

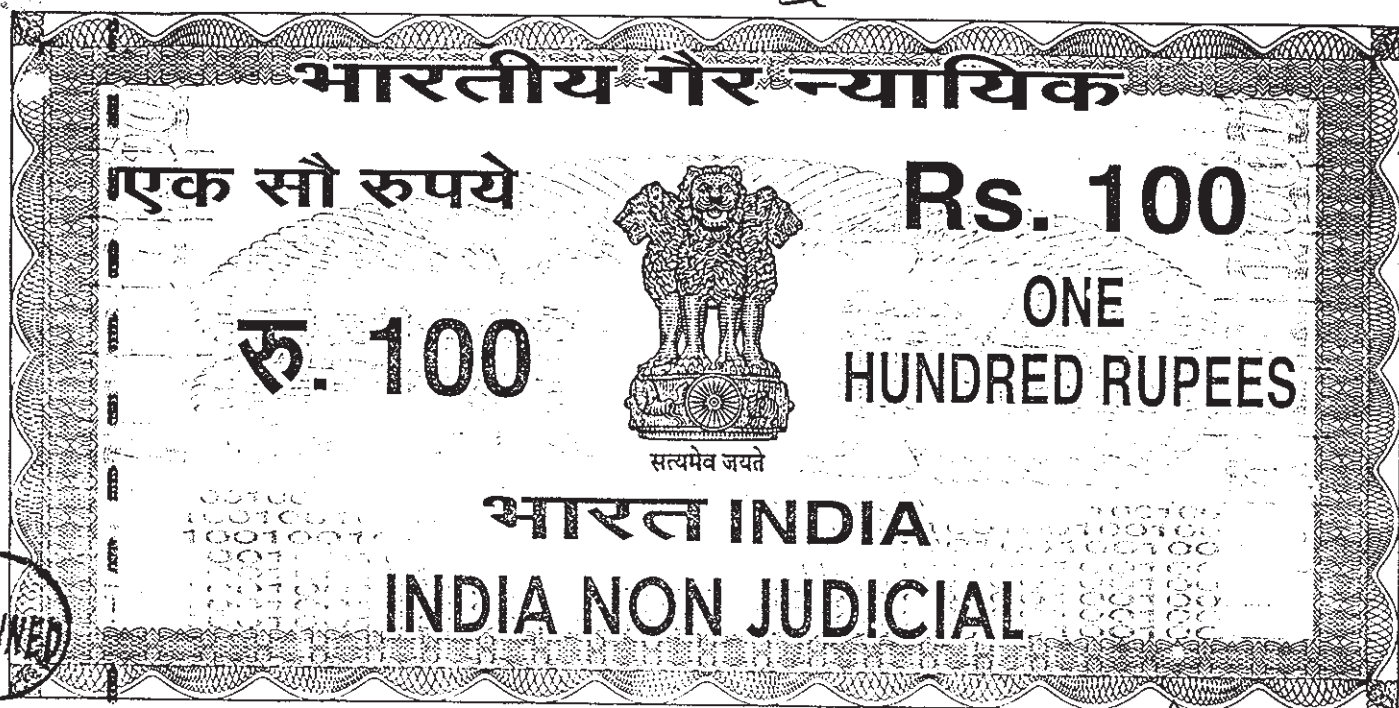
(328)

CANNIS 146

524/08

Secunderabad

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5031 271568 1002
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SEC BAD

LEELA G CHIMALG!

