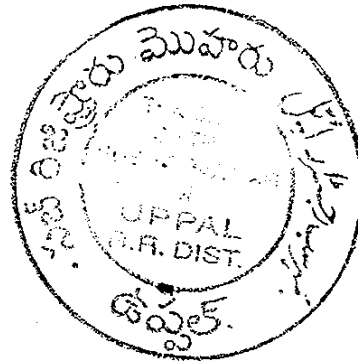
11వ పుస్తకము. 2.7.57/సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... గ్రా. ఈ కాగితపు వరుస
సంఖ్య..... క


సబ్-డివిజన్



1వ పుస్తకము 2756/1
దస్తావేజుల మొత్తం కాగితములు
పరిశీలించి... ఈ కాగితపు వరుస
సంఖ్య.....6.....

1
పబ్-రిజిస్ట్రార్

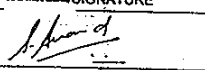


பெரும்புள்ளி எண் / PERMANENT ACCOUNT NUMBER
ACEPA4692E

 **பெயர் / NAME**
SUBRAMANI ANAND

தந்தை பெயர் / FATHER'S NAME
MURUGAN SUBRAMANI

பிறந்த தேதி / DATE OF BIRTH
15-06-1972

கையொப்பம் / SIGNATURE


வருமானத் துறைமுகக் கணினிப்பொறி இயக்கம்
Commissioner of Income-tax (Computer Operations)

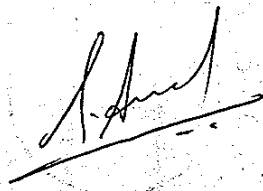


இந்த அட்டை கணினிப்பொறியை, கண்டுபிடிக்கப்பட்டால் இவ்வட்டையை விதிகளின்படி கீழ்க்கண்ட அறிவிப்பு தயார் செய்து அங்கு திருப்பி அனுப்புவதற்கு வேண்டுகிறேன்.

வருமானவரி ஆணையர் கணினிப்பொறி இயக்கம்,
 121, மகாத்மா காந்தி வீதி,
 நுங்கம்பாக்கம்,
 சென்னை - 600 034.

In case this card is lost/found, kindly inform/return to the issuing authority :

Commissioner of Income-tax (Computer Operations),
 121, Mahatma Gandhi Road,
 Nungambakkam,
 Chennai - 600 034.



సబ్-రిజిస్ట్రార్

