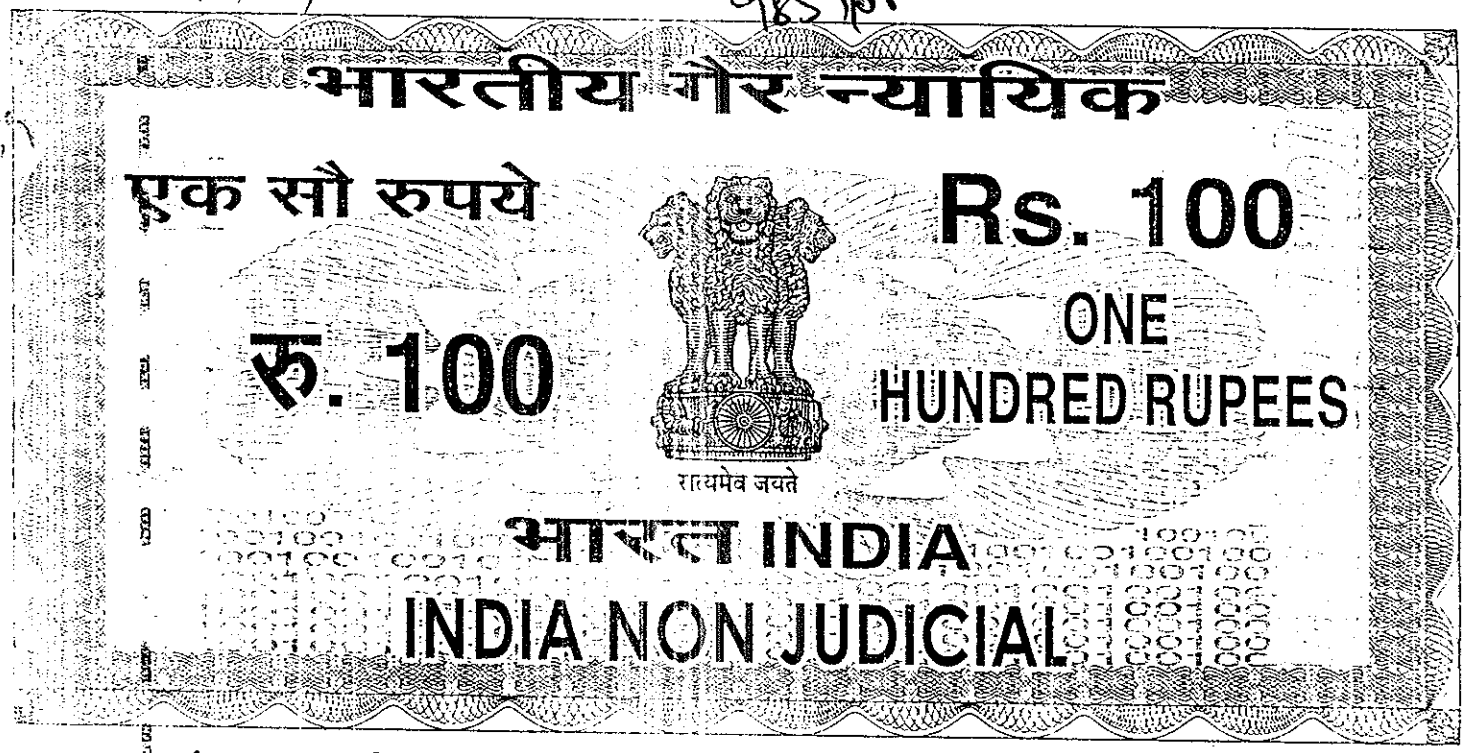


99107

9859/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 366243

Date : 03-10-2008 Serial No : 100 Denomination : 100

Purchased By :
 Name: Ashish
 Address:
 City: Secunderabad
 State: ANDHRA PRADESH

[Signature]
 Sub Registrar
 Ex.Officio Stamp Vender
 G.S.O., C&IG Office, Hyd

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 3rd day of November 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, 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 38 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MRS. A. SUSEELA, WIFE OF MR. A. SUDHAKAR, aged about 49 years, residing at 304, Mahalaxmi Towers, Shiv Bagh, Ameerpet, 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 & MODI HOMES

For MEHTA & MODI HOMES

[Signature]
 Partner

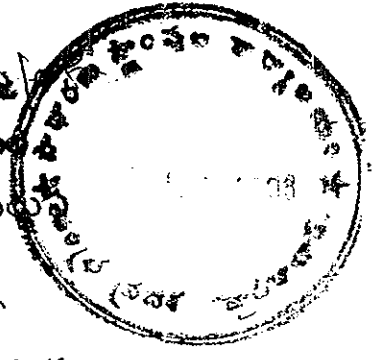
[Signature]
 Partner

A-Section

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. 602/-
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. 1582/-

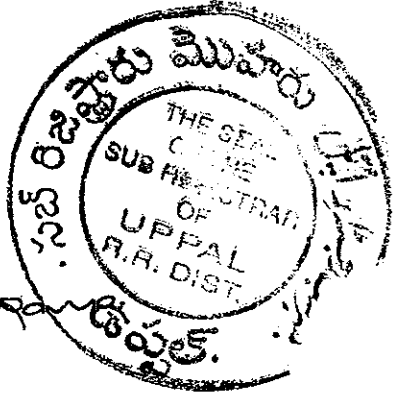
1 వ పుస్తకము 1859... సంఖ్య 6... ఈ కాగితపు వల్లు...
 దస్తావేజుల మొత్తం కాగితము...
 సంఖ్య...
 సంఖ్య...



