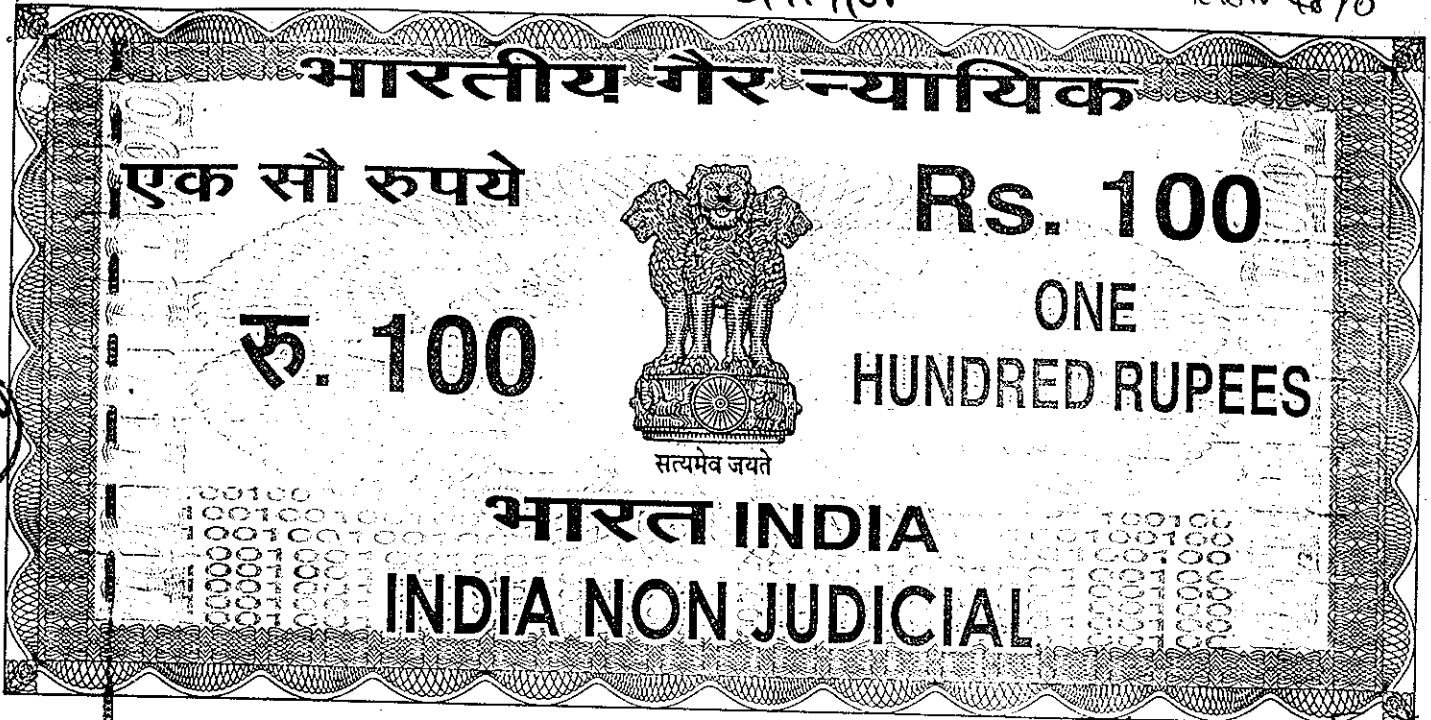


341

Ac No: 4741

4719/08

Ac No: 4896



ANNEX

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3898 21/5/08 100/-
 To: Venkatesh
 C.A. Rao
 Mehta & Modi Homes

See

LEELA G CHIMALGI
 P 532078
 STAMP VENDOR
 N 12/2007
 5-4-76/A, Uda: Ranigummi
 SECUNDERABAD-500 089

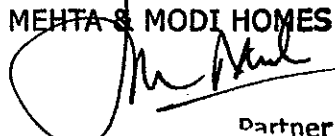
AGREEMENT FOR LAND DEVELOPMENT CHARGES

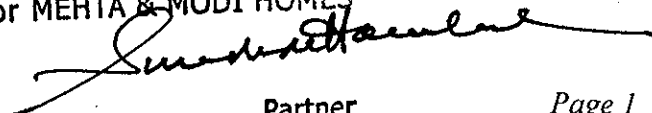
This Agreement is made and executed on this the 22nd day of May 2008 at Secunderabad by and between:

