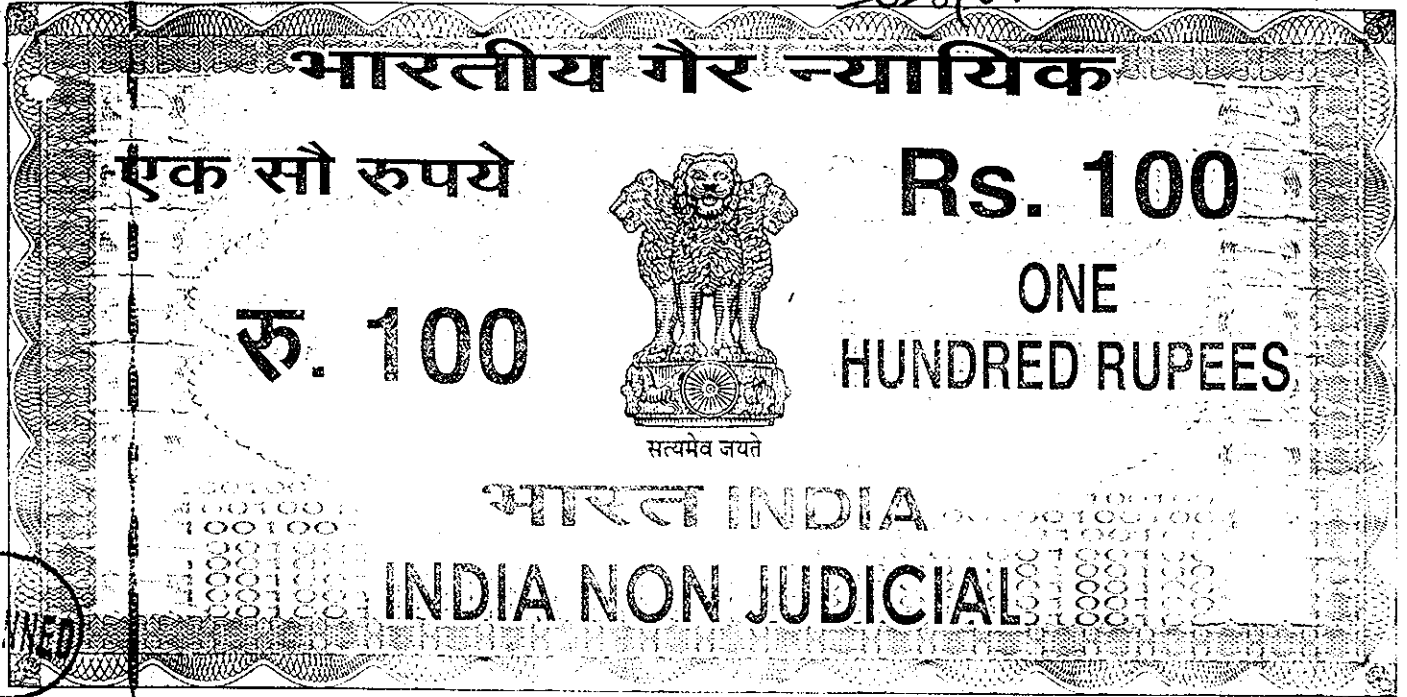


312

CS No: 4420

5028/04

Ac No: 4567



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282765

For Whom :
 MEHTA & MODI HOMES
 SECUBAD

R. Satish
 Sub-Registrar
 Ex-Officio Stamp Vendor
 G.S.O., SAIG Office, Syd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 13th day of MAY 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at -4-187/3&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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

Mr. Gunda Rajeswara Rao, son of Mr. Gunda Saidulu aged about 38 years, residing at Flat No. 02, Dindus, Sri Gayatri Residency, Plot No. 199, Sripuram Colony, Moosarambagh, Malakpet, Hyderabad - 500 036, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES

[Signature]
 Partner

For MEHTA & MODI HOMES

[Signature]
 Partner

[Signature]
 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. 1000
- 2. in the shape of challan (u/s.41 of I.S.Act, 1899).....Rs. 16710/-
- 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-Registration



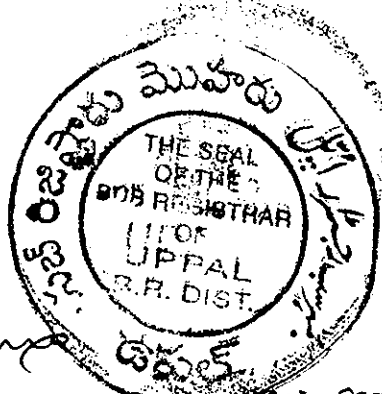
1. వ పుస్తకము..... రూ. 1000/-
 2. చాల్లన్ మొత్తము..... రూ. 16710/-
 3. కేసు..... రూ. —
 4. పంఖ్య..... రూ. —

