



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369638

Date : 28-11-2008

Serial No : 42,863

Denomination : 100

Purchased By :

G. VENKATESH

S/O. G. A. RAO

SECRAD

For Whom :

MEHTA & MODI HOMES

SECRAD

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., CalG Office, Hyd

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 12th day of March, 2009 at S.R.O. 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 59 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

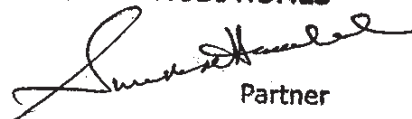
AND

MR. PRAKASH KANAKIA, SON OF SRI. LOVJI aged about 66 years, Occupation: Business, residing at 110, Bradwell court, San Jose, CA 95138, U.S.A., 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


Partner

For MEHTA & MODI HOMES


Partner



ENDORSEMENT

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

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. 1000/-
3. in the shape of cash (u/s.44 of I.S.Act, 1899).....Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any.....Rs. —

Transfer Duty:

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

Registration fee:

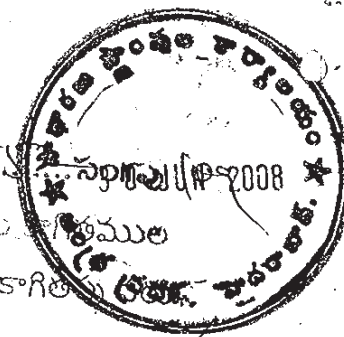
1. in the shape of challan.....Rs. 100/-
2. in the shape of cash.....Rs. —

User Charges:

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

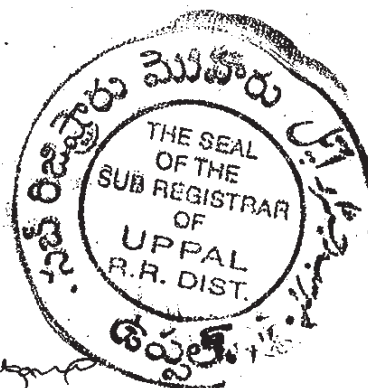
Sub-Registrar

Total: Rs. 1610/-



వ పన్నుముద్ర... సంగ్రహించు
ఉత్తరీకా...
సంఖ్య... ఈ కాగితం
సంఖ్య...

పబ్-రిజిస్ట్రార్



నంబర్ వ సంఖ్య... నెల... 12...
1929- వ.శ.శా... మాసము... తేది
పగలు... మరియు... గంటల పుద్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Prabhakar Reddy...
రిజిస్ట్రేషన్ నంబరు, 1908 లో సెక్షన్ 32ఎ-ను
అనుసరించి సమర్పించవలసిన పోల్ గ్రాంపులు
మరియు పేరిముద్రలతో సహా దాఖలుచేసి
చుండుటకు... చెల్లించినారు.

Receipt No. 897871 D. 12/12/08

Uppal Sub-Registrar Branch, Secbad

దాని ముద్రనట్లు అప్పకొన్నది
ఎడమ బొటనదేలు

Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service
(O), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 201/BRV/08
dated 26.8.08, registrar at SRO, Uppal
Ranga Reddy District.



ఎడమ బొటనదేలు

Prabhakar

Prakash Kamesh S/o. Lovji, 000, Businches
R/o. 110, Bradwell Court
San Jose, CA 95128, U.S.A

Venkat Ramana Reddy S/o. Anji Reddy, 000, Secbad
R/o. 11-187/2, Green Hills Colony
B. RAJ Kumar S/o. M. K. RAO, 000, Secbad
R/o. Attal, R.R. Dist

100... సంఖ్య... నెల... 12...
1929- వ.శ.శా... మాసము... తేది

పబ్-రిజిస్ట్రార్

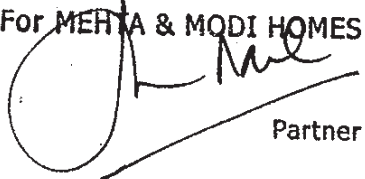
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 31st July 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 243) 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. 243, admeasuring 308 sq. yds. under a Sale Deed dated 12.03.2009 registered as document no. 1551/09 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:

