

251

C.S No

2671

DOCT No

2686/07

1200

A-2735



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

F 646544

LEELA G. CHIMALG!

STAMP VENDOR

No. 02/20

5-4-76/A, Cellar, Ranigum

SECUNDERABAD-500 003

7025 22/2/07 100
 D. Phani Kumar
 D. V. Murthy
 Mehta & Modi Homes

Seal

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 24th day of February 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 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. PRAVEEN KUMAR KROVVIDI, SON OF MR. RADHAKRISHNA, Aged about 33 years,
2. MRS. SUMA WIFE OF MR. PRAVEEN KUMAR KROVVIDI, aged about 33 years, Both are residing at 6-5-305/2, Plot No. 11, Phase V, MIG II, Self Finance Colony, Vanasthalipuram, Hyderabad - 500 070, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.)

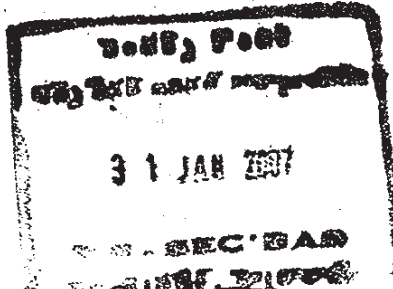
For Mehta and Modi Homes

For Mehta and Modi Homes

Page 1

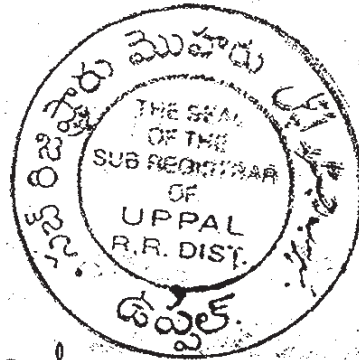
[Signature]
 Partner

[Signature]
 Partner



న పుస్తకము 2666/07
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6 ఈ కాగితపు వరుస
సంఖ్య 1

సబ్-రిజిస్ట్రారు



192 శ్రీ వ.శ.శా. ప్రొ.ల్లి.గూ.మా.సం.న్.వ.తది
పగలు.....మరియు.....గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Phalaharal Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ||.....చెల్లించినారు
Receipt No. 13/97 Dt. 26/2/07
SBH, Habsiguda Branch. Sec'dad

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవ్రేలు

ప్రొ.ల్లి.గూ.మా.సం.న్.వ.తది
R/o 5-187/3 & 4, 2nd floor, m.g. Road, Sec'
through attested GFA for presentation document
vide GFA no. 201/252/06 at Sec, UPP

ఎడమ బ్రాటనవ్రేలు

K. L. K. R/o. Redharisingh
R/o 6-5-305/2, Plot no. 11, Phase II
M.G. 11, Self Finance Colony, Vanasthalipuram, Hyd.

ఎడమ బ్రాటనవ్రేలు

ప్రొ.ల్లి.గూ.మా.సం.న్.వ.తది
R/o. Praveen Kumar. R/o. 6-5-305/2
Plot no. 11, Phase II, M.G. 11, Self Finance
Colony, Vanasthalipuram, Hyd.

రూపొందినది.

① R. Ramakrishna S/Sri Ramechanthra R/o 6-46, Dharmaram, Kom. H. Dist.

② K. Sridhar, Accounts Officer, High Court of A.P. Hyderabad.

200..ప.సం||...ప్రొ.ల్లి.గూ.మా.సం.న్.వ.తది

192..శ్రీ.శా.శా.ప్రొ.ల్లి.గూ.మా.సం.న్.వ.తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 7th February 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 251) 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. 251 admeasuring 431 sq. yds. under a Sale Deed dated 24.02.07 registered as document no. 2685/07 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. 24,83,500/- (Twenty Four Lakhs Eighty Three 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.
2. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 24,83,500/- (Twenty Four Lakhs Eighty Three Thousand Five Hundred Only) in the following manner:

