

1966/10

1962/10

2037



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713100

*[Signature]*

S.No. 4488 Date 09/02/2010 Rs. 100

Sold to Venkatesh

Sta. D/o. W/o. G. A. Rao

For Whom Mehta & Modi Homes

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the 20<sup>th</sup> day of March 2010 at SRO, Uppal, Ranga Reddy District 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 39 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 60 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

MS. MAYURI V. AMARNATH, DAUGHTER OF MR. V. AMARNATH aged about 27 years, Occupation: Service, residing at, Flat no. 15, Shanti Apartments, Opp. Narayana Junior College, Tarnaka, Secunderabad – 500 017, 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

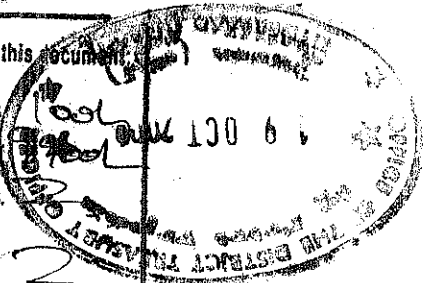
*[Signature]*  
Partner

*[Signature]*

**STATEMENT**  
 that the following amounts have been paid in respect of this document:

1. In the shape of stamp duty	Rs. 1000
2. In the shape of charges	Rs. 200
3. In the shape of cost of I.S. Act, 1950	Rs. 100
4. In the shape of cost of I.S. Act, 1950	Rs. 100
5. In the shape of cost of I.S. Act, 1950	Rs. 100
6. In the shape of cost of I.S. Act, 1950	Rs. 100
7. In the shape of cost of I.S. Act, 1950	Rs. 100
8. In the shape of cost of I.S. Act, 1950	Rs. 100
9. In the shape of cost of I.S. Act, 1950	Rs. 100
10. In the shape of cost of I.S. Act, 1950	Rs. 100
<b>Total:</b>	<b>Rs. 1100</b>

Sub-Registrar: *[Signature]*

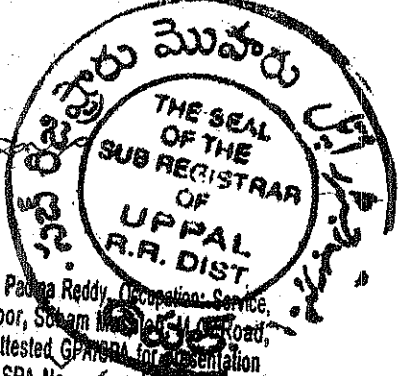


పాపుస్తకము. 19.6.21 వందల  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య!.....  
 సబ్-రిజిస్ట్రార్

2010 - వ. సం. 11-187/21 నెల 25  
 1921 - వ. శ. శా. కై. లెక్క మా సం. 4 వ తేది  
 పగలు 3 మరయు 4 గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

*Soham Mooli*  
 పాపుస్తకము వలన లాభ సంఖ్య 32 వ-ను  
 అనుసరించి సమాధానపత్రం పేసిన తొట్టోగ్రాఫులు  
 మరయు వేతములతో సహా దాఖలు చేసిన  
 చుసుము రూ. 1000 వల్లించినారు.

Receipt No. 640/21 Dt. 25/2/21  
 U.P.H. Habisnuda Branch, Sec'bad



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mooli, 1st Cross Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA/SPA No. 19/21/21 dated  
 19.4.21 registerer at SRO, Uppal  
 Ranga Reddy District.



*[Signature]*  
 Mayuri V. Anarnath  
 D/o. V. Anarnath, Occ: Service  
 R/o. 15, Shanti Apts, Opp: Narayana Jr. College  
 Gannara, Sec Bad  
 Rekha d/o Maganlal B. Popat  
 Occ: Business, R/o. 15 Shanti Apt  
 Opp: Narayana Jr. College, Gannara, Sec Bad

*[Signature]*  
 Venkataranga Reddy S/o. Anji Reddy Occ: Service  
 R/o. 11-187/2, Rd no. 2, Green Hills College Hyderabad

2010..వ. సం. 11-187/21 నెల 25 వ తేది  
 1921 వ. శ. శా. కై. లెక్క మా సం. 4 వ తేది.

సబ్-రిజిస్ట్రార్ *[Signature]*

**WHEREAS:**

- A) The Buyer has entered into an Agreement of Sale dated 10<sup>th</sup> February 2010 for purchase of a bungalow along with an identifiable plot of land (plot no. 324) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40(P), 41(P), 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. 324 admeasuring 446 sq. yds. under a Sale Deed dated 20.03.2010 registered as document no. 1961/10, 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:**

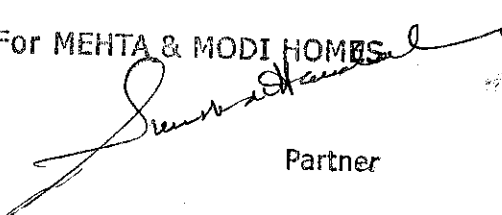
1. The Buyer has agreed to pay a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer already paid the above said amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) before entering 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.