1920 వ.శ.సా...మాసము...వేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... K. Prabhakar Reddy...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥... చెల్లించినారు.

Receipt Nos. 22000... D.I.M. No. 101... Vid
 24 Mahsouda Branch, Sec'bad.



ప్రాస ముద్రినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రోటనవేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 201/1859/26
 dated 26.8.06 registerer at SRO, Uppal
 Ranga Reddy District.

మమ బ్రోటనవేలు

A. Sushela
 A. Sushela W/o. A. Sudhakar Dec: Flowerbed
 No. 304, Mahalaxmi Towers, Shiv Doshi,
 Ameerpet, Hyderabad.

హాసించినది

Verulamma Reddy S/o. Anjan Reddy Dec: Secunderabad
 No. 11-181/2, Green Hills Colony, Hyderabad
 G. Pradeep Kumar S/o. G. Shanaray Dec: Secunderabad
 Dec: Business S/o. Bowampally, Sec'bad

2008... నవంబర్...
 1920 వ.శ.సా...మాసము...వేది

సబ్-రిజిస్ట్రారు

WHEREAS:

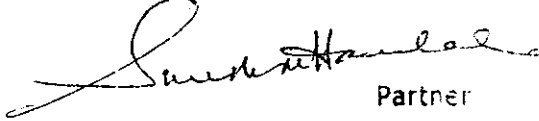
- A) The Buyer has entered into an Agreement of Sale dated 3rd day of January 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 228) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions 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. 228, admeasuring 318 sq. yds. under a Sale Deed dated 03.11.2008 registered as document no. 7833/EG 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 a sum of Rs. 14,72,000/- (Rupees Fourteen Lakhs Seventy 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 the above said an amount of Rs. 14,72,000/- (Rupees Fourteen Lakhs Seventy Two Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
3. The Buyer shall liable to pay the development charges on land 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. 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

For MEHTA & MODI HOMES


Partner


Partner

1వ పుస్తకం 9859 నంబర్/08
 దస్తావేజు 7...
 పొద్దు 6...
 పంబు...2...

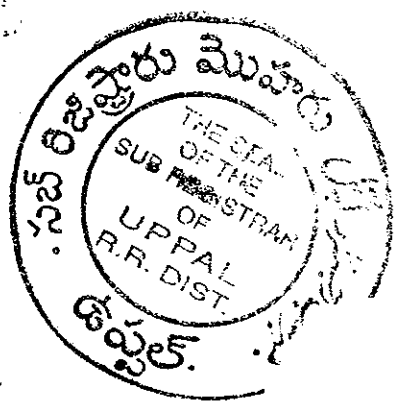
35-86...

Assignment Under Section 42 of Act II of 1908
 No. 9859 of 2008 Date 3/1/08

I hereby certify that the proper official stamp duty of Rs. 14620/- Revenue Forteen thousand Six hundred and twenty only has been paid in respect of this instrument by Shri K. Prabhakar Reddy on the date of the above Market Value consideration of Rs. 1472000/- being higher than the consideration agreed Market Value.

R.O. Uppal
 dated 3/1/08

S. B. Hazare
 and Collector U/S. 41A
 INDIA STAMP



Amount for endorsement

An amount of 14620/- Stamp Duty
 including 1000/-
 towards 1000/-
 through 852000
 dated 1/1/08

S. B. Hazare
 A/c No. 0100005076
 R.O. Uppal

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.

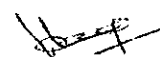

SCHEMULU PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 228, admeasuring about 318 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

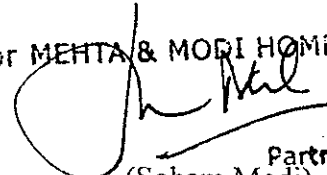
North	Plot No. 229
South	40' wide road
East	Plot No. 227
West	40' wide road

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:

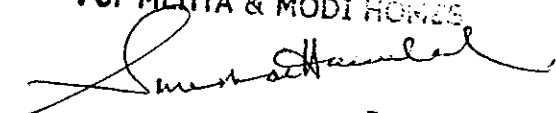
WITNESSES:

1. 
(Newly formed Reddy)
2. 

