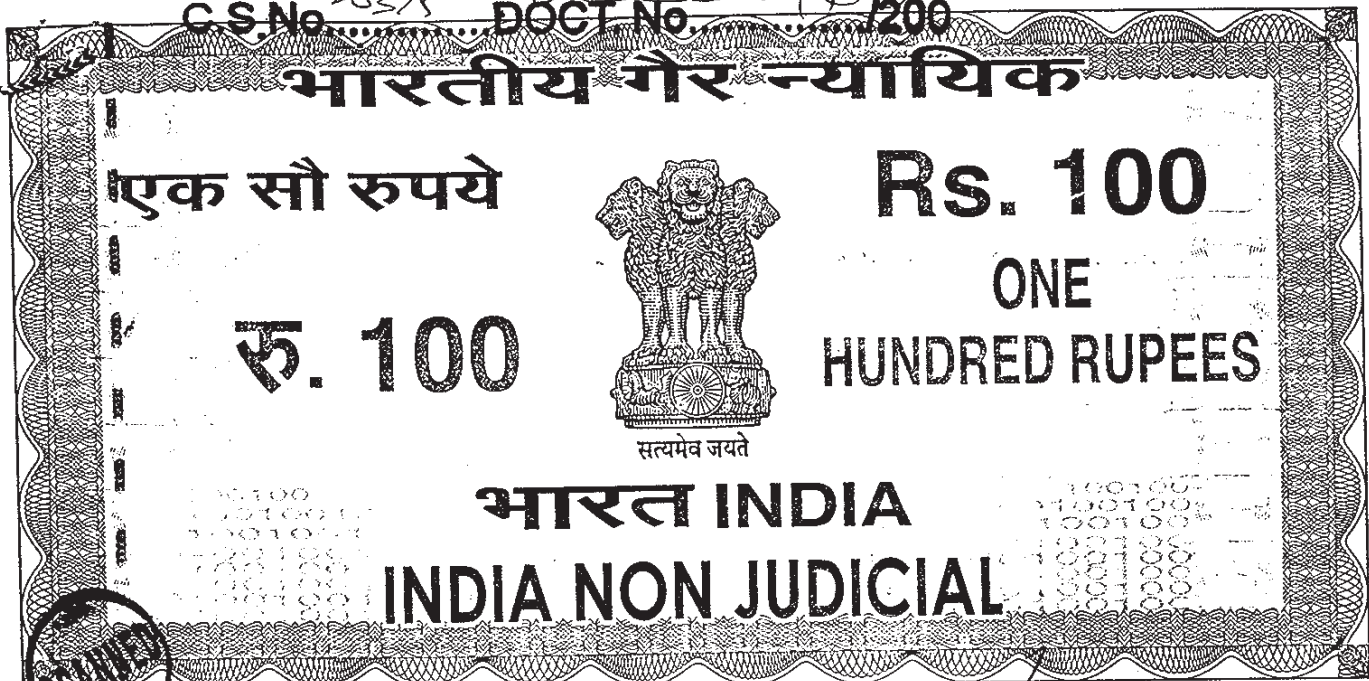


B.No (216)

C.S.No. 20375 DOCT No. 20336/06/200

20842



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603667

S.No. 74071 Date 20/12/2006
Name D. Phani Kumar
S/o. D/o. W/o. D/o. Mehta & Modi Homes
For Whom Mehta & Modi Homes

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/2004
City Civil Court,
SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 23rd day of December 2006 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 and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

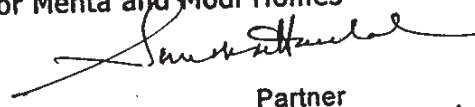
AND

1. MR. K. RAGHUNATH, SON OF MR. K. ADITYA, aged about 30 years,
2. MR. K. ADITYA, SON OF MR. K. RAGHAVA CHARYULU, aged about 56 years, Both are residing at 102, Ashoka Enclave, Opp: Vijaya Bank, Motinagar, Hyderabad - 500 038 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

K. Aditya

వ పుస్తకము. 2.9.33/సం||పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య.....

