



CANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3579 29-3-07 100RS
S/o Venkateshwar RAO

S/o ALPA RAO

When M/s. Mehta & Modi Homes sealed

LEELA G. CHIMALGI
STAMP VENDOR5-4-75/A, Gollar, Rangun,
SECUNDERABAD-500 003AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 9th 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

1. Mr. Kantamneni Venkat Rao, son of Mr. Kantamneni Gopal Rao, aged about 50 years,
2. Mrs. Jyothirmayi, wife of Mr. Kantamneni Venkat Rao, aged about 39 years, Both are residing 105, Shivakailash Apartments, Yellareddyguda, Ameerpet, Hyderabad, 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

Partner

For Mehta and Modi Homes

Partner

Page

11-

13 MAR 2007

వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

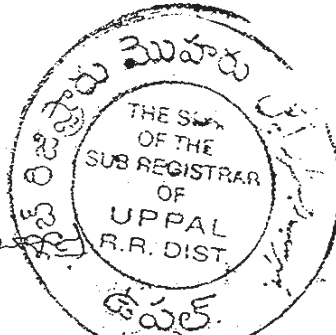
సబ్-రిజిస్ట్రారు

1929- వ.శ.శా...
పగలు...
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Venkatesh Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32(ఎ)-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు పేరిమెట్రలతో సహా దాఖలుచేసి
రుసుము రూ॥... వర్తింపినారు.

Receipt No. 192537 D.No. 3 of 1925
SBH, Habsiguda Branch, Sec'bad

ప్రాసెస్ అవుతున్నట్లు ఒప్పుకొన్నట్లు
ఎడమ బ్రౌటనవ్రేలు



శ్రీ K. Venkatesh Reddy ou-Service
R/o. 5-4-18 of 34, 1st floor bottom mention
M. Lakshmi Reddy attested through APP for
Presentation of Documents vide APP O. No.
201/2K/106 of 1925, Uppal, R.R. Dist

శ్రీ K. Venkatesh Reddy ou-Service
R/o. 105, Shiva Kailash Apts, Yellareddy guda
Hyd.

శ్రీ K. Venkatesh Reddy ou-Service
R/o. 105, Shiva Kailash Apts, Yellareddy guda, Hyd.

శ్రీ K. Venkatesh Reddy ou-Service
R/o. 105, Shiva Kailash Apts, Yellareddy guda, Hyd.

200 గే.వ.సం॥...
192 గే.వ.శా.శా...
సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 9.04.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 231) 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. 231 admeasuring 272 sq. yds. under a Sale Deed dated 9.4.07 registered as document no. 4521/07 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. 14,37,000/- (Rupees Fourteen Lakhs Thirty 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 admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount
22.11.2006	Cheque No. 161929	25,000/-
02.01.2007	Cheque No. 552787	2,50,000/-
24.02.2007	Cheque No. 924231	2,50,000/-
	Total Amount Received	5,25,000/-
	Less: Amount appropriated towards Sale Deed	3,27,000/-
	Balance appropriate towards Development Charges	1,98,000/-

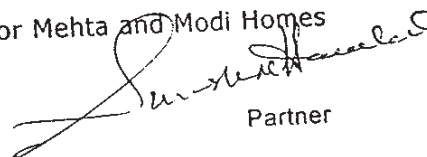
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 12,39,000/- (Rupees Twelve Lakhs Thirty Nine Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	1,17,000/-	28 th December 2006
II	11,22,000/-	13 th January 2007

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1వ పుస్తకము. 6522 నంబర్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య. 6. ఈ కాగితపు వరుస
 సంఖ్య. L

2
 సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 19 of 1897
 No. 6522 of 2007 Date. 9/6/07

I hereby certify that the proper deficit
 stamp duty of Rs. 14270/- Rupees. *Fourteen thousand -
 two hundred and Seventy only*
 has been levied in respect of this instrument
 from Sri. *K. Prabhakara Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 1427000/- being
 higher than the consideration agreed Market
 Value.

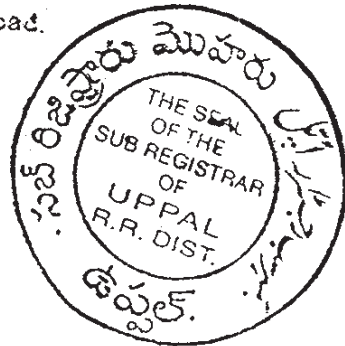
S.R.O. Uppal

[Signature]
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

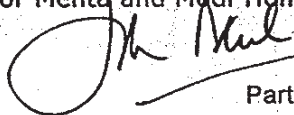
An amount of Rs. 14270/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number. 192537
 Dated 30/3/07 at SRH Habsiguda Branch Secbad.

S.B.H. Habsiguda
 A/c No. 01000050780
 S.R.O. Uppal.