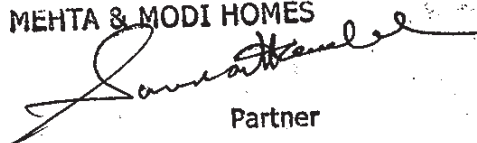
1. The Buyer has agreed to pay in a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid the above said amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner



వ పుస్తకమునకు సంగతి 109

మొదటివారి మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య..2.....

పబ్-రిజిస్ట్రార్

Notarized Under Section 42 of Act II of 1864
No. 1552 of 2001 Date 12/3/09

I hereby certify that the proper deficit
stamp duty of Rs. 1400/- Rupees Fourteen
thousand nine hundred and 00/-
has been levied in respect of this instrument
from Sri. K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 15000/- being
higher than the consideration agreed Market
Value.

A.R.O. Uppal

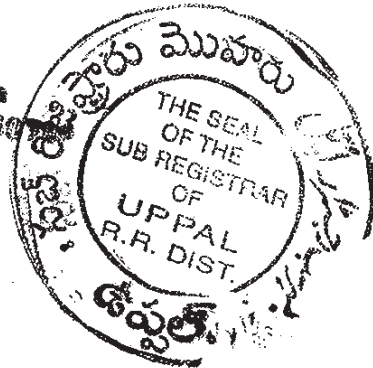
12/3/09

Sub Registrar
and Collector U/S. 41 & 44
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 1400/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 897877
dated 12/3/09 at SRI Habsiguda Branch Sec 100

S.D.H. Habsiguda
A/s No: 01000000
A.R.O. Uppal



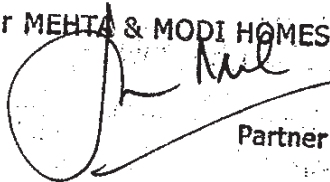
3. The Buyer shall liable to pay the development charges on land irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. It is hereby agreed and understood explicitly between the parties hereto the Buyer 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.
5. 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.
6. 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.
7. 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.
8. Stamp duty and Registration amount of Rs. 16,000/- is paid by way of challan no. 8917871, dated 12-3-07, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad

WITNESSESS:

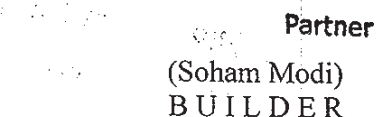
1. 

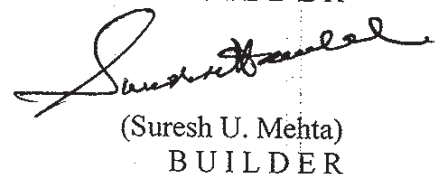
2. 

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner
(Soham Modi)
BUILDER


(Suresh U. Mehta)
BUILDER

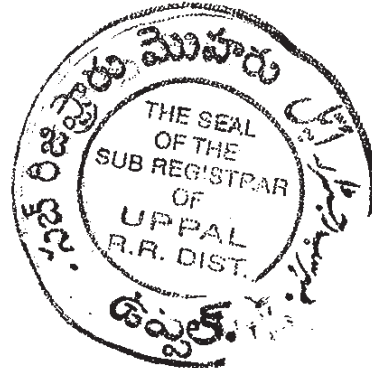

BUYER.

1 వ పుస్తకము సం॥ 1522 సం॥ 12/09
రిజిస్ట్రేషన్ మొత్తం కాగితముల
సంఖ్య 81..... ఈ కాగితపు వరుస
సంఖ్య 3.....