200 వ సం||... డిసెంబర్ నెల... 23వ తేది
192 వ.శ.శా... మాసం... తేది
పగలు... మరియు... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ... K. P. Reddy...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||... 1000/... చెల్లించినారు.

Receipt No. 108153... D.D. 31.12.11 vide
SBH, Habsiguda Branch, Sec'bad

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



రూపించినది.

① K. P. Reddy

② J. Prady Kumer

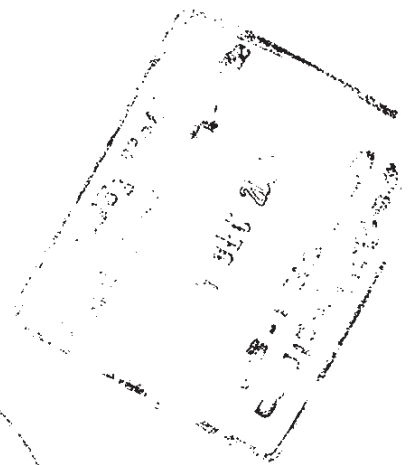
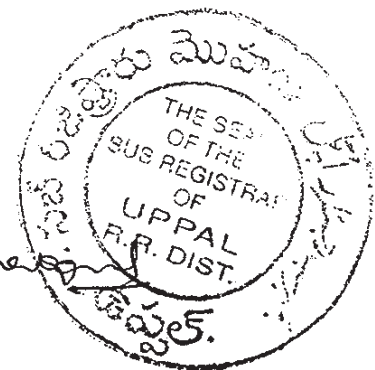
Presented to K.P. Reddy Sec.-Registrar
at 5-4-18/324, 11/10, 11/10, 11/10
M.C. Road, Sec-bad through attested CPA for
Presentation of Documents vide D.O. No. 201/BK/10,
at SRO Uppal.

K. P. Reddy

S/o. K. Raghava Charyulu,
R/o. 102, Ashok Enclave, opp: Vijaya Bank
Mokhnagar, Hyderabad.

K. Satyanarayana S/o. K. N. Acharya, Occupant
1-8-185, Dattabradipally, Hyderabad. - 201

J. Prady Kumer S/o. J. Prady Kumer Sec.-Employee
R/o. 1-10-263, New Bonapally Sec-bad.



200 వ.సం||... డిసెంబర్ నెల... 23వ తేది
192 వ.శ.శా... మాసం... తేది
సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 6th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no.216) 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.216 admeasuring 307 sq. yds. under a Sale Deed dated 23.11.06 registered as document no. 20335/06 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. 15,81,500/- (Rupees Fifteen Lakhs Eighty One Thousand Five Hundred 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 the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount
04-Oct-06	Cheque No. 433548	25,000/-
07-Nov-06	Cheque No. 433549	2,00,000/-
30-Nov-06	Cheque No. 659136	3,53,000/-
	Total amount received	5,78,000/-
Less:		
Amount appropriated towards Sale Deed		3,07,000/-
Balance appropriate towards Development Charges		2,71,000/-

3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 13,10,000/- (Rupees Thirteen Lakhs Ten Thousand Only) as on before 4th December 2006.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

K. Adithyan

1 వ పుస్తకము 200/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...2...

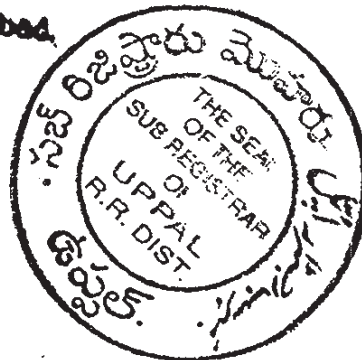
సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1864
No. 200/200 of 200. Date 23/12/11
I hereby certify that the proper deficit
stamp duty of Rs. 15715 Rupees...
Seven hundred and fifteen Rupees only
has been levied in respect of this instrument
from Sri. K. J. Reddy
on the basis of the agreed Market Value
consideration of Rs. being
higher than the consideration agreed Market
Value.
S.R.O. Uppal
Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 15715 towards Stamp Duty
including Transfer duty and Rs. 1000 towards
Registration Fee was paid by the party
through Challan Receipt Number 108153
Dated 23/12/11 SBI Habsiguda Branch. Sec 44