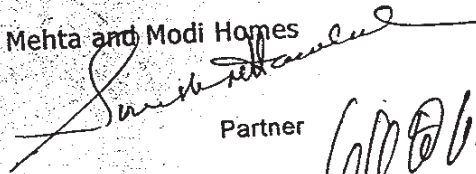


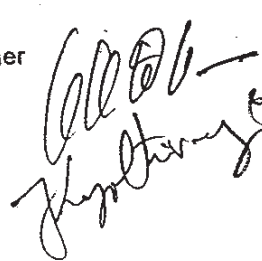
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 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

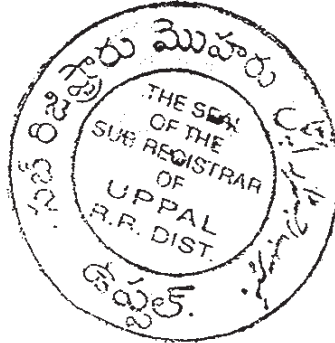


1 వ పుస్తకము 6522/1
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ...ఈ కాగితపు వరుస
సంఖ్య...ఈ.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు...6522/1
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...6522-1-2007 ఇవ్వడమైన
2007 సం॥ జూలై 1 వ తేదీ.....

రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 231, admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

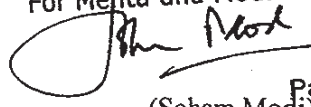
North	Plot No. 232
South	Plot No. 230
East	Plot No. 224
West	40' wide road

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:

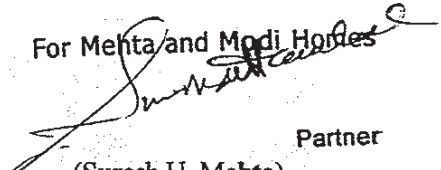
WITNESS:

1. 
2. 

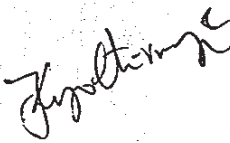
For Mehta and Modi Homes


(Soham Modi) Partner
BUILDER

For Mehta and Modi Homes


(Suresh U. Mehta) Partner
BUILDER

BUYER.



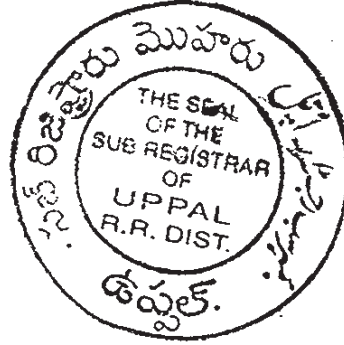
1వ పుస్తకము 221/02

దస్తావేజుల మొత్తం కాగితముల

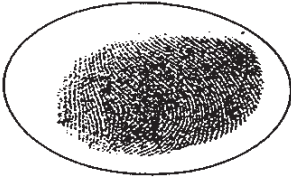
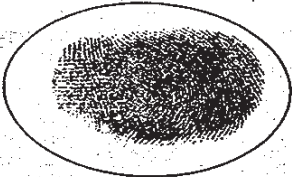
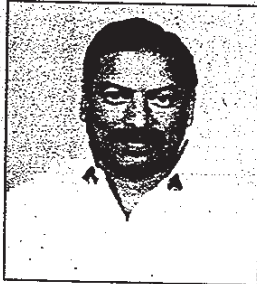
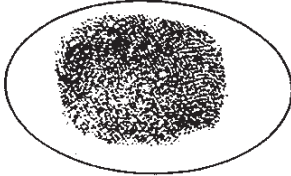
సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

- 2
పబ్-రిజిస్ట్రార్



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

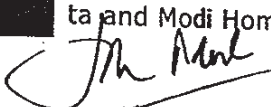
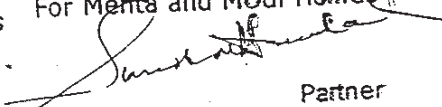
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS 1. MR. SOHAM MODI 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 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			BUYER: 1. MR. KHANTAMANENI VENKAT RAO S/O. MR. KHANTAMANENI GOPAL RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.
			2. MRS. JYOTHIRMAYI W/O. MR. KHANTAMANENI VENKAT RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.

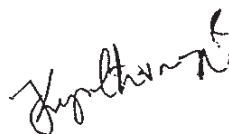
SIGNATURE OF WITNESSES:

- 
- 

ta and Modi Homes For Mehta and Modi Homes

Partner Partner
SIGNATURE OF THE EXECUTANTS



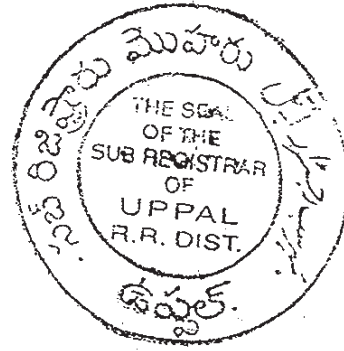
పంపుస్థము.....

