



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree C 033168

4837 - 20/11/2007  
 G. Venkatesh  
 G.A. Rao  
 Whom... Mehta & Modi Homes.

**G. PADMASREE**  
 STAMP VENDOR L. No. 28/2007  
 5-103/2, Balaji Nagar Colony,  
 Nagaram (V) Keesara (M) R. R. Dist.  
 Under S.R.O. Shamirpet.

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

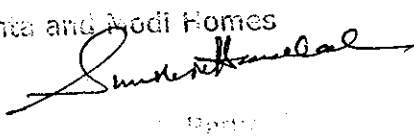
This Agreement is made and executed on this the 22<sup>nd</sup> day of November 2007 at Secunderabad by and between:

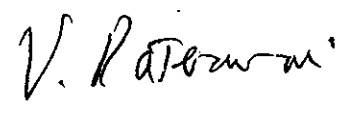
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-1-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

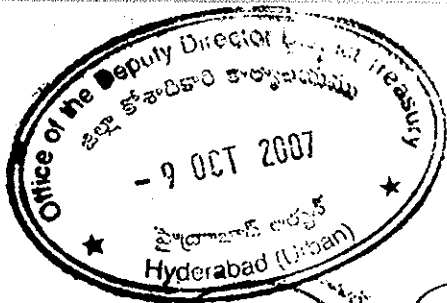
AND

MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1<sup>st</sup> Street, Begumpet, Hyderabad – 500 016, 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  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

  
 V. Rajeswari

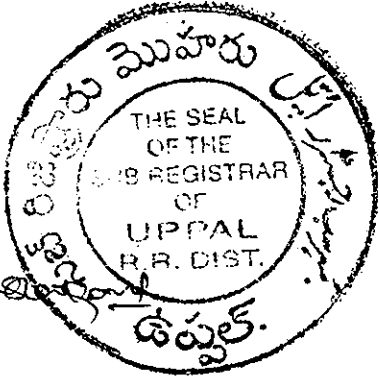


1 వ పుస్తకము/2007/నవంబరు  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య... రి... ఈ కాగితపు వరుస  
సంఖ్య.../.....

192... వ సంవత్సరమున... నెల... 22 తేది  
192... శా.శా... ముచ్చైకే... మాసము.../... తేది  
పగలు... గంటల మధ్య  
ఉప్పు... అనుసరించి

శ్రీ K. Prabhakar Reddy  
రిజిస్ట్రార్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ.ను  
అనుసరించి ఈ స్థావరాలపైన పోలీస్ గ్రాపులు  
మంజూరు చేయబడిన పాపా దాఖలుచేసి  
రూపాయలు 10000/... చెల్లించినారు.

Receipt No. 760038 Dt. 21/11/2006  
SRO, Habasipude Branch, Sec'bad



పబ్-రిజిస్ట్రారు

వాస యిచ్చినట్లు ఒప్పుకోస్తుంది  
ఎడమ బ్రాటనవేటు

Signature



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,  
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad  
Attested GPA, through General Power of Attorney, Vide Doc. No. 201/11/2006  
Registered at SRO, Uppal, Ranga Reddy District

ఎడమ బ్రాటనవేటు



V. Nageswara Rao

W/o. V. Nageswara Rao  
R/o. 303, Pinnacle Pride Apts,  
Umanagar 1st Street, Begumpet, Hyderabad.

నిరూపించినది.

Signature

P. Thakur Prasad S/o. Ramamurthy Rao  
R/o. Plot no. 71, Silver oak Bungalows - Phase - 3, Sy. no. 35 to 37  
Cherlapally, Hyderabad

2) Signature

Kiran S/o. Rama Rao Occ: Business - R/o. 101,  
Sri sai Apts. Negole x Road, Hyderabad

200... వ సంవత్సరమున... నెల... 22 తేది  
192... శా.శా... ముచ్చైకే... మాసము.../... తేది

Signature  
పబ్-రిజిస్ట్రారు

# भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree

G. PADMASREE

033169

STAMP VENDOR S. No. 28/2007

5-103/2, Balaji Nagar Colony,

Nagarlam (V) Kaesara (M) R. R. Dist.

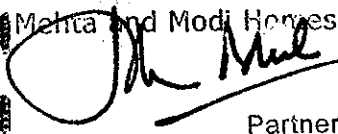
Under S.R.O. Shamirpet.

4338/20/11/2007  
Name: G. Venkatesh  
S/o. D/o. V/o. G. A. Rao  
For Whom: Mehta & Modi Homes

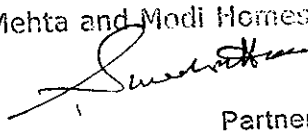
## WHEREAS:

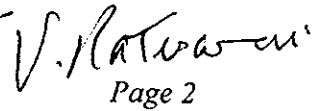
- A) The Buyer has entered into an Agreement of Sale dated 30<sup>th</sup> November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 258 & 259) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and 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. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 Sq. yds.) under a Sale Deed dated 22.11.2007 registered as document no. 12868/07 in the Office of the Sub-Registrar, Uppal, R. R. District. 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.