FOR MEHTA & MODI HOMES

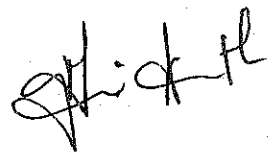


Partner

FOR MEHTA & MODI HOMES



Partner



చిట్టెకుం. 162/10 సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 7... ఈ కాగితపు వరుస  
 సంఖ్య..... 2

*[Signature]*  
 పబ్లిక్ రికార్డుస్

Under Section 43 of Act 11 of 187  
 No. 1962 of 2010. Date 25/3/10  
 I hereby certify that the proper deficit  
 stamp duty of Rs. 9900/- Rupees Nine thousand -  
and nine hundred only.  
 has been levied in respect of this instrument  
 from Sri. Sohan Modi  
 on the basis of the agreed Market Value  
 consideration of Rs. 10,00,000/- being  
 higher than the consideration agreed Market  
 Value.

R.O. Uppal

25/3/10

*[Signature]*  
 Sub Registrar  
 and Collector U/S. 41 of  
 INDIAN STAMP ACT

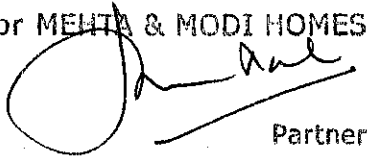
Registration Endorsement

An amount of Rs. 9900/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee. was paid by the party  
 through Chalan Receipt Number 640130  
 Dated 25/3/10 at SBI Habisguda Branch Sac bad

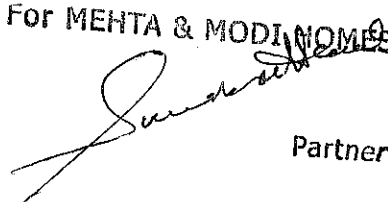
S. S. M. Habisguda  
 A/c No. 01000058700  
 S.B.O. Branch

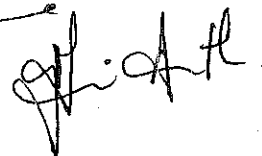
4. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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. 11,000/- is paid by way of challan No. 640130, dated 25.03.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

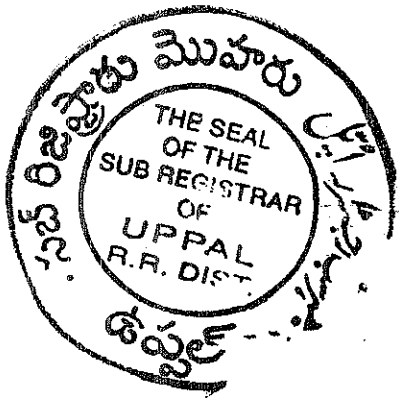


కవి ప్రొస్తాకము. 19/6/66  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... గా... ఈ కాగితపు వరుస  
సంఖ్య... 3

పర్-రిజిస్ట్రార్

కవి ప్రొస్తాకము సెల (కా.స) పు... 19/6/66  
సెంటరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 19/66.....1 2010 ఇవ్వడమైన  
2010/1 సెల... నెం... 25... తది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 324 admeasuring about 446 sq. yds. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District hereto, bounded on:

North	Plot No. 323
South	Open Land in Sy. No. 32
East	30' wide road
West	Open Land in Sy. No. 34

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. *Reelha V Anurath*

2. *[Signature]*

For MEHTA & MODI HOMES

*[Signature]*  
Partner

(Soham Modi)

BUILDER  
For MEHTA & MODI HOMES

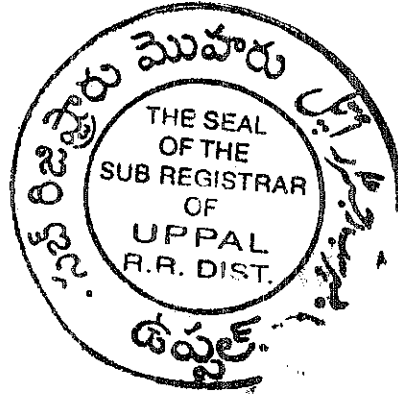
*[Signature]*  
Partner

(Suresh U. Mehta)  
BUILDER

*[Signature]*  
BUYER



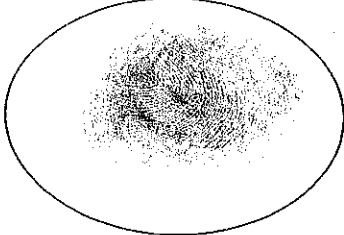

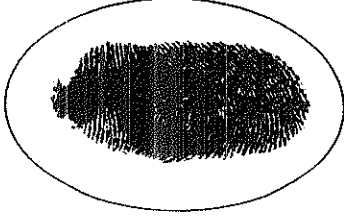

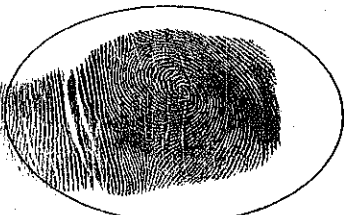

వ ప్రస్తుతము. (గి.డి.స్టాంపు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుణ  
సంఖ్య... 4.....