నస్తావేజాల మొత్తం కాగితములు

సంఖ్య..... ఈ కాగితపు వర్తకం

సంఖ్య.....


పబ్లిక్ రిజిస్ట్రార్

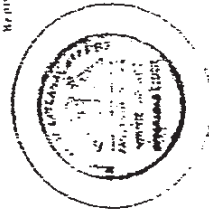


1945
 1946
 1947
 1948
 1949
 1950
 1951
 1952
 1953
 1954
 1955
 1956
 1957
 1958
 1959
 1960
 1961
 1962
 1963
 1964
 1965
 1966
 1967
 1968
 1969
 1970
 1971
 1972
 1973
 1974
 1975
 1976
 1977
 1978
 1979
 1980
 1981
 1982
 1983
 1984
 1985
 1986
 1987
 1988
 1989
 1990
 1991
 1992
 1993
 1994
 1995
 1996
 1997
 1998
 1999
 2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025
 2026
 2027
 2028
 2029
 2030
 2031
 2032
 2033
 2034
 2035
 2036
 2037
 2038
 2039
 2040
 2041
 2042
 2043
 2044
 2045
 2046
 2047
 2048
 2049
 2050
 2051
 2052
 2053
 2054
 2055
 2056
 2057
 2058
 2059
 2060
 2061
 2062
 2063
 2064
 2065
 2066
 2067
 2068
 2069
 2070
 2071
 2072
 2073
 2074
 2075
 2076
 2077
 2078
 2079
 2080
 2081
 2082
 2083
 2084
 2085
 2086
 2087
 2088
 2089
 2090
 2091
 2092
 2093
 2094
 2095
 2096
 2097
 2098
 2099
 2100
 2101
 2102
 2103
 2104
 2105
 2106
 2107
 2108
 2109
 2110
 2111
 2112
 2113
 2114
 2115
 2116
 2117
 2118
 2119
 2120
 2121
 2122
 2123
 2124
 2125
 2126
 2127
 2128
 2129
 2130
 2131
 2132
 2133
 2134
 2135
 2136
 2137
 2138
 2139
 2140
 2141
 2142
 2143
 2144
 2145
 2146
 2147
 2148
 2149
 2150
 2151
 2152
 2153
 2154
 2155
 2156
 2157
 2158
 2159
 2160
 2161
 2162
 2163
 2164
 2165
 2166
 2167
 2168
 2169
 2170
 2171
 2172
 2173
 2174
 2175
 2176
 2177
 2178
 2179
 2180
 2181
 2182
 2183
 2184
 2185
 2186
 2187
 2188
 2189
 2190
 2191
 2192
 2193
 2194
 2195
 2196
 2197
 2198
 2199
 2200
 2201
 2202
 2203
 2204
 2205
 2206
 2207
 2208
 2209
 2210
 2211
 2212
 2213
 2214
 2215
 2216
 2217
 2218
 2219
 2220
 2221
 2222
 2223
 2224
 2225
 2226
 2227
 2228
 2229
 2230
 2231
 2232
 2233
 2234
 2235
 2236
 2237
 2238
 2239
 2240
 2241
 2242
 2243
 2244
 2245
 2246
 2247
 2248
 2249
 2250
 2251
 2252
 2253
 2254
 2255
 2256
 2257
 2258
 2259
 2260
 2261
 2262
 2263
 2264
 2265
 2266
 2267
 2268
 2269
 2270
 2271
 2272
 2273
 2274
 2275
 2276
 2277
 2278
 2279
 2280
 2281
 2282
 2283
 2284
 2285
 2286
 2287
 2288
 2289
 2290
 2291
 2292
 2293
 2294
 2295
 2296
 2297
 2298
 2299
 2300
 2301
 2302
 2303
 2304
 2305
 2306
 2307
 2308
 2309
 2310
 2311
 2312
 2313
 2314
 2315
 2316
 2317
 2318
 2319
 2320
 2321
 2322
 2323
 2324
 2325
 2326
 2327
 2328
 2329
 2330
 2331
 2332
 2333
 2334
 2335
 2336
 2337
 2338
 2339
 2340
 2341
 2342
 2343
 2344
 2345
 2346
 2347
 2348
 2349
 2350
 2351
 2352
 2353
 2354
 2355
 2356
 2357
 2358
 2359
 2360
 2361
 2362
 2363
 2364
 2365
 2366
 2367
 2368
 2369
 2370
 2371
 2372
 2373
 2374
 2375
 2376
 2377
 2378
 2379
 2380
 2381
 2382
 2383
 2384
 2385
 2386
 2387
 2388
 2389
 2390
 2391
 2392
 2393
 2394
 2395
 2396
 2397
 2398
 2399

