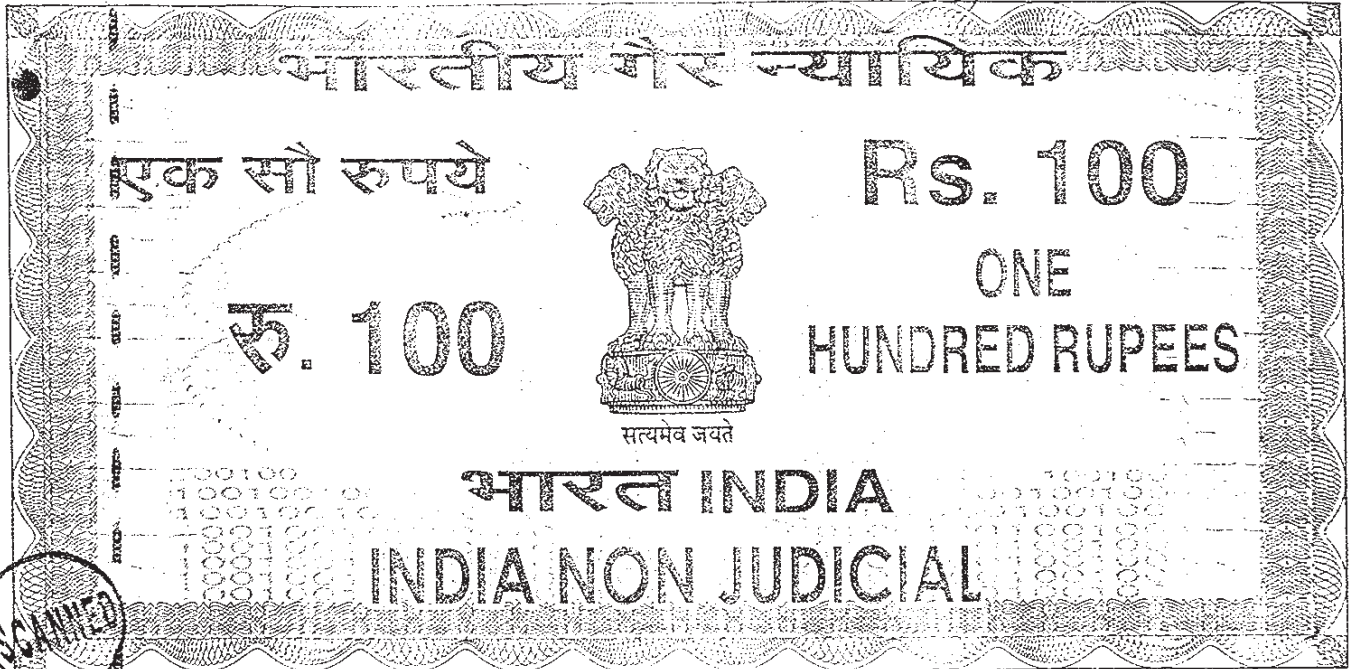




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Leela Chimalg
F 588403

LEELA G CHIMALG
STAMP VENDOR

5-4-76/A, Gellat, Sanigun,
SECUNDERABAD-500 00.

3/4/07 100-
3855
1016 W. 1016 W.
1/6. 1/6.
1017 W. 1017 W.

Modi Homes

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 13th 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 36 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.)

AND

MR. RAJESH RACHABATTUNI, SON OF MR. R. SRINIVASA RAO, aged about 36 years, Occupation: Service, residing at 42809, Shaler St., South Rising, V A 20152, 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

[Signature]

వ పుస్తకము (4) 576/100
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 1

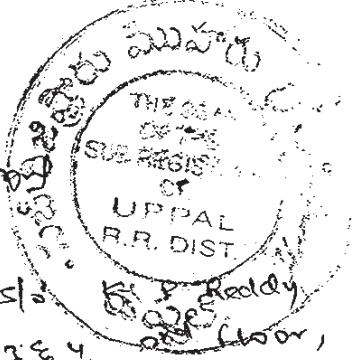
03 APR 2021

200 వ సం. 12... అం
 192 వ.శ.శ. 2... మాసము 2... తేది
 పగలు... మరెవరు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. K. R. R. Reddy
 రెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 1000 చెల్లించారు.

