



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

38164 13/07/2007
D.S. ...
Name ...
S/o, D/o ...
For W ...

H 196342
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 17th day of August 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 37 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, 37 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. A. DEEPAK, SON OF MR. A. SUDHAKAR, aged about 29-years, residing at 904, Mahalaxmi Towers, Shiv Bagh, Ameerpet, Hyderabad - 500 016, 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

[Signature]
GPA Holder
Page 1

సంఖ్య: 100/1000
 10-11-2007
 10-11-2007

వ పుస్తకము.....
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....
 సబ్-రిజిస్ట్రారు

2007 వ సం||...
 1929 వ.శ.శా...
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...K...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 దుసుము రూ||.....చెల్పించారు.

Receipt No. 602544...
 SBH, Habsiguda Branch, Sec'bad.

దాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనద్రేలు



ఎడమ బ్రాటనద్రేలు



సహాపించినది.

①

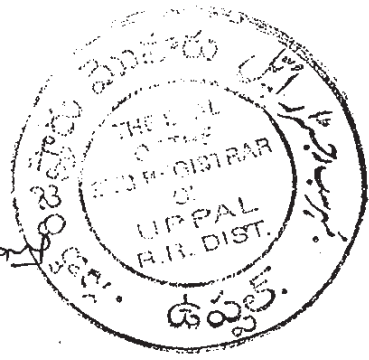
శ్రీ...

sto. Late N.V. Krishniah, occ: Bank Employee
 R/o. Flat No. 10, Annapurna Residency
 Mehidipatnam, Andhra Pradesh

②

శ్రీ...

Krishna mullu s/o. Ramana Rao occ: Servant
 2-2-64/14/24, Amberpet, Andhra Pradesh



2007 వ.సం||...
 1929 వ.శ.శా...మాసం...తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 3rd day of January 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 260) (shown as plot no. 60 in the HUDA sanction plan) 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. 260 (shown as plot no. 60 in the HUDA sanction plan), admeasuring 355 sq. yds. under a Sale Deed dated 17.08.2007 registered as document no. 9939/07 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. 18,33,000/- (Rupees Eighteen Lakhs Thirty Three 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 has already paid the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

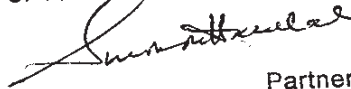
Date	Mode of Payment	Amount
25.11.06	Cheque No. 191263	25,000/-
30.12.06	Cheque No. 191264	2,00,000/-
23.07.07	Payorder No. 649035	20,37,000/-
Total amount Received		22,62,000/-
Amount appropriate towards sale deed value		4,97,000/-
Balance towards Development charges		17,65,000/-

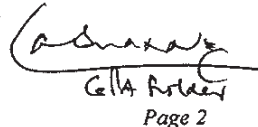
3. The Buyer shall pay to the Builder the balance development charges of Rs. 68,000/- (Rupees Sixty Eight Thousand Only) on or before with in casting of 1st slab.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


Page 2

1వ పుస్తకమునకి. రి. సింగం
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...ఈ...కాగితపు వరుస
 సంఖ్య...2.....

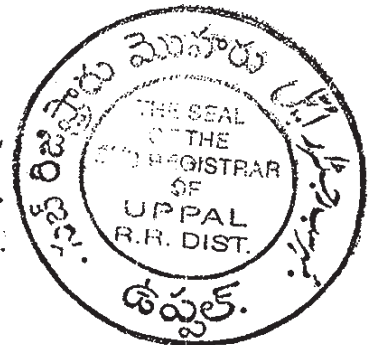
సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1864
 No. 9900 of 2009 Date 17/8/02
 I hereby certify that the proper deficit
 stamp duty of Rs. 18,230 Rupees...
 has been levied in respect of this instrument
 from Sri...
 on the basis of the agreed Market Value
 consideration of Rs. 18,33,000...being
 higher than the consideration agreed Market
 Value.
 S.R.O. Uppal
 Dated 17/8/02
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 18,230 towards Stamp Duty
 Including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Chaitan Receipt Number 602504
 Dated 11/8/02

Sd/- S. R. O. Uppal
 S/o No. 01600050700
 S. R. O. Uppal.

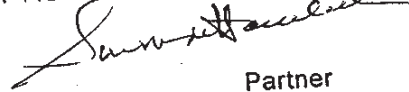


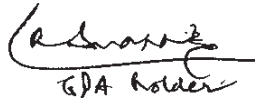
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.
10. Stamp duty and Registration amount of Rs. 19,325/- is paid by way of challan no. 602544, dated 17.08.2007, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


GDA Holder

1. పుస్తకము సం॥ (శా.శ) పు.....

సంఖ్య.....

సంఖ్య.....

సంఖ్య.....

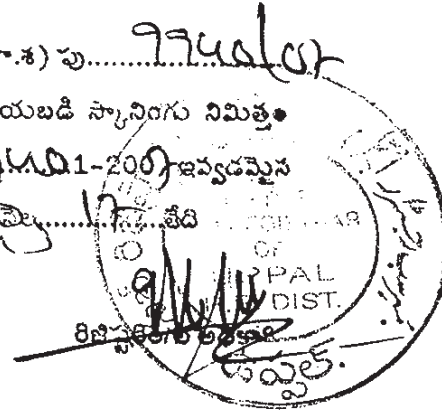
పబ్-రిజిస్ట్రార్

1. పుస్తకము సం॥ (శా.శ) పు.....

సంఖ్య.....

గుర్తింపు సంఖ్య.....

200.....



