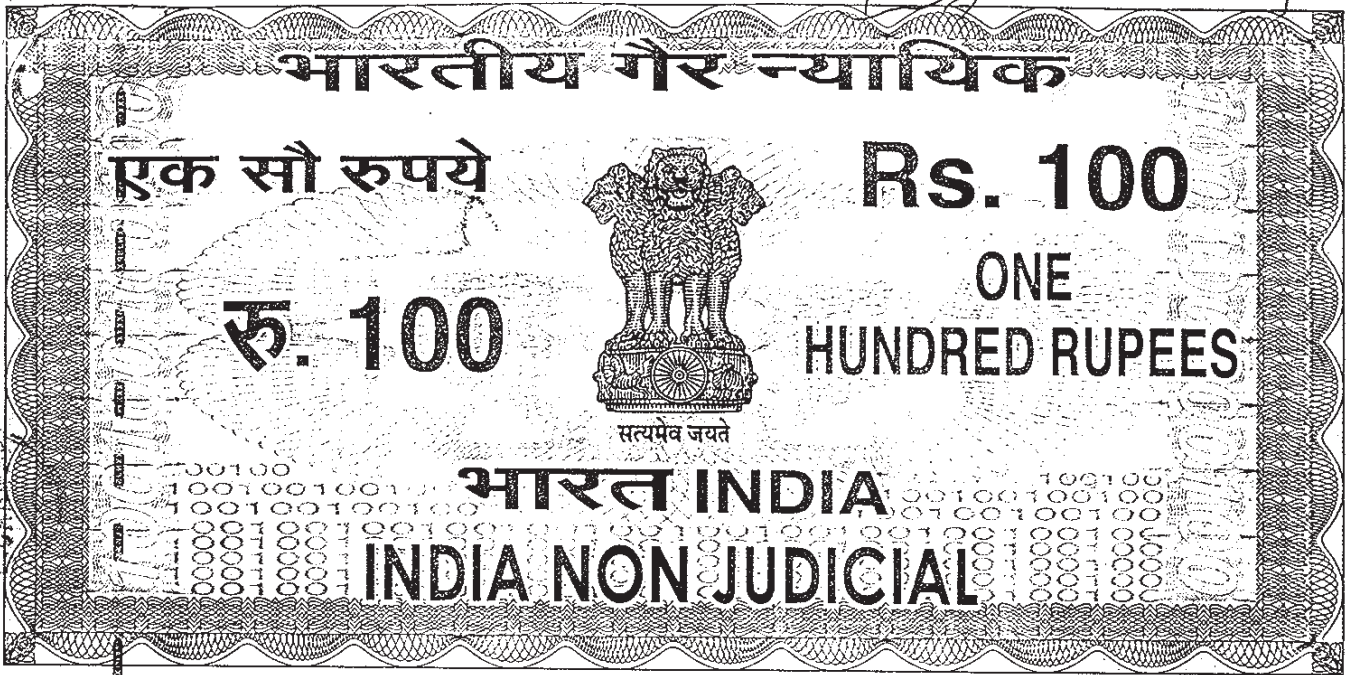




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3577 29-3-07 100Rs.
 to A. Venkateshwar Rao
 to A. APPA RAO
 at W. Mrs. Mehta & Modi Homes, Secbad

195357
 LEELA G. CHIMALG
 STAMP VENDOR
 N. 102/200
 5-4-76/A, Lohar, Rangun,
 SECUNDERABAD-500 003

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 7 day of April 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 37 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.).