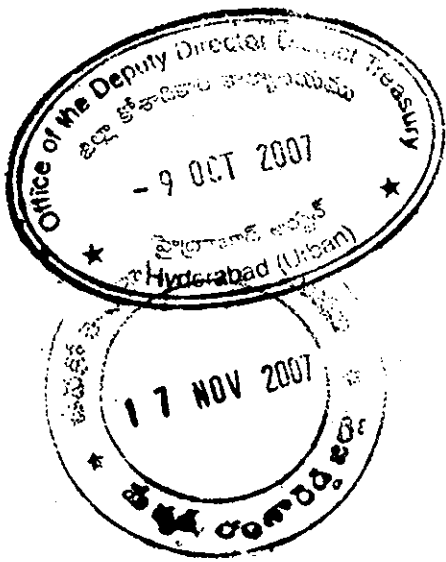
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

  
Page 2



1 వ పుస్తకము రిజిస్ట్రేషన్ సంగతి  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... రి... ఈ కాగితపు వరుస  
 సంఖ్య... 2.....

పబ్-రిజిస్ట్రారు

4005: ment Under Section 42 of Act, 11 of 1894  
 No. 12869 of 2007 Date 22/11/07

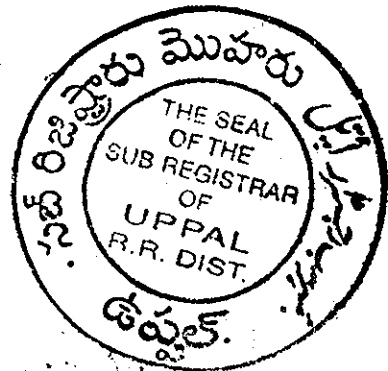
I hereby certify that the proper deficit  
 stamp duty of Rs. 199.00 Rupees... nine hundred and ninety nine  
 nine hundred Rupees only  
 has been levied on this instrument  
 from Sri. K. P. Reddy Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 3442000 being  
 higher than the consideration agreed Market  
 Value.

R.O. Uppal  
 Sub Registrar  
 and Collector U.S. 41 & 42  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 199.00 towards Stamp Duty  
 including Transfer duty and Rs. 1000  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 760038  
 Dated 22/11/07 at SBH Habsiguda Branch, Sec 6B.

Habsiguda  
 A/c No. 01000059786  
 of S.R.O. Uppal

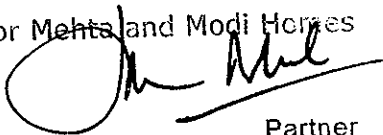


- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

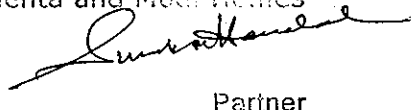
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

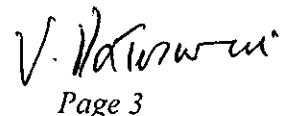
1. The Buyer has agreed to pay in advance a sum of Rs. 34,42,000/- (Rupees Thirty Four Lakhs Forty Two Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The buyer has already paid an amount of Rs. 33,67,000/- (Rupees Thirty Three Lakhs Sixty Seven Thousand Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 75,000/- (Rupees Seventy Five Thousand Only) on or before within 7 days of casting of 1<sup>st</sup> slab.
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.
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.

For Mehta and Modi Homes

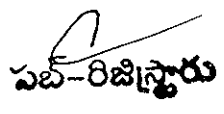
  
Partner

For Mehta and Modi Homes

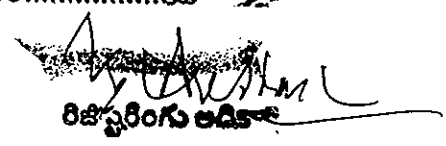
  
Partner

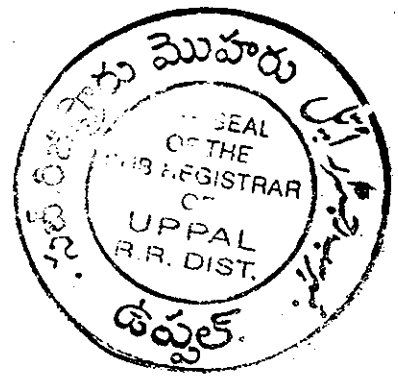
  
Page 3

1 వ పుస్తకము 200 సం॥ (కా.క) పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 10... ఈ కాగితపు వరుస  
 సంఖ్య... 3.....