STAMP VENDOR

6-4-76/A, 1st floor, Ranganj
 SECUNDERABAD-500 003

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the th 5 day of June 2008 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, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. ANGAJALA KRISHNA RAO, SON OF MR. A. SRIRAMULAPPAIAH aged about 61 years, residing at H. No. 6-3-252/A/13 &14, Flat No.1, Gandhkuti Apartments, Erramanzil Colony, Hyderabad - 500 082, hereinafter referred to as the Vendee (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

Page 1

[Signature]

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:

1. in the shape of stamp papers.....Rs. 100/-
 2. in the shape of challan (u/s.41 of I.S.Act. 1899).....Rs. 11840/-
 3. in the shape of cash (u/s.41 of I.S.Act. 1899).....Rs. ---
 4. adjustment of stamp duty u/s.16 of I.S.Act.1899, if any Rs. ---

II. Transfer Duty:

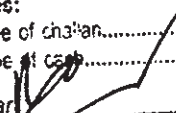
1. in the shape of challan.....Rs. ---
 2. in the shape of cash.....Rs. ---

III. Registration fee:

1. in the shape of challan.....Rs. 1000/-
 2. in the shape of cash.....Rs. ---

IV. User Charges:

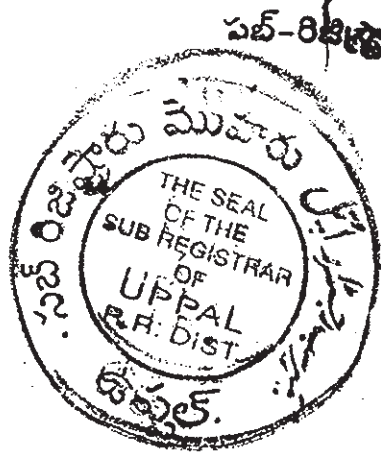
1. in the shape of challan.....Rs. 100/-
 2. in the shape of cash.....Rs. ---

Sub-Registrar:  Total: Rs. 16040/-

1 వ పుస్తకము 5124/308
 దస్తావేజుల మొత్తం కాగితము
 సంఖ్య 11 ఈ కాగితపు వరుస
 సంఖ్య 14

08 MAY 2019

మూల పత్రం నెల 5-11-2018
 1920 వ.శ.శా. డి.బి. మాసము 1 వ తేది
 పగలు 12 మరియు 1 గంటల మధ్య
 కోర్టు సబ్-రిజిస్ట్రారు ఆఫీసులో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన టాటోగ్రాఫులు
 మరియు ఫేలిముడ్రలతో సహా దాఖలుచేసి
 ముసుము రూ॥ 16040/- చెల్లించినారు.



Receipt No. 5124/308 D.D. 16/05/19 Vide
 Mahsiguda Branch, Sec'bad

వాస యిచ్చినట్లు అనుకున్నది
 ఎడమ బ్రాహ్మణులు



ఎడమ బ్రాహ్మణులు



ఎడమ బ్రాహ్మణులు

శ్రీ K. Prabhakar Reddy S/o. K. P. Reddy occ. Service
 2nd Floor, 30th Main Road,
 M. G. Road, Sec'bad, through attested GPA for Present
 1 document, date GPA No. 69/2/08 at SRO,
 Uppal, R.R. Dist.

A. Krishna Rao S/o. A. Srinivasulappa
 occ. Service R/o. H.No. 6-3-252/A/13 & 14
 Flat No. 1, Gandhara Apts, Erramangal colony
 Hyderabad-082.

Kiran S/o. Ramachandra Rao occ. Business
 R/o. 101, 2nd Stn Apt. Nagole & Road, Hyderabad

RAJU S/o. Venkatesh Rao occ. Business
 R/o. 2-54, UPPAL, R.R. Dist

2008 వ.సం॥ డి.బి. నెల 5 వ తేది
 1920 వ.శ.శా. డి.బి. మాసం 1 వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 21st February 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 328) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, 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. 328 admeasuring 174 sq. yds. under a Sale Deed dated 05.06.08 registered as document no. 5123/08, 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.

