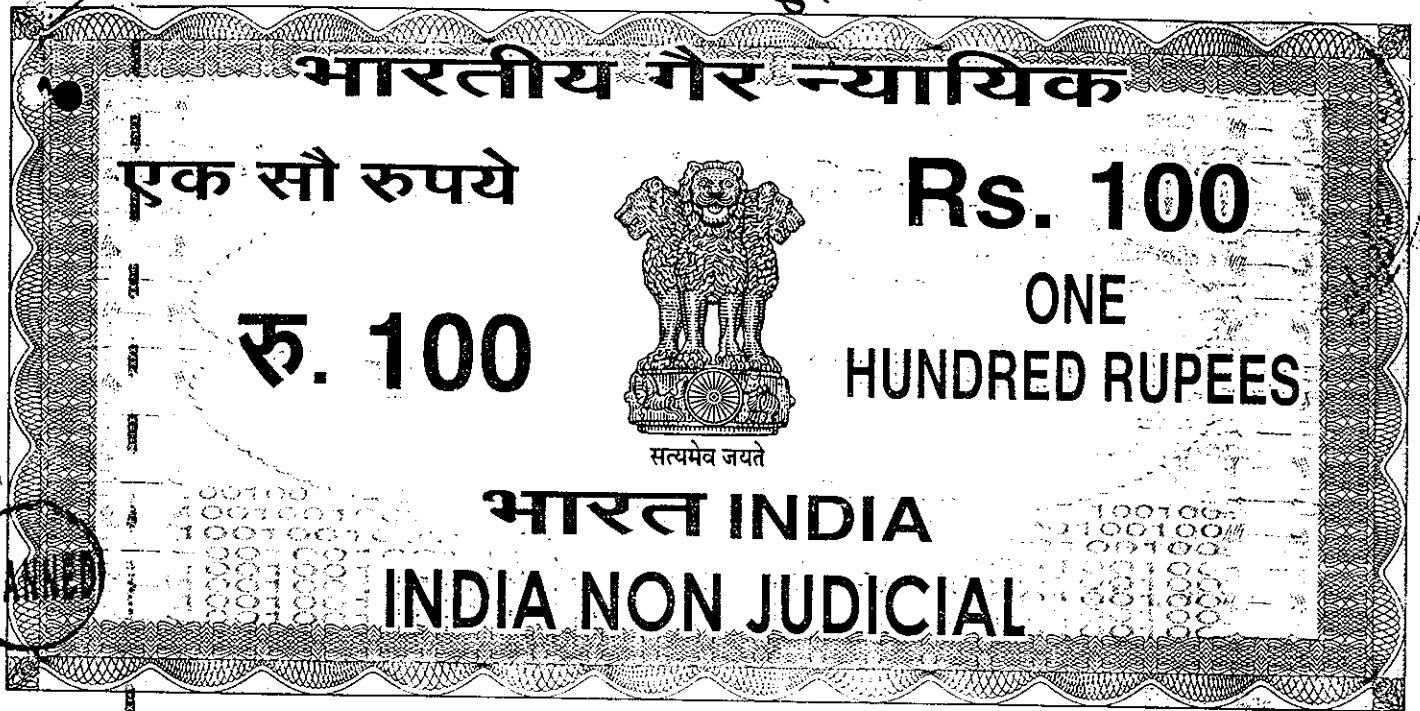


339

6/95

6166/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287494

Date : 18-06-2008 Serial No : 28,315 Denomination : 100

Purchased By :

A. MEHTA & MODI
S/O S.A. MODI
SECUNDERABAD

For Whom :

MEHTA & MODI HOMES
SECUNDERABAD

Sub Registrar
Ex-Officio Stamp Vendor
S.O. S.A. MODI Office, RYA**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the ^{7th} day of July 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&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

MRS. ANUPAMA SRIVASTAVA, WIFE OF MR. SHRIJITH KRISHNAN aged about 28 years, residing at 202, Arpitha Enclave, Street No. 6, Lane No. 2, West Marredpally, Secunderabad - 500 026, 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 and Modi Homes