పబ్-రిజిస్ట్రేషన్

1 వ పుస్తకము సం॥ (శా.శ) పు. 1522/09
నెంబరుగా రిజిస్ట్రేషన్ చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 1522-2009 జవ్వడమైస
2009 సం॥ మొదటి నెల 12 తేది

రిజిస్ట్రేషన్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 243, admeasuring about 308 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 annexed hereto, bounded on:

North	Compound Wall & Neighbours land
South	Plot No. 244
East	40' wide road
West	Plot No. 261

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:

WITNESSESS:

1.



2.

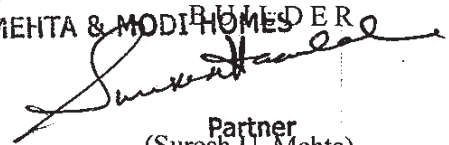


For MENTA & MODI HOMES



Partner
(Soham Modi)

For MENTA & MODI HOMES



Partner
(Suresh U. Mehta)
BUILDER



BUYER.

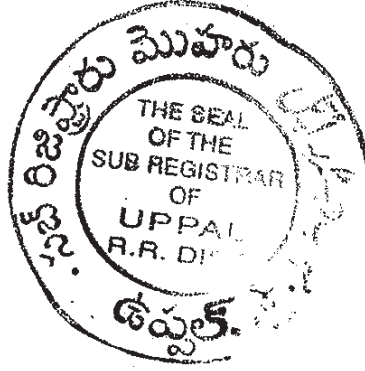
1 వ పుస్తకము 12.2 సంఖ్య/04

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 4... ఈ కాగితపు వరుస

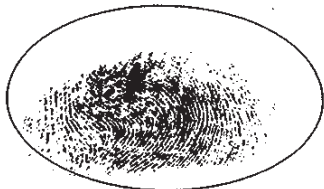
సంఖ్య..... 4.....

పబ్-రిజిస్ట్రార్.



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

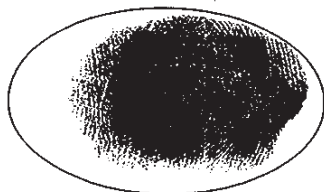
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



BUILDER:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II 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.

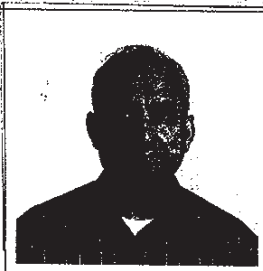
GPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 201/ BK IV /2006, DT.26.08.2006

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. PRAKASH KANAKIA
S/O. SRI. LOVJI
R/O. 110
BRADWELL COURT
SAN JOSE
CA 95138, U.S.A..



SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES

Partner

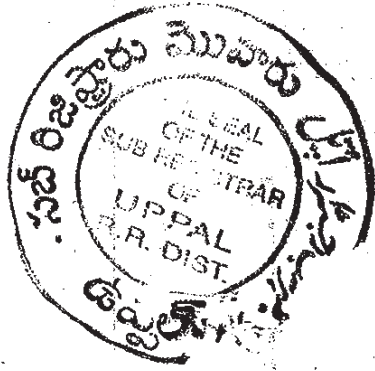
For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

వ పుస్తకము ప్రతి... 2000/10/19
దస్తావేజుల ముత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య... 5...

పబ్-రిజిస్ట్రార్



Family Members Details			
S.No	Name	Relation	Date of Birth
2	Kusum	Wife	06/07/51
3	Hari	Son	13/12/81

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 NAME
 SOHAN SATISH MODI
 FATHER'S NAME
 SATISH MANILAL MODI
 DATE OF BIRTH
 18-10-1989
 SIGNATURE
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
 AWSP8104E