వక్-రిజిస్ట్రార్





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>BUILDER:</b></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 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 &amp; 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p> <p><b>BUYER:</b></p> <p>MS. MAYURI V. AMARNATH D/O. MR. V. AMARNATH R/O. FLAT NO. 15, SHANTI APARTMENTS OPP. NARAYANA JUNIOR COLLEGE TARNAKA SECUNDERABAD - 500 017</p>
			
			
			

SIGNATURE OF WITNESSES:

1. *Relcha V Amarnath*
2. *[Signature]*

For MEHTA & MODI HOMES

*[Signature]*

Partner

For MEHTA & MODI HOMES

*[Signature]*

Partner

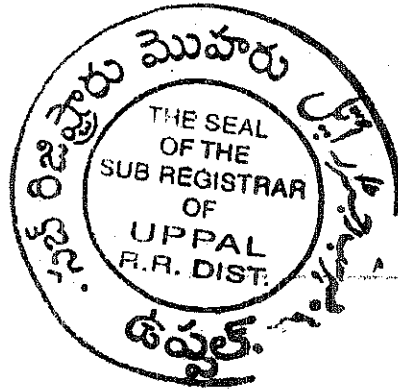
SIGNATURE OF EXECUTANTS

*[Signature]*

SIGNATURE OF THE BUYER


వ పుస్తకము 1762 స్టాంపు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...రె...ఈ కాగితపు వరుస  
సంఖ్య...క.....

పద్ రిజిస్ట్రార్




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AWSPF3104E**  
 Signature

**भारत सरकार**  
**GOVT OF INDIA**



**HOUSEHOLD CARD**  
 Card No : PAP16381500816  
 P. No : 815  
 Name of Head of Household : Madu Suresh  
 Father / Husband name : Utham  
 Date of Birth : 15/12/1948  
 Age : 58  
 Occupation : Own Business  
 House No. : 2-3-577  
 Street : MIDNIGHT ROAD  
 Colony : D.V. COLONY  
 Ward : 2  
 Circle : 5  
 District : Hyderabad / Hyderabad  
 Annual Income (Rs.) : 190,000  
 LPG Consumer No. (1) : NE46359 (Single)  
 LPG Dealer Name (1) : Narayana Enterprises, DC  
 LPG Consumer No. (2) :  
 LPG Dealer Name (2) :



**PERMANENT ACCOUNT NUMBER**  
**AWSPF6725H**  
**NAME**  
**SOHAN SATISH MODI**  
**FATHER'S NAME**  
**SATISH MAHLAL MODI**  
**DATE OF BIRTH**  
**18-10-1989**  
**SIGNATURE**  
 Chief Commissioner of Income-tax, Andhra Pradesh

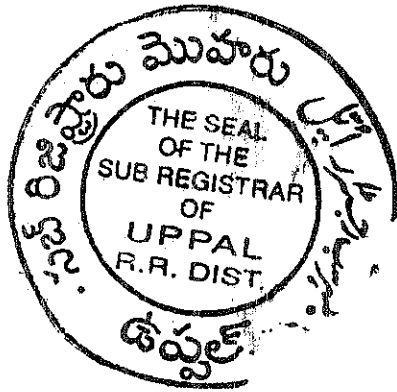
**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	28

D.P.L. No. 114  
**BHARAT SCOUTS & GUIDES - III**  
**PARADISE - SEC' BAD**  
 16/02/2006  
 15.05.1 / 10.05.1

వ పుస్తకము. (1962) నెంబ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ౭... ఈ కాగితపు వరుస  
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT



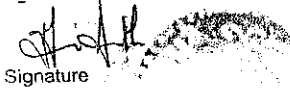
भारत सरकार  
GOVT. OF INDIA

MAYURI AMARNATH  
AMARANATH VENGIPURAPU

12/10/1982

Permanent Account Number

AHHPA2319L

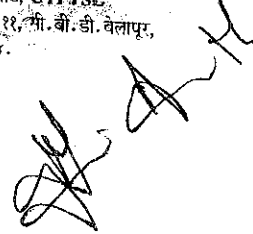


Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTI TSL  
Plot No. 3, Sector H, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाये :  
आयकर पैन सेवा यूनिट, UTI TSL  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.



వస్తువులు. 1962 సంవత్సరం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... ..

పబ్లికేషన్

