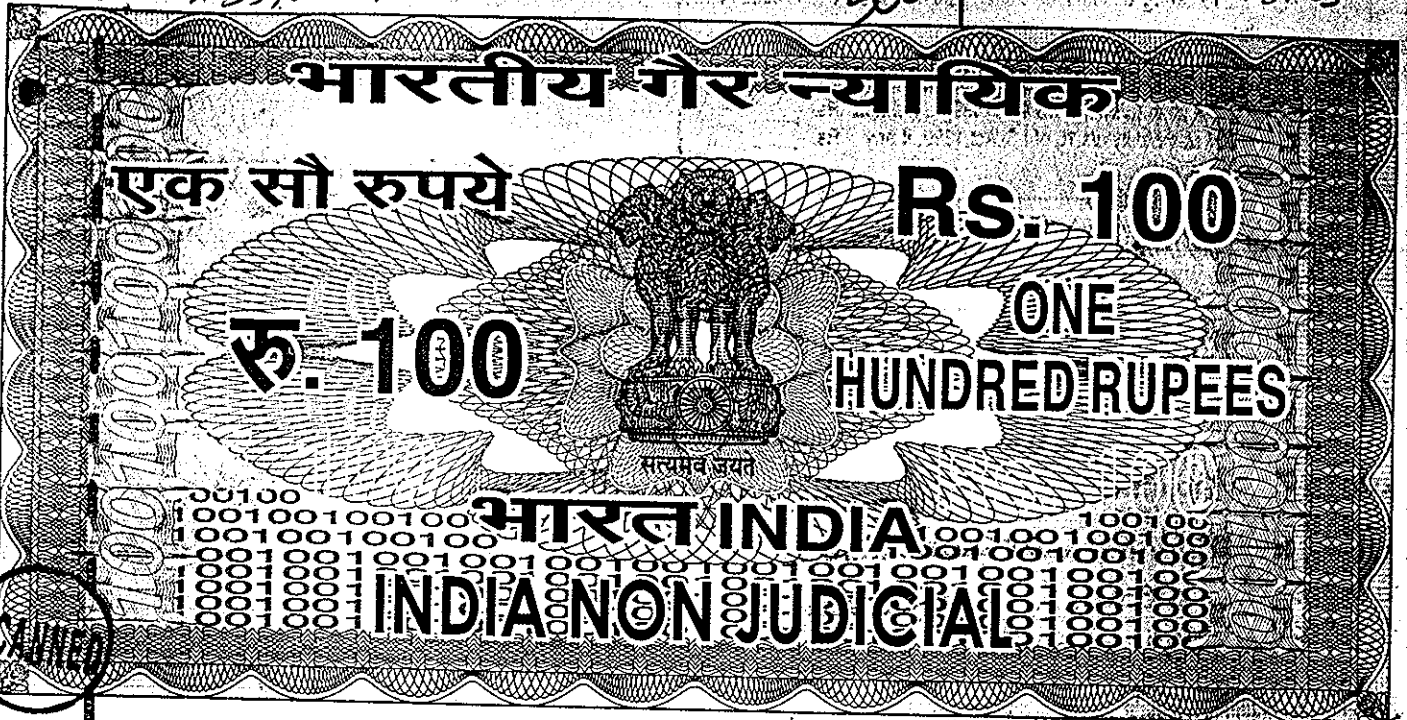


C. 3592 252

2602/08

Apr 3 2008



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 3722 100
 Venkatesh
 S. A. Rao
 Mehta and Modi Homes

LEELA G. CHIMALG!
 STAMP VENDOR
 N. 121237
 6-4-76/A, Leela Rangunj
 SECUNDERABAD-500 003

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 18th day of April 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, S/o. Sri Satish Modi, aged about 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. PAVAN KUMAR MUTNURI, SON OF MR. RAMA CHANDRA RAO MUTNURI, aged about 28 years, residing at Flat No.103, H. No:-12-13-263, Saimitra Enclave, Street No. 2, Lane No. 9, Tarnaka, Secunderabad – 500 017., 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