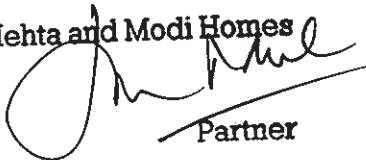
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,94,000/- (Rupees Fourteen Lakhs Ninety Four 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 an amount of Rs. 5,05,000/- (Rupees Five Lakhs Five Thousand Only) before entering into this agreement and the Builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 9,89,000/- (Rupees Nine Lakhs Eighty Nine Thousand Only) in the following manner:

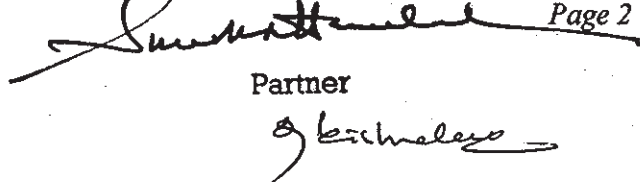
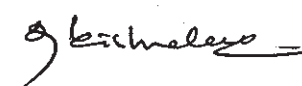
Installment	Amount (Rs.)	Due date of payment
I	9,00,000/-	26.02.2008
II	89,000/-	01.04.2008

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 1 month from the due date.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner


Page 2

1 వ పుస్తకము 124/1000
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 11..... ఈ కాగితపు వరుస
సంఖ్య 2.....

పబ్-రిజిస్ట్రారు

Assent Under Section 42 of Act II of 187
No. 5124 of 2006 Date 5/6/08

I hereby certify that the proper deficit
stamp duty of Rs. 11800/- Rupees *forteen thousand*
Eight hundred and forty only
has been levied in respect of this instrument
from Sri. K. Raghav Reddy
on the basis of the agreed Market Value
consideration of Rs. 119000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

dated 5/6/08

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

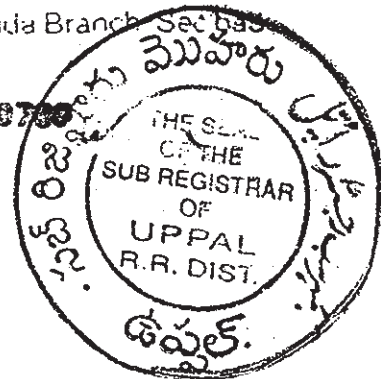
Registration Endorsement

An amount of Rs. 11800/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 764277
Dated 5/6/08 at SBH Habisiquida Branch Sec 43

S.S.H. Habisiquida

A/c No. 01000050700

of S.R.O. Uppal



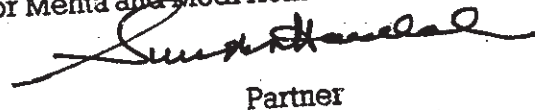
6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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. 15,940 /- is paid by way of challan No. 76477, dated 05.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

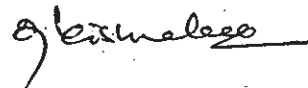


Partner

For Mehta and Modi Homes



Partner

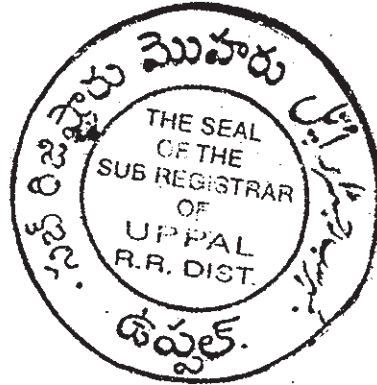


1 వ పుస్తకము 5/24/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య!!.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు

2 వ పుస్తకము సం॥ (కా.శా) పు. 5/24/08
సెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు సెంబరు 5/24/08 1-200 శివ్వెడమైన
200 శివ్వెడమైన నెల 5 తేది

రిజిస్ట్రారు ఆధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 328 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	Park
South	Plot No. 327
East	Plot No. 329
West	30' wide road

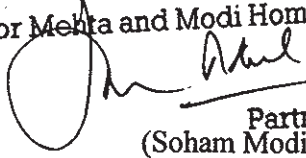
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

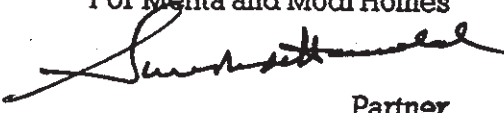
1.

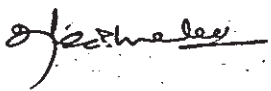
2.