S.B.H. Habsiguda
A/c No. 010000567
S.R.O. Uppal



4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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

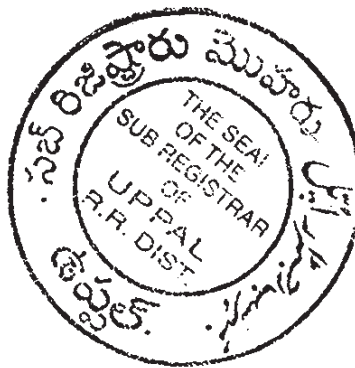
K. Aditya

1 వ పుస్తకము 20336/స్కంపు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....3.....ఈ కాగితపు వరుస
సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్.

1 వ పుస్తకము సం॥ (కా.శ) పు. 20336/1
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 20336/1-200 ఇవ్వడమైన
200 సం॥ డిసెంబరు 2021 తేది

రిజిస్ట్రార్ గారి కార్యాలయం



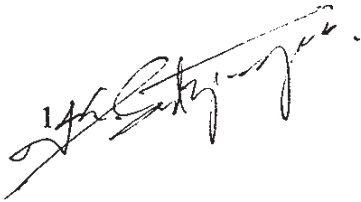
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.216 admeasuring about 307 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	40' wide road
South	Plot No. 217
East	Plot No. 215
West	40' wide road

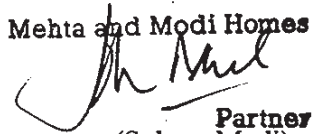
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

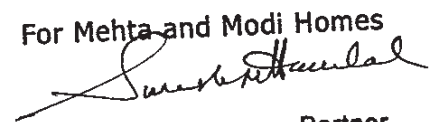
2. 

For Mehta and Modi Homes



Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes



Partner
(Suresh U. Mehta)
BUILDER


BUYER.

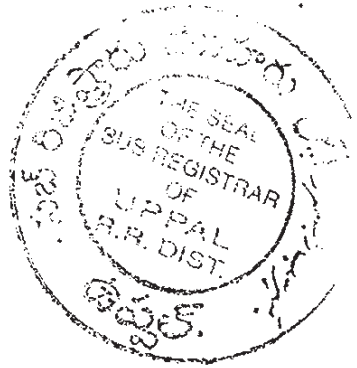
1వ పుస్తకము 20346/సం||

పుస్తకముల పేజీల సంఖ్య

సంఖ్య. 4

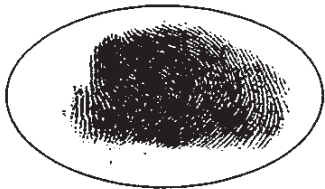
4

చే-రిజిస్ట్రార్.



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

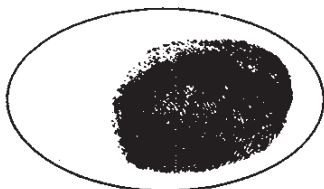
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



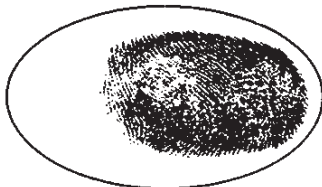
VENDOR:

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, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1.
2.

For Mehta and Modi Homes

Partner

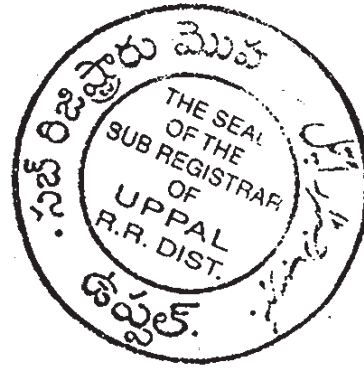
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS:

1 వ పుస్తకమునిడికె/స్కం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...క.....

