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भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

K. SRINIVASB 937235

S.V.L. No. 26/98, R.No. 39/2006

City Civil Court,
SECUNDERABAD

6. No. 61201 Date 27/10/2006 RS. 100/-
 Name D. Phani Kumar
 S/o. D/o. D.N. Mehta
 For Whom Mehta and Modi Homes

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 4th day of November, 2006 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 36 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. KOMPPELLA SRINIVAS, SON OF LATE MR. K. S. SASTRI, aged about 37 years,
 2. MRS. K. V. S. RATNA, WIFE OF MR. K. SRINIVAS, aged about 34 years,
- both are residing at 118, F Block, Sector 41, Noida - 201 301, 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

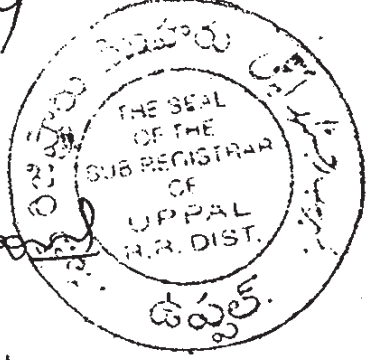
Partner

ప పుస్తకము. 13.12.2006. సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....4.....ఈ కాగితపు వరుస
సంఖ్య.....1.....

200 6 వ సం॥ గ.న.ద.న.నెల.....4.....తది
192 8 వ.శ.శా.కా.వి.కా.సము. 13 తది
పగలు.....2.....మరియు.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy
రిజిస్ట్రేషన్ నెంబర్. 1000 రోస్ సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పాబ్లికేషన్లు
మరియు కేసునుబట్టి నా దాఖలు చేసి
రుసుము రూ॥ 1000 చెల్లించారు.



Receipt No. 107285 Dt. 4/11/2006
SBH, Habsiguda Branch. Sec'bad

దాఖలు అందజేసినట్లు ఒప్పుకోవడం
ఎడమ బ్రావనపైలు

K. P. Reddy o.c.c. Service
(c) 5-4-187/344, 2nd Floor, Soham mansion,
M.G. Road, Sec'bad, Rep. by through atty
General Power of Attorney for Presentation
Documents. vide Doc. no 201/BR 11/06 of SE
Uppal.

ఎడమ బ్రావనపైలు

K. Minvas

శ్రీ. Late K.S. Sastri, o.c.c. Service
R/o. 118, F Block, Sector 41, Noida - 201

ఎడమ బ్రావనపైలు

Rath

W/o. Kompella Srinivas R/o. 118, F Block,
Sector 41, Noida - 201 301

నిరూపించినది.

1 V.S.R. Sastri S/o. K. Venkateswaraiah Adhikari
8-21/6 నెంబర్ 21/6 నెంబర్ 10-2-60

2

Ram Rao S/o. K. Ramamurthy o.c.c. Service
R/o. Flat no. 101, 1st floor, App. of Nagole, H.R.

200 6 వ.సం॥ గ.న.ద.న.నెల.....4.....వ తది
192 8 వ.శ.శా.కా.వి.కా.సము. 13 తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27th October 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 235) 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. 235, admeasuring 327 sq. yds. under a Sale Deed dated 04.11.06 registered as document no. 16435/06 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. *admeasuring 327 sq. yds. in Sy. No. 291 (P) (A) compound wall (S) Plot No. 236 (E) 40' road (W) Plot No. 242 situated at Block No. 2, Cherlapally, R. R. Dist. old village*
- 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:

- The Buyer has agreed to pay in advance a sum of Rs. 16,71,500/- (Rupees Sixteen Lakhs Seventy 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.
- The Buyer has already paid the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

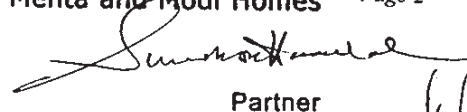
S. No.	Mode of Payment	Amount (Rs.)
1.	Cheque No. 402429, dated 10.10.2006	25,000/-
2.	Cheque No. 402435, dated 28.10.2006	2,27,000/-
3.	Cheque No. 468316, dated 28.10.2006	90,000/-
4.	Cheque No. 290240, dated 28.10.2006	80,000/-
5.	Cheque No. 4024434, dated 28.10.2006	83,879/-
	Total Amount Paid	5,05,879/-

- The Buyer shall pay to the Builder the balance development charges of Rs. 11,65,621/- (Rupees Eleven Lakhs Sixty Five Thousand Six Hundred and Twenty One Only) paid on or before 8th November 2006.
- 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 2





1 వ పుస్తకము. 16.636/సంగం
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య... 4... ఈ కాగితపు వరుస
 సంఖ్య... 2...