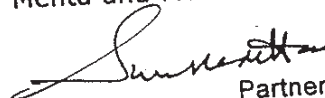
S. No.	Due date of payment	Amount (Rs.)
1.	19 th March 2007	4,32,000/-
2.	4 th April 2007	20,51,500/-

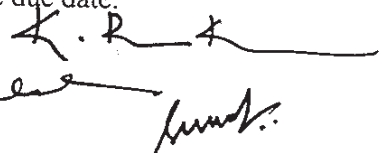
3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


Partner

1 వ పుస్తకము 2666/1007
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 6 ఈ కాగితపు వరుస
 సంఖ్య 1

2
 సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act of 1882
 No. 2666 of 2007 Date 24/2/07

I hereby certify that the proper deficit
 stamp duty of Rs. 22170/- Rupees Twenty two thousand
 one hundred seventy only

has been levied in respect of this instrument
 from Sri. K. P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 2683500/- being
 higher than the consideration agreed Market
 Value.

NOTE: D.S.D. Rs. 2565/- & D.R.F. Rs. 1000/-
 Rs. 3565/- has been collected as
 agreed M.V of Rs. 2403500/- 24/2/07

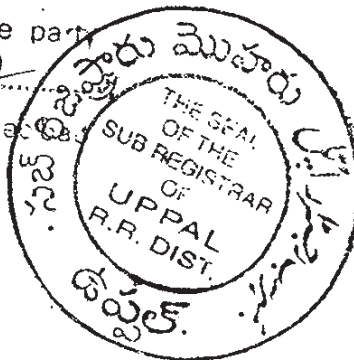
S.R.O. Uppal
 dated 24/2/07 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

SUB-REGISTRAR

Registration Endorsement

An amount of Rs. 22170/- towards Stamp Duty
 including Transfer duty and Rs. ———
 towards Registration Fee was paid by the party
 through Chitlan Receipt Number 151972
 dated 24/2/07 at SRI Habsguda Branch Sec 42

S. H. Habsguda
 A/c No. 01000050700
 S.R.O. Uppal.



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.
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. 251, admeasuring about 431 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	40' wide road
South	100' wide road
East	Plot No. 252
West	Open Land

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. *R. Ramabhadram*

2. *K. Sridhar*

For Mehta and Modi Homes

[Signature]
BUILDER Partner

For Mehta and Modi Homes

[Signature]
BUILDER Partner
K. R. K.

BUYER.

[Signature]

1 వ పుస్తకము 2666/07

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...6...ఈ కాగితపు వరుస

సంఖ్య...2.....

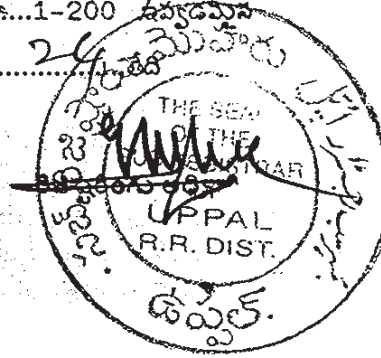
సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (కా.క) పు 2666/07

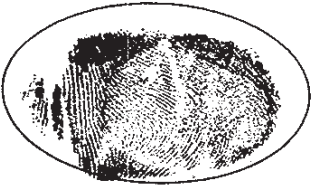
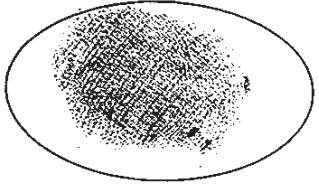
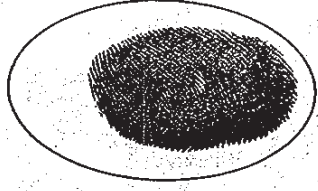
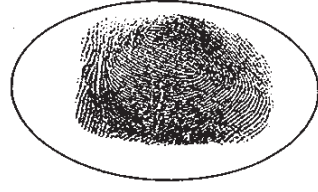
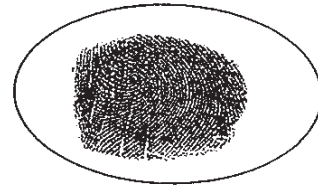
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 2666...1-200 7వ పుస్తకము

