



CANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

LEELA G. CHIMALGI  
F 195359  
STAMP VENDOR  
5-4-75/A, Gollar, Ramigunji  
SECUNDERABAD-500 003

3579 Date 29-3-07  
S/o G. Venkateshwar RAO  
S/o G. APPA RAO  
Whom M/s. Mehta & Modi Homes

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 9<sup>th</sup> day of April 2007 at Secunderabad by and between:

M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. Mr. Kantamneni Venkat Rao, son of Mr. Kantamneni Gopal Rao, aged about 50 years,
2. Mrs. Jyothirmayi, wife of Mr. Kantamneni Venkat Rao, aged about 39 years, Both are residing 105, Shivakailash Apartments, Yellareddyguda, Ameerpet, Hyderabad, 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  
*[Signature]*  
Partner

For Mehta and Modi Homes  
*[Signature]*  
Partner

*[Signature]*  
Page 11

13 MAR 2008

వస్తువు కమిషన్ నంబర్  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య...

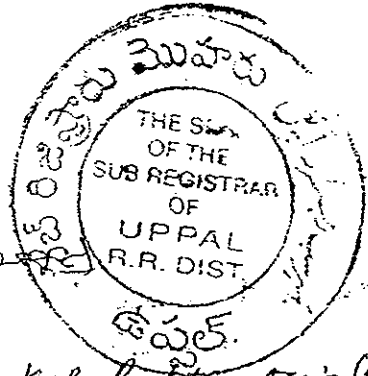
సబ్-రిజిస్ట్రారు

1924- వ.శ.శా... డి.కె. మాసము... తేది  
 పగలు... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Venkatesh Rao...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32(a)-ను  
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
 మరియు పేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ... చెల్లించారు.

Receipt No. 192539... D.No. 3...  
 BH, Habisguda Branch, Sec'bad

దానిని యిచ్చినట్లు ఒప్పుకొన్నట్లు  
 ఎడమ బ్రాటనప్రేలు



శ్రీ. K. Venkatesh Rao...  
 A/c. 5-4-18/34, 5th floor, bottom mention  
 M.L.Road Sec'bad attached through APP for  
 presentation of Documents vide APP D.No.  
 201/BRW/06 of 20, Uppal, R.R. Dist

శ్రీ. K. Venkatesh Rao...  
 A/c. 105, Shiva Kailash Apts, Yellareddyguda  
 Hyd.

శ్రీ. K. Venkatesh Rao...  
 A/c. 105, Shiva Kailash Apts, Yellareddyguda, Hyd.



ఎడమ బ్రాటనప్రేలు



ఎడమ బ్రాటనప్రేలు



వయస్వింపించి

1) [Signature]

2) [Signature]

క్రమ సంఖ్య...  
 2-3-6/1024...  
 శ్రీ. Pradeep K. S. D. Rao... A/c. 170-203, near Bonnyguda Sec'bad.  
 200... వ.శ.శా... డి.కె. మాసము... తేది  
 192... వ.శ.శా... డి.కె. మాసము... తేది.

[Signature]

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 9.04.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 231) 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. 231 admeasuring 272 sq. yds. under a Sale Deed dated 9.4.07 registered as document no. 4521/07 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:

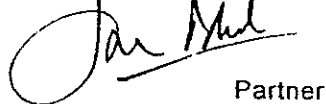
1. The Buyer has agreed to pay in advance a sum of Rs. 14,37,000/- (Rupees Fourteen Lakhs Thirty Seven Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount
22.11.2006	Cheque No. 161929	25,000/-
02.01.2007	Cheque No. 552787	2,50,000/-
24.02.2007	Cheque No. 924231	2,50,000/-
	Total Amount Received	5,25,000/-
	Less: Amount appropriated towards Sale Deed	3,27,000/-
	Balance appropriate towards Development Charges	1,98,000/-

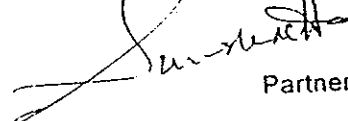
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 12,39,000/- (Rupees Twelve Lakhs Thirty Nine Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	1,17,000/-	28 <sup>th</sup> December 2006
II	11,22,000/-	13 <sup>th</sup> January 2007

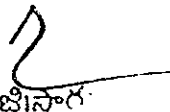
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము. 6522/07  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.. 6... ఈ కాగితపు వరుస  
 సంఖ్య..... L