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, 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. B. MOHAN VAMSHI VENKAT RAMANA, SON OF MR. B. LAKSHMANA RAO aged about 30 years, residing at H. No. 11-13-52/2/B, Alkapuri, Hyderabad - 500 035, 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

 Partner

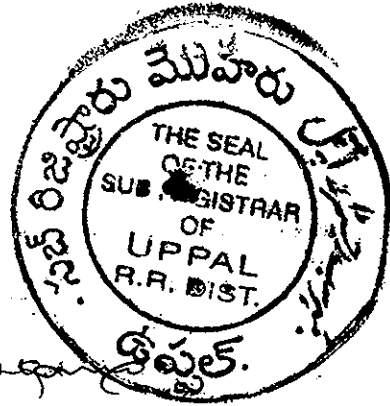
For MEHTA & MODI HOMES

 Partner

Certified 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 I.S.Act, 1899).....	Rs. 4840/-
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-Registrar	Total Rs. 16640/-

1 వ లక్షకుమించిన సొంత
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య. 8..... ఈ కాగితపు వరుస
సంఖ్య..... 1.....

సబ్-రిజిస్ట్రారు



అర్జీ వ సం|| డి.22.1920
1920 వ.శ.శా... మాసము... తేది
పగలు... మరయు... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakara Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఊటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
తునుము రూ|| 1,000/- చెల్లించినారు.

Receipt No. 82479A Dt. 22/10/20
SRH, Habsiguda Branch. Sec'bad

దాస యిచ్చినట్లు ఒప్పుకొన్నట్లు
ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



సమర్పించినది.

1

S/o. K. P. Reddy occ. Service
207 5-6-187/3 & 4, 2nd floor, Soham mansion, M. G.
Road, Sec'bad, through attested GPA by Presentative
at document, vide GPA NO. 69/12/08, dt. 19.10.08
at SRO, Uppal, R.R. Dist

K/ML

B. Mohan Varasi Venkat Ramana
S/o. B. Lakshmana Rao, occ. Service
R/o. 11-13-52/2/3 - Alkapuri, Hyderabad

Kiran S/o. Ramaiah, occ. Business
1-10-54, H2 Colony, Kusaleiguda, Hyderabad

శ్రీ M. Suresh Reddy occ. Business
U/M. H.A.

2008 వ. సం|| డి.22 వ తేది
1920 వ. శా.శా... మాసం... 1... వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 08th February 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 341) 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. 341 admeasuring 174 sq. yds. under a Sale Deed dated 22.05.08 registered as document no. 4718/08, 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.

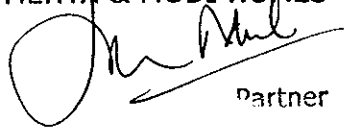
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,94,000/- (Rupees Fourteen Lakhs Ninety Four 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. 14,94,000/- (Rupees Fourteen Lakhs Ninety Four Thousand Only) in the following manner:

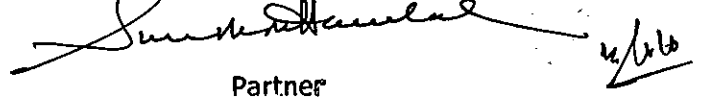
Installment	Amount (Rs.)	Due date of payment
I	2,10,000/-	18.01.2008
II	12,84,000/-	03.02.2008

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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

1 వ పుస్తకము 17.9.2008
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య 8 ఈ కాగితపు వరుషా
 సంఖ్య 2

సబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 19 of 1908
 No. 4922 of 2008 Date 22/5/08

I hereby certify that the proper deficit
 stamp duty of Rs. 14800/- Rupees Fourteen thousand
Eight hundred and forty 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. 14,00,000/- being
 higher than the consideration agreed Market
 Value.