Partner

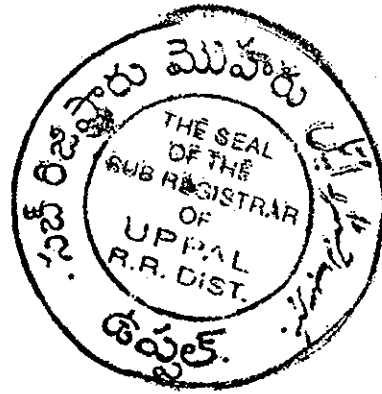
For Mehta and Modi Homes

Partner

Page 1 Anupama Srivastava

ENCLOSUREMENT	
Certificate 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 S. Act, 1899).....	Rs. 220/-
3. in the shape of cash (U/s 41 of S. Act, 1899).....	Rs. —
4. adjustment of stamp duty under U/s 46 of 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. 1000/-
2. in the shape of cash.....	Rs. —
User Charges:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. 100/-
Sub-Registrar	Total Rs. 2320/-

వ పుస్తకము గానూ...స/08
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 8... ఈ కాగితపు వరుస
 సంఖ్య... 1...
 సబ్-రిజిస్ట్రారు



అంకె - వ సం॥... సుక్ర... నెల... 2... వ తేది
 1930- వ.శ.శా... ఆంధ్ర... మాసము... 16... వ తేది
 పగలు... 3... మరియు... గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో
 శ్రీ... K. Prabhakar Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
 అనుసరించి సమర్పించవలసిన ఖాలోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 పనులు రూ॥... 1000/-... చెల్లించినారు.
 Receipt No. 748966 Dt. 4/10/30 via
 శ్రీ H. Hanasiguda Branch, Sec'bad

ద్రాస యిచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎడమ బ్రౌటనద్రేలు



K. Prabhakar Reddy శ్రీ. K. P. Reddy Sec: Service
 లో 5-4-19/30, 1st floor, Kotham mansion, M. G.
 Road, Sec'bad, through attested G.A for Presentation
 of documents, vide G.A No. 69/2/30, Dt. 19.4.30
 At SRO, Uppal, R.R. Dist.



Anupama Koiravastava, ఏం. Shanjith Koiravastava
 Sec: Service No. 202, Arpitha Enclave, K.R. No. 6
 Lane No. 2, West Marredpally, Sec'bad

1 K. Venkatesh Sogataiah Sec: Business Mahabaram, Hyderabad.

2 Ramana Rao No. Ramachandrapur Sec: Branch
 1-10-31, Kothamansion, Madhavaram, Sec: Branch

200. వ సం॥... సుక్ర... నెల... 2... వ తేది
 1930- వ.శా.శా... ఆంధ్ర... మాసం... 16... వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 10th April 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 339) 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. 339 admeasuring 256 sq. yds. under a Sale Deed dated 07.7.08 registered as document no. 6165/08 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:

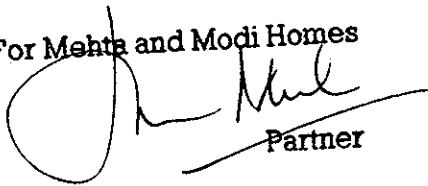
1. The Buyer has agreed to pay in advance a sum of Rs. 22,14,000/- (Rupees Twenty Two Lakhs Fourteen Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.

The Buyer shall pay to the Builder the above said amount for development charges of Rs. 22,14,000/- (Rupees Twenty Two Lakhs Fourteen Thousand Only) in the following manner:

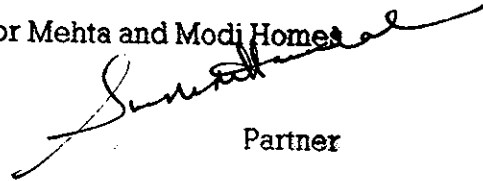
Installment	Amount (Rs.)	Due date of payment
I	2,42,000/-	15.05.2008
II	19,72,000/-	01.07.2008

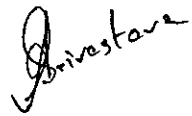
2. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
3. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



వ పుస్తకము 6/66..స/08
దస్తావేజులు మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1956
No. 6166 of 2008 Date 2/2/08

I hereby certify that the proper deficit
stamp duty of Rs. 22000/- Rupees Twenty two
thousand and forty only
has been levied in respect of this instrument
from Sri. R. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 221400/- being
higher than the consideration/agreed Market
Value.