  
 సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 19 of 1897  
 No. 6522 of 2007 Date 9/6/07

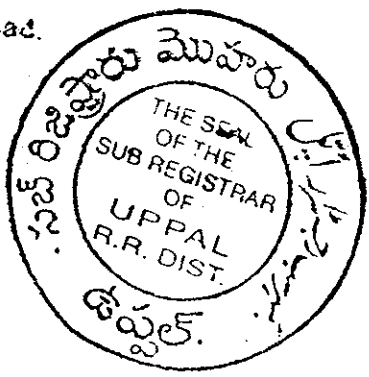
I hereby certify that the proper deficit  
 stamp duty of Rs. 14,270/- Rupees. *Fourteen thousand  
 two hundred and Seventy only*  
 has been levied in respect of this instrument  
 from Sri. *K. Probhakar Reddy*  
 on the basis of the agreed Market Value  
 consideration of Rs. 14,37,000/- being  
 higher than the consideration agreed Market  
 Value.

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

Registration Endorsement

An amount of Rs. 14,270/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 192337  
 Dated 30/3/07 at SBI Habsiguda Branch Sec bad.

G.B.H. Habsiguda  
 A/c No. 01000050760  
 of S.R.O. Uppal.

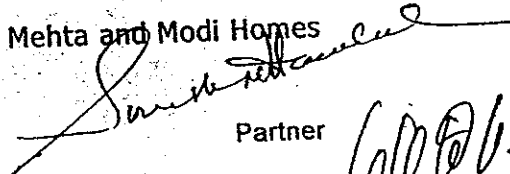


4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months 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.

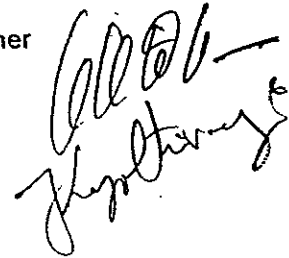
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

Partner



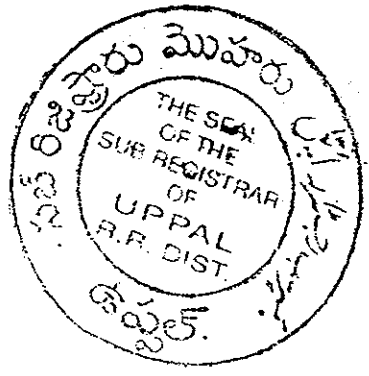
1 వ పుస్తకము (522/1) నియమ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 1... ఈ కాగితపు వరుస  
సంఖ్య... 1...



పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు... 522/1  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 1-200... ఇవ్వడమైన  
200 సం॥ ఏప్రిల్... నెల... తేది

  
రిజిస్ట్రార్





SCHEDULED PLOT

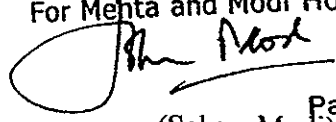
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 231. admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

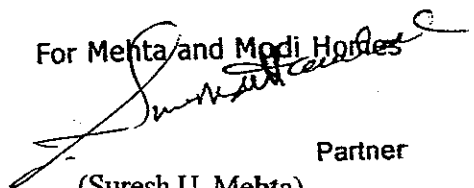
North	Plot No. 232
South	Plot No. 230
East	Plot No. 224
West	40' wide road


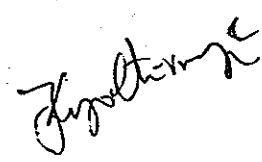
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:


1. 
2. 

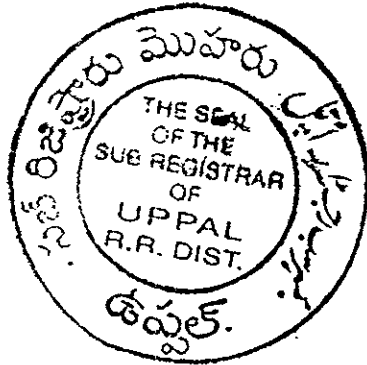
For Mehta and Modi Homes  
  
Partner  
(Soham Modi)  
BUILDER

For Mehta and Modi Homes  
  
Partner  
(Suresh U. Mehta)  
BUILDER

  
BUYER.  