సబ్-రిజిస్ట్రార్

1920-వ.సం. 1000... నెల... తేది...
 1920-వ.సం. 1000... మాసము... తేది...
 పగలు... గంటల మధ్య...
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 22-ను
 అనుసరించి సమర్పించవలసిన ఖాట్రాపులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 ఈ సమము రూ. 1000/- చెల్లించినారు.

Receipt No. 224604... D.D. No. 1000...
 SBH, Habsiguda Branch, Sec'bad



దాస యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రాటనవ్రేలు



ఎడమ బ్రాటనవ్రేలు

K. Prabhakar Reddy s/o. K. P. Reddy Sec. Service
 (1) S-11-187/3 & 4, 2nd floor, Soham mansion, m. G.
 Road, Sec'bad, through attested GPA by Presentation
 of documents, vide GPA No. 69/2/08 dt. 19.11.08
 at SRO, Uppal, R. R. Dist.

ho

Gunda Rajeswara Rao s/o, G. Saidu
 R/o. 102, Dindus, Sri Gayatri Residency,
 Plot No. 199, Seepuram Colony, Modarambagh, Huda.



1) K. Prabhakar

G. Srinivas s/o. K. Krishna Murthy (late) Business
 10-2-17, Pipeline Road, Fathenagar, Hyderabad.

2) K. Prabhakar

Kiran s/o. Ramachandra Rao Sec. Business
 101. Sri Sai Residency, Nagole's roads, Hyderabad.

2008-వ.సం. 1000... నెల... తేది...
 1920-వ.సం. 1000... మాసము... తేది...

సబ్-రిజిస్ట్రార్

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 21st April 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 312) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, 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. 312 admeasuring 174 sq. yds. under a Sale Deed dated 13.05.08 registered as document no. 5027/08 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 WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 16,81,000/- (Rupees Sixteen Lakhs Eighty One 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 amount for development charges of Rs. 16,81,000/- (Rupees Sixteen Lakhs Eighty One Thousand Only) in the following manner:

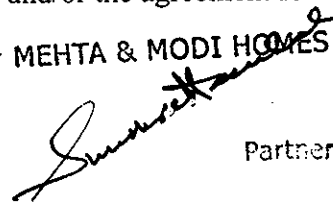
Installment	Amount (Rs.)	Due date of payment
I	16,81,000/-	30.05.2008

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 1 month from the due date.
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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Page 2



1 వ పుస్తకము 5028 / 2008
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 8... ఈ కాగితపు వరుస
 సంఖ్య... 2...

సబ్-రజిస్ట్రారు

Instrument Under Section 42 of Act No. 1 of 1927
 No. 5028 of 2008 Date 2/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 16710 / Rupees. Sixteen thousand
 Seven hundred and ten only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 168000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

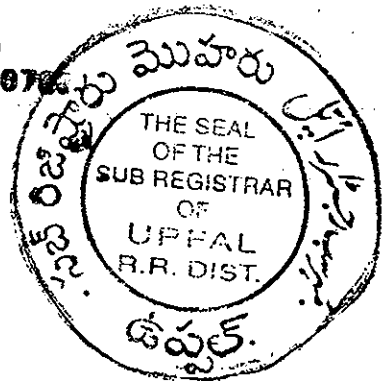
2/6/08

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

Registration Endorsement

An amount of Rs. 16710 / towards Stamp Duty
 Including Transfer duty and Rs. 1000 /
 towards Registration Fee was paid by the part,
 through Chaffan Receipt Number 824604
 Dated 12/5/08 at SBI Hatisiguda Branch, Secbad.

