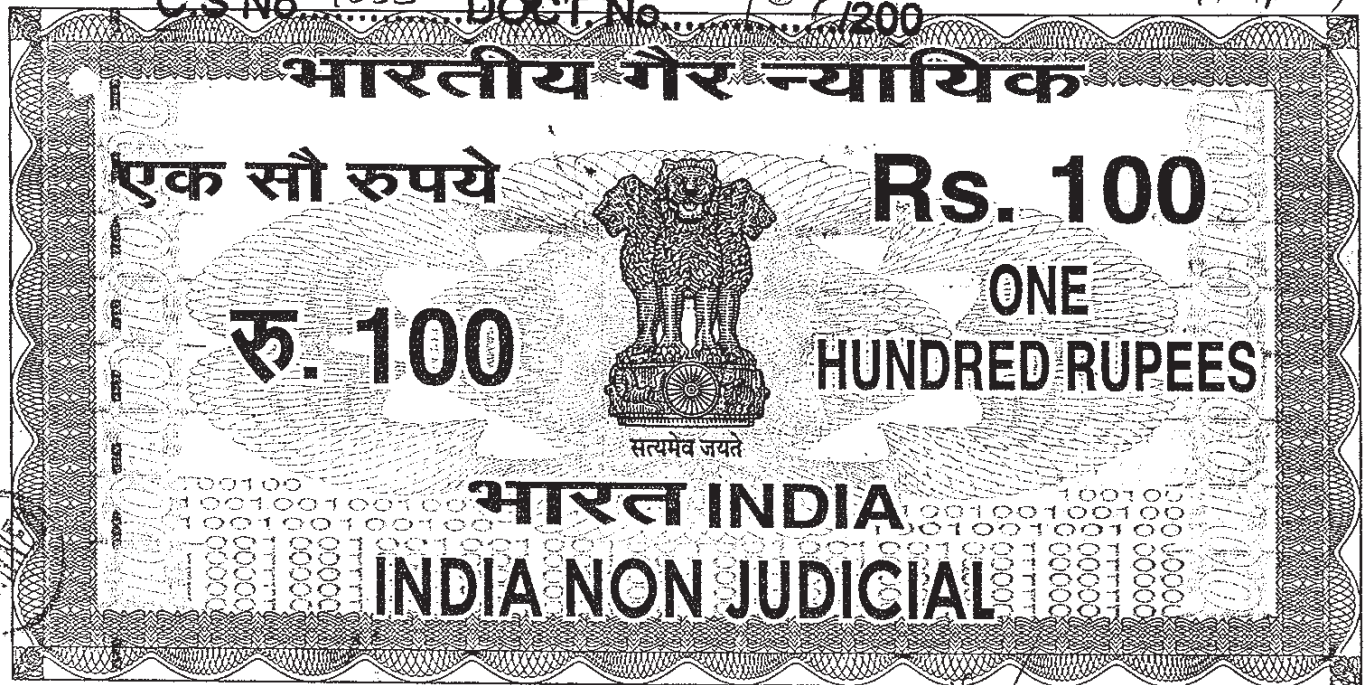


Aug 60 77



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603684

S.No.....

Date _____

20/12/2016

104

Name:

D. Phau Kuer

S/o. D/e. W.

D. N. Murphy

For Women

Meats & non home

K. SRINIVAS

S.V.L. No. 26/88, R.No. 39/200
City Civil Court,
SEUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

¶ This Agreement for Development charges made and executed on this the 23rd day of January, 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.)

AND

MR. SANJEEV DUTTAGUPTA, SON OF MR. S. K. DUTTAGUPTA, aged about 34 years, residing at 1-4-62/1E, Ground Floor, Street No. 8, Snehanagar Colony, Habsiguda, Hyderabad - 7, 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

John Mark
Partner

Partner

For Mehta and Modi Homes

[Signature]
Partner

Partner

Appt

2

190 వ సం॥ 19వ జిల్లా నెల... 22... అది
 192 శివశ.కా.చా.చా.మాసము... 1... తేది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పర్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...కె...K. Raghavachari Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు వేలిముద్రలతో / సహ దాఖలుచేసి
రుసుము రూ॥.....1000..... చెల్లించినారు.

Receipt No. 108956 Dt. 28/1/0 Vide
SBH, Habsiguda Branch, Sec'bad

ప్రాసీ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనవ్రేలు

ఎడమ బొటనవ్రేలు

విరూపిణినిగది.

