

225

No. 7065 DOCT No. 7052/2007 Securu 93



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796349

3300
08/05/2007
Phani Kumar
D.N. Murthy
Mehta & Modi Homes

K. SATISH KUMAR
S.V.L. No. 10/2000 R. No. 26/2006
5-2-30 P.D. S. NAGAR (M. R.R. DIST)

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the th 27 day of July, 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, 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 37 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

1. MR. RAHUL GUPTA, SON OF MR. S. K. GUPTA, aged about 34 years,
2. MRS. NEELIMA RANI THAKUR, WIFE OF MR. RAHUL GUPTA, aged about 30 years, both are residing at MIG-82, Phase-2, APHB Colony, Moula Ali, Hyderabad - 500 040, 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

For Mehta and Modi Homes

Page 1

[Signature]
Partner

[Signature]
Partner

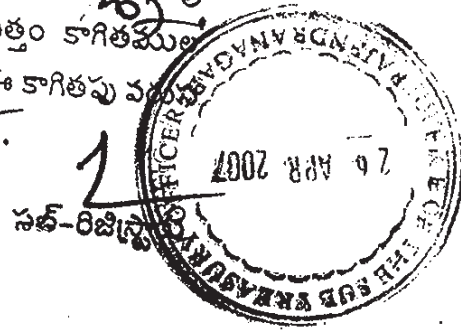
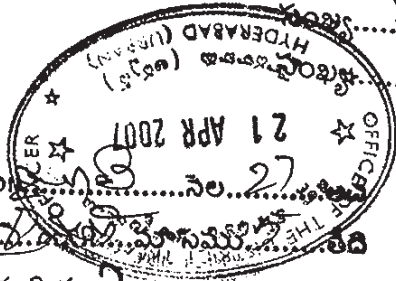
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1641500

16325

1-11-07

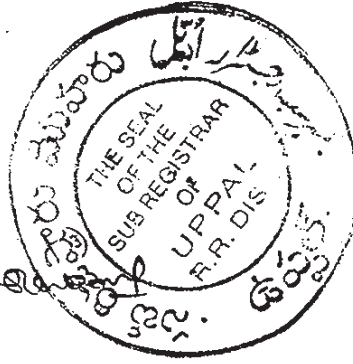
వ పుస్తకము 1052 స్వల్ప
దస్తావేజుల మొత్తం కాగితము



2007 వ సం... నెల 27 వ తేది
1929 వ.శ.శా... మాసం... వ తేది
పగలు... మరియు... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... K. Phalahakal Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో / సహ దాఖలు చేసి
రుసుము రూ॥ 1000 / - చెల్లించినారు.

Receipt No. 601791 Dt. 27/7/07
3BH, Habisiguda Branch, Sec'bad



దాని యిచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రౌటనవేలు



ఎడమ బ్రౌటనవేలు



నిరూపించినది.

ప్రొవిడెన్స్, S/o. K. P. Reddy occ. service
of 5-4-13/344, 2nd Floor, Soham mansion
M.G Road, Sec'bad, through attested GPA for
presentation of documents, vide GPA No.
201/484/06 of Sec, Uppal. R.R. Dist

[Signature]

G. Vishwanath Singh S/o. G. Sathyanarayana Singh
R/o. 119-82, Phase-2, APHA colony, Montali
Hyd-040, Representative of GPA Holder on
behalf of the purchasers)

① *[Signature]*

Viswanath S/o. Sathyanarayana Singh
R/o. 2-2-64/10/24, Amberpet, Hyderabad.

② *[Signature]*

Pravara Comp S/o Murtety occ. Business
40 Uppal R.R. Dist

2007 వ.సం॥... నెల 27 వ తేది
1929 వ.శా.శా... మాసం... వ తేది.

[Signature]

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27.7.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 225) 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. 225 admeasuring 272 sq. yds. under a Sale Deed dated 27.7.07 registered as document no. 9051/07 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 WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 16,41,500/- (Rupees Sixteen Lakhs Forty 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 amount before entering into this agreement, which is admitting and acknowledged by the builder.

Date	Mode of Payment	Amount
18.05.2007	Cheque No. 613036	25,000/-
26.06.2007	Cheque No. 299647	2,00,000/-
16.07.2007	Cheque No.300387	4,00,000/-
20.07.2007	Cheque No. 300514	32,36,263/-
	Total Received	38,61,263/-
Less: Amount appropriated towards Sale Deed		3,26,500/-
Amount appropriate towards Development Charges		16,41,500/-
Balance appropriate towards Construction Agreement		18,93,263/-

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 9052/.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 8 ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 189
No. 9052 of 2007 Date 27/7/07

I hereby certify that the proper deficit
stamp duty of Rs. 16315/- Rupees

has been levied in respect of this instrument
from Sri. K. P. Reddy
on the basis of the agreed Market Value
consideration of Rs. 1641500/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