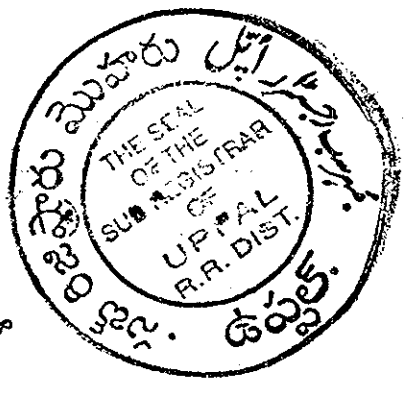
 Partner

M. Pavan Kumar
 Page 1

| 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 stamp (w/s 41 of I.S. Act, 1899) | Rs. 1990/- |
| 3. in the shape of stamp (w/s 41 of I.S. Act, 1899) | Rs. — |
| 4. adjustment of stamp duty w/s 16 of I.S. Act, 1899, if any | Rs. — |
| II. Transfer Duty: | |
| 1. in the shape of stamp | Rs. — |
| 2. in the shape of cash | Rs. — |
| III. Registration fee: | |
| 1. in the shape of stamp | Rs. 1000/- |
| 2. in the shape of cash | Rs. — |
| IV. User Charges: | |
| 1. in the shape of stamp | Rs. 100/- |
| 2. in the shape of cash | Rs. — |
| Sub-Registrar | Total: Rs. 21100/- |

3602/08
 1 వ పుస్తకము..... సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... రీ..... ఈ కాగితపు వరుస
 సంఖ్య..... 1.....

సబ్-రిజిస్ట్రారు



1920-వ.శ.శా...
 పగలు.....
 కప్పర్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ను
 అనుసరించి సమర్పించవలసిన ఖాతాగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 చుసుము రూ॥..... చెల్లించినారు.

Receipt No. 264/08 Dt. 16/12/2008
 SRH, Habsiguda Branch, Sec'bad

శ్రీ. K. Prabhakar Reddy s/o. K.P. Reddy occ: Service
 at 5-4-187/3 & 4, 2nd floor, Soham Mansion
 M.G. Road, Sec'bad, through attested SPA for
 Presentation of documents, vide doc. No. 201/08
 at SRO, Uppal, R.R. Dist.

M. Pavan Kumar s/o. Rama Chandra Rao. Mutruoti,
 occ: Service s/o. Flat No. 103, H-No: 12-13-263,
 Saimitra Enclave, St-No. 2, Lane No. 9, Ganapathi,
 Sec'bad - 011.



① K. Sathya Varu

K. Sathya Varu w/o K. Ram Kiran occ: Housewife
 H.No. 10-535, East Vajrathapuri Colony,
 Moulali - 500040

②

Varan s/o. Venkateshwarar occ: Business
 No. 101, Ch. son Road, Nagole, Hyderabad.

200. రివ. సం॥...
 1920. వ. శా. శ... మాసం దీనివ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 28th January 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 252) 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. 252, admeasuring 383 sq. yds. under a Sale Deed dated 18.04.2008 registered as document no. 3601/08, 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.

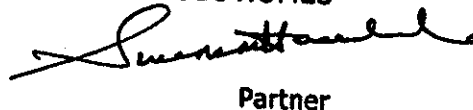
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 29,89,000/- (Rupees Twenty Nine Lakhs Eighty Nine 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. 29,89,000/- (Rupees Twenty Nine Lakhs Eighty Nine Thousand Only) before entering into the Agreement and the builder admitted and acknowledged the receipt for the said consideration.
3. The appropriate 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

M. Pavan Kumar

వ పుస్తకము 3602/08 సంగ్రా
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య.....8.....ఈ కాగితపు వరుస
సంఖ్య.....2.....

✓
సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 18
No. 3602 of 2008 Date 18/11/08

I hereby certify that the proper deficit
stamp duty of Rs. 19920/ Rupees Nineteen thousand
nine hundred and twenty only
has been levied in respect of this instrument
from Sri. S. Babhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 2989000/- being
higher than the consideration agreed Market
Value.