S/o. S. S. Datta Gupta, ex. Service.
R/a. 1-4-62/1E, Ground Floor, St. No. 8
Shreeharan colony, Habisguda, Hyderabad.

① *Myrta*
22/01/2007

S. K. DUTTA GUPTA

RETIRED 1-4-62/1-E
ENGINEER (GR. FLOOR)

SNEHANAGAR COLONY
ST. NO - 8; HABSIGUDA
HYD - 500007.

① H. Sathyanarayana - S/o. K. N. ACHART PRT. EMPLOYEE
1-8-185, First Floor,
Chikkadapally, Hyderabad - 500020.

200 గ్రా. సం॥... జనవరి..... నెల..... వ తేది

192౪.వ.శా.శ.మార్చి.....మాసం.నె.వ.థేది.

[Handwritten signature]

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 26th December 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 214) 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. 214, admeasuring 230 sq. yds. under a Sale Deed dated 23.01.2007 registered as document no. 1051/07 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. 12,35,000/- (Rupees Twelve Lakhs Thirty 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 shall pay to the Builder the above said development charges of Rs. 12,35,000/- (Rupees Twelve Lakhs Eight Thousand Only) in the following manner..

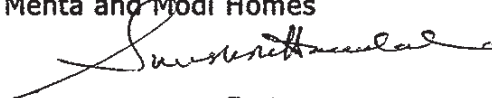
I	7 th November 2006	11,24,550/-
II	15% of sale consideration within 7 days of casting 1 st slab	1,10,450/-

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. 1052/సంగం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....2

సబ్-రిజిస్ట్రార్

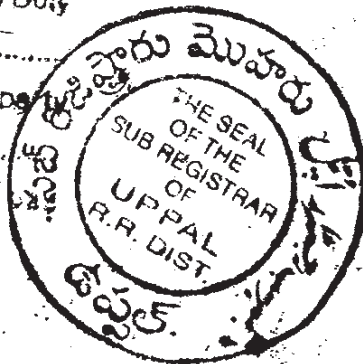
Instrument Under Section 42 of Act I of 1938
No. 1052 of 2007 Date 25/11/07

I hereby certify that the proper deficit
stamp duty of Rs. 12250 / Rupees Twelve thousand
two hundred fifty only
has been levied in respect of this instrument
from Sri. K. P. Reddy
on the basis of the agreed Market Value
consideration of Rs. 1235000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated 25/11/07 and Collector U.S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 12250 towards Stamp Duty
Including Transfer duty and Rs. 1000
towards Registration Fee was paid by the
through Challan Receipt Number 109656
dated 25/11/07 at SRI Habsiguda Branch



S.B.H. Habsiguda
A/c No. 010000507
of 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, And 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 PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 214, admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Plot No. 215
South	Plot No. 213
East	40' wide road
West	Plot No. 217

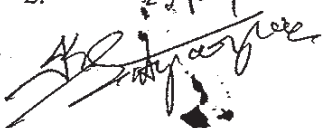
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.

23/01/2007


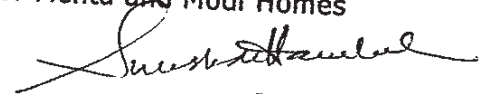
For Mehta and Modi Homes



(Soham Modi)

BUILDER

For Mehta and Modi Homes



(Suresh U. Mehta)

BUILDER

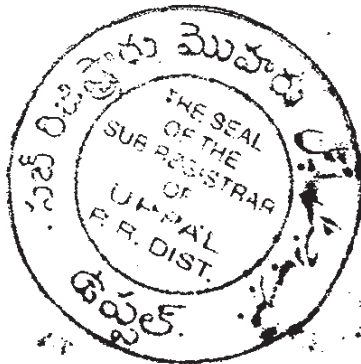

BUYER.

1వ పుస్తకము. 1.052/సం||
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వయస్
 సంఖ్య... 3.....