S.R.O. Uppal

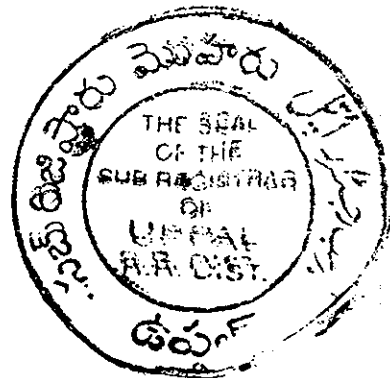
2/2/08

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

Registration Endorsement

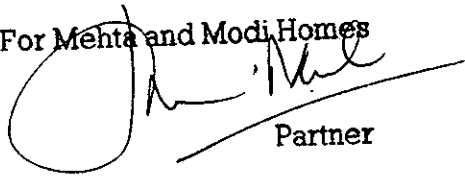
An amount of Rs. 22000/- towards Stamp Duty
Including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 295968
Dated 2/2/08 at SBH Habsiguda Branch. Sec'bad

S.B.H. Habsiguda
A/c No. 01000050789
of S.B.O. Uppal.

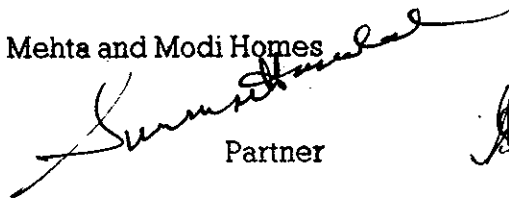


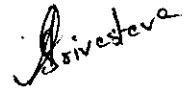
4. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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. 23,140/- is paid by way of challan, No. 79 5968, dated 04.07.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

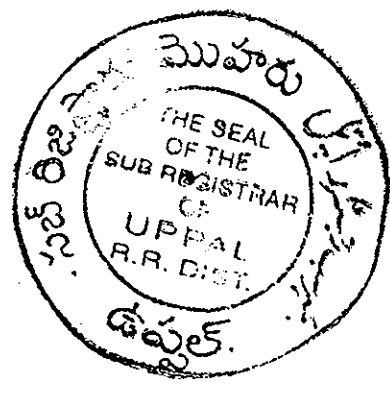

Partner


Investor

6166 108
8
3
V

2008 భూస్వామి సం॥ (శా.శ) పు... 6166/108
వెంబరుగా రిజిస్టరు చేయబడి స్వామిగు నిమిత్తం
గుర్తింపు సంఖ్య 6166.....1-2008 ఇవ్వడమైన
2008 సం॥ సె. 12 వల... 7... శిడి

రిజిస్ట్రార్ గారి అధికారము



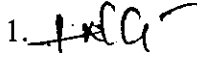

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 339 admeasuring about 256 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District hereto, bounded on:

North	Nala
South	Plot No. 338
East	Plot No. 340
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 and Modi Homes


(Soham Modi)
BUILDER

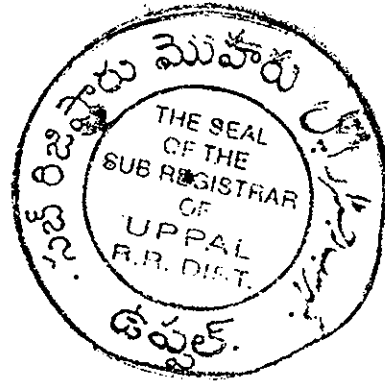
For Mehta and Modi Homes


(Suresh U. Mehta)
BUILDER


BUYER.

వ పుస్తకము 1/66...సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

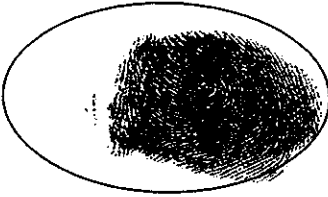
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



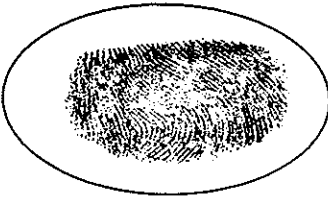
BUILDER:

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 MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS:

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.