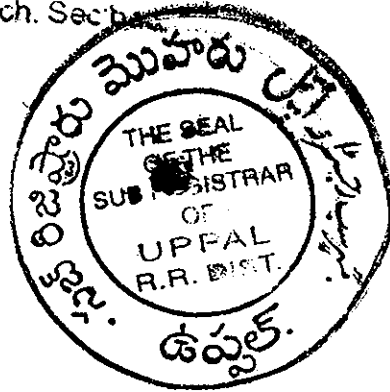
S. R.O. Uppal

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

Registration Endorsement

An amount of Rs. 14800/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 824797
 Dated 22/5/08 at SBH Habsiguda Branch. Sec

S.B.H. Habsiguda
 A/c No. 01000050788
 S.R.O. Uppal

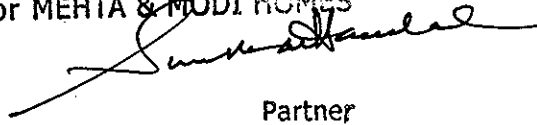


5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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. 15,940 /- is paid by way of challan No. 824797, dated 22-05-08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

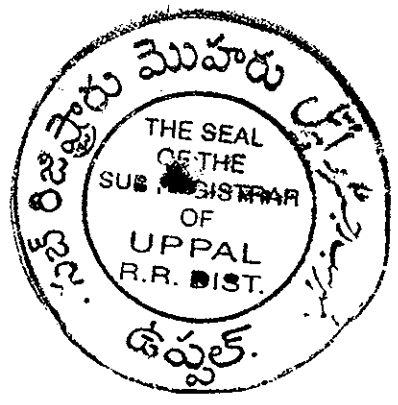


1 వ పుస్తకము (కా.డి) పుస్తకము
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య... 3.....

పబ్-రిజిస్ట్రార్

1 వ పుస్తకము పుస్తకము (కా.డి) పు... 421968
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నమిత్తం
గుర్తింపు నెంబరు... 1-200 గ్రావ్యుమ్మెన
200 సం... నెల... 22... తేది

రిజిస్ట్రార్



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 341 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:
BLOCK NO. 2, Old Village:

North Plot No. 340
South Plot No. 342
East 30' wide road
West Flat No. 338

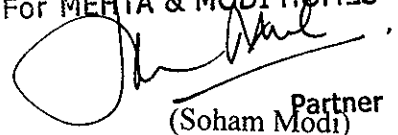
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

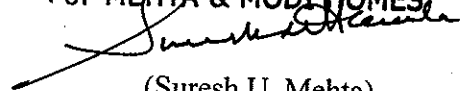
2.

For MEHTA & MODI HOMES



Partner
(Soham Modi)
BUILDER

For MEHTA & MODI HOMES



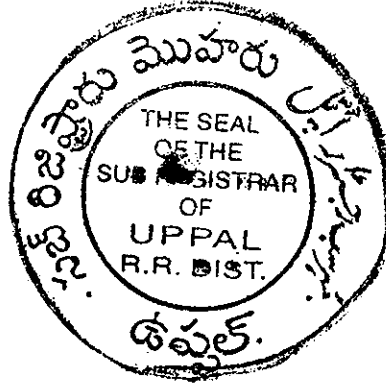
(Suresh U. Mehta)
Partner
BUILDER





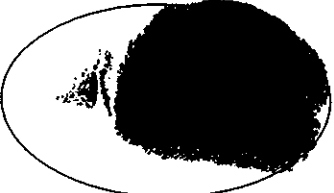

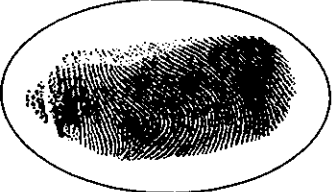



BUYER.

1 వ పుస్తకము 47.19.01
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 47...

సబ్-రిజిస్ట్రారు



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

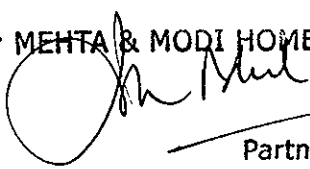
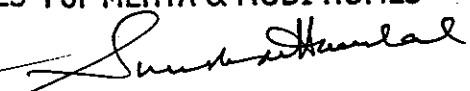
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <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>PURCHASER:</p> <p>MR. B. MOHAN VAMSHI VENKAT RAMANA S/O. MR. B. LAKSHMANA RAO R/O. H. NO. 11-13-52/2/B ALKAPURI HYDERABAD - 500 035.</p>

SIGNATURE OF WITNESSES:

1. 

2. 

For MEHTA & MODI HOMES For MEHTA & MODI HOMES

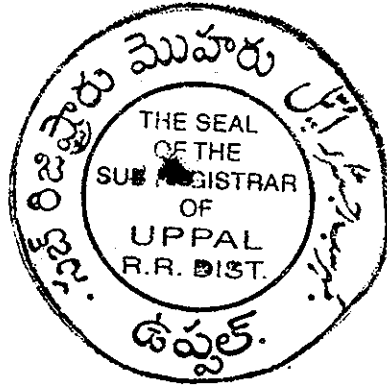
 Partner  Partner

SIGNATURE OF EXECUTANTS



1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...
సంఖ్య...
సంఖ్య...

