

200C

30/7/09

3057/09 (12710)

144

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369646

Date : 26-11-2008

Serial No : 42,871

Denomination : 100

Purchased By :

G. VENKATESH

S/O. G. RAO

SECURAD

For Whom :

MEHTA & MODI HOMES

SECURAD

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 15th day of May 2009 at SRO, Uppal, Ranga Reddy District 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 39 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 60 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. ASITH KUMAR MUKHERJEE, SON OF LATE. SHRI. U. N. MUKHERJEE, aged about 55 years, Occupation: Service
2. MR. BIDESH MUKHERJEE, SON OF MR. A. K. MUKHERJEE, aged about 26 years, Occupation: Service, both are residing at 6-138/1, Street No. 8, Habsiguda, Hyderabad - 500 007., 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 & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

Page 1

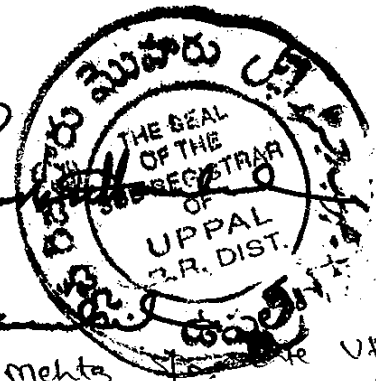
ENDORSED
Certified that the following amounts have been paid in respect of this document:

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 1000/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 12300/-
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. 13300/-



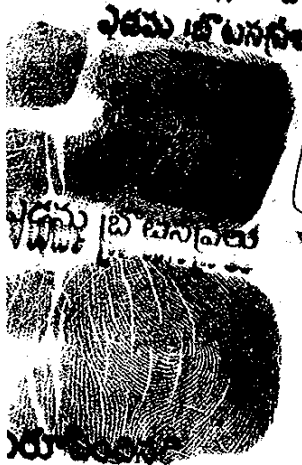
1. వ పుస్తకము..... సెల్. 15500
 డిప్యూటీ జూరల్ మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రెజిస్ట్రార్



Suresh U. Mehta
 Suresh U. Mehta
 Office: Bangalore, 15-18/3 & 4, and for
 Soham mangal, M.G. Road, Sec'bad.

1921- వ.శ.శా. డి.శా. మా. సము. 2. వ. తది
 పగలు..... 1..... మరియు..... 2..... గురించి మధ్య
 ఉప్పు సబ్-రెజిస్ట్రార్ అఫీసులో
 శ్రీ..... Suresh U. Mehta
 రిజిస్ట్రార్....., 15-18 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు పేజీముద్రలతో సహా దాఖలుచేసి
 మసుము రూ. 1000/- చెల్లించివారు.
 Receipt No. 2248882, dt. 15/6/2008, V.R.
 BH, Habsgunda Branch, Sec'bad
 దాని ముద్రము లభించినది.



Asith Kumar Mukherjee
 Asith Kumar Mukherjee

Asith Kumar Mukherjee S/o. Late U.N. Mukherjee
 Office: Sec'bad - R/o 6-13 & 1, Street No. 8,
 Habsgunda, Hyderabad.

1. K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K.P. Reddy
 Office: Sec'bad 15-18/3 & 4, M.G.
 Road, Sec'bad

2. Venkatesh Reddy

Venkatesh Reddy S/o. Anji Reddy Office: Sec'bad
 R/o. 11-18/2, Rd No. 2, Green Hills Colony,
 Sec'bad, Hyderabad

200. 1. వ. శా. శా. డి. శా. మా. సము. 2. వ. తది
 (1921- వ. శా. శా. డి. శా. మా. సము. 2. వ. తది.

Suresh U. Mehta
 సబ్-రెజిస్ట్రార్

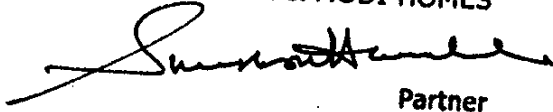
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27th February 2009 for purchase of a bungalow along with an identifiable plot of land (plot no. 200C) 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. 200C admeasuring 220 sq. yds. under a Sale Deed dated 15.05.2009 registered as document no. 3056/09, 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:

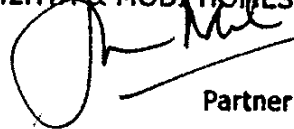
1. The Buyer has agreed to pay a sum of Rs. 12,40,000/- (Rupees Twelve Lakhs Forty Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the said an amount of Rs. 12,40,000/- (Rupees Twelve Lakhs Forty Thousand Only) on or before 25th May 2009.
3. The Buyer shall liable to pay the development charges on land 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 & MODI HOMES