IN FAVOUR OF

MRS. G. SONIA RAJ, WIFE OF MR. V. RAJA KUMAR, aged about 30 years, residing at C/o. Mr. G. Prabhakar Raj, Plot No. 102/1, Saraswathinagar Colony, Lothkunta, Secunderabad – 500 010, 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]
 Partner

[Signature]
 Page 1

మహానగర పంచాయతీ
సర్పంచి
13 MAR 2011

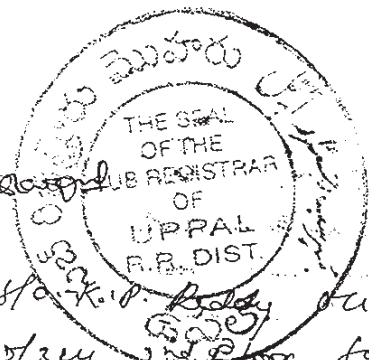
2వ పుస్తకము. 444/3/పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు పరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

సంఖ్య...వ.సం...వి.డి...నెల...తేది...
192...వ.సం...వి.డి...మాసము...తేది
పగలు...మరియు...గంటల మధ్య
ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Rajabhekan Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1000/- చెల్లించినారు.

Receipt No. 133945 of 11/03/11 vide
SBH, Mahasabula Branch, Sec'bad



దాని యిచ్చినట్లు ఒప్పుకొన్నట్లు
ఎడమ బ్రాటనప్రేలు



ఎడమ బ్రాటనప్రేలు



వరూపించినది.

శ్రీ. K. P. Reddy ou: Senior
R/o. 5-4-18/34, 2nd Floor, Gopuram Nagar, on
m.c. Road, Sec'bad attested through CPA for
Presentation of Documents vide CPA No. no.
261/BK/06 at SRO, Uppal, R.R. Dist.

శ్రీ. Rajabhekan Ho. A. Razor, ou: Senior
R/o. Plot no. 102/1, Saraswathinagar Colony,
Lakkur, Sec'bad - 10. (CPA Holder)

① K. Ramesh Ho. Preemur ou: Business
R/o. 2-3-6/1/14, Amberpet, Hyderabad

② P. Pradeep Ho. P. Dhanraj ou: Senior
R/o. 1-10-263, New Bommalay, Sec'bad - 11.

200...సం...వి.డి...నెల...తేది
192...సం...వి.డి...మాసం...తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 07.04.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 226) 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. 226 admeasuring 272 sq. yds. under a Sale Deed dated 7.4.07 registered as document no. 4444/07 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:

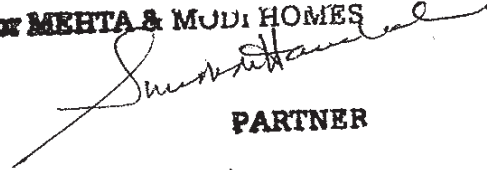
1. The Buyer has agreed to pay in advance a sum of Rs. 16,41,000/- (Rupees Sixteen Lakhs Forty One Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said for development charges of Rs. 16,41,000/- (Rupees Sixteen Lakhs Forty One Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	2,98,000/-	5 th April 2007
II	13,43,000/-	20 th April 2007

For MEHTA & MODI HOMES

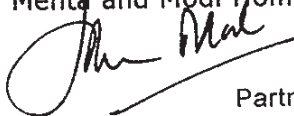

PARTNER

For MEHTA & MODI HOMES

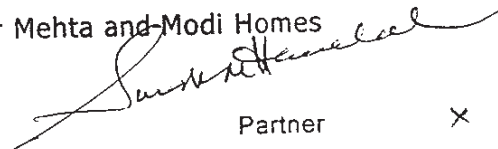

PARTNER

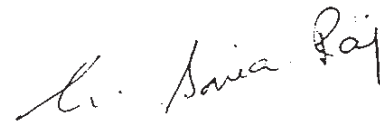
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5%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


L. Savia Raj

1 వ పుస్తకము 4445/సం||

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..8...ఈ కారితపు వరుస

పుస్తకం 3.....