సబ్-రిజిస్ట్రారు

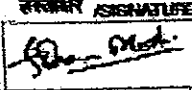


PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLBAP011193022002

प्रमाणिक श्रेणी / CLASSIFICATION
K
2-3-4
जॉइन्ट लाइसेंस / JOINT LICENCE
HYDERABAD

30-07-2002

DUPLICATE

Licensing Authority
 RTA-HYDERABAD-EE

FOR MEHTA & MODI HOMES

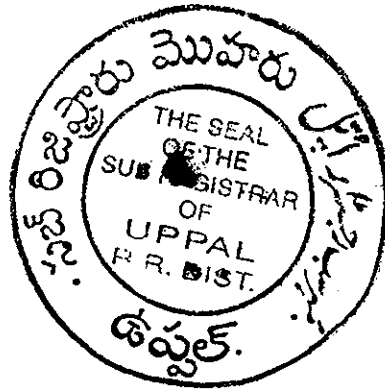
FOR MEHTA & MODI HOMES
Partner

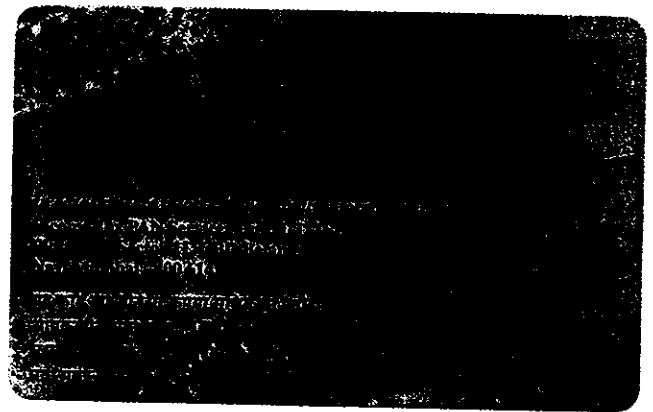
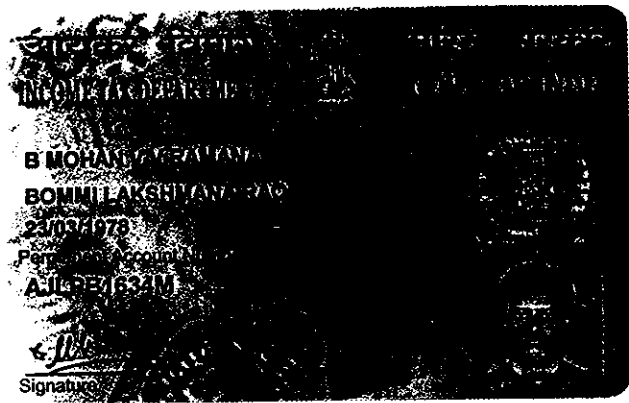
FOR MEHTA & MODI HOMES

Partner

1 వ సుస్తము (శి. 1. 1) సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

పబ్లి-రిజిస్ట్రారు

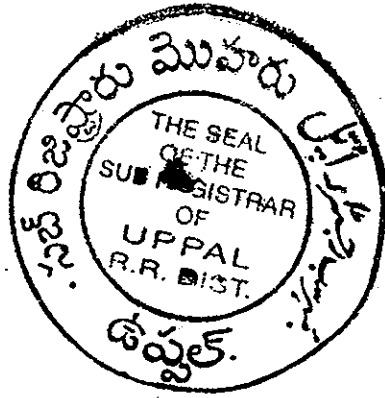




K/110

1వ పుస్తకము 4719/1901
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు





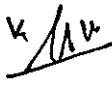
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004741/2008 of SRO: 1507(UPPAL)

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

Report Date: 22/05/2008 13:18:09

This report prints the Photos and FPs taken on 22/05/2008 13:16:22

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) MOHAN VAMSHI VENKAT RAMANA B. H.NO.11-3-52/2/B, ALKAPURIHYDERABAD	

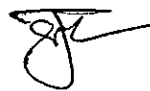
Identified by

Witness 1

Witness 2




Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

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

సబ్-రిజిస్ట్రారు

