

214
C.S.No 1053 DOCT.No 1052/07/200

Area 1077



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603684

s.No..... Date 20/12/2006 Rs. 100

Name..... D. Phani Kumar

S/o. D/s. W..... D. N. Murthy

For Whom..... Mehta & Modi Homes

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/200
City Civil Court,
SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 23rd day of January, 2007 at Secunderabad by and between:

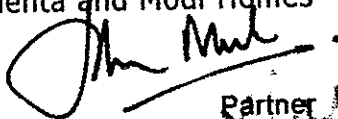
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

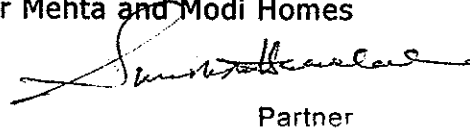
AND

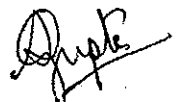
MR. SANJEEV DUTTAGUPTA, SON OF MR. S. K. DUTTAGUPTA, aged about 34 years, residing at 1-4-62/1E, Ground Floor, Street No. 8, Snehanagar Colony, Habsiguda, Hyderabad - 7, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Mehta and Modi Homes


Partner


Partner

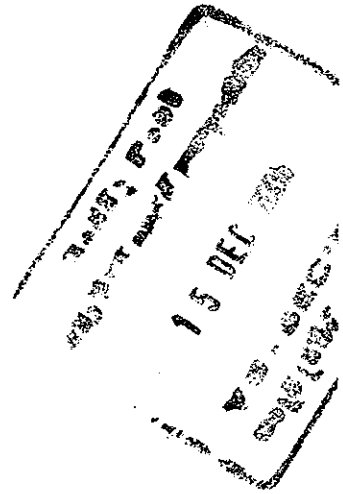


వ పుస్తకము... 1000/... పంపు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 1000... ఈ కాగితపు వరుస
 సంఖ్య.....

1

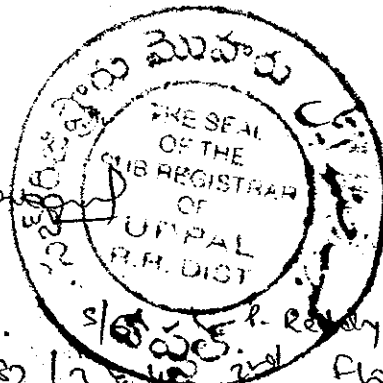
200 వ సం॥... నెల... తది
 192 శ్రీ వ. శ. శా. చా... మాసము... తది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ... K. R. Subrahmanya Reddy

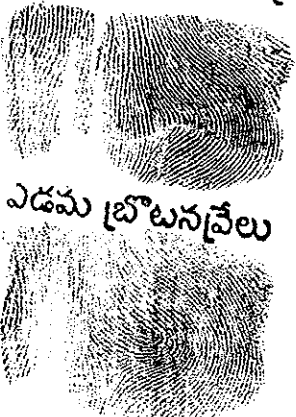
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 1000 చెల్లించినారు.



Receipt No. 101/056 Dt. 22/11/07 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు

S/o. P. Reddy, Sec' Service
 201/BR/06 at 2nd floor, Sovam mansions
 m. G. Road, Sec'bad, through attested GRA
 for presentation of documents vide GRA no.
 201/BR/06 at SRO, Uppal.



ఎడమ బ్రౌటనవ్రేలు

S/o. S. K. Datta Gupta, Sec. Service
 Pl. 1-4-62/1E, Ground floor, St. No-8
 Snehanagar colony, Habsiguda, Hyderabad

S. K. Datta Gupta
 22/11/2007

S. K. DUTTA GUPTA RETIRED 1-4-62/1-E
 ENGINEER (GR. FLOOR)
 SNEHANAGAR COLONY
 ST. NO-8; HABSIGUDA
 HYD - 500007

S/o. K. N. Acharya Prt. Employee
 1-8-1E, First Floor,
 Chikkadapally, Hyderabad - 500020

200 వ సం॥... నెల... తది
 192 శ్రీ వ. శా. శా. చా... మాసము... తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 26th December 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 214) 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. 214, admeasuring 230 sq. yds. under a Sale Deed dated 23.01.2007 registered as document no. 1051/07 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.

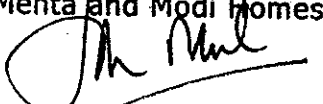
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 12,35,000/- (Rupees Twelve Lakhs Thirty Five 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 above said development charges of Rs. 12,35,000/- (Rupees Twelve Lakhs Eight Thousand Only) in the following manner..