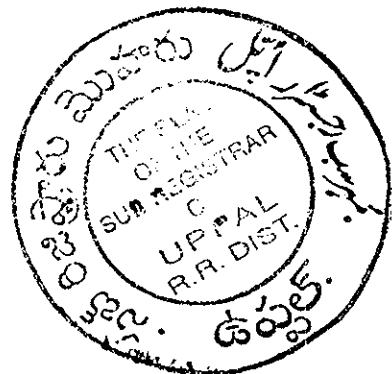
S.R.O. Uppal

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

Registration Endorsement

An amount of Rs. 19920/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 76484
Dated 16/11/08 at SBH Habisiguda Branch, Sec'bad.

S.K.H. Habisiguda
A/c No. 01000050700
S.R.O. Uppal



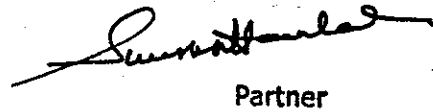
5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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, 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.
9. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan no. 764881, dated 16.04.2008, drawn on SBH, Habsiguda, Hyderabad.

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

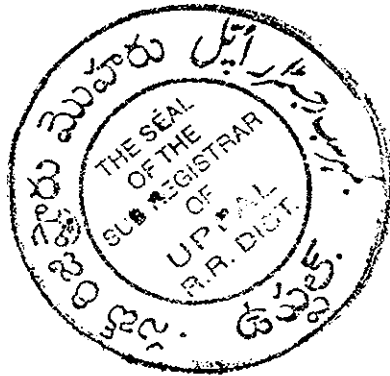
M. Pavan Kumar

1 వ పుస్తకము 3602/08 సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 8 ఈ కాగితపు వరుస
సంఖ్య..... 3



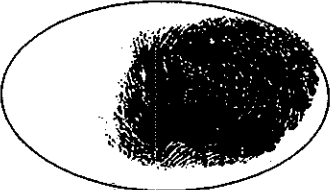



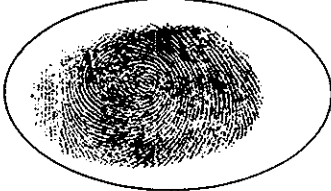

✓
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... నెంబరు 108
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు... నెంబరు... 1-2009 ఇవ్వడమై
2009 సం॥ డిసెంబరు 18... తది

రిజిస్ట్రారు అధికారి



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 |
|--------|---|---|---|
| |  |  | <p>BUILDER:</p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> |
| |  |  | <p>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.</p> |
| |  |  | <p>GPA FOR PRESENTING DOCUMENTS:</p> <p>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.</p> |
| |  |  | <p>BUYER:</p> <p>MR. PAVAN KUMAR MUTNURI S/O. MR. RAMA CHANDRA RAO MUTNURI R/O. FLAT NO.103 H. NO: 12-13-263, SAIMITRA ENCLAVE STREET NO. 2, LANE NO. 9 TARNAKA SECUNDERABAD - 500 017.</p> |

SIGNATURE OF WITNESSES:

1. *K. Lathya Vani*
2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

M. Pavan Kumar

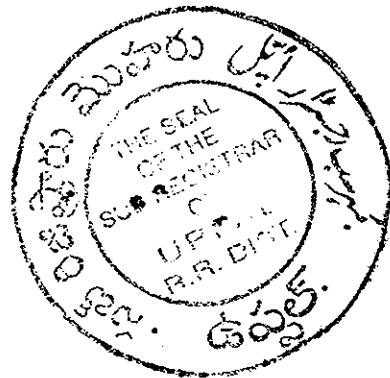
1వ పుస్తకము 3602/08 సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....రీ...ఈ కాగితపు వరుస

సంఖ్య.....5.....

