



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366243

Date : 02-10-2008 Serial No : 37,506 Denomination : 100

Purchased By :

G. S. A. A. A. A.

G. S. A. A. A. A.

FOR WHOM :

MEHTA & MODI HOMES

SECRET

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 3rd day of November 2008 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 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MRS. A. SUSEELA, WIFE OF MR. A. SUDHAKAR, aged about 49 years, residing at 304, Mahalaxmi Towers, Shiv Bagh, Ameerpet, Hyderabad - 500 016, 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 & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

Page 1

A-Suseela

RECEIPT
 Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:
 1. in the shape of stamp papers.....Rs. 100/-
 2. in the shape of challan (w/s.41 of I.S.Act, 1899).....Rs. 100/-
 3. in the shape of cash (w/s.41 of I.S.Act, 1899).....Rs. 100/-
 4. adjustment of stamp duty w/s.16 of I.S.,Act,1899, if any.....Rs. 100/-

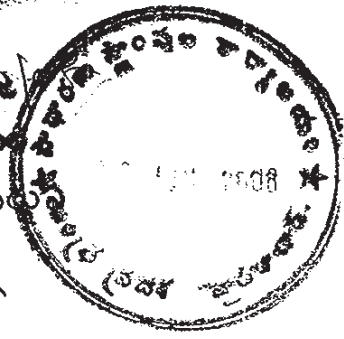
II. Transfer Duty:
 1. in the shape of challan.....Rs. 100/-
 2. in the shape of cash.....Rs. 100/-

III. Registration fee:
 1. in the shape of challan.....Rs. 1000/-
 2. in the shape of cash.....Rs. 1000/-

IV. User Charges:
 1. in the shape of challan.....Rs. 100/-
 2. in the shape of cash.....Rs. 100/-

Sub-Registrar..... Total: Rs. 1582/-

1 వ పుస్తకము 9859 నంబర్
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య 6 ఈ కాగితపు వల్దు
 పంపు.....



1920 వ.శ.శా...మాసము...12...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...K. Prabhakar Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 ఈ సుము రూ॥...1000...విల్పించినారు.

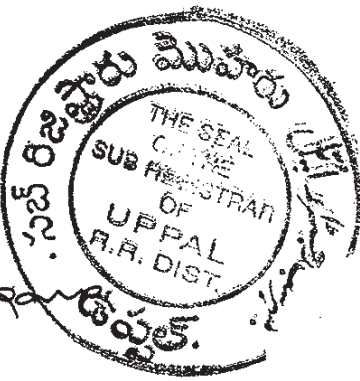
Receipt No. 222222...Dated...Via
 Mahsouda Branch, Sec'bad.

ప్రాసెస్ లు తీసుకున్నది

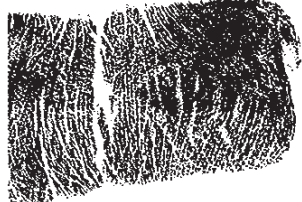


Signature of K. Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 201/187/06
 dated 26.8.06 registerer at SRO, Uppal
 Ranga Reddy District.



దమ బ్రౌటనవేలు A. Sureshela.



A. Sureshela S/o. A. Sudhakar Dec. Housewife
 R/o. 304, Mahabonni Towers, Chin Bashi,
 Amcempet, Hyderabad.

దూపించినది

① Signature of A. Sureshela

Venkat Ramesh Reddy S/o. Anji Reddy Dec. Servant
 R/o. 11-181/2, Green Hills Colony, Hyderabad.

② Signature of G. Pradeep Kumar

G. Pradeep Kumar S/o. G. Shanmug
 Dec. Bus Driver R/o. Bowrapally, Sec'bad

2008...నవంబర్...2009...వరకు
 1920 వ.శ.శా...మాసం...12...తేది.

Signature of Sub-Registrar

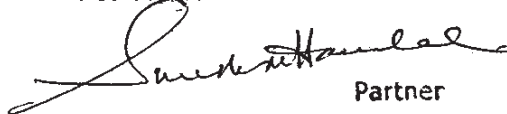
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 3rd day of January 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 228) 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. 228, admeasuring 318 sq. yds. under a Sale Deed dated 03.11.2008 registered as document no. 7858/08 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 a sum of Rs. 14,72,000/- (Rupees Fourteen Lakhs Seventy Two 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 above said an amount of Rs. 14,72,000/- (Rupees Fourteen Lakhs Seventy Two Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
3. The Buyer shall liable to pay the development charges on land 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. 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము 9859 సంఖ్య/08

దస్తావేజుల వెంట్రుక కాగితము

సంఖ్య 6..... ఈ కాగితపు వరుస

సంఖ్య...2.....

సబ్-రిజిస్ట్రార్.