1

పుక్-రిజిస్ట్రారు

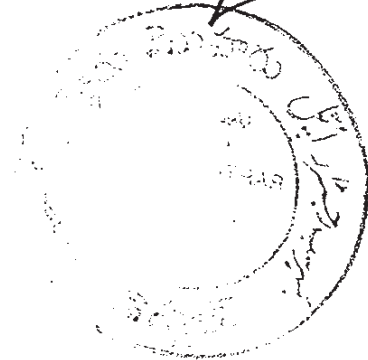
1 వ పుస్తకము సం|| (కా.శ) పు...11111/07

నంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నంబరు...1-2007 ఇవ్వడమైన

2007 సం|| ఏప్రిల్ 15 న...తేది

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 226 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:

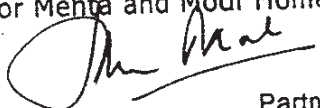
North	Plot No. 225
South	Plot No. 227
East	40' wide road
West	Plot No. 229

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

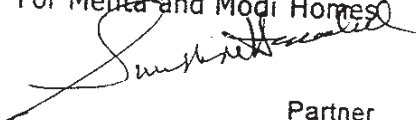
WITNESS:

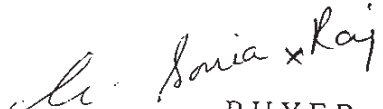
1. 
2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

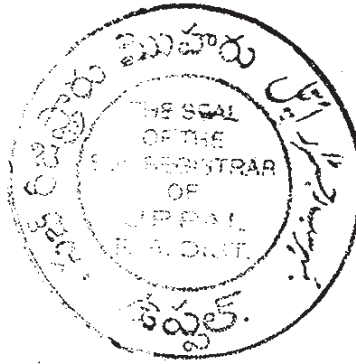
For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER

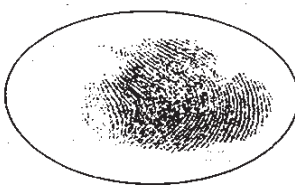
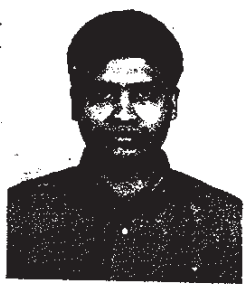
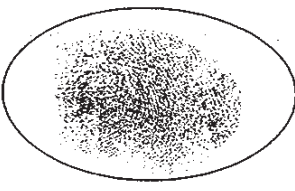
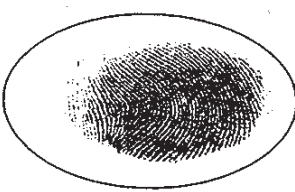

BUYER.

1 వ పుస్తకము 444/97 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..కె....ఈ కాగితపు వరుస
సంఖ్య..4.....

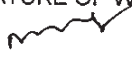

సబ్-రిజిస్ట్రార్



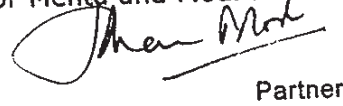
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.

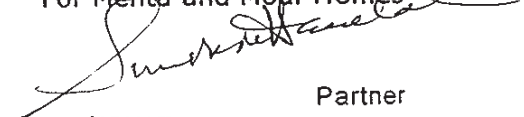
SIGNATURE OF WITNESSES:

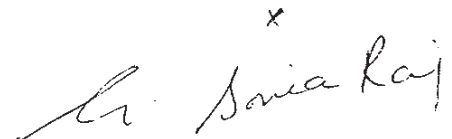
1. 
2. 

For Mehta and Modi Homes


Partner

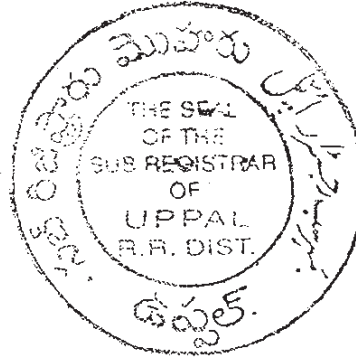
For Mehta and Modi Homes


Partner
SIGNATURE OF EXECUTANTS

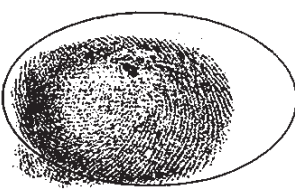
x


1 వ పుస్తకము 4445/సం॥
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 8.....ఈ కాగితపు చదువ
సంఖ్య 5.....





