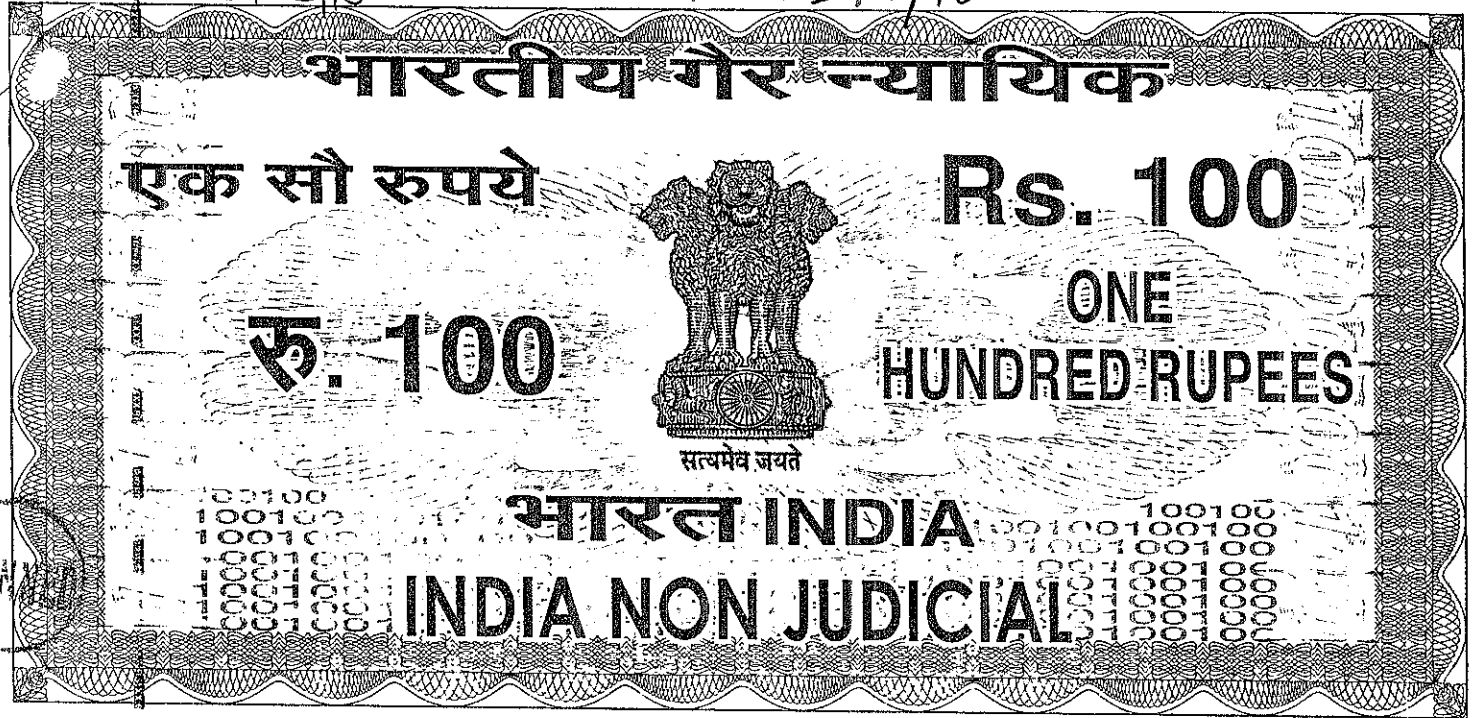


3481  
2008/10

Doc No 3394/10



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445471

S.No. 10163 Date 23/03/2010  
 Paid to Newcatch  
 @ A. Rao  
 Mrs. Mehta & Modi Homes

*[Signature]*  
 K. SATISH KUMAR  
 SVL.No.13/2003 R.No.16/2009  
 S-2-30, Promavanthipet (V),  
 Rajendranagar (M), S.R. Dist.

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the 10<sup>th</sup> day of May 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

1. MRS. K. RATNAMALA, WIFE OF MR. KALYAN CHAKRAVARTHY aged about 36 years, Occupation: Housewife.
2. MR. KALYAN CHAKRAVARTHY, son of MR. K. CHAKRAPANI RAO aged about 38 years, Occupation: Service, both residing at Flat no 304, Sri Sai Arcade, Street no. 8, Habsiguda, Hyderabad - 500 007 hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page 1 of 1 MEHTA & MODI HOMES

*[Signature]*  
 Partner

FOR MEHTA & MODI HOMES

*[Signature]*  
 Partner

*[Signature]*  
 K. Satish Kumar

Let 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 (under Act of 1989)	Rs. 2440/-
3. in the shape of cash (under Act of 1989)	Rs. -
4. adjustment of stamp duty under Act of 1989, Bony	Rs. -
Transfer Duty:	
1. in the shape of challan	Rs. -
2. in the shape of cash	Rs. -
Registration:	
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. 200/-
Sub-Registration	
1. in the shape of challan	Rs. -
2. in the shape of cash	Rs. -
<b>Total</b>	<b>Rs. 13540/-</b>

OFFICE OF THE  
DISTRICT REGISTRAR  
RANGA REDDY DISTRICT

పన్నువేజాల మొత్తం కాగితముల  
సంఖ్య. 1/19  
కాగితపు వరుణ  
సంఖ్య. 1/19

పబ్-రిజిస్ట్రార్

932 వ.సం.నా. 18/5/19  
932 వ.సం.నా. 28/5/19

K. Prabhakar Reddy  
సంఖ్య. 1077/19

Receipt No. 3998/19 Dt. 18/5/19  
Habsiguda Branch, Sec'bad

అక్షయ బ్రతుకవేలు  
అక్షయ బ్రతుకవేలు

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. 69/2019 dated 19.4.08 registerer at SRO, Uppur Ranga Reddy District.