పబ్-రిజిస్ట్రార్

Enorms. under Section 42 of Act II of 1897
 No. 16.636 of 2006 Date 4/11/06

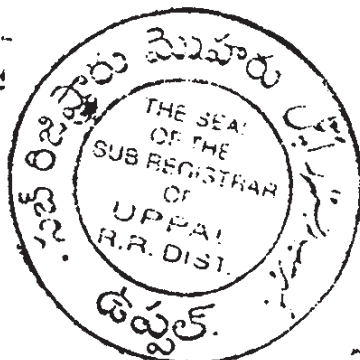
I hereby certify that the proper deficit
 stamp duty of Rs. 16615/- Rupees Seventeen thousand
Six hundred fifteen only
 has been levied in respect of this instrument
 from Sri. G. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1671500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 4/11/06
 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 16615/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Cheque No. 107295
 Dated 4/11/06
 S. B. H. Habsiguda Branch Secbad

S.B.H. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal.



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.

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. V. S. N. Surme

2. 

For Mehta and Modi Homes

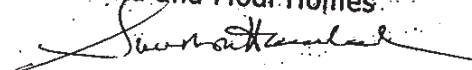


Partner

(Soham Modi)

BUILDER

For Mehta and Modi Homes



(Suresh U. Mehta) Partner
BUILDER

BUYER.

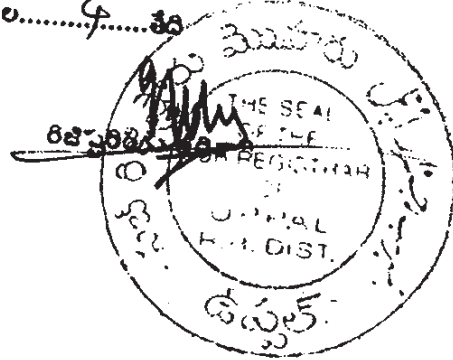


 Page 3

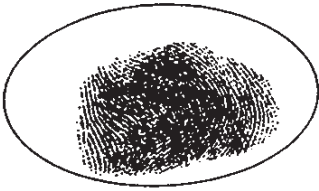
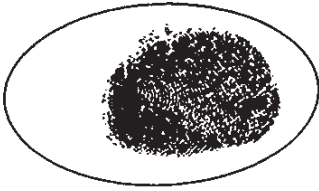
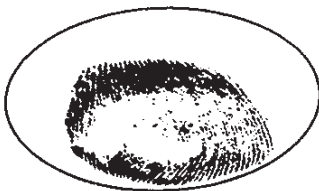
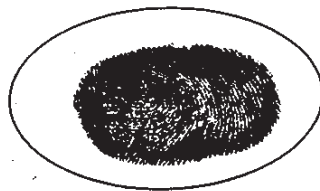
1 వ పుస్తకము. 16436/సంఖ్య
 దస్తావేజులు కేసుకు కాగితములు
 సంఖ్య 9. ఈ కాగితపు పయస
 సంఖ్య...చె...

సాన్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (శా.శ) పు. 16436/06
 సంఖ్యగా రిజిస్ట్రారు వేయబడి స్వామింగు నిమిత్తం
 గుర్తింపు సంఖ్య 16436-1-2006 ఇవ్వడమైన
 2006 సంవత్సరమున... 4... 38



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
			VENDOR: 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 5-4-187/3 & 4, 3 RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			BUYER: 1. MR. KOMPELLA SRINIVAS S/O. LATE MR. K. S. SASTRI R/O. 118, F BLOCK SECTOR 41 NOIDA - 201 301.
			2. MRS. K. V. S. RATNA W/O. MR. KOMPELLA SRINIVAS R/O. 118, F BLOCK SECTOR 41 NOIDA - 201 301

SIGNATURE OF WITNESSES:

1. V. S. R. Srinivas

[Signature]

I Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

SIGNATURE OF THE EXECUTIVE

[Signature]

1 వ పుస్తకము. 16426/56 సంగ్రా
దస్తావేజు మొత్తం కాగితముల
సంఖ్య... 4... ఈ కాగితపు వరుస
సంఖ్య... 4.....


పబ్లికేషన్