Signature

भारत सरकार
 GOVT. OF INDIA



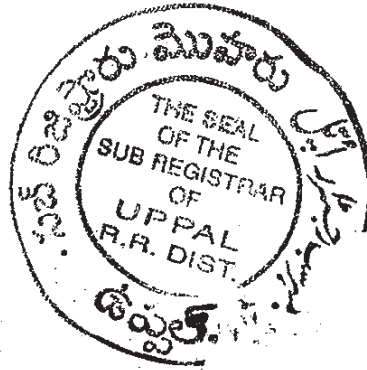
10082008

HOUSEHOLD CARD

PAN No : PAF1638150015
 F.P. Stamp No : 100
 Name of Head of Household : Mr. S. S. S. S.
 Address : 100, 100, 100
 Father's Name : Mr. S. S. S. S.
 Date of Birth : 15/12/1948
 Sex : M
 Occupation : Govt. Employee
 Address : House No. : 100, 100
 Street : KINISTER ROAD
 Colony : D Y COLONY
 Ward : 100
 Circle : 100
 District : 100
 State : 100
 Country : 100
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (I) : 100,000
 PG (I) : 100,000
 PG (II) : 100,000
 PG (III) : 100,000
 PG (IV) : 100,000
 PG (V) : 100,000
 PG (VI) : 100,000
 PG (VII) : 100,000
 PG (VIII) : 100,000
 PG (IX) : 100,000
 PG (X) : 100,000
 PG (XI) : 100,000
 PG (XII) : 100,000
 PG (XIII) : 100,000
 PG (XIV) : 100,000
 PG (XV) : 100,000
 PG (XVI) : 100,000
 PG (XVII) : 100,000
 PG (XVIII) : 100,000
 PG (XIX) : 100,000
 PG (XX) : 100,000
 PG (XXI) : 100,000
 PG (XXII) : 100,000
 PG (XXIII) : 100,000
 PG (XXIV) : 100,000
 PG (XXV) : 100,000
 PG (XXVI) : 100,000
 PG (XXVII) : 100,000
 PG (XXVIII) : 100,000
 PG (XXIX) : 100,000
 PG (XXX) : 100,000

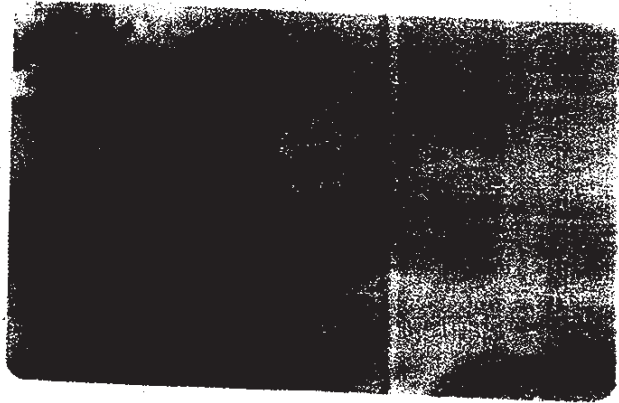
1 వ పుస్తకము ప్రకారం 2-పం|| 409
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య..... 6.....

పబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH KANAK
LOVJI DANA
21/11
Per
BGV
Signature

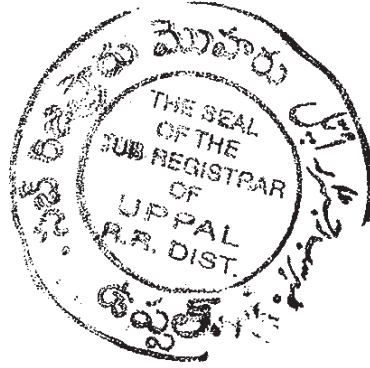
भारत सरकार
INDIA
भारत
सरकार



Handwritten signature or initials.

1 వ పుస్తకము. పే. 2 సంఖ్య 19
దస్తవీజాల మొత్తం కాగితముల
సంఖ్య.....8.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

పబ్-రిజిస్ట్రార్



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

C.S.No./Year: 001542/2009 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K PRABHAKAR

REDDY(GP)

Report Date: 12/03/2009 14:57:15

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PRAKASH KANAKAI 110, BRADWELL COURT, SAN JOSECA 95138, U.S.A.	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1 వ పుస్తకము. క్రి. 2 పం|| 199
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...శీ...ఈ కాగితపు వరుస
సంఖ్య.....శీ...

✓
పబ్-రజిస్ట్రార్.