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 260 (shown as plot no. 60 in the HUDA sanction plan) admeasuring about 355 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

North	40' wide road
South	100' wide road
East	40' wide road
West	Plot No. 259 (shown as plot no. 59 in the HUDA sanction plan)

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.
GPA Holder

1వ పుస్తకముగిగి... 1970

ధస్తావేజుల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రజిస్ట్రార్



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

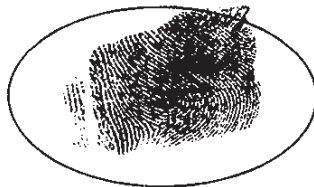
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



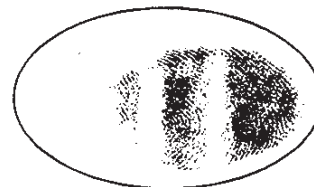
BUILDER:

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, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

GPA holder

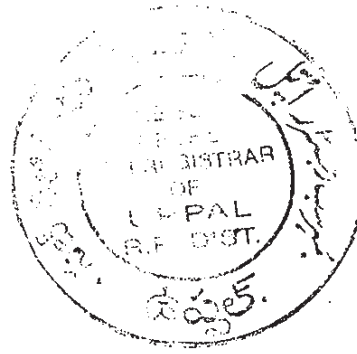
1వ పుస్తకం 77 40/07

రెవెన్యూ డివిజన్, ముక్తాబాద్ జిల్లా

సంఖ్య. 8 ... ఈ గాజిత్ పుస్తకం

సంఖ్య 5

పబ్-82



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



PURCHASER:

MR. A. DEEPAK
S/O. MR. A. SUDHAKAR
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016.



REPRESENTATIVE:

MR. A. SUDHAKAR
S/O. A. V. P. SASTRY
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016.

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. A. Sudhakar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

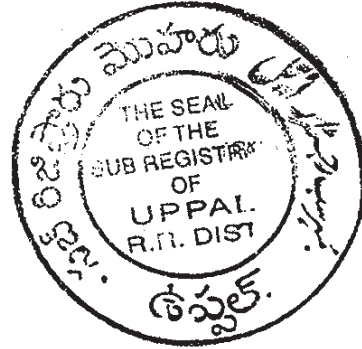
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

G/A Order of A Deepak

1 వ పుస్తకము గి. 4.2. 1967
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 4..... ఈ కాగితపు వరుస
సంఖ్య 4.....


సబ్ రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE
DL DAPD 1193022007
PRABHAKAR REDDY
K PADMA REDDY
23-04/1974
JAISHAL GARDEN
AMBERPET
HYDERABAD

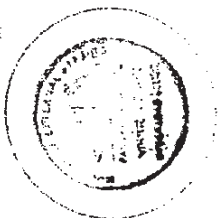
DECLARATION OF VEHICLE
Hyderabad



THE LICENCE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE. THE LICENCE HOLDER IS RESPONSIBLE FOR THE SAFETY OF HIMSELF AND OTHERS WHILE DRIVING. THE LICENCE IS VALID FOR ALL VEHICLES IN THE STATE OF ANDHRA PRADESH. THE LICENCE IS VALID FOR ALL VEHICLES IN THE STATE OF ANDHRA PRADESH. THE LICENCE IS VALID FOR ALL VEHICLES IN THE STATE OF ANDHRA PRADESH.

THE LICENCE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE. THE LICENCE HOLDER IS RESPONSIBLE FOR THE SAFETY OF HIMSELF AND OTHERS WHILE DRIVING. THE LICENCE IS VALID FOR ALL VEHICLES IN THE STATE OF ANDHRA PRADESH. THE LICENCE IS VALID FOR ALL VEHICLES IN THE STATE OF ANDHRA PRADESH. THE LICENCE IS VALID FOR ALL VEHICLES IN THE STATE OF ANDHRA PRADESH.

DRIVING LICENCE
ANDHRA PRADESH
HYDERABAD



PERMANENT ACCOUNT NUMBER
ABPMP672SH
SOHAM SATISH MODI
16-10-1969

भारत गणराज्य REPUBLIC OF INDIA
IND B2791005
MODI
SOHAM SATISH MODI
MALE 16-10-1969
MUMBAI
PO HYDERABAD
9-10-2000

For Mehta and Modi Homes
[Signature]
Partner

For Mehta and Modi Homes
[Signature]
Partner

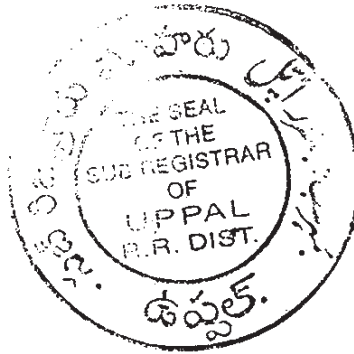
1 వ పుస్తకము గాని 40/67

దస్తావేజుల మొత్తం కాగితముల

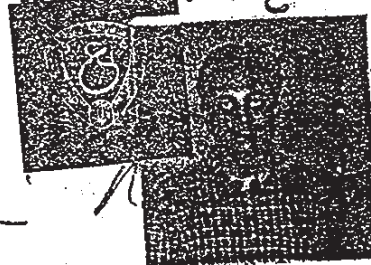
సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

1
పబ్-రిజిస్ట్రార్



Osmania University



Faculty of Management

Roll No. 1199-2141

This is to certify that A. Deepak
son / daughter of A. Sudhakar has passed the
Examination of

B.G. Diploma in M.B.A.

of this University, held in April 192000, and that he/she
was placed in the First Division.

Given under the seal of the University.

D

C. R. Nay

Hyderabad
MARGASHIRA 22, 1929
Dated DECEMBER 13, 2000

Vice-Chancellor

1వ పుస్తకము.....సంగీతము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.ద.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