Receipt No. 13342 Dt. 13/6/2020
 R.R.H. Habsiguda Branch, Sec'bad



దాని యొక్కనట్లు ఒప్పుకొన్నట్లు
 ఎడమ బ్రతునవేలు



ఎడమ బ్రతునవేలు



నిరూపించినది.

శ్రీ. R. R. Reddy
 (1) 5-4-187/1344, 1st floor, Soham mansion
 M. G. Road, Sec'bad, through attested GPR
 for presentation of documents, vide GPR N
 201/13342/20 at SRO, Uppal, R. R. Dist

శ్రీ. R. Arjunanulu.
 H/o. 16-27-6, J. Ramaswamy Lane
 Rose Road, Genali - (Representative cum GPR
 Holder on behalf of Mr. Rajesh. Rachebattuni.

① Pavan Kumar

PAVAN KUMAR & KRISHNA MURTHY
 Off. Business 140 Uppal R R Rd

② Kiran Reddy

Kiran Reddy 2-3-6/10/24, Shro. Chandra Reddy
 Amberpet, Hyderabad. Off. Business

200 వ సం. 13... వ తేది
 192 వ.శ.శ. 2... మాసము 2... వ తేది.

సబ్-రిజిస్ట్రారు

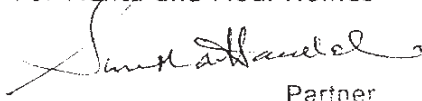
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 13.04.2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 236) 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. 236 admeasuring 325 sq. yds. under a Sale Deed dated 13.04.2007 registered as document no. 4758/07 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:

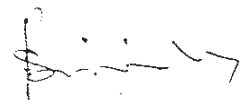
1. The Buyer has agreed to pay in advance a sum of Rs. 19,22,500/- (Rupees Nineteen Lakhs Twenty Two Thousand and Five Hundred Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid to the Builder the above mentioned an amount of Rs. 19,22,500/- (Rupees Nineteen Lakhs Twenty Two Thousand and Five Hundred Only) The Builderr hereby admit and acknowledges the receipt of the said consideration.
3. 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.
4. 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.
5. 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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner



1వ పుస్తకము 4759/60

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 2

సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act 1 of 1864

No. 4759 of 2007 Date 13/4/60

I hereby certify that the proper deficit

stamp duty of Rs. 1925 Rupees

one hundred and twenty five only

has been levied in respect of this instrument

from Sri. K. P. Reddy

on the basis of the agreed Marker Value

consideration of Rs. 192500/- being

higher than the consideration agreed Marker Value.

S.R.O. Uppal

ated 13/4/60

Sub-Registrar
and Collector of S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 1925/- towards Stamp Duty

Including Transfer duty and Rs. 1000/-

towards Registration Fee was paid by the party

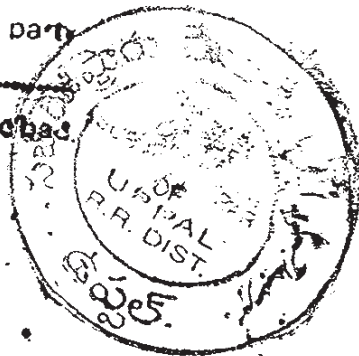
through Challan Receipt Number 13512

Dated 13/4/60 at SBH Habsiguda Branch, Sec 43

B.B.H. Habsiguda

A/c No. 01000050700

S.R.O. Uppal



6. 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.
7. 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.
8. 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.

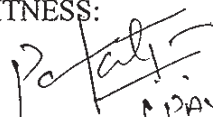
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 236 admeasuring about 325 sq. yds. forming part of Sy. No. 291; situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

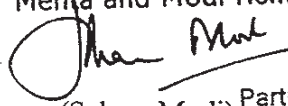
North	Plot No. 235
South	Plot No. 237
East	40' wide Road
West	Plot No. 241

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:

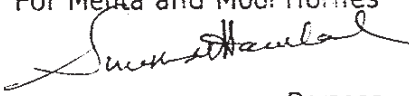
WITNESS:

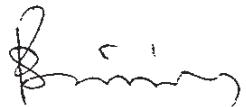
1. 
(P. K. Reddy)
2. 