పత్-రిజిస్ట్రార్

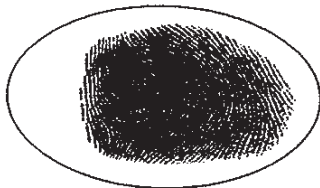
1వ పుస్తకము సం|| (కా.3) పు. 1052/04
 నింబరుగా రిజిస్ట్రారు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నింబరు 1052... 1-200 గెవ్వడమైన
 200 గెవ్వడమైనది. నెల... 23... 10

రిజిస్ట్రార్



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

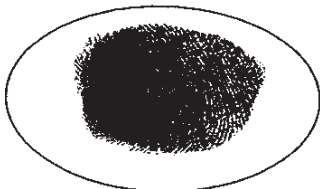
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



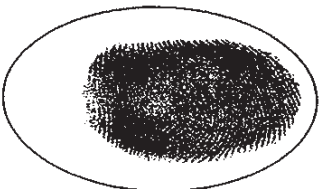
BUILDER:

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

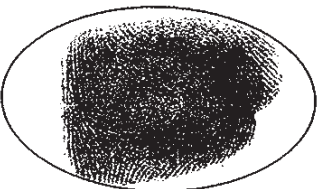


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR.K. PADMA REDDY
5-4187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



BUYER :

MR. SANJEEV DUTTAGUPTA
S/O. MR. S. K. DUTTAGUPTA
R/O. 1-4-62/1E, GROUND FLOOR
STREET NO. 8
SNEHANAGAR COLONY
HABSIGUDA
HYDERABAD - 500 007.

SIGNATURE OF WITNESSES:

1.

[Signature]

23/01/2007

[Signature]

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

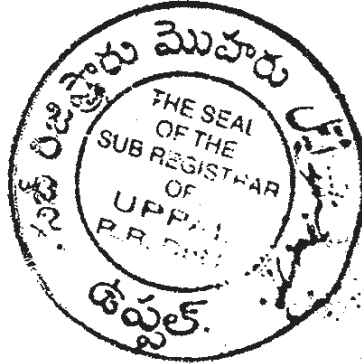
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]

1 వ పుస్తకము. 1052/సంగం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6 ఈ కాగితపు వరుస
సంఖ్య 4

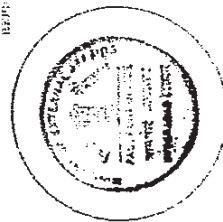

~~సంగం~~



2010-2002 DUPLICATE *Handwritten*
Licensing Authority,
RTA, HYDERABAD-52



आपका कर्मचारी के सम्बन्धों में अधिक से अधिक जानकारी प्राप्त करने के लिए सम्बन्धित अधिकारी को सूचित करने के लिए



अर्थशास्त्र-विभाग, दिल्ली
पासपोर्ट कार्यालय, देहरादून.
Passport Office, Dehradun.

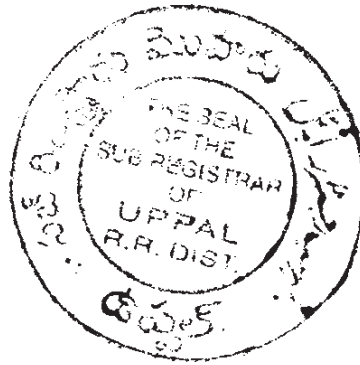
7-10-2050 8-10-2010

For Mehta and Modi Homes

~~Partner~~

1 వ పుస్తకము. 1.052/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వియస
సంఖ్య... క...

పక్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Aparajitha Dutta Gupta	Wife	27/03/43	63
3	Sanjeev Duttagupta	Son	28/12/72	34

[Signature]
 08/01/2006
 వార్డు నెంబరు 3/వేరిమల
 గ్రామపంచాయతీ కార్యాలయం
 nph Centre, K...

HOUSEHOLD CARD

Card No : PAP158604100085
 F.P Shop No : 41
 పేరు : దత్త గుప్తా . స్క. డేవ్త గుప్తా
 Name of Head of Household : Dutta Gupta . Sk Dvitta Gupta
 తండ్రి/భర్త పేరు : దత్త గుప్తా
 Father/ Husband Name : Dutta Gupta
 పుట్టిన తేదీ/Date of Birth : 31/12/1932
 వయస్సు/Age : 74
 వృత్తి/Occupation : Retired Employee
 ఇంటి.నెం./House No. : 1-4-62/1E
 వీధి /Street : 8 HABSIGUDA
 Colony : SNEHA NAGAR COLON
 Ward No. : వర్డ్ 3/ Ward-3
 Municipality : ఉపల / Uppal
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 60,000
 LPG Consumer No. : 40332/(Double)
 LPG Dealer Name : Jaykay Gas Habsigud , IOC



[Signature]

1 వ పుస్తకము. (10వ పేజీ)
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6....ఈ కాగితపు వరుస
సంఖ్య.....6.....

పద-రిజిస్ట్రార్

