

237

CS No. 6851

DOCT. No. 68035

Aww 7022

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352994

K. Srinivas
SVL No. 26/98, R.No. 11/2007
City Civil Court
SECUNDERABAD.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the ^{8th} day of June 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, 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. MRS. S. VIJAYALAKSHMI, WIFE OF MR. RAMAKRISHNA RAJU, aged about 38 years,
2. MR. RAMAKRISHNA RAJU, SON OF LATE MR. S.V.V. SATYANARAYAN, aged about 42 years, Both are residing at 403A, Mahalakshmi Footman Residency, Chennareddy Lane, Taranaka, Secunderabad 500017, 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

Partner

Partner

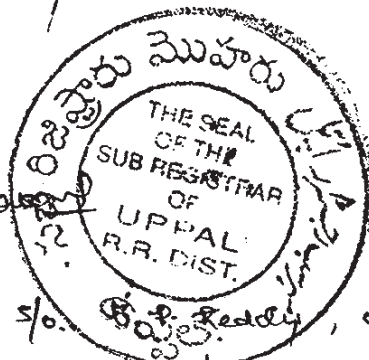
వ పుస్తకము 6835 (సీ) పు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 1

16 APR 2001

సబ్-రిజిస్ట్రారు

192 వ.శ.శా... మాసము... తేది
పగలు... గంటల మధ్య
ఉత్పత్తి సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ... చెల్లించారు.



Receipt No. 130447 Dt. 21/5/2001
SBH, Mahasiguda Branch. Sec'bad

దాని యిచ్చినట్లు ఒప్పుకొన్నది
డమ బ్రౌటనద్రేలు



డమ బ్రౌటనద్రేలు



శ్రీ... స/ం... , occ. Service
(0) S-4-187 / 3 & 4, 2nd floor, Soham mansion
M.G. Road, Sec'bad, through attested GPs
for presentation of documents, vide G.P.A. No.
201/130447 of dt 22.0, Uppal, R.R. Dist.

S/o. Late S.V.V. Satyanarayana
P/o. 403 A, Mahalaxmi footman Residency
Chennareddy lane, Gannavaram, Sec'bad.

యూపించినది.

1. M.V. Ramana Rao S/o. M.G. S. Narayana & Co. Engineers
P/o. 104, Annapurna Apts, Adilabad, Hyderabad-500002

2. K. Srinivasulu Reddy S/o. Rama Rao occ. Business
2-3-64/10/24, Amberpet, Hyderabad

...

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 01.06.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 237) 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. 237 admeasuring 325 sq. yds. under a Sale Deed dated 01.06.07 registered as document no. 6834/07 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:

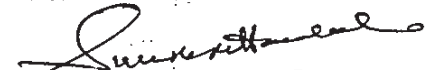
1. The Buyer has agreed to pay in advance a sum of Rs. 15,16,250/- (Rupees Fifteen Lakhs Ninety Sixteen Thousand Two Hundred Fifty Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the 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
28.08.2006	Cheque No. 789404	25,000/-
09.10.2006	Cheque No. 789406	2,00,000/-
01.11.2006	Cash	5,00,000/-
	Total Amount Received	7,25,000/-
Less:		
Amount appropriated towards Sale Deed	3,90,000/-	
Balance towards Development Agreement		3,35,000/-

3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 11,81,250/- (Rupees Eleven Lakhs Eighty One Thousand Two Hundred and Fifty Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	6,82,500/-	Within 7 days of casting of 1 st slab
II	4,98,750/-	Within 7 days of casting of 2 nd slab

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

x 
Page 2

1 వ పుస్తకము 6835 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 6.....ఈ కాగితపు వరుస
సంఖ్య 2.....

పబ్-రిజిస్ట్రారు

Sub-Registrar Under Section 42 of Act 11 of 1897
No. 6835 of 2007 Date 21/6/07

I hereby certify that the proper deficit
stamp duty of Rs. 1506/- Rupees
has been levied in respect of this instrument
from Sri. K. P. Reddy
on the basis of the agreed Market Value
consideration of Rs. 156250/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

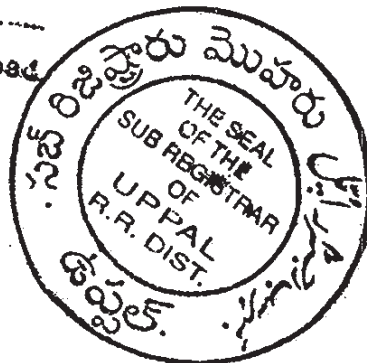
Dated 21/6/07

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

Registration Endorsement

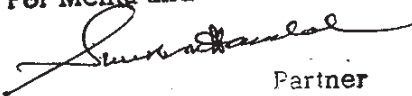
An amount of Rs. 1506/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 130447
dated 21/6/07 at SBI Habisiguda Branch, Secbad.

