

Plot No. (210) 6286 6054 6002/4



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

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LEELA G CHIMALG!

STAMP VENDOR

5-4-76/A, Leela Nagar, Secunderabad

to G. VENKATESH

for G. P. RAO

for Mehta and Modi Homes

AGREEMENT FOR DEVELOPMENT CHARGES

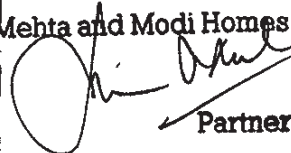
This Agreement for Development charges made and executed on this the 30 day of June 2008 at Secunderabad by and between:

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, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

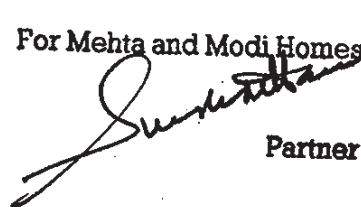
AND

MR. IBRAHIM ABDUL HAMEED MUNSHI, SON OF MR. ABDUL HAMEED MUNSHI, aged about 35 years, residing at 406, Sheshangri Mansion, Anand Nagar, Khairtabad, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

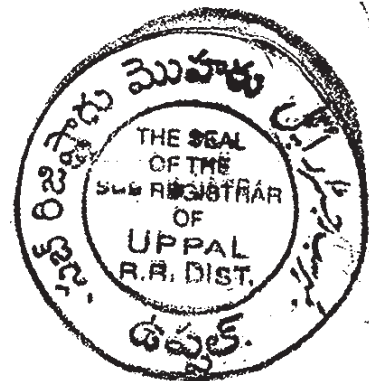
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

ent: 1. పుస్తకము.....సంగీతము
2. దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....7....ఈ కాగితపు వరుస
సంఖ్య.....1.....



K. Prabhakar Reddy
స్వప్న చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన షిట్స్ గ్రాఫులు
మరియు వేలిముద్రలతో సహా డాఖలుచేసి
మనము రూ॥.....రెండు L.....చెల్పినారు.

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ఎదమ ప్రాంతానైలు

K. Prabhakar Reddy G.P. K.R. Reddy occ. Services
c/o S-4-187/344, 2nd floor, Soham mansion, M.G.
Road, Sec'ad, through attested GPs by Presentation
of Documents, vide GPs no. 201/MR/06 at SRO,
Uppal, K.R. Dist.

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② Left Serendy to Railway on 1st 12th
Jaco. 9-12th / N. Achery 7th

2009వ. సం॥...మే 2.....నెం. 4వ తేది
 1929వ. చా. క.అక్టోబర్.....నూ. సం. 13వ తేది.

సబ్-రిజిస్ట్రార్

WHEREAS:

- A) The Buyer has entered into an agreement for purchase of a bungalow along with an identifiable plot of land (plot no. 210) 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. 210, admeasuring 239 sq. yds. under a Sale Deed dated 6006/08, registered as document no. 30-6-08 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.

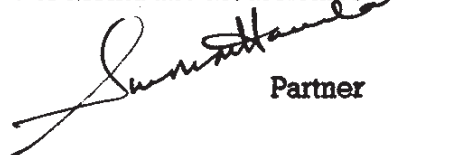
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,65,000/- (Rupees Fourteen Lakhs Sixty Five 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 has already paid an amount of Rs. 14,65,000/- (Rupees Fourteen Lakhs Sixty Five Thousand Only) before entering into this agreement, which the Builder hereby admitted and acknowledged the receipt for said consideration.
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.
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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner



6007.../58
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1908
No. 6007 of 200 Date 6/7/08

I hereby certify that the proper deficit
stamp duty of Rs. 14500/- Rupees. Fourteen thousand
five hundred and fifty 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. 145000/- being
higher than the consideration/agreed Market
Value.

R.O. Uppal

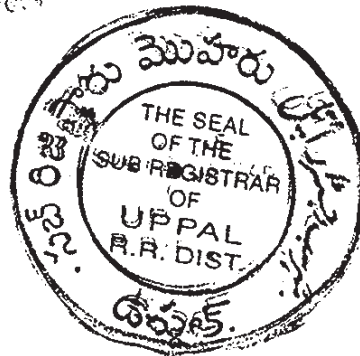
Sub Registrar

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

Registration Endorsement

An amount of Rs. 14500/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 295961
dated 6/7/08 at SBH Habsiguda Branch Secbad

C.B.M. Habsiguda
A/c No. 0100005070
C.B.M. Uppal

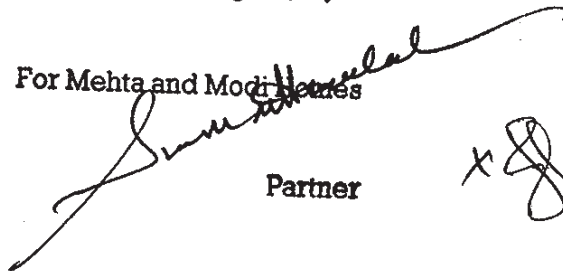


6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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.
9. Stamp duty and Registration amount of Rs. 15,650/- is paid by way of challan no. 4.07.08, dated 4.07.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