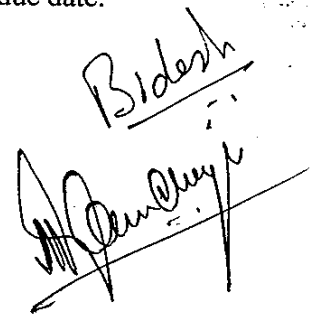
Partner

For MEHTA & MODI HOMES



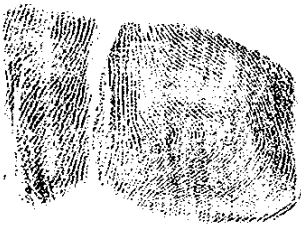
Partner

Bidesh



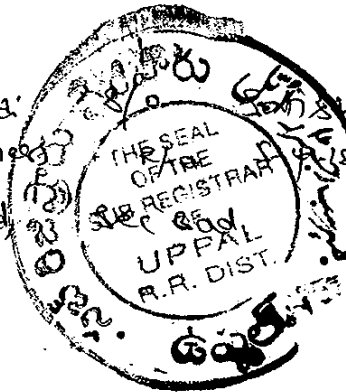
పబ్-రిజిస్ట్రార్

John Paul



పరూపించినది.

Soham modi
Occ: Business
M. G. Road



2008 mod:
19/3/2008

① *Plasmodium*

K. Prashant Reddy, S/o. K. P. Reddy
Occ: Securi 10 J-4-1873 & Y
M.G. Road, Sec Bad.

②

Venkat Ramana Reddy S/o. Enjineerdy
Occ. Service - R/o. 11-187/2, Rd no. 2
Green Hills Colony, Secomnagar
Hyderabad.

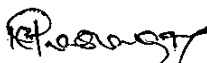
మొదటి పాఠశాల.....మే.....నెల.....వ తేది
 '92.....వ.శా.స.....వీరికి.....వ.శా.స.....వ తేది.

సబ్-డివిజన్

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.

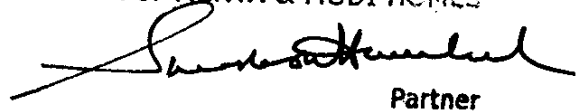
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For MEHTA & MODI HOMES


Partner

BUILDER

For MEHTA & MODI HOMES


Partner

BUILDER


BUYER.


Bibash

1వ పుస్తకము 3057 నంబరు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్

Measurement Under Section 42 of Act III of 1900
 No. 3057 of 2007 Date 15/1/2012

I hereby certify that the proper deficit
 stamp duty of Rs. 12300/- Rupees Twelve
 thousand three hundred only
 has been levied in respect of this instrument
 by Sri. Suresh. V. Mehta
 on the basis of the agreed Market Value
 consideration of Rs. 126000/- being
 higher than the consideration agreed Market
 Value.

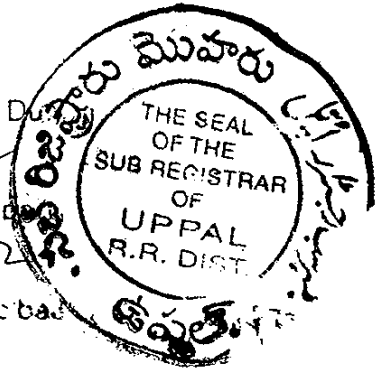
S. R. O. Uppal

15/1/2012

Sub Registrar
 and Collector U/S 42 of 1900
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 12300/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 248442
 dated 15/1/2012 at SBI Habisiguda Branch Secbad



S.B.I. Habisiguda
 A/c No. 01000050700
 S.R.O. Uppal

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing old Plot No. 30, new plot no. 200C, municipal no. 2-3-291/30, in the project known as Silver Oak Bungalows – Phase II, admeasuring about 220 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan and bounded on:

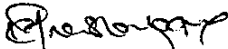
North	30' wide road
South	Plot No. 35
East	Plot No. 31
West	Plot No. 29 belonging to the Vendor

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:

For MEHTA & MODI HOMES

Partner

1. 

BUILDER

For MEHTA & MODI HOMES

Partner

2. 

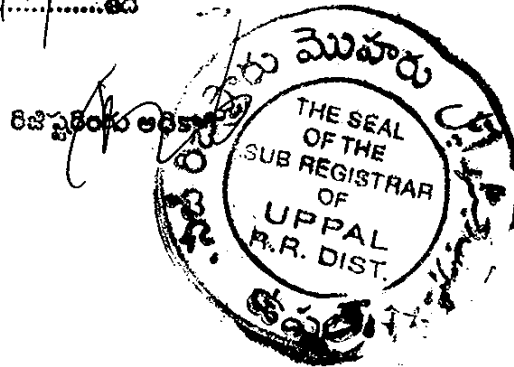
BUILDER,

BUYER.

1 వ పుస్తకము 3057/19
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....4.....