PURCHASER:

MRS. ANUPAMA SRIVASTAVA
W/O. MR. SHRIJITH KRISHNAN
R/O. 202, ARPITHA ENCLAVE
STREET NO. 6, LANE NO. 2
WEST MARREDPALLY
SECUNDERABAD - 500 026.

SIGNATURE OF WITNESSES:

- 1.
- 2.

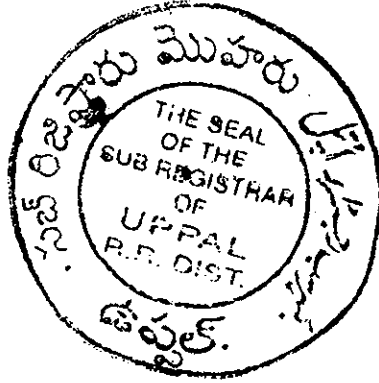
Homes
Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

వ పుస్తకము 61.64...సర్క
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...8...ఈ కాగితపు వరుస
సంఖ్య...5.....

సబ్-రిజిస్ట్రారు



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/53	35
3	Hari	Son	15/11/81	25

D.P.L. No. 114
 BHARAT SCOUTS & GUIDES
 BHARAT PAPER & SEC'AD
 16/02/2016
 16/02/2016

PERMANENT ACCOUNT NUMBER

ABMPN15725H

नाम NAME
SOHAM SATESH MODI

पिता का नाम FATHER'S NAME
SATESH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPG11193622082

PROBATIONER HARRY K
K PAPER HARRY
2-3-4-5-6-7-8-9
JRISSA HARRY
HYDERABAD

DUPLICATE

Licencing Authority
RTA-HYDERABAD-02

For Mehta and Modi Homes

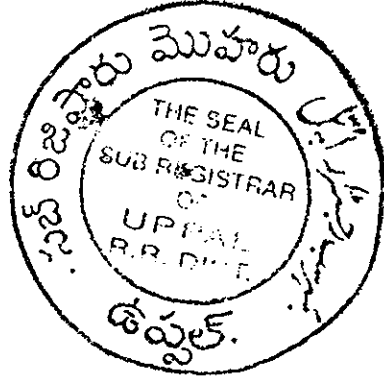
[Signature]
Partner

For Mehta and Modi Homes

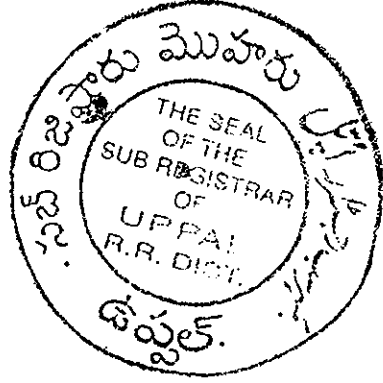
[Signature]
Partner

వ పుస్తకము. 6.66. స/లో
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. ౬..... ఈ కాగితపు వరుస
సంఖ్య..... ౬.....

సబ్-రిజిస్ట్రారు



666 108
8
7
[Signature]



देशीयता
 भारत में यह कि भारतीय नागरिकों को भारत की शक्ति के लिए अपने देश में प्रवेश करने के लिए आवश्यक है।

भारतीय
 यह प्रवेश करने वाले व्यक्ति को भारत में प्रवेश करने के लिए आवश्यक है।

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 AUTHORISED 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.

पिता का नाम/कानूनी अधिकारी / Name of Father/Legal Guardian
KAMAL KISHORE SRIVASTAVA

जन्म का नाम / Name of Mother
RENU SRIVASTAVA

पति का पत्नी का नाम / Name of Spouse

पता / Address
FLAT NO 202 ARPITHA ENCLAVE
ST NO 6 LANE NO 2 WEST MARRED
PALLY SECUNDERABAD 500026 AP

पुराने पासपोर्ट का नं. और क्रमांक / Old Passport No. and Serial No.
HYDA06269307

Srivastava

వ పుస్తకము 6.66...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

సబ్-రిజిస్ట్రారు