Document Under Section 42 of Act II of 1901

No. 9859 of 2008 Date 3/11/08

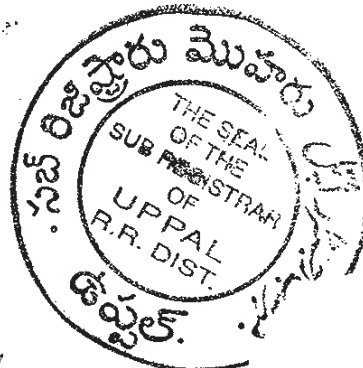
I hereby certify that the proper deficit
stamp duty of Rs. 14620/- Rupees Forteen thousand
Five hundred and twenty only

has been paid in respect of this instrument
from Shri K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 1472000/- being
higher than the consideration agreed Market
Value.

R.O. Uppal

and 3/11/08

Sd/- Registrar
and Collector U/S. 41-A
INDIAN STAMP ACT



Registration Endorsement

An amount of Rs. 14620/- towards Stamp Duty
including the amount of Rs. 1000/-
towards Paper & Vellum, etc., a part,
through Circular No. 832000
dated 1/11/08 at Uppal Sub-Registrar's Office Sec 42

S.B.H. Madalaguda

A/c No. 01000050780

at R.O. Uppal

5. 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.
6. 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.
7. 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 PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 228, admeasuring about 318 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

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

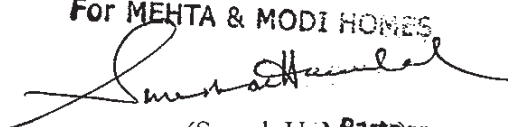
WITNESSES:

1. 
(Venukamma Reddy)
2. 

For MEHTA & MODI HOMES


(Soham Modi)
Partner
BUILDER

For MEHTA & MODI HOMES


(Suresh U. Modi)
Partner
BUILDER

A. Suresh

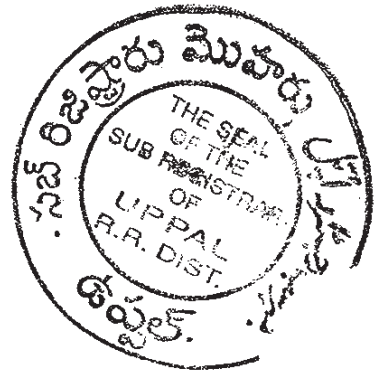
BUYER.

1 వ పుస్తకము. గి. రి. సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రార్.

1 వ పుస్తకము "సంగ్రహం" (కా. సా) పు. 9859/108
వెంబరుగా రిజిస్ట్రారు చేయించి స్వామియే నిమిత్తం
గుర్తింపు నెంబరు 9859-1-1008 జవ్వడమైస
200 ప్రాంతం కవళిక 3 తేదీ

రిజిస్ట్రార్ గారి అధికారం



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

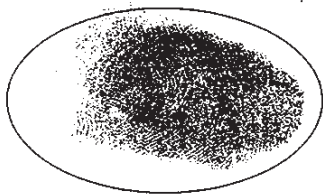
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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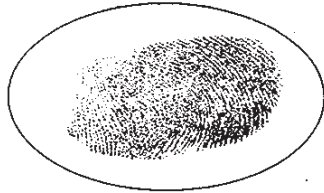
BUILDER:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

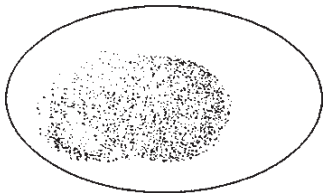


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 201/BK/IV/2006, Dt. 26.08.2006:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MRS. A. SUSEELA
W/O. MR. A. SUDHAKAR
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016

SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

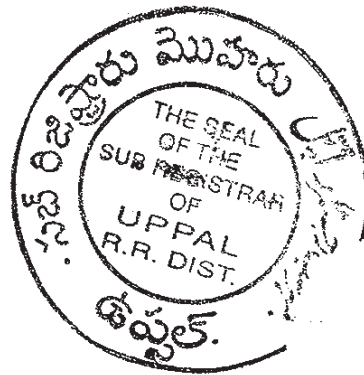
13 వ తేదీ 1959 సం/తే

దస్తవే. నంబరం 100/59

పంఖ్య 6

దస్తవే 4

న
అవ-రిజిస్ట్రేషన్



S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

Family Members Details

D.P.L. No. 114,
BHARAT SCOUTS & GUIDES,
Shri Anand Kumar Paradiye, Sec' BAD
14/07/2016
Jalandhar Dist. Jalandhar

Anand Kumar Paradiye
Incharge, District, Jalandhar

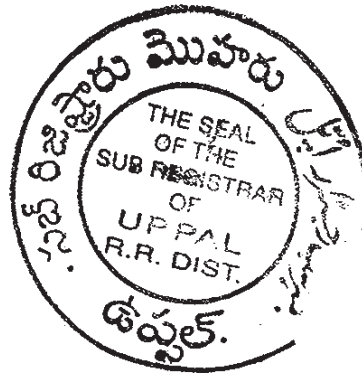
1 వ పుస్తకము 9859 సంఖ్య/08

దస్తావేజుల పేరుతుల కాగితముల

సంఖ్య 6..... కాగితపు పరుక

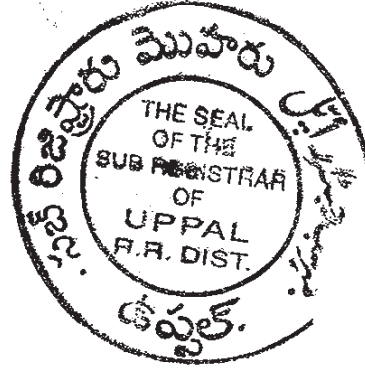
పంఖ్య 5.....