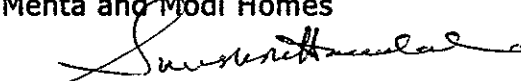
I	7 th November 2006	11,24,550/-
II	15% of sale consideration within 7 days of casting 1 st slab	1,10,450/-

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



1వ పుస్తకము. 1052/సంఖ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...6...ఈ కాగితపు వరుస
 సంఖ్య...2

[Signature]
 సబ్-రిజిస్ట్రారు

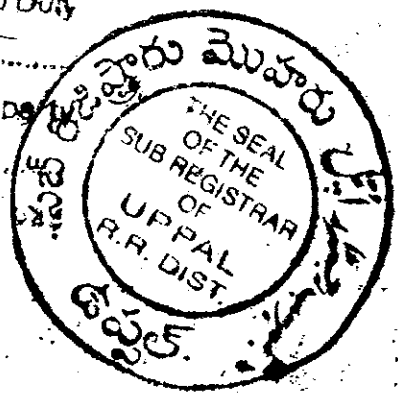
Instrument Under Section 42 of Act 1 of 1920
 No. 1052 of 2007 Date 25/11/07

I hereby certify that the proper deficit
 stamp duty of Rs. 12250 Rupees Twelve thousand
 two hundred fifty 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. 1225000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 dated 25/11/07 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 12250 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the
 through Challan Receipt Number 109656
 dated 25/11/07 at Sri Habsiguda Branch



S.B.H. Habsiguda
 A/c No. 010000507
 of 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, And 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 PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 214, admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Plot No. 215
South	Plot No. 213
East	40' wide road
West	Plot No. 217

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.

[Handwritten signature]

2.

23/01/2007

[Handwritten signature]

For Mehta and Modi Homes

[Handwritten signature]

(Sohan Modi)

BUILDER

For Mehta and Modi Homes


[Handwritten signature]

(Suresh U. Mehta)


BUILDER

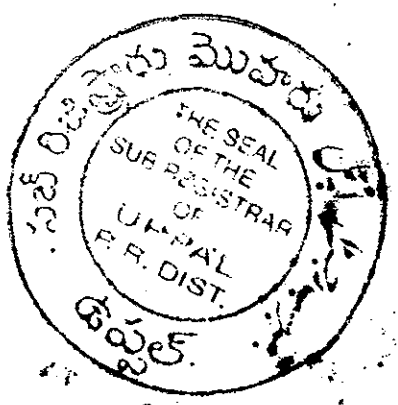
[Handwritten signature]
BUYER.

1వ పుస్తకము. 1052/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వయస్
పంఖ... 3.....

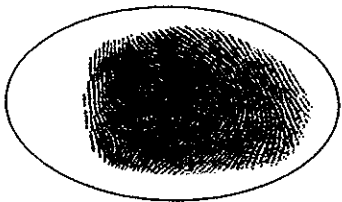

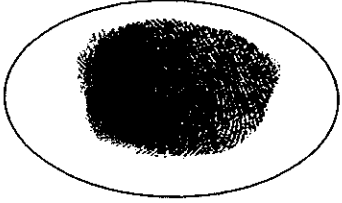

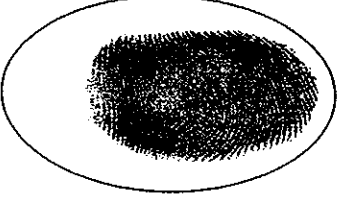

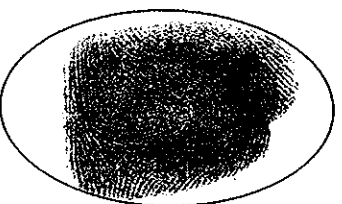


పత్-రజిస్ట్రార్

1వ పుస్తకము సం|| (కా.శ) పు 1052/08
నెంబరుగా రజిస్ట్రారు వేయబడి స్వానింగు నిమిత్తం
గుర్తింపు నెంబరు 1052... 1-200 గా వ్యవహరించబడిన
200 గా సంఖ్య... 23... 10

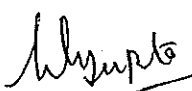
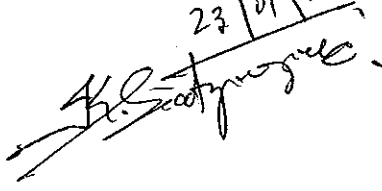

రజిస్ట్రారు

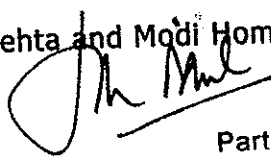


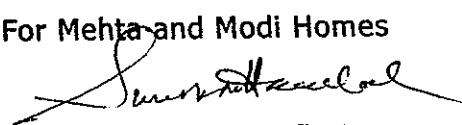
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

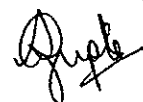
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS. 1. MR. SOHAM 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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003. GPA FOR PRESENTING DOCUMENTS: MR. K. PRABHAKAR REDDY S/O. MR.K. PADMA REDDY 5-4187/3 & 4, 3 RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003. BUYER : MR. SANJEEV DUTTAGUPTA S/O. MR. S. K. DUTTAGUPTA R/O. 1-4-62/1E, GROUND FLOOR STREET NO. 8 SNEHANAGAR COLONY HABSIGUDA HYDERABAD – 500 007.
			
