

230

C.S. No. 1038

DOCT. No. 10360/2007

A/c No. 10663



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 361343

No. 44084 Date 10/08/2007 Rs. 100/-
 Name Venkatesh
 S/o. D/o. W/o. G. A. Rao
 For Whom M/S. Mehta & Modi Homes

K. Srinivas
 SVL No. 26/93, R.No. 11/2007
 City Civil Court
 SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

CANNED

This Agreement is made and executed on this the 29 day of August 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, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Bhavesh V. Mehta, S/o. Late Sri Vasant U. Mehta, aged about 36 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. VIJAYA KUMAR PIDUGU, SON OF LATE MR. VENKAT SWAMY PIDUGU aged about 45 years,
2. MRS. RAJYALAXMI PIDUGU WIFE OF MR. VIJAYA KUMAR PIDUGU aged about 40 years, Permanent address 22-147(OLD), R. K. Nagar, Safilguda, Hyderabad - 500 047, Presently residing at 5000, Edward Lane, Collegeville, PA-19426, U. S. A., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

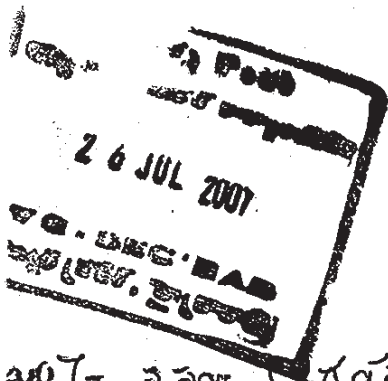
For Mehta and Modi Homes

For Mehta and Modi Homes

[Signature]
 Partner

[Signature]
 Partner K. Srinivas

Page 1

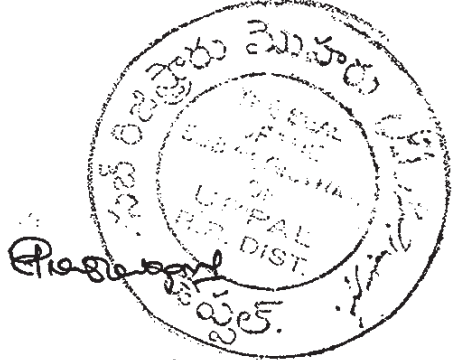


వ పుస్తకము... 60/7
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...!

సచి-రిజిస్ట్రారు

మొత్తం వ సంఖ్య... గడ్డపాటి...
 1929 వ.శ.శా... మాసం... తేది
 ఎగులు... మరెయ్య... గంటల మధ్య
 పుస్తక సంఖ్య-రిజిస్ట్రారు అఫీసులో

K. Rajabhakar Reddy...
 జిల్లా పరిషత్ చిట్టాము, 1903 లోని సెక్షన్ 32 ఎ/ను
 ను సరిదిద్దే సమర్థించవలసిన పాటోగ్రాఫులు
 పరిశ్రమ పేపరులతో సహా దాఖలు చేసి
 పసుము రూ... 1000... చెల్లించినారు.



Receipt No. 6022... Dt. 28/8/2007
 H. H. H. Branch, Sec'ad

మచ్చినట్లు ఒప్పుకొన్నది
 ఎదమ బ్రౌటనవేలు

P. Raghunath S/o. K. P. Reddy acc. Service
 5-4-187/344, 2nd floor, Soham mansion
 m. g. Road, Sec'ad, through attested GPA
 for presentation of documents, vide GPA
 No. 201/2007/06 at SRO, Uppal, R.R.D.

మ బ్రౌటనవేలు K. Susila

M. Muthyala Rao Kilari,
 acc: Housewife. R/o. 22-147
 R.K. Nagar, Sanilguda, Hyderabad,
 Representative and GPA Holder on
 behalf of Purchasers.

పించినది

P. Raghunath S/o. P. Jangiah acc. Service
 12-1-87, Lalpet, Sec'ad - 17

K. Raghava Rao S/o. Rama Rao acc. Business
 2-3-6/10/124, Amberpet, Hyderabad

2007 వ. సంఖ్య... గడ్డపాటి... నెల... తేది
 1929 వ. శా.శా... మాసం... తేది.

సచి-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 11th May 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 230) 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. 230 admeasuring 272 sq. yds. under a Sale Deed dated 29.8.07 registered as document no. 10359/07 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. 15,87,000/- (Rupees Fifteen Lakhs Eighty Seven 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 admitting and acknowledged by the builder.

Date	Mode of Payment	Amount
02.04.2007	Cash	25,000/-
07.05.2007	Cheque No. 797704	2,00,000/-
17.07.2007	Cheque No. 797705	8,00,000/-
11.08.2007	Cheque No. 797706	8,00,000/-
Total Amount Received		18,25,000/-
Less: Appropriate amount towards Saleded		3,81,000/-
Balance towards Developments Agreement		14,44,000/-

3. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 1,43,000/- (Rupees One Lakh Forty Three Thousand Only) on or before 01st June 2007

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

 Partner K. Susila

1 వ పుస్తకము 10360/18

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. 8.....ఈ కాగితపు వరుస

సంఖ్య. 2.....

