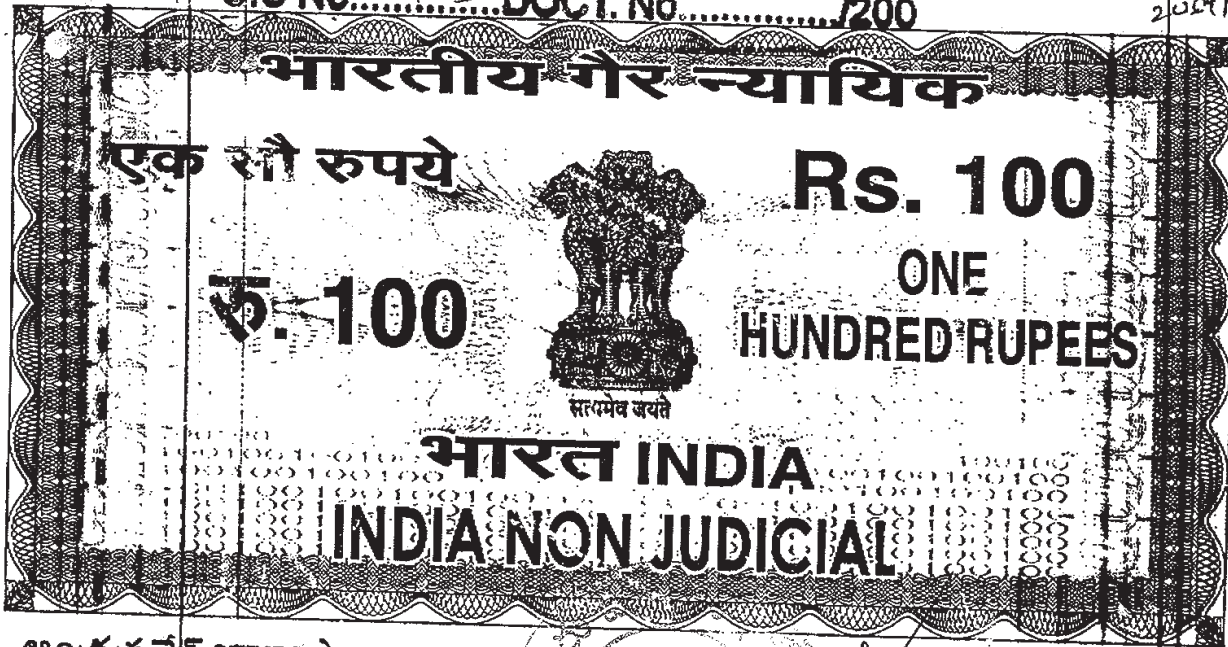


223 C.S No. 20423 DOCT. No. 200

20091



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 20122056

Name

S.O. 2

For

20122056
D. Phani Kumar
D. M. Murthy
Mehta & Modi Homes

SUB REGISTRAR
OF
U.P.P.A.
R.R. DIST.

K. SRINIVAS
S.V.L. No. 28/55, F.No. 39/200
City Civil Court,
SECUNDERABAD

C 603691

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

MR. G. POORNA KALYANA CHAKRAVARTHY, S/O. MR. G. MADHUSUDAN RAO, aged about 39 years, residing at 129, SBI Colony, Gandhinagar, Hyderabad - 500 080, 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

[Signature]
Partner

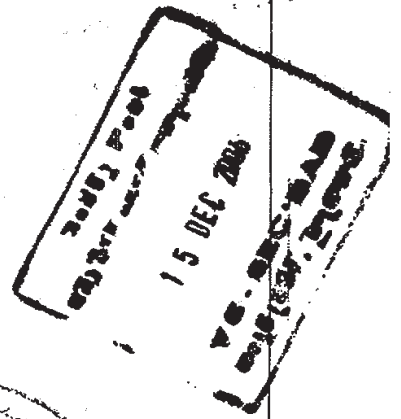
For Mehta and Modi Homes

[Signature]

TRUE COPY

SUB-REGISTRAR

దస్తవేజాల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....1.....