పేజీ-రిజిస్ట్రార్



1 వ పుస్తకము. గి. ద్వ. సంగ్రహము
దస్తావేజుల షేరుత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్





SRO/ 2008.

UPPAL
SUCHILAKA
CHERRAPALLE SURVEY: 291, PLOT: 228

Certificate No/ ఉపవిధాన పత్రము సంఖ్య:

Application No/ ప్రభావ పత్రము సంఖ్య:

Date/ తేది:

03-12-2008

Page/ పుట:

having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of under mentioned property.

ఈ విషయములపై నాకు ఉపవిధాన పత్రమును ఇవ్వమని ప్రార్థన చేసిన ఆస్తికి సంబంధించిన రిజిస్ట్రేషన్ మరియు అడ్డంకులను తెలియజేయుచున్నది.

GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపు శాఖ CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై అడ్డంకు భార భీష్మరణ పత్రము

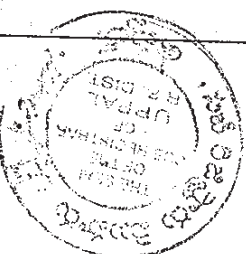
2008/08

CARD
Scan and download the card from
http://www.apnir.com

DATE & TIME of Application of EC: 03-12-2008 00:00:00 DATE & TIME of Generation of EC: 03-12-2008 12:11:16
I hereby certify that a search has been made in Book I and in the indexes relating thereto for S.R.O. UPPAL for 29 Years from 28-06-1980 to 02-12-2008 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear.

నా ద్వారా
నా. ఆ పత్రము మరియు అడ్డంకులను సంబంధించిన ఇంజనీరింగ్ పత్రము అమలు కోసం సంబంధించిన రిజిస్ట్రేషన్ మరియు అడ్డంకులను తెలియజేయుచున్నది.

Sl.No. సంఖ్య (1)	(a) Description of Property ప్రతి వివరములు (2)	Date of (Execution) (F)Registration దస్తవేజు రిజిస్ట్రేషన్ తేది (3)	(b) Nature & Value of Document దస్తవేజు స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) (ప్రాసి ఇచ్చిన వారు హక్కు దారులు (5) (6)	Ref. to Document Entry దస్తవేజు వాటి వివరాలు	
					Vol.No/Page No వాల్.నం/పుట (7) (8)	Document No/Year దస్తవేజు నం./సం. (9) (10)
			Cons. Value: Rs 636000			



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.

అలాగే నాకు తెలియజేసిన అడ్డంకులు మరియు అడ్డంకులు మినహాయించిన ఇతర అడ్డంకులు మరియు అడ్డంకులు లేవని నిర్ధారించబడింది.

REYDAGIRI, చిర్రాపల్లి జిల్లా.

Received Rs. 100 +20 towards EC fee

Search made and certificate prepared by/ సెర్చ్ చేయబడినది మరియు ప్రమాణపత్రము సిద్ధపడినది

MS/ET 3/3

OFFICE SEAL & DATE/ కార్యాలయము ముద్ర/తేది



Page/ పేజీ :

having applied to me for certificate giving particulars of registered acids and encumbrances if any, in respect of the under mentioned property.

ర: ఏలూరుపట్టణంలోని ఆర్మీ గరింబి స్ట్రాట్ నెంబర్ ౨౩౨లోని భూమిని తాము వర్గం వివరముల తెలుపు భూమిముల్ల భద్రాపూ చేసిన వివరము

PLOT : 228, NORTH: PLOT NO. 229 SOUTH: 40' WIDE ROAD EAST: PLOT NO. 227 WEST: 40' WIDE ROAD

DATE & TIME of Generation of EC: 03-12-2008 12:11:16
Years from 28-06-1980

సం. ౪ పద్యము మరియు అందులకు సంబంధించిన ఇంద్రజ్యోతిర సదయ ఆహ్వానం సంబంధించిన అక్షర్యమౌలాను వెదకిన మీదట ఈ శ్రీరంజనాదు సరసని అక్షర్యమౌలాను

I also certify that except the aforesaid acids and encumbrances no other act and encumbrances affecting the said property have been found to be in existence.

Witness my hand and seal of office at Bangalore this 22nd day of March 1957.

1957-03-22


District Collector

Signature of Registering Officer/