240 7వ పుస్తకము...2666/07



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, 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
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> 1. MR. PRAVEEN KUMAR KROWVIDI S/O. MR. RADHAKRISHNA R/O. 6-5-305/2, PLOT NO. 11, PHASE V MIG II, SELF FINANCE COLONY VANASTHALIPURAM HYDERABAD - 500 070.
			2. MRS. SUMA W/O. MR. PRAVEEN KUMAR KROWVIDI R/O. 6-5-305/2, PLOT NO. 11, PHASE V MIG II, SELF FINANCE COLONY VANASTHALIPURAM HYDERABAD - 500 070.

SIGNATURE OF WITNESSES:

1. *R. Ramkumar*
2. *K. Gidhar*

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

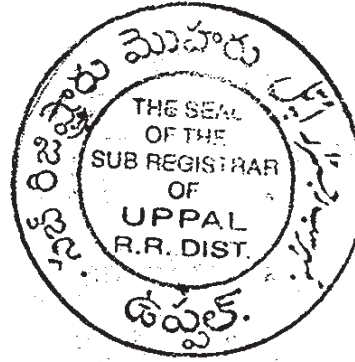
[Signature]
Partner

SIGNATURE OF THE EXECUTANTS

[Signature]
[Signature]

వాపుస్తము 266/07 నం.
దస్తవేజుల మొత్తం కాగితము
సంఖ్య..6....ఈ కాగితపు వరుస
సంఖ్య.....4


పదే రిజిస్ట్రార్



THESE ARE TO REQUEST YOU REQUESTS IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
CONCERN TO ALLOW HIM BELONG TO PASS FREELY WITHOUT LET OR
HINDERANCE, AND TO AFFORD HIM CRIER, EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED

म. क. साठम
M. K. SATAM
अधीक्षक Superintendent
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

K. L. K.

[illegible]

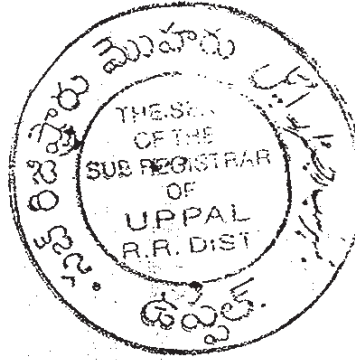
1వ పుస్తకము 2666/07

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...6.....ఈ కాగితపు వరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రార్



सरकार भारत सरकार

GOVERNMENT OF INDIA

INDIA

REPUBLIC OF INDIA

संस्था / Type संस्था / Country Code IND

संस्था नं. / Passport No. DS768893

उपनाम / Surname

पिता का नाम / Given Names SUMAN SUSHIL KUMAR

संस्था / Nationality INDIAN

संस्था / Place of Birth BANGALORE

संस्था / Place of Issue BANGALORE

संस्था / Date of Issue 21-07-1998

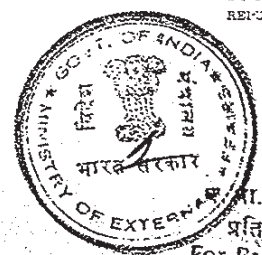
संस्था / Date of Expiry 20-07-2008



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से विनम्र इस बात से अनुरोध है, यह प्रार्थना एवं अनुरोध की जाती है कि वे वास्तव में बिना रोक-टोक, बाधाओं से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुका प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUEST 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 OF HINDERANCE AND TO AFFORD HIM OR HER ALL ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से कि यह BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



प्रति पारपत्र अ. व. क. नं. 100/100/100
प्रति पारपत्र अ. व. क. नं. 100/100/100
For Passport-Officer, Bangalore.

1వ పుస్తకము 264 క/07
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 6... ఈ కాగితపు వరుస
సంఖ్య 6.....

1
సబ్-రిజిస్ట్రార్