100/- వ సం||.....నెల.....ది.....తది
1922 వ.శ.శా.డి.గ్రా.మా.సము.బి.....తది
గలు.....3.....మరియు.....6.....గంటల మధ్య
పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

K. G. Reddy
జిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి

కుసుము రూ||.....1000||.....చెల్లించినారు.

Receipt No. 108157 Dt. 21/11/11 vide

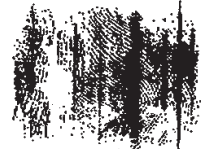
38H, Habsiguda Branch, Sec'bad

ప్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటనప్రేలు



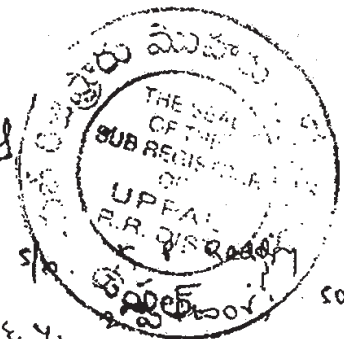
ఎడమ బ్రాటనప్రేలు



నరూపించినది.

[Signature]

② *[Signature]*



[Signature]

1) S. N. 187/244,

M. G. Road, Sec'bad, through attested G.P.A
for Presentation of documents, vide doc.
no. 201/BK/106 at SRO, Uppal.

[Signature]

D/o. G. madhusudan Rao, 2/a. 129, 381 colon
Gandhinagar, Hyderabad - 080 (through G.P.A)

K. S. Srinivasulu Reddy S/o K. N. Acharya Occ. P.R. Employee
1-8-185, Chaitanyapally, Hyd-20.

J. Pradeep Kumar S/o. J. Dhanraj occ. Employee
R/o. 1-10-283, New Bonny ally. Sec'bad

TRUE COPY

SUB-REGISTRAR

2011-12-92-283

[Signature]

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 223) 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. 223, admeasuring 272 sq. yds. under a Sale Deed dated 21.12.06 registered as document no. 20383/06 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. 13,56,000/- (Rupees Thirteen Lakhs Fifty Six 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 the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder..

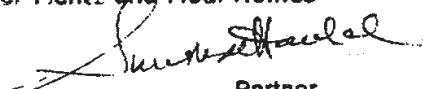
Date	Mode of Payment	Amount (Rs.)
01.11.06	Cheque No. 392018	2,00,000/-
05.12.06	Cheque No. 392019	4,00,000/-
Amount Appropriated towards land cost		2,72,000/-
Amount Appropriated towards development charges		3,28,000/-

3. The Buyer shall pay to the Builder the balance development charges of Rs. 10,28,000/- (Rupees Ten Lakhs Twenty Eight Thousand Only) in the following manner:

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 2


(GDA)

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SUB-REGISTRAR

సద్-చరిత్రము

SUB-REGISTRATION

Installment	Due date of payment	Amount (Rs.)
I	9 th October 2006	6,75,000/-
II	Within 7 days of casting of 1 st slab	3,53,000/-

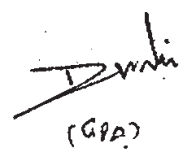
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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

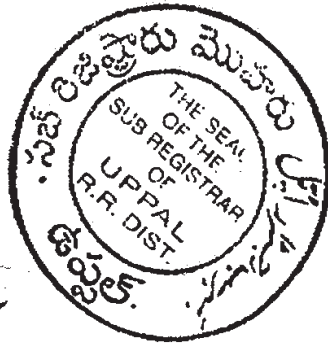

(GPA)

1 వ పుస్తకము 20384 నెంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్

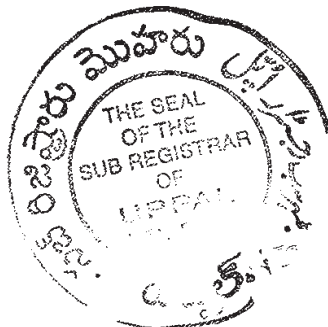
1 వ పుస్తకము సం|| (శా.శ) పు.....20384/06
నెంబరుగా రిజిస్టరు చేయబడి స్వాసంగు నిమిత్తం
గుర్తింపు నెంబరు 1-2006 ఇవ్వడమైన
2006 సం|| నెంబరు 1 నెంబరు.....06.....06