S. S. N. Hatisiguda
 A/c No. 0100005070
 S.R.O. Uppal



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. 17,810/- is paid by way of challan No. 824606, dated 13.05.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

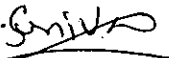
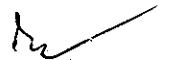
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 312 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	Plot No. 311
South	Plot No. 313
East	Commercial Complex
West	30' wide road

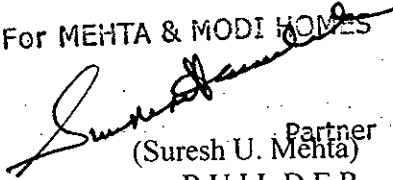
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

FOR MEHTA & MODI HOMES

 (Sohams Modi)
 Partner
 BUILDER

FOR MEHTA & MODI HOMES

 (Suresh U. Mehta)
 Partner
 BUILDER

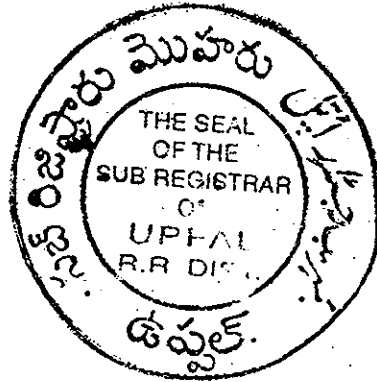

 BUYER.

1 వ పుస్తకము 5028/2028
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....





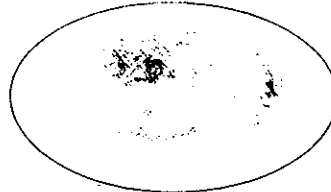



పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు.....
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు.....1-2009 ఇవ్వడమైన
2009 సం॥.....నెల.....తేదీ

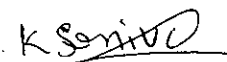
రిజిస్ట్రారు అధికారి




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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER</u></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><u>GFA FOR PRESENTING DOCUMENTS.</u></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><u>VENDOR</u></p> <p>MR. GUNDA RAJESWARA RAO, S/O. MR. GUNDA SAIDULU R/O. FLAT NO. 102, DINDUS, SRI GAYATRI RESIDENCY, PLOT NO. 199, SRIPURAM COLONY, MOOSARAMBAGH, MALAKPET, HYDERABAD - 500 036.</p>

SIGNATURE OF WITNESSES:

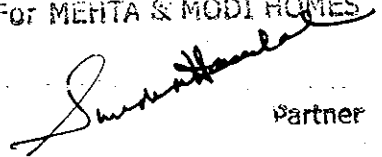
1. 

2. 

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES



Partner

SIGNATURE OF EXECUTANTS



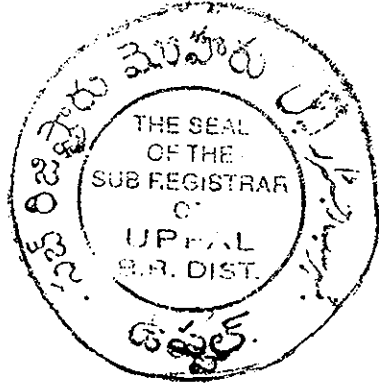
1 వ పుస్తకము. 5028/05

దస్తావేజుల పెండ్లిం దానియందు

సంఖ్య..... 8 కానికపు వరుస

సంఖ్య..... 4

చేసినది ✓



सर्व स्थायी खाते संख्या PERMANENT ACCOUNT NUMBER
AEPM6725H

चित्र NAME
SOHAM SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
16-10-1969

हस्ताक्षर SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

INDIA DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAP011193622002

प्राप्तकर्ता के पते
K PABU RAO
2-3-40/1/1114
JAISUR, TANDUR
HYDERABAD

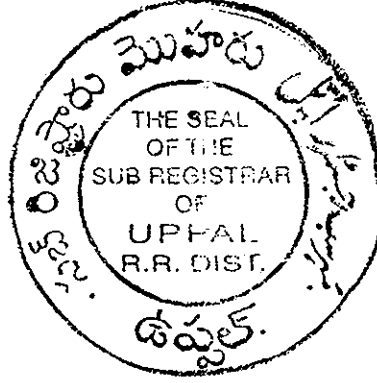
30-07-2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD, E2

[Handwritten Signature]

1 వ పుస్తకము 028/నికా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



एक ही व्यक्ति को दो या दो से अधिक पत्रों में अंतर्भूत नहीं होना चाहिए।
 THESE ARE THE CONDITIONS ON WHICH THE PRESIDENT OF INDIA MAY GRANT PASSPORTS TO INDIAN CITIZENS FOR THE PROMOTION OF THE INTERESTS OF INDIA AND THE PROTECTION OF HER INTERESTS.