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

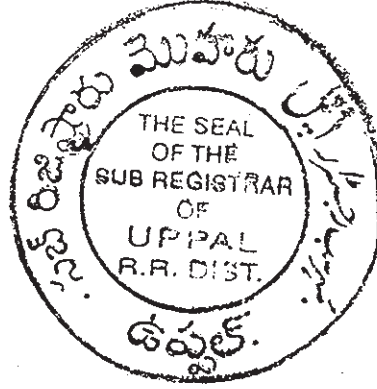
For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER


BUYER.

1 వ పుస్తకము. 5. 124 స్కూలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 11.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు



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

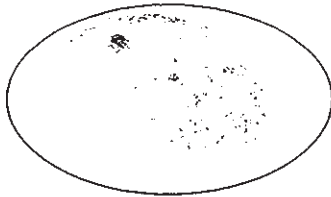
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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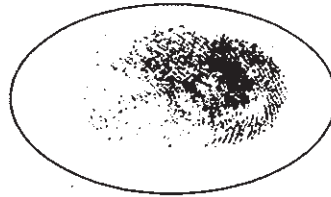
BUILDER:

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

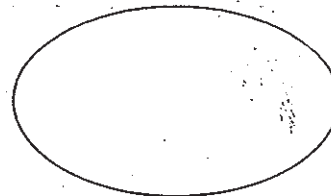


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MR. ANGAJALA KRISHNA RAO
S/O. MR. A. SRIRAMULAPPAIAH
R/O. H. NO. 6-3-252/A/13 & 14
FLAT NO.1, GANDHAKUTI APARTMENTS
ERRAMANZIL COLONY
HYDERABAD - 500 082.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

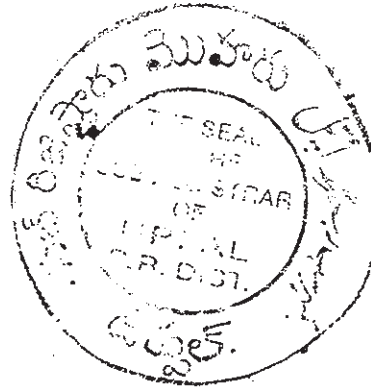
For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

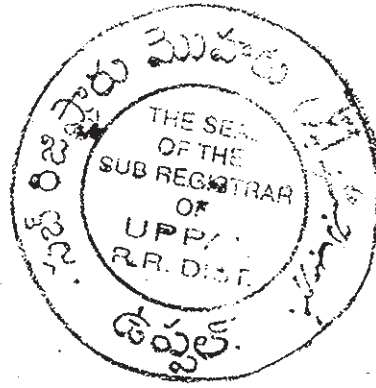
వ పుస్తకమున 124 పుష్పములు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 11.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు



1 వ పుస్తకము. 5.12.4/స్కూలు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య!!.....ఈ కాగితపు వరుస
సంఖ్య.....6

పబ్-రిజిస్ట్రారు ✓





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Ratnamala	Wife	15/01/49	57
3	Srinivasa Rao	Son	01/01/78	28
4	Sailaja Rao	Daughter	09/01/73	33
5	Rajasekhar	Son in-law	23/07/69	37
6	Sriramulappaiah	Father	30/06/16	90


 31/01/2006
 DPL Incharge
 వ్యవహారిక పంపకం/30 ముద్ర
 పాత పేరు/తేది ఏమిట / 2005

HOUSEHOLD CARD

Card No. : PAP167771500170

F.P Shop No. : 715

పేరు : అంజలా కృష్ణ రావు

Name of Head of Household : Angajala Krishna Rao

తండ్రి/భర్త పేరు : శ్రీరామలక్ష్మయ్య

Father/ Husband name : Sriramulappaiah

పుట్టిన తేదీ/Date of Birth : 14/03/1947

వయస్సు/Age : 59

వృత్తి/Occupation : Employee-Private
(Migrant Laborer)

ఇండ్. నె./House No. : 6-3-252/A/B14 F I

నె./Street : IRRUMANZIL

Colony : GANDHA KUTI APTS

Ward : వార్డ్ 6

Circle : వార్డ్ 6

Circle VII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 1,260,000

LPG Consumer No. (1) : 37692/(Double)