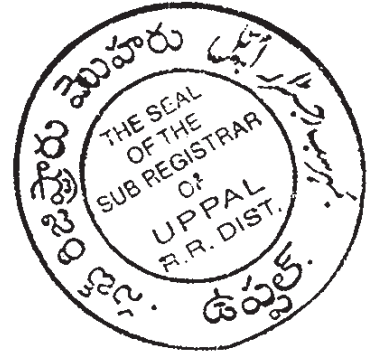
Dated 27/7/07

Sub Registrar
and Collector 11/8. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

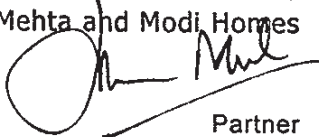
An amount of Rs. 16315/- towards Stamp Duty
Including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Chalan Receipt Number 601791
Dated 27/7/07 at SRI Hubriguda Branch Secbad.

G.B.H. Hubriguda
A/c No. 0100000780
S.R.O. Uppal



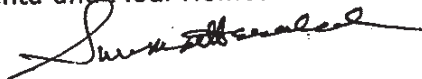
3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month 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.
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. 17410 /- is paid by way of challan No. 60179 dated 27.7.07, drawn on SBH, Haosiguda, Hyderabad.

For Mehta and Modi Homes

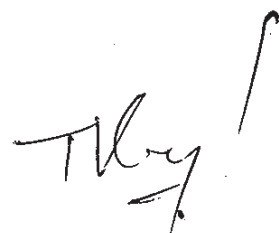


Partner

For Mehta and Modi Homes



Partner

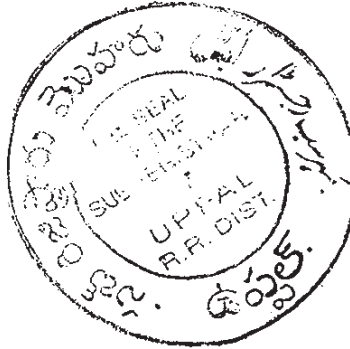


1వ పుస్తకము 9052/01
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్

1వ పుస్తకము సం॥ (కా.శ) పు. 9052/01
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...1-2001 ఇవ్వడమైన
2001 సం॥ నెల...27...తేది

రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 225 admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

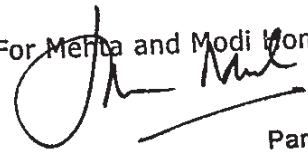
North	Plot No. 224
South	Plot No. 226
East	40' wide road
West	Plot No. 230

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. 

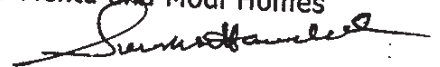
For Mehta and Modi Homes



Partner

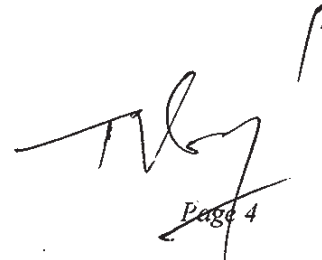
(Soham Modi)
BUILDER

For Mehta and Modi Homes



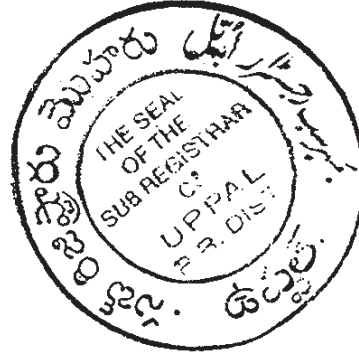
(Suresh U. Mehta) Partner
BUILDER

BUYER.


Page 4

1 వ పుస్తకము 7.05.24
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

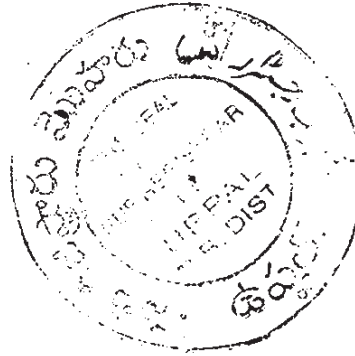
Partner

For Mehta and Modi Homes

Partner

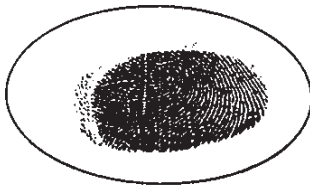
SIGNATURE OF EXECUTANTS

[Handwritten signature]
 १५/५/२०२०



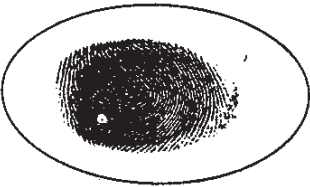
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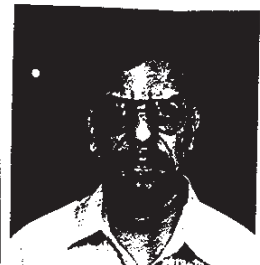
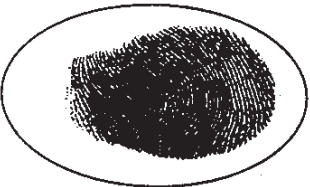