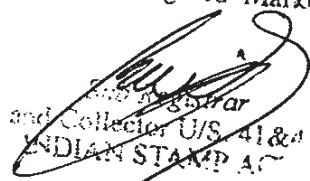
సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 187
No. 10360 of 2007 Date 29/8/07

I hereby certify that the proper deficit
stamp duty of Rs. 15,770 Rupees. Eighteen Thousand
Seven hundred & Seventy Rupees only
has been levied in respect of this instrument
from Sri. K. Parabakaran Reddy
on the basis of the agreed Market Value
consideration of Rs. 1587000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

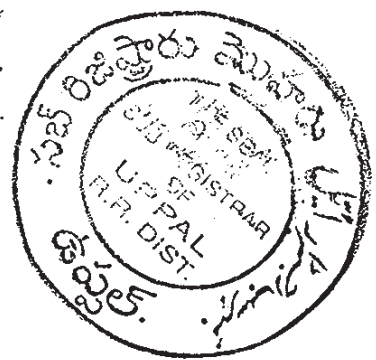
Dated 29/8/07


Sub-Registrar
and Collector U/S 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 15770 towards Stamp Duty
including transfer duty of Rs. 1000
towards Registration Fee was paid by the party
through Chaitan Bank Ltd. A/c No. 608915
Dated 29/8/07 at Chaitan Bank Branch, Sec'bad.

G.B.H. Habsiguda
A/c No. 01900056780
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 1 month 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.
10. Stamp duty and Registration amount of Rs. 16865/- is paid by way of challan No. 602215, dated 28.08.07 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

K. Suvila

1వ పుస్తకము 10360/07

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 4..... ఈ కాగితపు వరుస

సంఖ్య. 1.....

పబ్లికేషన్

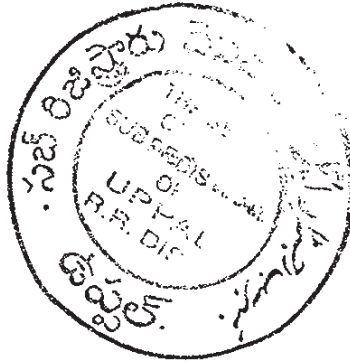
1వ పుస్తకము సం॥ (కా.శ) పు..... 10360/07

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 10360/1-200 ఇవ్వడమైన

2007 సం॥ డి. సెప్టెంబర్ 29..... తేది

రిజిస్ట్రార్ జనరల్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 230 admeasuring about 272 sq.yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on: Block No. 2, old Village.

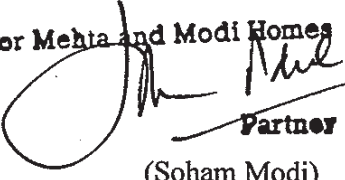
North	Plot No.231
South	Plot No.229
East	Plot No.225
West	40' Wide road

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
(Bhavesh V. Mehta)
BUILDER

K. Surila
BUYER.

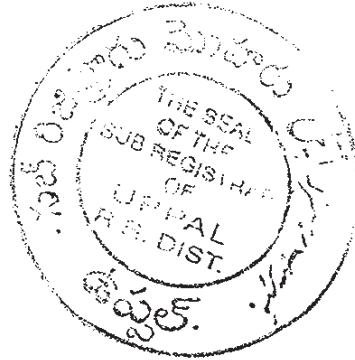
1వ పుస్తకము 360 పేజీలు

దస్తావేజాల మొత్తం కాగితములు

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...

పబ్లి-రిజిస్ట్రార్



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

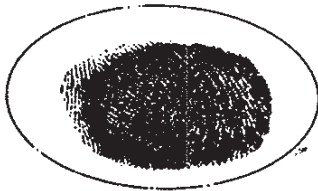
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

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

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



2. MR. BHAVESH V. MEHTA
S/O. LATE SRI VASANT U. 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
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

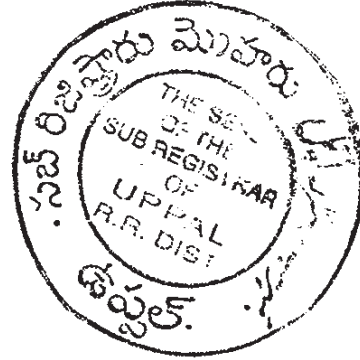
For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

1 న పుస్తకము (026067) నిలిపి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 4..... ఈ కాగితపు వియస
సంఖ్య.. 5.....