సబ్-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 252, admeasuring about 383 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

| | |
|-------|----------------|
| North | 40' wide road |
| South | 100' wide road |
| East | Plot No. 253 |
| West | Plot No. 251 |

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. *K. Sathya Vani*
2. *[Signature]*

For MEHTA & MODI HOMES

[Signature]
Partner
(Soham Modi)
BUILDER

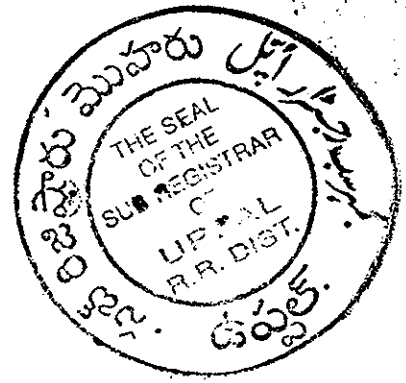
For MEHTA & MODI HOMES

[Signature]
Partner
(Suresh U. Mehta)
BUILDER

M. Pavan Kumar
BUYER.

1 వ పుస్తకము 3602/08 సంగ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....81...ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు

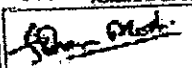


PERMANENT ACCOUNT NUMBER
ABMFM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAP011193622002

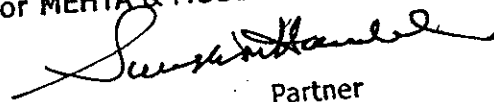
PROBATIONER
K PANDU RAO
2-3-84
JATSIK, HYDRABAD
HYDRABAD

30-07-2002 **DUPLICATE**

Licensing Authority
ETA-HYDRABAD-02

For MEHTA & MODI HOMES

 Partner

For MEHTA & MODI HOMES

 Partner

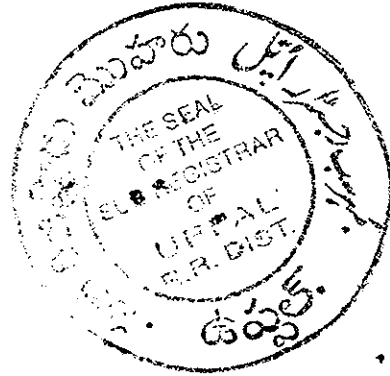
1 వ సుస్థకము 3602/08 సంగ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య....రీ...ఈ కాగితపు వరుస

సంఖ్య....6.....

పబ్-8 జిస్టారు



1 వ ప్రశ్నకము 3602/08 పం.

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....8...ఈ కాగితపు ఎడమ

సంఖ్య.....7.....

సవ్-రెజిస్ట్రారు

देशीकरण

देशीकरण के लिये सभी भारतीय नागरिकों को भारत की जमीन में आने से पहले को विदेशों में रहने के दिनों / कीमतों या पर्यटन करने से ।

ध्यान रखनी

यदि आपका पास भारत की नागरिकता है। भारत में आने के लिए आपका पासपोर्ट के दिनों में कोई फर्क नहीं है। यदि आपने अपने पासपोर्ट को नष्ट कर दिया है, तो आप अपने पासपोर्ट के दिनों में कोई फर्क नहीं कर सकते हैं। यदि आपने अपने पासपोर्ट को नष्ट कर दिया है, तो आप अपने पासपोर्ट के दिनों में कोई फर्क नहीं कर सकते हैं।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY. PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

M.Pawan Kumar

पिता का नाम/कानूनी अभिलेखक /Name of Father/Legal Guardian
MUTNURI RAMACHANDRA RAO

माता का नाम /Name of Mother
MUTNURI GAYATHRI

पति या पत्नी का नाम /Name of Spouse

पता /Address
FLAT NO 103 SAI MITRA ENCLAVE

12 12 263 LANE 9 STREET 2 TARNAKA

SECUNDERABAD AP 500017 INDIA

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue
A5396596 14/05/1998 PO HYDERABAD

फाइल नं. /File No.
USANG0265908

1 వ పుస్తకము 3602/08 నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....రీ... ఈ కాగితపు వరుస

సంఖ్య.....రీ.....

పబ్-రిజిస్ట్రారు