సబ్-రిజిస్ట్రార్



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

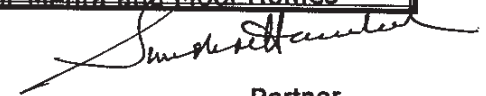
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER: 1. MR. K. RAGHUNATH S/O. MR. K. ADITYA R/O. 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.
			BUYER CUM REPRESENTATIVE: 2. MR. K. ADITYA S/O. MR. K. RAGHAVA CHARYULU R/O. 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.

For Mehta and Modi Homes

SIGNATURE OF WITNESSES:

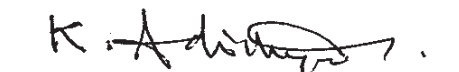
1. 
 2. 


Partner


Partner
 x 
 SIGNATURE OF EXECUTANTS

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

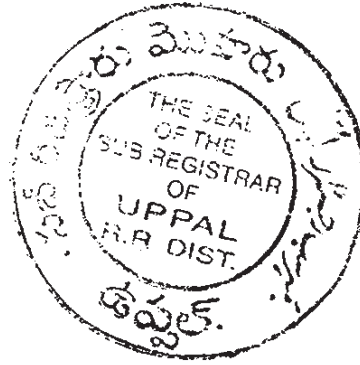
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Aditya, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE

x 
 SIGNATURE(S) OF BUYER(S)

1 న పుస్తకము 20306/6
నివాసేజుల మొత్తం కారణముల
సంఖ్య... ఈ కారణపు వరుస
సంఖ్య... 6

సర్ - రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
A1382001
SATTANUR CHARYULU
SRI V. CHARYULU
PNO-102 KALYAN ENCLAVE
KALYAN CHARYULU'S COLONY
HYDERABAD

Signature
Issued on: 01/05/2006

Licencing Authority
RTA-HYDERABAD - CC

Non-Transport
Transport
Hazardous Validity
Badge No.
Reference No.
Original LA
DOB
Blood Gr.
Date of 1st issue

Class Of Vehicle

Validity

LMV,MC

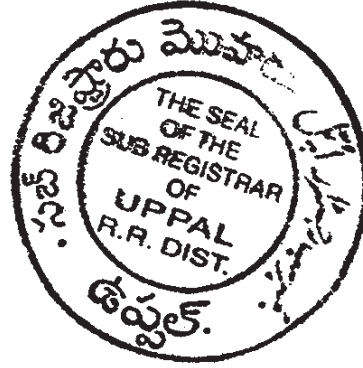
30/04/2011

DLRAP009148352006
RTA HYDERABAD - CENTRAL
19/10/1949

19/03/2001

1 వ పుస్తకమునిక్క/స్కాం
దస్తావేజుల మొత్తం కాగితముల
పరిఖ్య...శ్...ఈ కాగితపు వరుస
పరిఖ్య...శ్.....

సబ్-రిజిస్ట్రార్



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

OFFICE OF THE
SUB-REGISTRAR
UPPAL, R.R. DIST.

నెం. 9923

శ్రీమతి/శ్రీ Sham madi

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

20/12 25/12

దస్తావేజు స్వభావము	3	Asut 9	3	Asut Chodan	
దస్తావేజు విలువ	286000	148700	30700	158700	
స్థాంపు విలువ రూ..	100	100	100	100	
దస్తావేజు నెంబరు	20333/6	20334/6	20335/6	20336/6	
రిజిస్ట్రేషన్ రుసుము	430				10658
లోటు స్థాంపు		1000	535	1000	10675
యూజర్ చార్జీలు	27660				10855
ఇధనపు పీట్లు	45	14770	30110	15715	10855
5X.....	1	95	95	95	108153
మొత్తం	28183	158613	30740	16810	

అక్షరాల 2

రూపాయలు మాత్రమే)

తేది 28/12/06

వాపసు తేది _____ సా. 4 గంటలకు

SUB-REGISTRAR
UPPAL

Note : Document will be returned at 3.30 pm. to 5.00 pm

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs.50/- for every thirty days or part thereof in excess of 10days subject to a maximum of Rs.500/- will be levied.