K. Ratnamala W/o. Kalyan Chakravarthy  
Occ: Housewife -R/o. 304, Sri Sai Arcade,  
St.No.8, Habsiguda, Hyderabad-007,

Kalyan Chakravarthy S/o. K. Chakrapani Rao  
Occ: Senior - R/o. 304, Sri Sai Arcade, St.No.8  
Habsiguda, Hyderabad-007,

P. Rajuvaran S/o.P. Somaswamy, Occ: Servant, 12-1-87, Lalpet  
Sec-5-17

B. Raj Kumar S/o, Anuband Rao Occ: Senior  
R/o. Awal, Sec'bad.

2) ఫి. (19/5)

200 వ.సం.నా. 18/5/19  
932 వ.సం.నా. 28/5/19

పబ్-రిజిస్ట్రార్

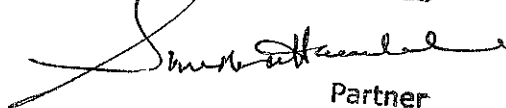
**WHEREAS:**

- A) The Buyer has entered into an Agreement of Sale dated 1<sup>st</sup> May 2010 for purchase of a bungalow along with an identifiable plot of land (plot no. 323) 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. 323 admeasuring 293 sq. yds. under a Sale Deed dated 10.05.2010 registered as document no. 3392/10 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.

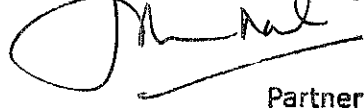
**NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:**

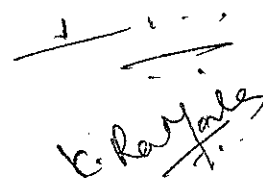
1. The Buyer has agreed to pay a sum of Rs. 12,54,000/- (Rupees Twelve Lakhs Fifty Four Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer already paid an amount of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.
3. The Buyer shall pay the Builder the balance amount for development charges of Rs. 10,29,000/- (Rupees Ten Lakhs Twenty Nine Thousand Only) payable on or before 22<sup>nd</sup> July 2010.
4. 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.
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 1 month from the due date.

For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

  
K. Reddy

3394/10

18/5/10

12-8000

3394/10 18/5/10

12440/- deficit Twelve thousand four hundred and forty only

K. B. Reddy

225.00/- being Market

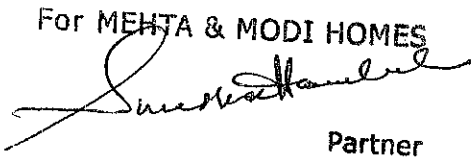
18/5/10 Collector U/S. 42 of Act 18 of 1957 INDIAN STAMP ACT

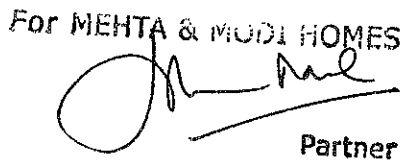
Registration Endorsement

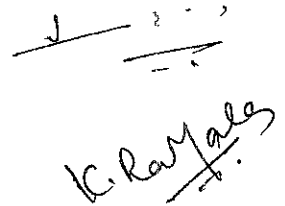
An amount of Rs. 12440/- towards Stamp duty including Rs. 1000/- towards Rs. 399819 through 18/5/10 branch Sec'bad

S.K.H. Mahalingam A/c No. 01000050700 of S.R. & S. Co.

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.
10. Stamp duty and Registration amount of Rs. 13,540/- is paid by way of challan no. 3998, 19 dated 10.05.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES  
  
Partner

For MEHTA & MODI HOMES  
  
Partner

  
K. Rayale

3394/10  
37  
3  
సాక్షి

సాక్షి

3394/10  
సాక్షిగా ఉద్దేశించి చేయబడిన సాక్షిగా నియతం  
గుర్తింపు సంఖ్య 3438-1-2010 తర్వాత  
2010 మే 18

సాక్షి

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 323 admeasuring about 293 sq. yds. in the project known as "Silver Oak Bungalows (Phase-III)" 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, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 322
South	Plot No. 324
East	30' wide road
West	Open Land (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:

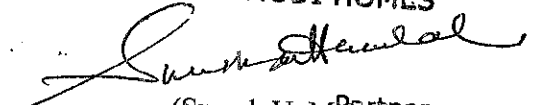
- 1.
- 2.