G.S.H. Habisiguda
A/c No. 0100060703
of 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

x


1 వ పుస్తకము 682/07

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య... 6... ఈ కాగితపు పదునె

సంఖ్య... 3.....

సర్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.శ) పు 682/07

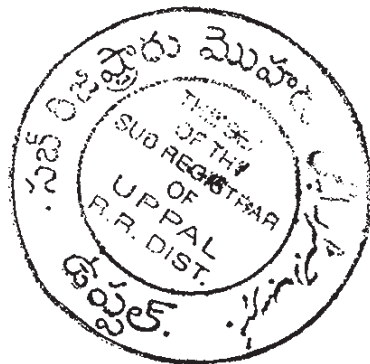
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నింబరు (సం. 1-200) ఇవ్వడమైన

200 సం॥ 1/11/2007 నెల 11/11/2007 తేది

మీద

రిజిస్ట్రార్



12

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 237, admeasuring about 325 Sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

North	Plot No.236
South	Plot No. 238
East	40' wide road
West	Plot No. 240

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

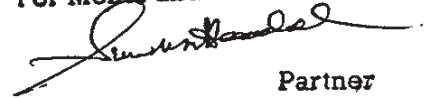


Partner

(Soham Modi)

BUILDER

For Mehta and Modi Homes



Partner

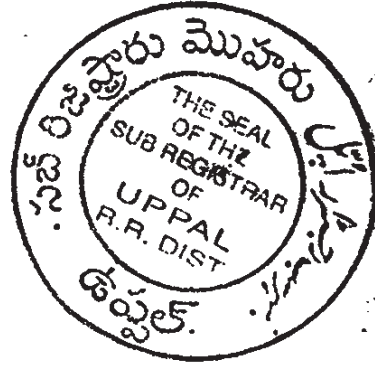
(Suresh U. Mehta)

BUILDER


BUYER.

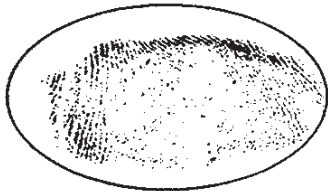
1 వ పుస్తకము (కే.ఎస్.సి.సి.సి.)
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. ర..... ఈ కాగితపు వరుస
సంఖ్య. 6.....

సబ్-రిజిస్ట్రారు



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

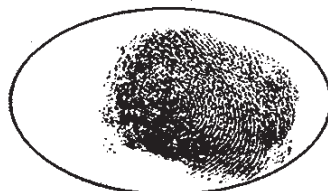
<u>NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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BUILDER:

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 EXECUTANTS

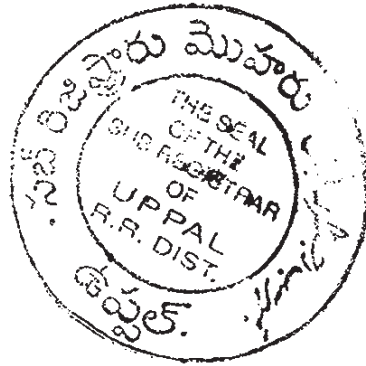
1 వ పుస్తకము 6435/97

దస్తావేజాల మొత్తం కాగితముల

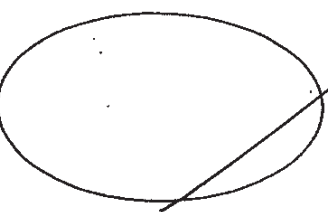
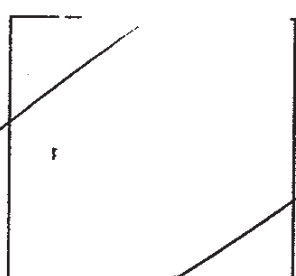
సంఖ్య. ౯ ఈ కాగితపు వరుస

సంఖ్య. ౯


మేజర్ రిజిస్ట్రార్



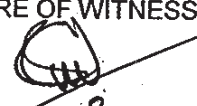
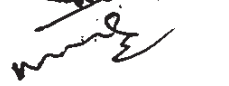
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
1			BUYER: & CUM REPRESENTATIVE: 1. SUNKARA RAMA KRISHNA RAJU FLAT # 403 A, MAHA LAKSHMI FOOTMAN'S RESIDENCY, VISAI PURI COLONY, TARNAKA - HYDERABAD
2			2. VISAYA LAKSHMI W/O SUNKARA RAMA KRISHNA RAJU, FLAT NO: 403 A MAHA LAKSHMI FOOTMAN'S RESIDENCY VISAI PURI COLONY, TARNAKA - HYD
			

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.