రిజిస్ట్రార్



Copy of Sect. No. 20384 of 2006
Copy Compared By B. JAYANTH REDDY
Examinined (Reader)
By (Examiner)
Date 07.05.09

సబ్-రిజిస్ట్రారు కార్యాలయము
ఉ. ప. రెగిస్ట్రార్



TRUE COPY
SUB-REGISTRAR

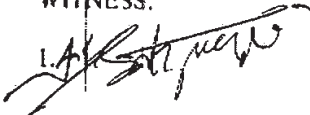
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 223, admeasuring about 272 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. 222
South	Plot No. 224
East	40' wide road
West	Plot No. 232

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:

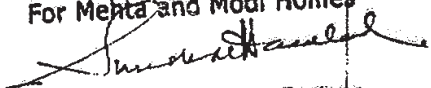
WITNESS:

1. 
2. 

For Mehta and Modi Homes


(Soham Modi)
Partner
BUILDER

For Mehta and Modi Homes


(Suresh U. Mehta)
Partner
BUILDER


BUYER.

1st March 2021

2nd March 2021

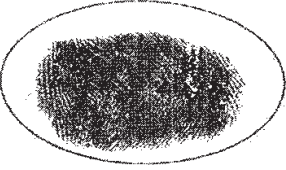
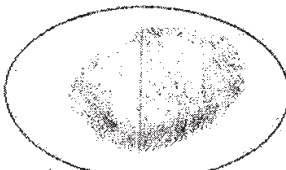
3rd March 2021

4th March 2021

5th March 2021



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>VENDOR:</u> 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.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O), 5-4-187/3 & 4, 3 RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1. 
2. 

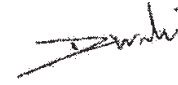
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS



TRUE COPY

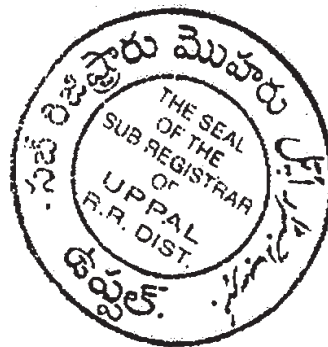
SUB-REGISTRAR

1వ పుస్తకము.....సంగ్రహము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్

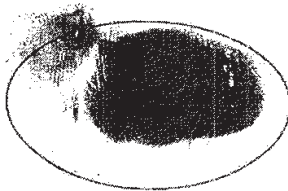
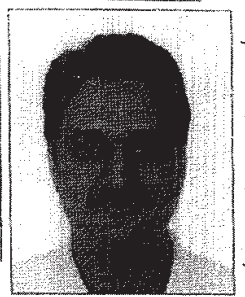
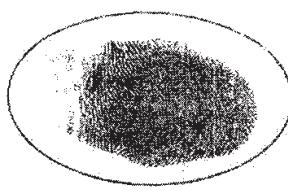
1వ పుస్తకము.....సంగ్రహము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రార్



1వ పుస్తకము.....సంగ్రహము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

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>PURCHASER:</u> MR. G. POORNA KALYANA CHAKRAVARTHY S/O. MR. G. MADHUSUDANA RAO R/O. 129, SBI COLONY GANDHINAGAR HYDERABAD - 500 080.
			<u>REPRESENTATIVE:</u> G. DEVAKI DEVI D/O. MR. G. MADHUSUDANA RAO R/O. 129, SBI COLONY GANDHINAGAR HYDERABAD - 500 080.

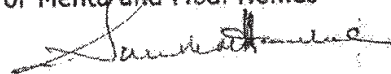
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes

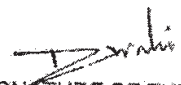
Partner

For Mehta and Modi Homes


Partner
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, G. Devaki, 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)

TRUE COPY

SUB-REGISTRAR

Certified that the stamp duty hereon by this document is paid in accordance with the Act on the subsequent Sale deed registered as No. 16 of 1934 at S.R.O. Uppal and no further stamp duty can be claimed on this stamp.

SUB-REGISTRAR
పబ్-రిజిస్ట్రార్

1 వ పుస్తకము. 2034 సం. 16
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6 .. ఈ కాగితపు వరుస
సంఖ్య..... 6

సబ్-రిజిస్ట్రార్