  
 పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు..... 12869/02  
 నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
 గుర్తింపు నెంబరు..... 12869-200 శాస్త్రవేత్త  
 200 సం॥ వ.ప.సి.ను..... పే

  
 రిజిస్ట్రారింగు అధికారి



10. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 760038, dated 21.11.2007, drawn on SBH, Habsiguda, Hyderabad.

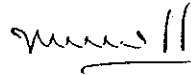
### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	40' wide road
South	Compound wall & 100' wide road
East	Plot No. 260
West	Plot No. 257

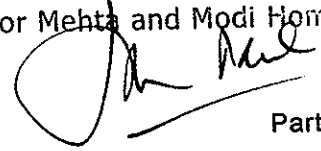
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

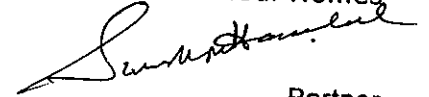
For Mehta and Modi Homes



Partner

(Soham Modi)  
BUILDER

For Mehta and Modi Homes



Partner

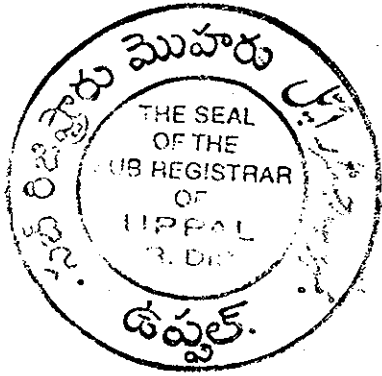
(Suresh U. Mehta)  
BUILDER



BUYER.



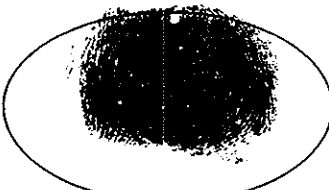

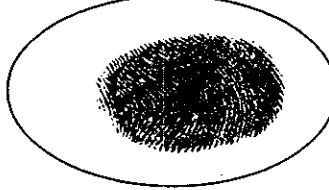

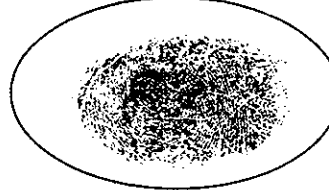

ప పుస్తకము ది. 3. 6. 1954 నా  
మొదటి భాగము మొదటి కాగితముల  
మొదటి కాగితపు వరుస  
నంబు 4

సబ్-రెజిస్ట్రారు

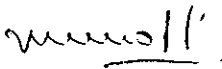






**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

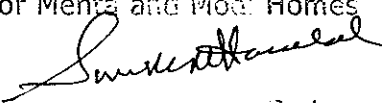
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>BUILDER:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD 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 MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			<u>BUYER:</u> MRS. V. RAJESWARI W/O. MR. V. NAGESWARA RAO R/O. 303 PINNACLE PRIDE APARTMENTS UMANAGAR 1 <sup>ST</sup> STREET BEGUMPET HYDERABAD - 500 016.

**SIGNATURE OF WITNESSES:**

1. 

2. 


For Mehta and Modi Homes  
  
 Partner

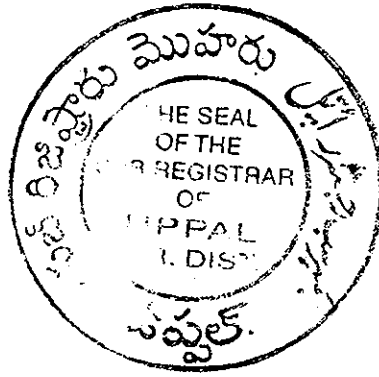
For Mehta and Modi Homes  
  
 Partner

**SIGNATURE OF THE EXECUTANTS**



1 వ పుస్తకము దిశి. రి. సంగం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... రీ... ఈ కాగితపు వరుస  
సంఖ్య... క.....


  
సబ్-రిజిస్ట్రారు

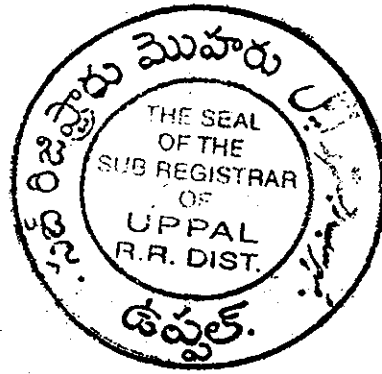




15/11/2007

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

  
సబ్-రిజిస్ట్రారు



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



DRIVING LICENCE  
DLDP672-193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10724  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD

1007/2002 DUPLICATE

ISSUING AUTHORITY  
RTA, HYDERABAD, EC

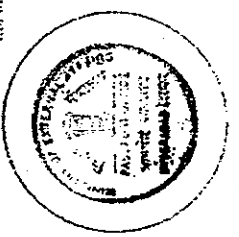


यदि यहाँ, भारत सरकार के अधिकार के बिना के नाम पर, एक नया ड्राइविंग  
लाइसेंस जारी किया है, यह पहला ड्राइविंग लाइसेंस को अमान्य कर दिया जाएगा, और इसे  
अमान्य कर दिया जायेगा, और यह कि यह ड्राइविंग लाइसेंस को अमान्य कर दिया जायेगा  
यदि यह अमान्यकरण।

THIS IS INVALID AND INVALID IN THE NAME OF THE  
PARLIAMENT OF THE REPUBLIC OF INDIA ALL THOSE WHOSE IT MAY  
CONCERN TO FOLLOW THE DRIVING LICENCES WITHOUT LETTER OR  
HANDLING AND TO APPROPRIATE FOR EVERY ASSISTANCE AND  
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

आपके नाम पर जारी की गई यह ड्राइविंग लाइसेंस, जिसे आप  
पर आदेश के द्वारा जारी किया गया है।  
REPUBLIC OF INDIA

Handwritten signature and name: Prabhakar Reddy K  
अधीनस्थ/अधीनस्थ  
आयुर्विज्ञान/अधीनस्थ



	<b>DRIVER SIGNATURE</b>
	<b>DRIVER PHOTO</b>
18-10-1969	<b>DATE OF BIRTH</b>
SOHAM SATISH MODI	<b>FATHER'S NAME</b>
SATISH MANILAL MODI	<b>FATHER'S NAME</b>
SOHAM SATISH MODI	<b>DRIVER NAME</b>
ABMPM6725H	<b>PERMANENT ACCOUNT NUMBER</b>
18-10-1969	<b>DATE OF BIRTH</b>
[Signature]	<b>DRIVER SIGNATURE</b>


**भारत गणराज्य REPUBLIC OF INDIA**

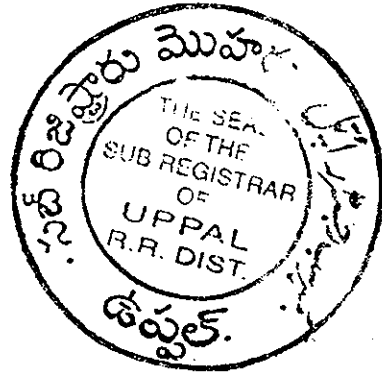
IND		B2791005	
MODI		18-10-1969	
SOHAM SATISH MODI		SOHAM SATISH MODI	
INDIAN		male	
HYDRABAD		(MS)	
9-10-2000		8-10-2010	


For Mehta and Modi Homes  
[Signature]  
Partner

For Mehta and Modi Homes  
[Signature]  
Partner

వ పుస్తకము. 20.6.1907  
రెజిస్ట్రారు మొత్తం కాగితముల  
...కి... ఈ కాగితపు వరుస  
... 6 ...


  
సబ్-రిజిస్ట్రారు





**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Rajeswari	Wife	07/08/42	64




*(V. NAGESWARA RAO)* 04/02/2006 **DPL Incharge**

సమాజం సంరక్షణ/సంరక్షణ అధికారి  
 అధికారికి కింది వివరాలు / ఏ.ఎస్.ఎ.

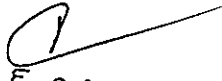
**HOUSEHOLD CARD**

Card No : PAPI67772200067  
 F.P Shop No : 722  
 పేరు : వల్లూరు నాగేశ్వర రావు  
 Name of Head of Household : Valluru. Nageswara Rao  
 తండ్రి/భర్త పేరు : లా. వెంకట్రావు  
 Father/ Husband name : Late Venkaiah  
 పుట్టిన తేదీ/Date of Birth : 17/07/1936  
 వయస్సు/Age : 70  
 వృత్తి /Occupation : Retired Employee  
 ఇంటి.నెం./House No. : 6-3-1219/1/6/1/303  
 వీధి /Street : UMA NAGAR ROADNO I  
 Colony : BEGUMPET  
 Ward : వార్డ్ 6  
 Circle : వార్డ్ 6  
 Circle VII  
 జిల్లా /District : హైదరాబాద్ / Hyderabad  
 Annual I come (Rs.) : 110,000  
 LPG Consumer No. (1) : 782'(Double )  
 LPG Dealer Name (1) : Sama Enterprises,BPC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :



*V. Ramesh*

1. పుస్తకము 2. రి. రి. సర్కారు  
దస్తవేజుల మొగ్గుం కాగితముల  
సంఖ్య... 7... ఈ కాగితపు వరుప  
సంఖ్య... 7...

  
సబ్-రిజిస్ట్రారు