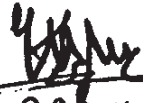
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. S. Rama Krishna Raju as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

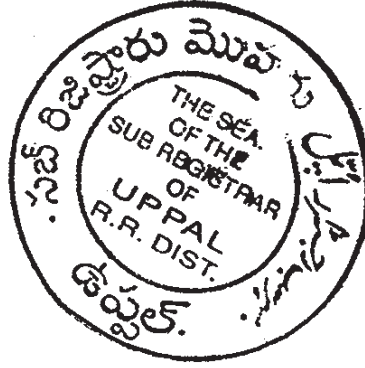


①  ②

11.11.11

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


పబ్-రిజిస్టరు





**PICAY UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENSE
DLDA091-193822902



GRABHAKAR HEDDY
K PARDON HEDDY
7-3-64 10125
JALISMAE GARDEN
AMBERES
HYDRAKAR

... DUPLICATE

١٠٠

THE UNIVERSITY OF CHICAGO

העניין הזה נמצא, כפי הנראה, גם בלשון חזקוני, שכן הוא מפרש את המילה "אשר" כ"אשר" (לשון חזקוני, שם, עמ' 100). וזוהי דוגמה נוספת לכך, כי חזקוני מפרש את המילה "אשר" כ"אשר" (לשון חזקוני, שם, עמ' 100).

1901

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them.



भारत गणराज्य REPUBLIC OF INDIA

ਸਿੰਘ

8 279 1005

mod:

SHIM SATISH @ SHIM SATISH

INFORM. 1971-12

1941

NY 62-1214

1997

PERMANENT ACCOUNT NUMBER

5. CONFIDENTIAL

10. 4. 2014 19:44:44 by 11.11.17
4. 1. 2014 11:44:44 by 11.11.17

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

1 వ పుస్తకము 6/23/2019

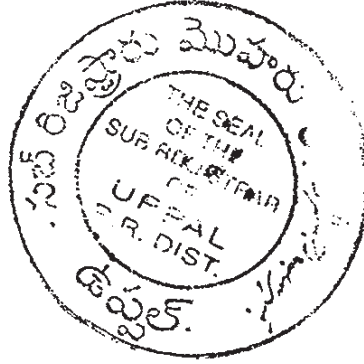
దస్తావేజుల నిర్వహణ కార్యముల

సంఖ్య 6 ఈ కార్యపు పనుల

సంఖ్య 1

2

పబ్-రిజిస్ట్రారు



अतिरिक्त पुस्तिका ADDITIONAL BOOKLET



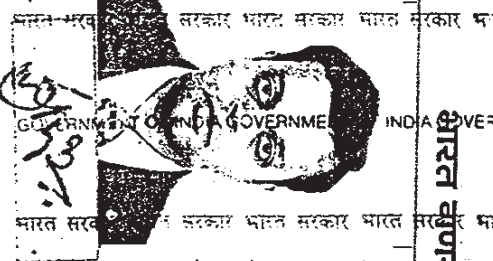
इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



K. Asokan
K. ASOKAN
Consul
Consulate General of India
Dubai (U.A.E.)



भारत गणराज्य REPUBLIC OF INDIA

राष्ट्र / Type	राष्ट्र कोड / Country Code	पत्रांक नं. / Passport No.
IND		21178685
उपनाम / Surname	दिए गए नाम / Given Names	
	RAMA KRISHNA RAJU	
राष्ट्रियता / Nationality	लिंग / Sex	व्यक्तिता / Date of Birth
INDIAN	Male	01.7.1965
जन्म स्थान / Place of Birth		
Hyderabad (A.P.)		
जारी करने का स्थान / Place of Issue		
Dubai		
जारी करने की तिथि / Date of Issue	व्यक्तिता की तिथि / Date of Expiry	
13.6.2005	11.10.2011	

Handwritten signature



1 వ పుస్తకము రికార్డు కేసు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. క..... ఈ కాగితపు వరుస
సంఖ్య. క.....

పబ్-రిజిస్ట్రార్