LPG Dealer Name (1) : Tirumala Enterprises,BPC

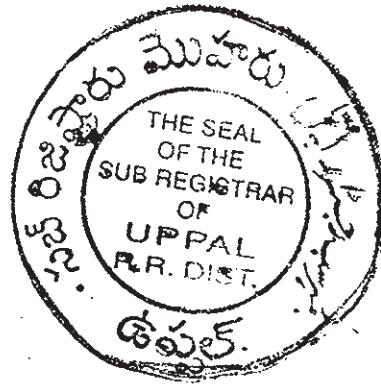
LPG Consumer No. (2) : /

LPG Dealer Name (2) :



వ పుస్తకము 5124/68
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 11 ఈ కాగితపు వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR

REDDY(GP)

Report Date: 05/06/2008 14:29:51

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G.ROAD, SEC'BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

Identified by

Witness 1

Witness 2

Photos and TIs

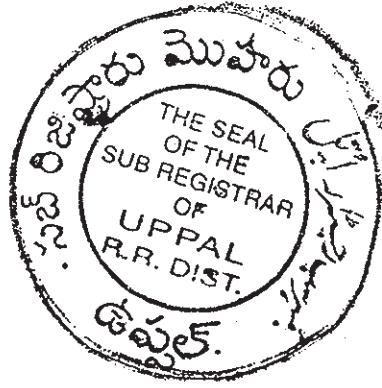
captured by me

Capture of Photos and TIs

done in my presence

వ పుస్తకము 5124/102
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య!!.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



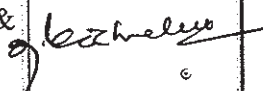
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR
REDDY(GP)

Report Date: 05/06/2008 14:29:20

This report prints the Photos and FPs taken on 05/06/2008 14:26:19

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ANGAJALA KRISHNA RAO H.NO.6-3-252/A/13 & 14FLAT NO.1, GUNDHKUTI APTS,ERRAMANZIL COL	

Identified by

Witness 1

Witness 2

Photos and TIs

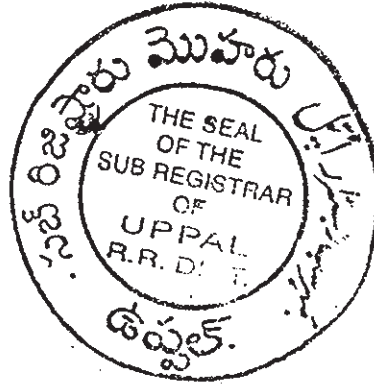
captured by me

Capture of Photos and TIs

done in my presence

1 వ పుస్తకము 124/08
దస్తావేజుల మొత్తం కాగితము
సంఖ్య 11 ఈ కాగితపు వరుస
పుంఖ్య 9

పబ్-రిజిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR
REDDY(GP)

Report Date: 05/06/2008 14:29:51

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

SlNo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G.ROAD, SEC'BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

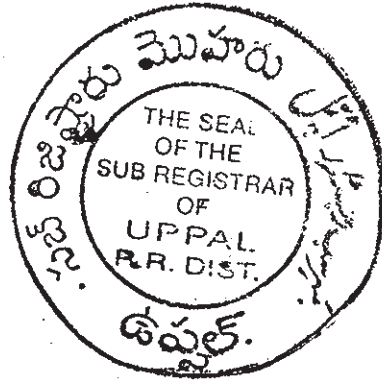
వ పుస్తకము... 124/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 11..... ఈ కాగితపు వరుస

సంఖ్య... 10.....

పబ్-రిజిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR

REDDY(GP)

Report Date: 05/06/2008 14:29:20

This report prints the Photos and FPs taken on 05/06/2008 14:26:19

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ANGAJALA KRISHNA RAO H.NO.6-3-252/A/13 & 14FLAT NO.1, GUNDHKUTI APTS,ERRAMANZIL COL	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

పబ్-రిజిస్ట్రారు