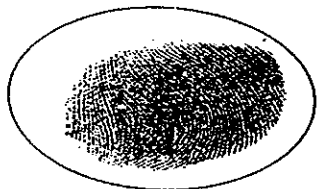

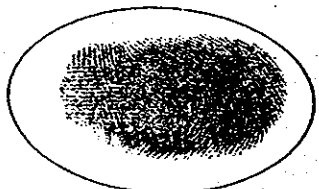

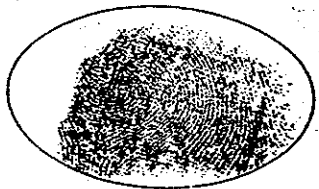
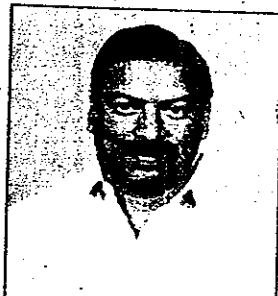
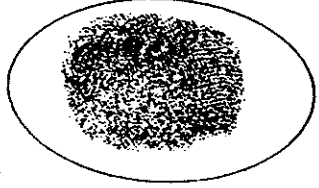

1 వ పుస్తకము 22/10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... 4

  
పబ్-రిజిస్ట్రారు




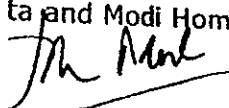
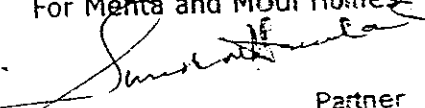



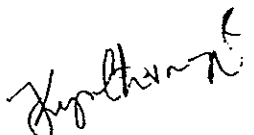
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b> 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
			<b>GPA FOR PRESENTING DOCUMENTS:</b> 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.
			<b>BUYER:</b> 1. MR. KHANTAMANENI VENKAT RAO S/O. MR. KHANTAMANENI GOPAL RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.
			2. MRS. JYOTHIRMAYI W/O. MR. KHANTAMANENI VENKAT RAO R/O. 105, SHIVAKAILASH APARTMENTS YELLAREDDYGUDA, AMEERPET HYDERABAD.

SIGNATURE OF WITNESSES:

- 
- 

ta and Modi Homes For Mehta and Modi Homes  
 Partner  
 Partner  
 SIGNATURE OF THE EXECUTANTS

 Partner  
 Partner

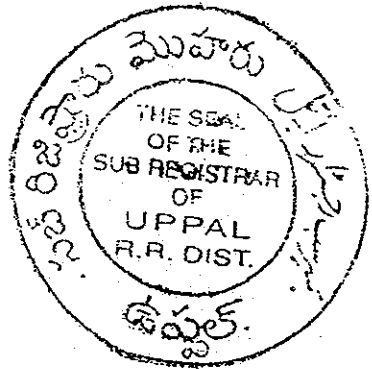
పాపపుస్తకము

కస్తావేజాల మొత్తం కాగితములు

సంఖ్య... ౬... ఈ కాగితపు నెరవే

సంఖ్య... ౬

  
పేర్ తిచ్చా



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
 OLDAP011193822002  
**PRABHAKAR REDDY K**  
**K PRABHAKAR REDDY**  
 2-3-64/11724  
**JALSHAM SADEEN**  
**AMBERPET**  
**HYDERABAD**

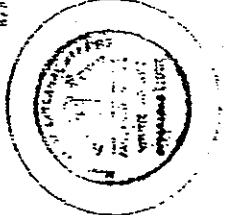
2002 D UPLICATE *[Signature]*  
 Hyderabad

*[Faint header text]*

THE LICENCE IS VALID FOR THE PERIOD OF THREE YEARS FROM THE DATE OF ISSUANCE. IT IS VALID FOR ALL VEHICLES REGISTERED IN THE STATE OF ANDHRA PRADESH. THE LICENCE HOLDER IS RESPONSIBLE FOR THE PROPER USE OF THE VEHICLE AND FOR THE SAFETY OF HIMSELF AND OTHERS. THE LICENCE IS VALID FOR THE PERIOD OF THREE YEARS FROM THE DATE OF ISSUANCE. IT IS VALID FOR ALL VEHICLES REGISTERED IN THE STATE OF ANDHRA PRADESH. THE LICENCE HOLDER IS RESPONSIBLE FOR THE PROPER USE OF THE VEHICLE AND FOR THE SAFETY OF HIMSELF AND OTHERS.



THE LICENCE IS VALID FOR THE PERIOD OF THREE YEARS FROM THE DATE OF ISSUANCE. IT IS VALID FOR ALL VEHICLES REGISTERED IN THE STATE OF ANDHRA PRADESH. THE LICENCE HOLDER IS RESPONSIBLE FOR THE PROPER USE OF THE VEHICLE AND FOR THE SAFETY OF HIMSELF AND OTHERS.