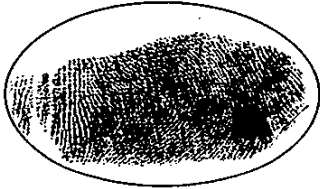
సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు. 3057/19
పెంబరుగా రిజిస్ట్రారు చేయబడి స్థానింగు నిమిత్తం
గుర్తింపు పెంబరు 3012-1-2009 ఇవ్వడమైన
2009 సం॥ మే 19 నెల 19 తేది



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

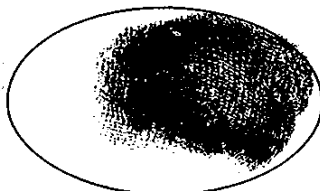
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

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



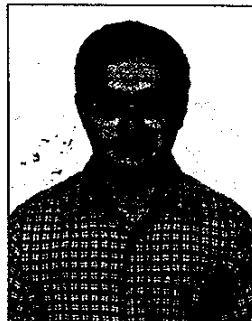
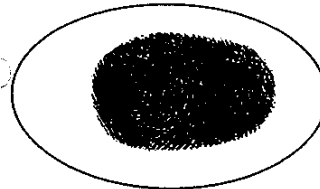
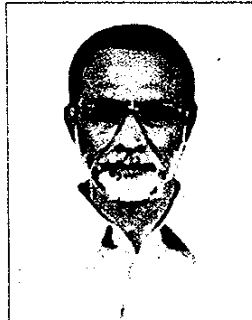
2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003

BUYER CUM REPRESENTATIVE:

1. MR. ASITH KUMAR MUKHERJEE,
S/O LATE. SHRI. U. N. MUKHERJEE
R/O. 6-138/1,
STREET NO. 8,
HABSIGUDA,
HYDERABAD - 500 007

BUYER

2. MR. BIDESH MUKHERJEE,
S/O. MR. A. K. MUKHERJEE
R/O. 6-138/1,
STREET NO. 8,
HABSIGUDA,
HYDERABAD - 500 007



SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

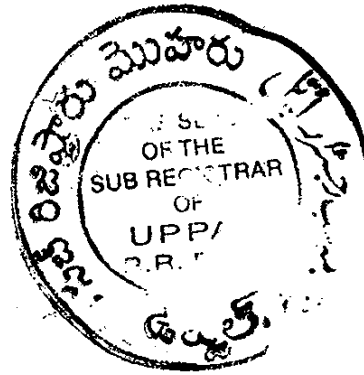
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr Asith Kumar Mukherjee as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYERS

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

సబ్-రిజిస్ట్రార్



[illegible]

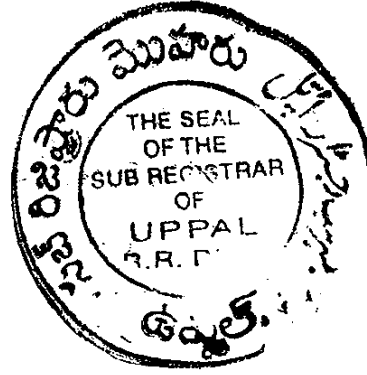
1 వ పుస్తకము.....నంబు.....

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పద-...



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
 208 RRDE 2002

OTDESH KUMAR
 R K KUMAR
 6-13-11
 VIJAYANAGAR
 ST NO. 1
 RR DIST.

Signature
 Date: 25/05/2005

Licensing Authority,
 RTA RANGAREDDY

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	26/12/2022
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLCAP029148232005	
<u>Original LA</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	11/01/1983	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	27/12/2002	

50/9/18/40

Brail

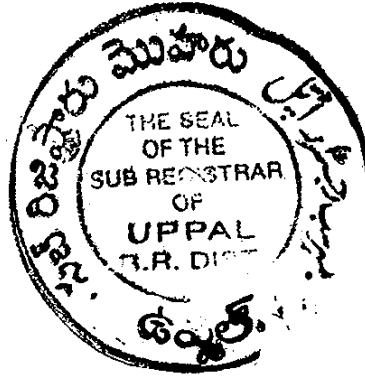
1 వ పుస్తకము.....సంఖ్య 1

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

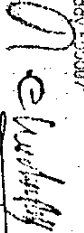
సంఖ్య.....7.....

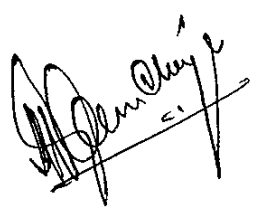
పబ్-రిజిస్ట్రార్




 ಭಾರತ ಸರ್ಕಾರ
 ಭಾರತೀಯ
 ಚುನಾವಣಾ ಆಯುಕ್ತರು
 ELECTION COMMISSION OF INDIA
 IDENTIFICATION CARD
 72K0053327


 ಪರಿಚಯ ಸಂಖ್ಯೆ: 1007 004

ಸಂಖ್ಯೆ: 6-1351
 ಮೊ. ಸಂಖ್ಯೆ: 50000
 6-1351
 S. No 8, Halseguda, Uppal
 Ranga Reddy 500087

 ಮೊ. ಸಂಖ್ಯೆ: 50000
 186, 707


 13

1 వ పుస్తకము కింద సంగ్రహము

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్లికేషన్