PURCHASER:

1. MR. RAHUL GUPTA
S/O. MR. S. K. GUPTA
R/O. MIG-82, PHASE-2
APHB COLONY
MOULA ALI
HYDERABAD - 500 040.



2. MRS. NEELIMA RANI THAKUR
W/O. MR. RAHUL GUPTA
R/O. MIG-82, PHASE-2
APHB COLONY
MOULA ALI
HYDERABAD - 500 040.



REPRESENTATIVE:

MR. THAKUR VISWANATH SINGH
S/O. MR. THAKUR SATYANARAYAN SINGH
R/O. MIG - 82, PHASE - 2
APHB COLONY
MOULA ALI
HYDERABAD - 500 040.

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.

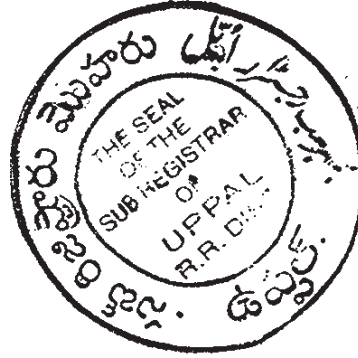
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Thakur Viswanath Singh, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము. 9052 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. ౬౯. ఈ కాగితపు వరుస
సంఖ్య.....


చదువరికి స్థానం



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP01193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10724
JATISWAL GARDEN
AMBERPET
HYDERABAD

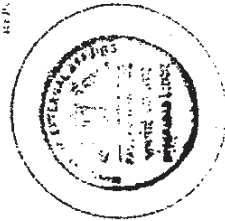
2002 DUPLICATE

لایسنس داری
Licensing Authority
R.T.A. HYDERABAD-2



ये ध्वज भारत के राष्ट्रिय ध्वज है। इसे सदैव सम्मानपूर्वक धरना चाहिये।
यह ध्वज भारत के राष्ट्रिय ध्वज है। इसे सदैव सम्मानपूर्वक धरना चाहिये।
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अधीक्षक/सूचना अधिकारी
प्रादेशिक कार्यालय, हैदराबाद
Passport Office, Hyderabad.

PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1969

EXAMINEE SIGNATURE
[Signature]

FOR MEHTA AND MODI HOMES
Partner

भारत गणराज्य REPUBLIC OF INDIA
IND
B2791005
MODI
SOHAM SATISH MODI
INDIAN
MALE
MUMBAI
HYDERABAD
9-10-2000 8-10-2010

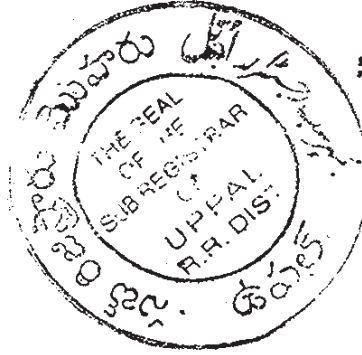
FOR MEHTA AND MODI HOMES
Partner

For Mehta and Modi Homes
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Partner

For Mehta and Modi Homes
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Partner

1 వ పుస్తకము 905 2/సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...7

పబ్లికేషన్




 Election Commission Of India
 భారత ఎన్నికల సంఘము
 IDENTITY CARD
 గుర్తింపు కార్డు

GBZ3719366




Elector's Name : Thakur Neelima Rani
 ఓటరు పేరు : తాకూర్ నీలిమ రాణి
 Father's Name : T Vishwanath Singh
 తండ్రి పేరు: టీ విశ్వనాథ సింహ్
 Sex : F Age as on 1-1-2003
 లింగము : స్త్రీ 1-1-2003 నాటికి వయస్సు 25


 Election Commission Of India
 భారత ఎన్నికల సంఘము
 IDENTITY CARD
 గుర్తింపు కార్డు

GBZ3722071




Elector's Name : T VISHWANATH SINGH
 ఓటరు పేరు : టీ విశ్వనాథ్ సింగ్
 Father's Name : T SATYANARAYANA SINGH
 తండ్రి పేరు: టీ సత్యనారాయణ సింహ్
 Sex : M Age as on 1-1-2003
 లింగము : పు 1-1-2003 నాటికి వయస్సు 50

भारतीय विधान
 INDIAN PARLIAMENT
 भारत सरकार
 GOVT OF INDIA

RAHUL GUPTA
 RAHUL KIRAN GUPTA
 RAHUL GUPTA
 RAHUL GUPTA




TGL 1/1

1 వ పుస్తకము.....905

దస్తావేజాల మొత్తం కాగితము

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