For MEHTA & MODI HOMES


Partner
(Soham Modi)
BUILDER

For MEHTA & MODI HOMES


Partner
(Suresh U. Mehta)
BUILDER

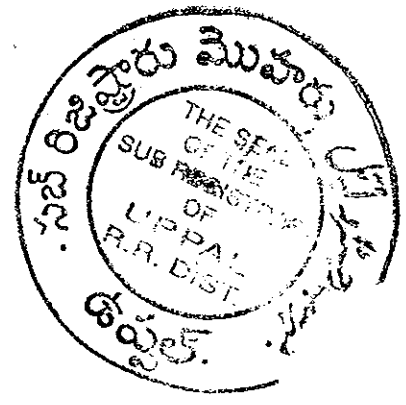
A. Suresh
BUYER.

1 వ పుస్తకము గి.డి.వి.నంగావుల
 దస్తావేజుల వెబ్సైటు కాగితముల
 సంఖ్య.....6..... ఈ కాగితపు వరుస
 పంఖ్య.....3.....

పబ్-రిజిస్ట్రార్.

1 వ పుస్తకము గుం (శా.కా) పు. 9859 లో
 వెంబరుగా రిజిస్ట్రారు తయారు చేసిన సాక్షిలకు వినియోగ
 గుర్తింపు నెంబరు 9859-1-2008 కి పుస్తకము
 200 ప్రకారం కనీసం 3 పేజీ

రిజిస్ట్రారు తయారు



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

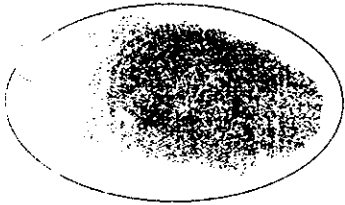
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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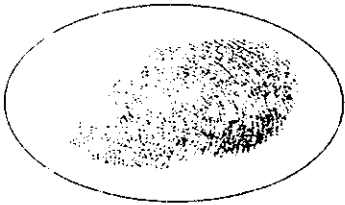
BUILDER:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

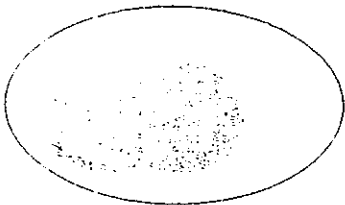


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O), 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 201/BK/IV/2006/DL 26.08.2006:

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.



BUYER:

MRS. A. SUSEELA
W/O. MR. A. SUDHAKAR
R/O. 304, MAHALAXMI TOWERS
SHIV BAGH
AMEERPET
HYDERABAD - 500 016

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

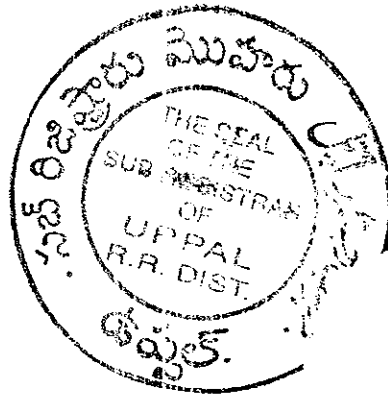
SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

126
100
1000 6
1000 4

శ్రీకృష్ణారావు

h
శ్రీకృష్ణారావు



Family Members Details

S.No	Name	Relation	Age	Sex
2	Kusum	Wife	36/05/53	F
3	Hari	Son	12/01/75	M

D.P.L. No. 114
BHARAT SCOUTS & GUIDES
PRADESHI DEPARTMENT
Pradesh
Signature of Member
10/06/2008

धर्म लेख संख्या PERMANENT ACCOUNT NUMBER

AWSP 186725H

नाम NAME
SHRI SATESH MODI

पिता का नाम FATHER'S NAME
SATESH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर SIGNATURE
Satesh Modi

श्री प्रमुख मन्त्री, वित्त विभाग
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANER

15/01/1974

Permanent Account Number
AWSP8104E

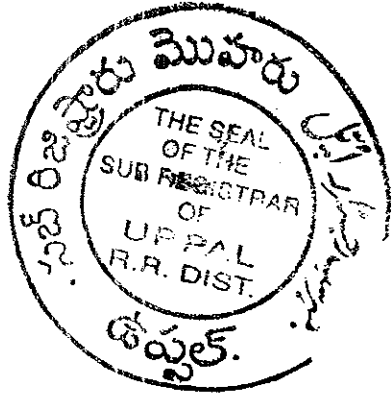
Prabhakar Reddy
Signature



10/06/2008

1 వ పుస్తకము 9859 సంఖ్య/08
దస్త్రీయ. నిబంధన గానికము
సంఖ్య 6 గానికపు వరక
పంఖ్య 5

జన్-8



1వ పుస్తకము. డి.వై. సంగంపల్లి
దస్తావేజాల షెక్రుం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్