श्री. राजेश कुमार
 श्री. राजेश कुमार
 श्री. राजेश कुमार

भारत गणराज्य
 REPUBLIC OF INDIA

भारतीय नागरिकता अधिनियम, 1955
 IND
 भारतीय पासपोर्ट संख्या
 B0572439



नाम (Full Name): **Rajesh Kumar RAO**
 पते (Address): **SHRI RAO, P.O. HIGHERA ROAD, NERAN, GUNTUR, M.P.**
 जन्म तिथि (Date of Birth): **24-01-1949**
 उम्र (Age): **26 3 2009**

पुनः प्रवेश

पंजीकरण
 यह पत्र केवल भारत के अन्दर ही प्रयोग करने के लिये जारी किया गया है।

धोखाधड़ी
 यह पत्र केवल भारत के अन्दर ही प्रयोग करने के लिये जारी किया गया है।

नियम
 यह पत्र केवल भारत के अन्दर ही प्रयोग करने के लिये जारी किया गया है।

नियम
 यह पत्र केवल भारत के अन्दर ही प्रयोग करने के लिये जारी किया गया है।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEIR NAMES AT THE NEAREST CONSUL OFFICE BY POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY PERSON WHO HAS BEEN ISSUED BY HOLDER FROM THE PASAPORT AUTHORITY SHOULD NOT BE ALLOWED TO INCLUDE ANY INFORMATION FOR THE PURPOSE OF THE PASSPORT UNLESS COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CARE OF EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR IMITATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASAPORT AUTHORITY IN INDIA. IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN CONSUL OFFICE. TO THE LOCAL POLICE ONLY AFTER EXHAUSTIVE SEARCH. IMMEDIATELY A REPLACEMENT PASSPORT IS ISSUED.

पिता का नाम/मातृपिता का नाम (Name of Father/Mother): **SHRI. RAJESH KUMAR**

SHRI. RAJESH KUMAR

माता का नाम (Name of Mother): **SHRI. RAJESH KUMAR**

SHRI. RAJESH KUMAR

पति का नाम (Name of Spouse): **SHRI. RAJESH KUMAR**

SHRI. RAJESH KUMAR

पत्र के अन्दर कोई भी अज्ञात चिह्न/दृश्य (Visible distinguishing mark of the passport holder): **SHRI. RAJESH KUMAR**

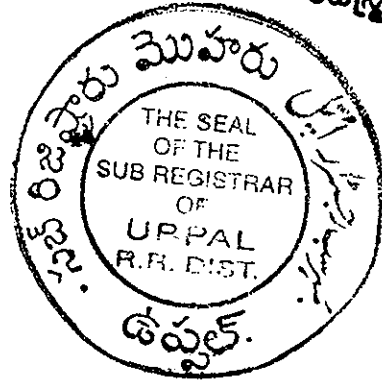
पत्र संख्या (File No.): **AC 69720/09**

AC 69720/09

77

1 వ పుస్తకము 028/05
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 6

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 004420/2008 of SRO: 1507(UPPAL)


Presentant Name(Capacity): **K.PRABHAKAR
REDDY(GP)**


Report Date: 02/06/2008 12:21:19

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

SlNo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G.ROAD, SEC'BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

Identified by

Witness 1 

Witness 2 

Photos and TIs

captured by me



Capture of Photos and TIs

done in my presence

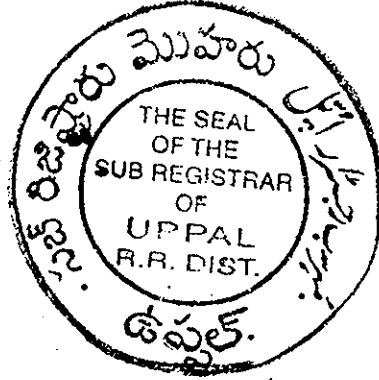
1 వ పుస్తకము 502-8105 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు






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

C.S.No./Year: 004420/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR
REDDY(GP)

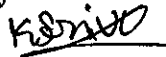
Report Date: 02/06/2008 12:20:51

This report prints the Photos and FPs taken on 02/06/2008 12:18:44

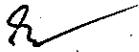
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) GUNDA RAJESWARA RAO FLAT NO.102, DINDUS, SRI GAYATRI RESIDENPLOT NO.199, SRIPURAM COLONY, MOOSARAMBA	

Identified by

Witness 1



Witness 2



Photos and TIs

captured by me



Capture of Photos and TIs

done in my presence

1 వ పుస్తకము.....
దస్తావేజుల మొత్తం కాగితము
సంఖ్య.....
సంఖ్య.....

పబ్-రిజిస్ట్రారు