For Mehta and Modi Homes


(Soham Modi) Partner
BUILDER

For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER

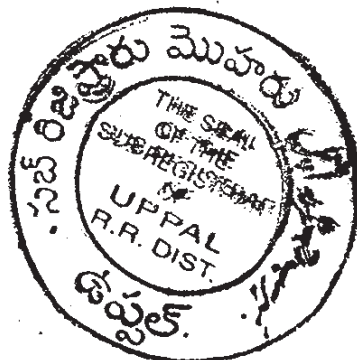


1 వ పుస్తకము (4) 59/61
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 3

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పు (4) 59/61
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు (4) 59/61 1-200 ఇవ్వడమైన
 200 సం॥ ప్రతి 12 రోజులకు

రిజిస్ట్రారు



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

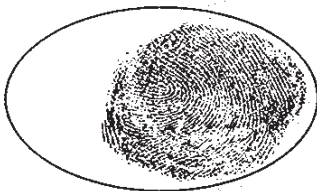
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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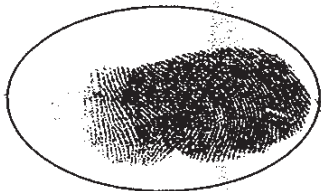
BUILDER:

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

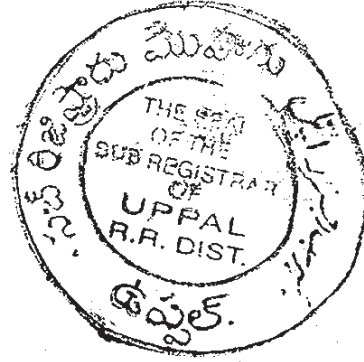
1వ పుస్తకము (1) 59/10

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...7....ఈ కాగితపు వరుస

సంఖ్య...6.....


సబ్-రెజిస్ట్రార్



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
--------	--	--	--



BUYER:

MR. RAJESH RACHABATTUNI
S/O. MR. R. SRINIVASA RAO
R/O. 42809, SHALER ST.
SOUTH RISING
VA 20152
U. S. A.



REPRESENTATIVE:

MR. R. SRINIVASA RAO
S/o. MR. R. ANJANEYULU
R/o. 16-27-6
J. RAMASWAMY LANE
BOSE ROAD, TENALI.

SIGNATURE OF WITNESSES:

- 1.
- 2.

[Signature]

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
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. R. Srinivasa Rao, as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

[Signature]

SIGNATURE OF THE REPRESENTATIVE

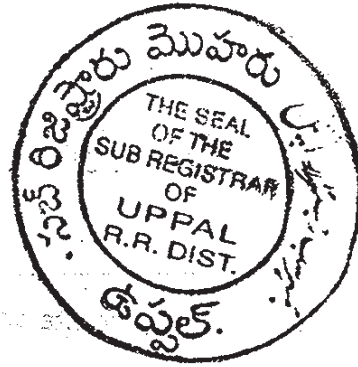
[Signature]

SIGNATURE(S) OF BUYER(S)

[Signature]

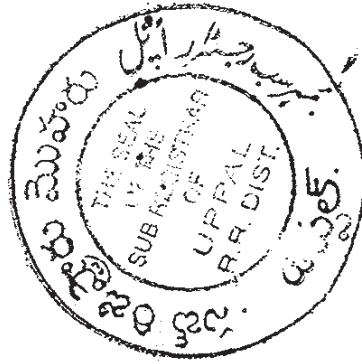
1 వ పుస్తకము (6) 5960 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
పంఖ్య 5

~~పబ్లికేషన్~~



1 వ పుస్తకము. (1) 2...నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...6.....





Plavir

(P.S. Viswanathan)
Attaché (Consular)
Embassy of India
Washington, DC

BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



THESE ARE THE SEALS AND REQUIRE IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY
CONCERN TO ALLOW THE EMPLOYEES WITHOUT LIMIT OR
HINDERANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य REPUBLIC OF INDIA

राष्ट्रिय कोड / Country Code IND

पासपोर्ट नं. / Passport No. A8915002

प्राप्त / Type

अभिधान / Surname RACHABATTUNI

पिता का नाम / Given Names

RATESH

राष्ट्रियता / Nationality

INDIAN

लिंग / Sex

M

जन्म तिथि / Date of Birth

19.08.1970

जन्म स्थान / Place of Birth

Tenali, AP

Washington, D.C.

जारी की तिथि / Date of Issue

21.07.2000

वैधता की तिथि / Date of Expiry

20.07.2010 (F)



R. Ravir

74

1 వ పుస్తకము 4126 నంబు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 7

1
సబ్-రిజిస్ట్రార్