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 BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u> 1. DR. VIJAYA KUMAR PIDUGU S/O. LATE MR. P. VENKATA SWAMY R/O. 5000, EDWARD LANE COLLEGEVILLE PA - 19426, U. S. A.
			2. DR. RAJYALAKSHMI PIDUGU W/O. DR. VIJAYA KUMAR PIDUGU R/O. 5000, EDWARD LANE COLLEGEVILLE PA - 19426, U. S. A.
			<u>REP. BY THEIR GPA HOLDER:</u> MRS. SUSILA KILARI W/O. MR. MUTHAYALA RAO KILARI R/O. H. NO. 22-147 R. K. NAGAR SAFILGUDA HYDERABAD - 500 047.

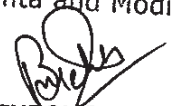
SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes


Partner

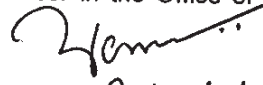
For Mehta and Modi Homes


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,
Mrs. Susila Kilari, 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


Rajyalakshmi Pidugu
SIGNATURE(S) OF BUYER(S)

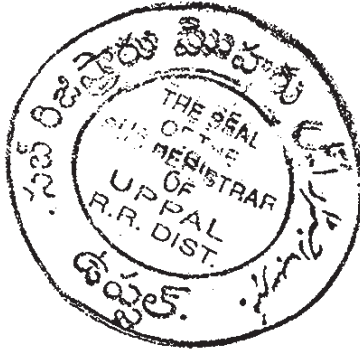
1 వ పుస్తకము. 10360/17

ధస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సచి-రిజిస్ట్రార్.



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
OLD NO. 123456789
PROBHAS K. REDDY
K. RADHAKRISHNA
7-3-1972
JALISUR GARDEN
HYDERABAD

THIS IS TO CERTIFY THAT THE ABOVE NAMED PERSON IS A MEMBER OF THE INDIAN UNION AND IS ENTITLED TO DRIVE A MOTOR VEHICLE IN THE STATE OF ANDHRA PRADESH.

THE LICENCE IS VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF ISSUANCE.

THE LICENCE HOLDER IS NOT ENTITLED TO DRIVE A MOTOR VEHICLE IN THE STATE OF ANDHRA PRADESH IF HE IS FOUND TO BE DRIVING A MOTOR VEHICLE IN THE STATE OF ANDHRA PRADESH WITHOUT A VALID LICENCE.

भारत गणराज्य REPUBLIC OF INDIA

02791003

modi

K. Radhakrishna

9-10-2000

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

Partner

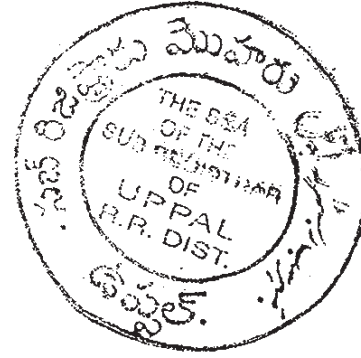
1 వ పుస్తకము. 1926 సం॥

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. ౬..... ఈ కాగితపు వరుస

సంఖ్య.....

సీ-రిజిస్ట్రార్.



Rajesh Kumar Pradhan



भारत गणराज्य REPUBLIC OF INDIA

INDIAN
 P. DUGU
 RAJESH KUMAR
 VITAY KUMAR (AP)
 NEW YORK
 28 AUG. 2000, 27 AUG. 2010

(F)



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम से, उन सब के विरुद्ध
 इस बात के अतिरिक्त है, यह अतिरिक्त यह अतिरिक्त है कि वे भारत की विदेश-विषय
 आचार्य के अतिरिक्त है, और यह है कि वे भारत की विदेश-विषय और भारत की विदेश-विषय

THREE AND TO REMAIN AND IN THE NAME OF THE
 PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
 CONCERN TO ALLIANCE 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.

यह पत्रिका के राष्ट्रपति के नाम से जारी है
 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA



Ashok S. Bajpai
 ASHOK S. BAJPAI
 CONSUL
 CONSULATE GENERAL OF INDIA
 NEW YORK

Rajesh Kumar Pradhan



भारत गणराज्य REPUBLIC OF INDIA

INDIAN
 P. DUGU
 RAJESH KUMAR
 VITAY KUMAR (AP)
 NEW YORK
 28 AUG. 2000, 27 AUG. 2010

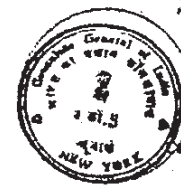
(F)



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 BY ORDER OF THE PRESIDENT OF THE
 REPUBLIC OF INDIA



Ashok S. Bajpai
 ASHOK S. BAJPAI
 CONSUL
 CONSULATE GENERAL OF INDIA
 NEW YORK

1 వ పుస్తకము 1260 నంబర్

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..గి.....ఈ కాగితపు వరుస

సంఖ్య..గి.....

సబ్-రిజిస్ట్రార్

