

(241)

G. 1142

1142/07

A4/164

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

L-G-Chimalg D 592036

LEELA G. CHIMALG!

STAMP VENDOR

No. 02/2009

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 24th day of January 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. ASHFAQ AHMED, SON OF MR. MOHD. ZIAUDDIN, aged about 46 years, residing at 14-8-427/3, Puranapul, Hyderabad - 500 012, 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.

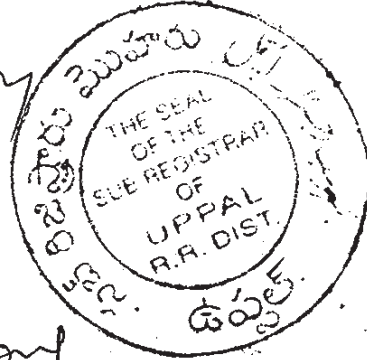
Page 2

వ పుస్తకము...1142/సంపు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...4...ఈ కాగితపు వరుస
సంఖ్య...1.....

1
సబ్-రిజిస్ట్రారు

200 గె వ సంపు...24...తది
192 క.శ.శా...మాసం...తది
పగలు...మరియు...గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Phalahankar Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||...1000...చెల్లింపబడు.
Receipt No. 10267 Dt. 24/10/2016
CBH, Mahisiguda Branch, Sec'bad



కాంట్రాస్టు ఉప్పుకొస్తుంది
పాటమ బ్రౌటనప్రేలు

మ బ్రౌటనప్రేలు

S/o. K. P. Reddy occ: Seer
S-H-187/2 & 4, 2nd floor, Solam nagar
M.G. Road, Sec'bad, through attested OPA
for Presentation of Documents, vide doc no.
201/247/06 at SRO, Uppal.

S/o. Mohd. Ziauddin, occ: Business
S/o. 14-8-427/3, Phanapuri, Hyderabad.

హావించినది.

①

KIRAN KUMAR S/o. RAMESH KUMAR occ: BUSINESS
H/o. FLAT NO. 101, SK SH APPT, NAGOLE
COLONY, HYDERABAD

②

Bala Krishna S/o. Goshali Girirao
occ: Business
S/o. Hyderabad, Uppal

200 గె వ సంపు...24...తది

192 క.శ.శా...మాసం...తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 18th January 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 241) 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. 241 admeasuring 325 sq. yds. under a Sale Deed dated 24.01.2007 registered as document no. 1141/07 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. 18,25,000/- (Rupees Eighteen Lakhs Twenty Five 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 shall pay to the Builder the balance amount for development charges of Rs. 18,25,000/- (Rupees Eighteen Lakhs Twenty Five Thousand Only) in the following manner:

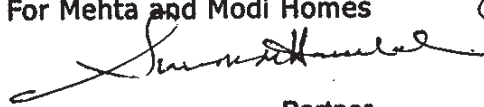
Installment	Amount (Rs.)	Due date of payment
I	12,65,000/-	23 rd January 2007
II	5,60,000/-	Within 7 days of casting of 1 st slab

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

Page 2

1 వ పుస్తకము..11.9.2/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 పంఖ్య...4...ఈ కాగితపు వరుస
 పంఖ్య...2.....

పా-8 జ్యోతి

Section 42 of Act 19 of 1907
 No. 1142 of 2001 Date 24/11/07

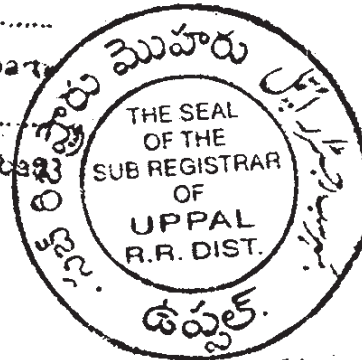
I hereby certify that the proper deficit
 stamp duty of Rs. 18150/- Rupees. Eighteen thousand -
One hundred fifty
 has been levied in respect of this instrument
 from Sri. K. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1825000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 24/11/07 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18150/- towards Stamp Duty
 Including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 109367
 Dated 24/11/07 at SBH Habsiguda Branch Sec 43

S.B.H. Habsiguda
 A/c No. 01000050763
 of 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

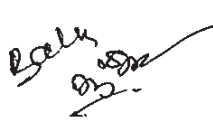
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 241 admeasuring about 325 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 242
South	Plot No. 240
East	Plot No. 236
West	40' wide Road

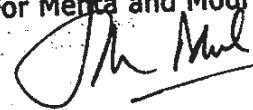
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes



Partner

(Soham Modi)

BUILDER

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)

BUILDER



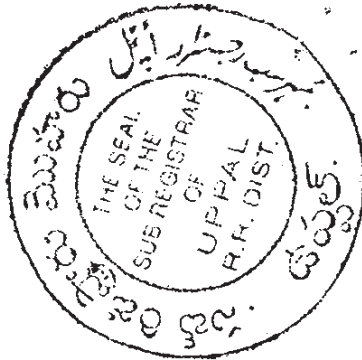
BUYER.

1వ పుస్తకము. 1142/సంఖ్య
 రిజిస్ట్రేషన్ మొత్తం కాగితముల
 సంఖ్య... 4 ఈ కాగితపు వరుస
 సంఖ్య... 3

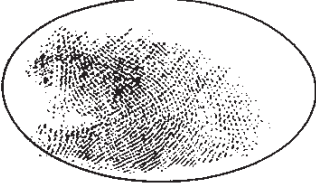
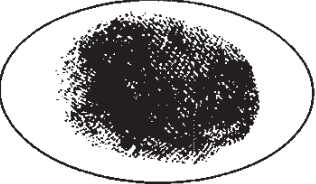
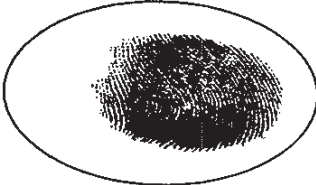
2
 సబ్-రిజిస్ట్రార్

1వ పుస్తకము సంఖ్య (కా.శ) పు. 1142/1-200
 సంఖ్యగా రిజిస్ట్రేషన్ చేయబడి స్థానికుల నిమిత్తం
 గుర్తింపు నెంబరు 1142
 200 సంఖ్యగా నమోదు చేయబడినది. 24

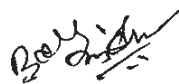
రిజిస్ట్రార్



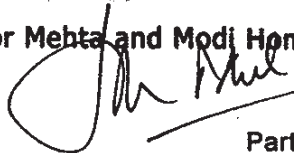
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. ASHFAQ AHMED S/O. MR. MOHD. ZIAUDDIN R/O. 14-8-427/3, PURANAPUL HYDERABAD - 500 012.

SIGNATURE OF WITNESSES:

1. 
2. 

For Mehta and Modi Homes



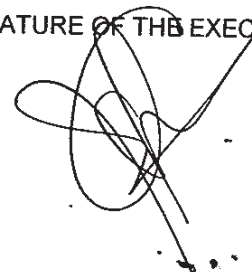
Partner

For Mehta and Modi Homes



Partner

SIGNATURE OF THE EXECUTANTS



1వ పుస్తకము..1.1.12/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....4....ఈ కాగితపు వరుస
సంఖ్య.....4.....


సబ్ రిజిస్ట్రార్