*[Signature]*  
 Hyderabad

**PERMANENT ACCOUNT NUMBER**  
 ABMPM6725H  
**SOHAM SATISH MODI**  
 (NAME IN THE FINANCIAL NAME)  
**SATISH MANILAL MODI**  
 (NAME IN THE NAME OF THE ACCOUNT)  
 18-10-1969

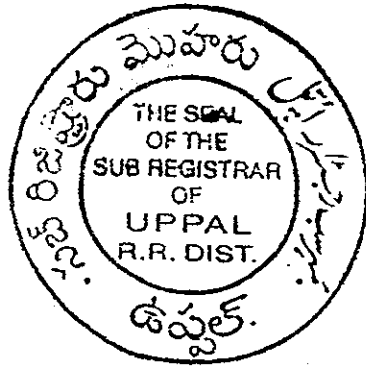
**भारत गणराज्य REPUBLIC OF INDIA**  
 B2791005  
**MODI**  
**SATISH MANILAL MODI**  
**INDIAN** **MALE** 18-10-1969  
**HYDERABAD**  
 9-10-2000 8-10-20

*[Signature]*

*[Signature]*

1. ప్ర. పుస్తకము. 10/10/10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 6. ఈ కాగితపు వరుస  
సంఖ్య. 6

సబ్-రిజిస్ట్రార్



GOVERNMENT OF ANDHRA PRADESH  
 A.C.H. 100/100  
 VENKAT RAO KANTAMENI  
 NEW NAME (FATHER'S NAME)  
 GOPALA RAO KANTAMENI  
 DATE OF ISSUE  
 09-08-1958  
 Chief Commissioner of Income-Tax, Andhra Pradesh

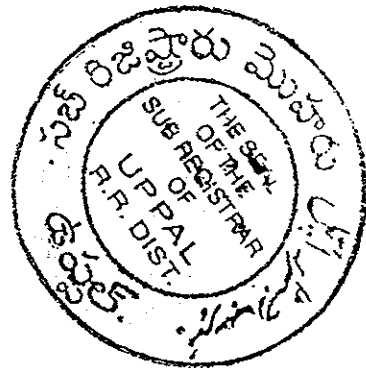
इस कार्ड के लो / मिल जाने पर कृपया जारी करने  
 वाले अधिकारी को सूचित / यास कर दें  
 मुख्यालय आयकर, आंध्र प्रदेश,  
 बरतार बाग,  
 हैदराबाद - 500 004.  
 In case this card is lost/found, kindly inform to  
 the issuing authority :  
 Chief Commissioner of Income-tax,  
 Asyakar Bhavan,  
 Barchortogh,  
 Hyderabad - 500 004.

*Handwritten signature*

BHARA  
HYDE

1 వ పుస్తకము (452/10) నంబర్  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రార్



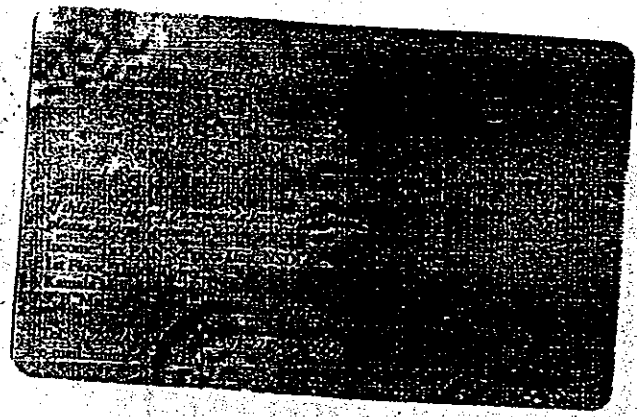
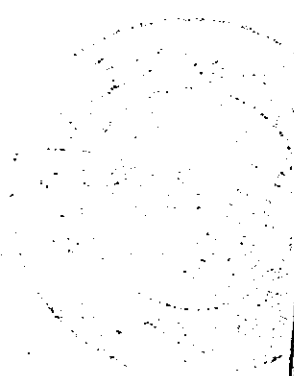

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

JYOTIRMAYI KARUMANCHI  
SRIHARI KARUMANCHI

07/06/1988

AKS



*Jyotirmayi*

1 వ పుస్తకము. (6522/1)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రార్