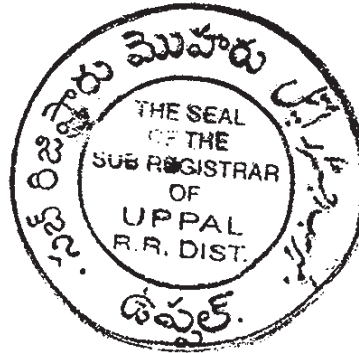

Partner



1 వ పుస్తకము సం॥ (కా. 3) పు॥ 6007/108
 ఉత్తరము మొత్తం కాగితముల
 సంఖ్య... 7.... ఈ కాగితపు వరుస
 సంఖ్య... 3.....
 రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా. 3) పు॥ 6007/108
 నంబరుగా రిజిస్ట్రారు పేరుబడి స్థానింగు నిమిత్తం
 గుర్తింపు నంబరు... 1-2007 ఇవ్వడమైన
 2007 సం॥ జూన్... నెల... 4... తేది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 210, admeasuring about 239 sq. yds. forming part of Sy. No. 291; situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

North	Compound wall & neighbour's land
South	Plot No. 209
East	Plot No. 201
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. *(S. Suresh)*
2. *(Suresh)*

For Mehta and Modi Homes

(Signature)
Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes

(Signature)
Partner
(Suresh U. Mehta)
BUILDER

(Signature)
BUYER.

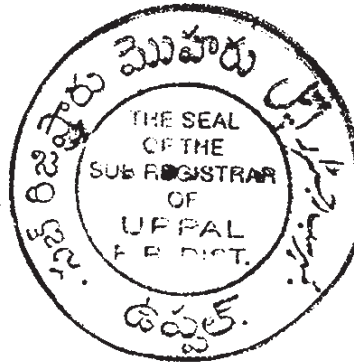
1వ పేజీ... 607/68

చట్టపరమైన పత్రం

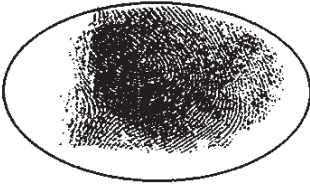
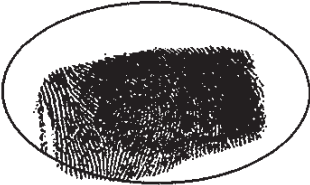
పేజీ... 7...

పేజీ... 4...

100
పదమూడు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>PURCHASER:</u> MR. IBRAHIM ABDUL HAMEED MUNSHI S/O. MR. ABDUL HAMEED MUNSHI R/O. 406, SHESHANGRI MANSION ANAND NAGAR, KHAIRTABAD HYDERABAD.
			<u>REPRESENTATIVE:</u> MR. MOHAMAD NAZIR ALI S/O. MOHAMAD ISBAL ALI R/o - 406, SHESHANGRI MANSION ANAND NAGAR, KHAIRTABAD HYDERABAD

SIGNATURE OF WITNESSES:

1.
2.

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. MD. NAZIR ALI as I/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)

For Mehta and Modi Homes

For Mehta and Modi Homes

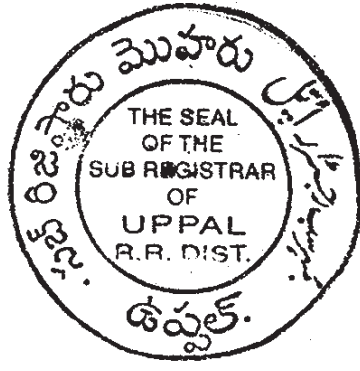
Partner

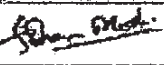
SIGNATURE OF EXECUTANTS

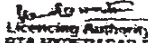
Partner

1వ సభ్యుడు... 6007/01
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సంఖ్య... 5.....

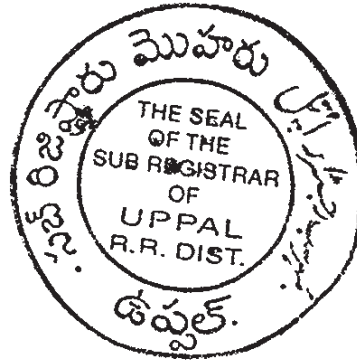
Reel
సర్-జిల్లాదార్



धर्म लेख संख्या / PERMANENT ACCOUNT NUMBER ABMPM6725H		
	नाम / NAME SONAM SATESH MODI	
	पिता का नाम / FATHER'S NAME SATISH MANLAL MODI	
	जन्म तिथि / DATE OF BIRTH 10-10-1999	हस्ताक्षर / SIGNATURE 
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH	
	DRIVING LICENCE OLDAPG11193622002
	PROBATION PERIOD X K PAVAN KUMAR 2-3-10-1999
	JATSON GARDEN HYDERABAD
	30/07/2002 DUPLICATE
	 Licensing Authority RTA-HYDERABAD-2

1 వ పుస్తకము... 60007. స/హ/వ
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 6.....
సహ-రిజిస్ట్రారు





THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

M.K. XAXA
Assistant Consular Officer
Consulate General of India
Dubai (U.A.E.)

भारत गणराज्य REPUBLIC OF INDIA

वर्गीय कोड /Country Code

पासपोर्ट नं. /Passport No.

G 7692629

TBRAHIM ABDUL HAMID MUNSHI
zmfjarm /Nationality **fbyr /Sex** **bnwrfatd /Date of Birth**

१५०५

Investigator / Date of Birth

15

197071972-



BOMBAY
આદી કરતાં ત્યાં જાણ / Place of Issue

DAUBA
जादी। पावरन टर्न

DUBAI
 Serial Number /Date of Issue Transfer and Expiry /Date of Expiry

~~26105/2008~~

~~25/05/2018~~

P<IND<<IBRAHIM<ABDUL<HAMID<MUNSHI<<<<<<<<<<<<<<
GT692629<5IND7207196M1805257<<<<<<<<<<<<<<<<<4

[Handwritten signature]

1 వ పుస్తకము. 60007 నుండి
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య.....7.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్.