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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>PURCHASER:</u> MRS. G. SONIA RAJ W/O. MR. V. RAJA KUMAR R/O. C/O. MR. G. PRABHAKAR RAJ PLOT NO. 102/1 SARASWATHINAGAR COLONY LOTHKUNTA SECUNDERABAD - 500 010.
			<u>REPRESENTATIVE:</u> MR. G. PRABHAKAR RAJ S/O. MR. G. RAZAR R/O. PLOT NO. 102/1 SARASWATHINAGAR COLONY LOTHKUNTA SECUNDERABAD - 500 010.

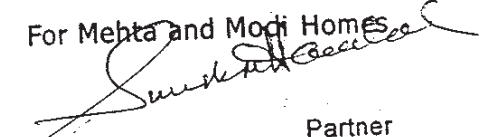
SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes

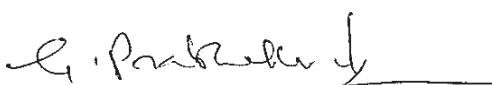

Partner

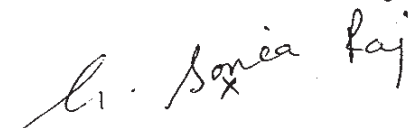
For Mehta and Modi Homes


Partner

SIGNATURE OF EXECUTANTS

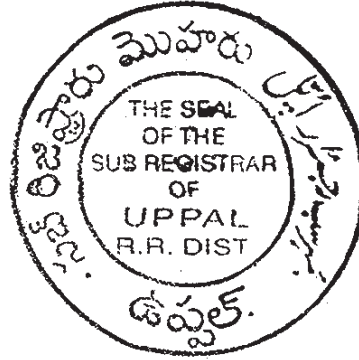
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. G. Prabhakar Raj, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances, Uppal, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

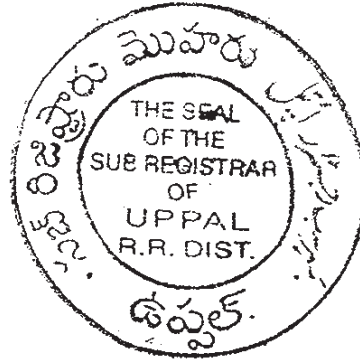
1వ పుస్తకము ~~ఉత్తరము~~
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..క....ఈ కాగితపు వరుస
సంఖ్య..6.....


~~నల్ల రేఖ~~



1 వ పుస్తకము. 4445/పం. 1
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 8..... ఈ కాగితపు వరుస
సంఖ్య. 7.....

సబ్-రిజిస్ట్రార్





भारत गणराज्य REPUBLIC OF INDIA

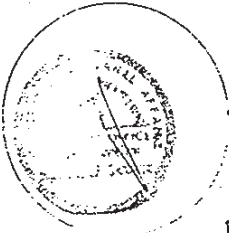
प्राप्ति / Type	भारतीयता / Country Code	प्राप्ति नं. / Passport No.
IND	IND	A3600217
परिवार / Surname	पिता का नाम / Given Name	लिंग / Sex
GANDHARI	SONIA	F
भारतीयता / Nationality	जन्म स्थान / Place of Birth	जन्म तिथि / Date of Birth
INDIAN	SECUNDE HANAD	23.06.76
	प्राप्ति स्थान / Place of Issue	प्राप्ति तिथि / Date of Issue
	P.O. HYDERABAD	03.08.2001
	प्राप्ति तिथि / Date of Expiry	
	03.08.2001	



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से प्रार्थना
 कि वे भारत के राष्ट्रपति के नाम पर, उन सब से प्रार्थना
 आशा है कि वे भारत के राष्ट्रपति के नाम पर, उन सब से प्रार्थना
 विषयों को प्रत्यक्ष करें।

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

भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से प्रार्थना
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA



म. के. सारम
 M. K. SATAM
 अध्यक्ष / Superintendent
 भारतीयता / भारतीयता, हैदराबाद
 President Office, Hyderabad

1 వ పుస్తకము 4/4/4 వ పుస్తకము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. రెండు... ఈ కాగితపు వరుస
సంఖ్య.. 8

సబ్-రిజిస్ట్రార్