			
			

SIGNATURE OF WITNESSES:

1. 
 23/01/2007


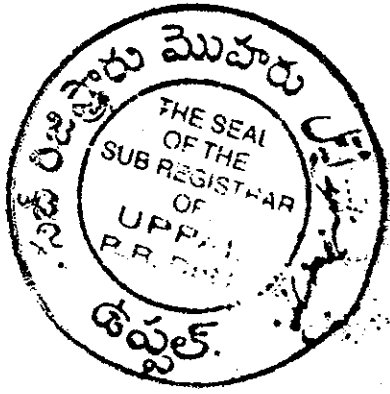
For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

SIGNATURE OF THE EXECUTANTS


1వ పుస్తకము. 1052/నంగా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...4.....





**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLDAPE 1193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISHAL GARDEN
AMBERPET
HYDERABAD

2007/2002 **DUPLICATE** Licensing Authority
RTA, HYDERABAD-2



यदि कृपया, आप भारत के प्रत्येक राज्य में जा सकते हैं, उन क्षेत्रों में जिनमें
आप जा सकते हैं, यह भारत में आने के लिए है जो कि आपके पास वैध है-डी।
आपकी वे-आ-एन-ए, और यह कि आप भी सभी आवश्यक चीजें प्राप्त करें
जिनके से अनुमति है।

THESE ARE TOURIST AND VISAS IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY
CONCERN TO ALLOW THE GRANT OF PASSPORT WITHOUT LETTING
INSURANCE AND TO APPOINT HIGH RICH EVERY ASSISTANCE AND
FUNCTION OF WHICH IS ON THE MAY STAND IN NEED.

यह प्रमाण है प्रमाण के अंतर्गत में है
BY ORDER OF THE COMMISSIONER OF THE
REPUBLIC OF INDIA

[Signature]
अधीनस्थ/Undersecretary
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad.

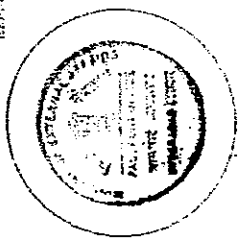


EXHIBIT SIGNATURE
[Signature]

PERMANENT ACCOUNT NUMBER
ABWPM6725H

THE NAME
SOHAM SATISH MODI

फैदर इन थर / FATHER'S NAME
SATISH MANIMAL MODI

सुरा (Date) DATE OF BIRTH
18-10-1969

Chief Commissioner of Information Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA

Country Code: IND State of Passport No: B2791005

Family Name: MODI

Full name (Given Names): SOHAM SATISH MODI


Sex: MALE Date of Birth: 18-10-1969

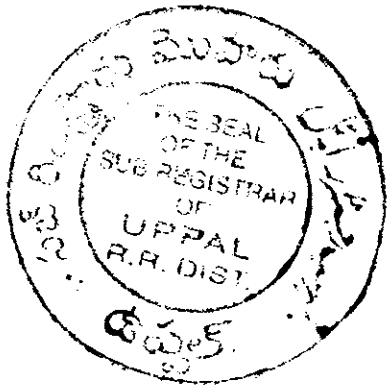
Place of Issue: HYDERABAD

Date of Issue: 9-10-2000 Date of Expiry: 8-10-2010

For Mehta and Modi Homes
[Signature]
Partner

1 వ పుస్తకము. 1.052/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వయస్
సంఖ్య.....క.....

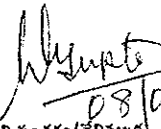

పట్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Aparajitha Dutta Gupta	Wife	27/03/43	63
3	Sanjeev Dutttagupta	Son	28/12/72	34


 08/01/2006
 కార్యదాని పంపకం/వరిమచ్చ
 జారీ చేయు తేదీ 08/01/2006
 RPH Centre, Kovvur

Gupta

HOUSEHOLD CARD

Card No : PAPI58604100085
 F.P Shop No : 41
 పేరు : దత్త గుప్తా . స్క. డబ్ల్యు గుప్తా
 Name of Head of Household : Dutta Gupta . Sk Dvitta Gupta
 తండ్రి/భర్త పేరు : దత్త గుప్తా
 Father/ Husband Name : Dutta Gupta
 పుట్టిన తేదీ/Date of Birth : 31/12/1932
 వయస్సు/Age : 74
 వృత్తి /Occupation : Retired Employee
 ఇంటి.నెం./House No. : 1-4-62/1E
 వీధి /Street : 8 HABSI GUDA
 Colony : SNEHA NAGAR COLON
 Ward No. : 3 వార్డు 3/ Ward-3
 Municipality : ఉప్పల / Uppal
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 60,000
 LPG Consumer No. : 40332/(Double)
 LPG Dealer Name : Jaykay Gas Habsigud , IOC



1 వ పుస్తకము. (ది.న్యూ. సంగ్రా
దస్తావేజాల, మొత్తం కాగితముల
పరిఖ్య....6...ఈ కాగితపు వరుస
సంఖ్య.....6.....

1
సబ్-రిజిస్ట్రార్.