[illegible]

የጥንታዊው ሕግ ማሻሻያ ስራ ላይ ለሚሳተፉት ሰራተኞች ምርጫ ስራ ላይ ለማሳተፍ ይቻላል።

अर्थशास्त्र/अर्थशास्त्रशास्त्र
नाथसोई भाषा, इ. १९११.
Hyderabad, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA

INC

B 279 1005

100

COLUMBIAN

NOAH MALE 10-15-1941

Indictment _____ (23)

PO. H. O. R. 340

9-10-2000 8-10-50

WATKINS

PERMANENT ACCOUNT NUMBER

ABIMP MG725H

SOHAM SATISH MODI

SATISH MANILAL MODI

76-10-18CS

1. $\text{H}_2\text{O} + \text{H}_2\text{O} \rightarrow \text{H}_3\text{O}^+ + \text{OH}^-$

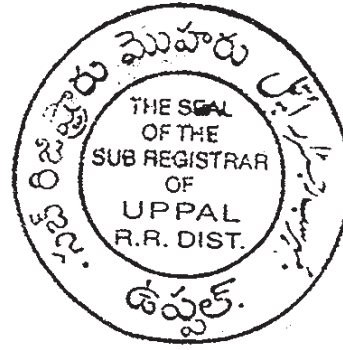
1. వ. పుస్తకము.....

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్



GOVERNMENT OF ANDHRA PRADESH
 ACHIEVEMENT
 VENKAT RAO KANTAMHANI
 NEW AND OLD PATENTERS NAME
 GOPALA RAO KANTAMHANI
 DATE OF ISSUE
 09-08-1958
 SIGNATURE
 Chief Commissioner of Incomes Tax, Andhra Pradesh

इस कार्ड के छा / मिल जाने पर कृपया जारी करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,
 बसोड बाग,
 हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Chief Commissioner of Income Tax,
 Ayakar Bhavan,
 Basohodbagh,
 Hyderabad - 500 004.

100000

BHARA
 NYDE

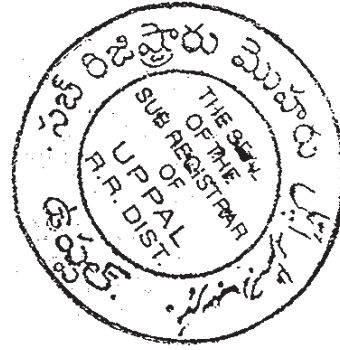
1 వ పుస్తకము. (521/10) నంబర్

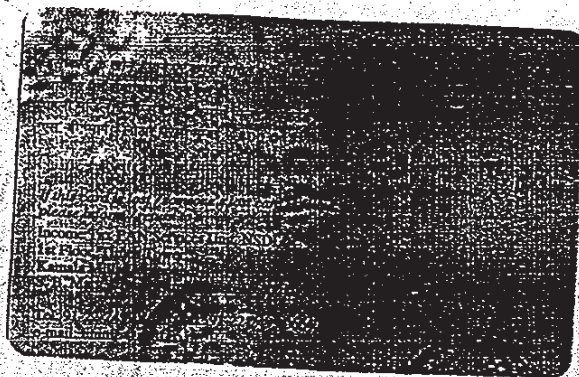
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 4..... ఈ కాగితపు వరుస

సంఖ్య. 1.....

పబ్-రిజిస్ట్రార్





Jyothirmayi

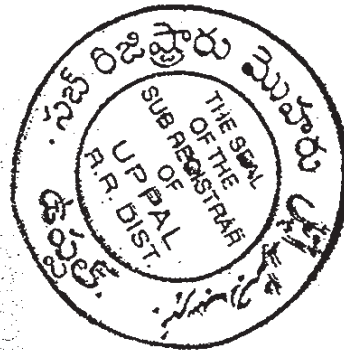
1 వ పుస్తకము. 692/19

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...

సబ్-రిజిస్ట్రార్



2113

DUPLICATE

5771

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3		1083000	29/9/17
దస్తావేజు విలువ	327000		1737000	Development
స్థాంపు విలువ రూ.	100		100	Cherlapally
దస్తావేజు నెంబరు	4521/07		4522/07	
రిజిస్ట్రేషన్ రుసుము	1635		1000	192538
లోటు స్థాంపు			14230	
యూజర్ చార్జీలు	49230		95	30/3/07
అధనపు షీట్లు	95		1	192537
5 x.....	1			
మొత్తం	50960		15365	30/3/07

అక్షరాల

m

రూపాయలు మాత్రమే)

తేది

9/4/07

వాపసు తేది

సా. 4 గంటలకు

మొత్తం రిజిస్ట్రేషన్

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