For MEHTA & MODI HOMES

  
(Soham Modi)  
Partner  
BUILDER

For MEHTA & MODI HOMES

  
(Suresh U. Mehta)  
Partner  
BUILDER

  
BUYER.



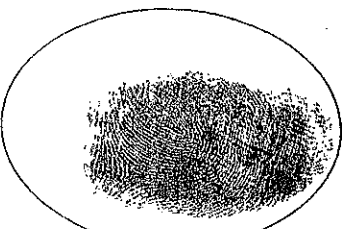
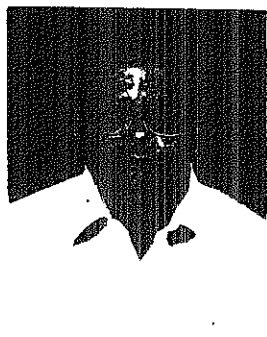
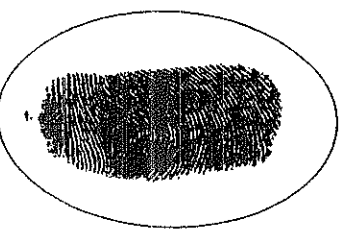

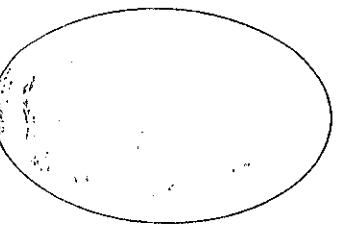

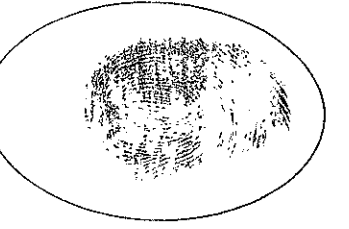



3391/1000  
కాగితపు వరుణ  
చిరునామా

చిరునామా

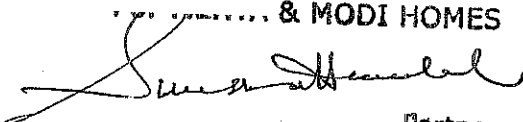


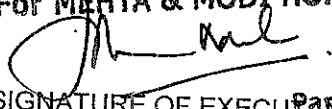
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

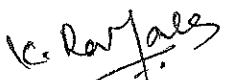
SL.N	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b> M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			
			<b>GPA FOR PRESENTING DOCUMENTS                      VIDE DOC.NO. 69/BKIV/2008:</b>  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.
			
			<b>BUYERS:</b> 1. MRS. K. RATNAMALA W/O.MR. KALYAN CHAKRAVARTHY R/O. FLAT NO 304 SRI SAI ARCADE, STREET NO. 8 HABSIGUDA HYDERABAD - 500 007  2. MR. KALYAN CHAKRAVARTHY S/O. MR. K. CHAKRAPANI RAO R/O. FLAT NO 304 SRI SAI ARCADE, STREET NO. 8 HABSIGUDA HYDERABAD - 500 007

SIGNATURE OF WITNESSES:

- 
- 

..... & MODI HOMES  
  
 Partner



For MEHTA & MODI HOMES  
  
 SIGNATURE OF EXECUTANTS



SIGNATURE OF THE BUYER

కర్తవ్యము.....  
కారము మొత్తం కాగితముల  
...ఈ కాగితపు వరుస  
...క

పట్టణము


**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	15/12/81	25

D.P.L. No. 114  
**BHARAT SCOUTS & GUIDES - II**  
**BARADISE - SEC' B AD**

16/02/2006  
 16.02.2006  
 16.02.2006

**वर्ष लेखा संख्या / PERMANENT ACCOUNT NUMBER**  
**ABR016725H**



**नाम / NAME**  
**SONAM 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**

*Prasanna*

**आयकर विभाग / INCOME TAX DEPARTMENT**  
**भारत सरकार / GOVT OF INDIA**

**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**

**15/01/1974**  
 Permanent Account Number  
**AWSP6104E**




**HOUSEHOLD CARD**

**खाने / PAN No** : PAP16389100816  
**फोन नंबर / Phone No** : 815  
**मुख्य व्यक्ति / Name of Head of Household** : Mania Suresh  
**पता / Address** : 44/2/1  
**पिता का नाम / Name of Father** : Umapati  
**जन्म तिथि / Date of Birth** : 15/12/81 (4)  
**वय / Age** : 58  
**व्यवसाय / Occupation** : Business

**फैक्ट्री नंबर / Factory No.** : 12-1577  
**सड़क / Street** : MINSTER ROAD  
**कॉलोनी / Colony** : L.V. COLONY  
**वार्ड / Ward** : 1  
**डिवीजन / Division** : 1  
**सिटी / City** : Hyderabad  
**एग्र. डिस्ट्रिक्ट / District** : Hyderabad

**आय / Annual Income (Rs.)** : 150,000  
**LPG Consumer No. (1)** : NE46359(Single)  
**LPG Dealer Name (1)** : Navarna Enterprises, DC  
**LPG Consumer No. (2)** :  
**LPG Dealer Name (2)** :



**For MEHTA & MODI HOMES**  
*Suresh Manilal*  
 Partner

**For MEHTA & MODI HOMES**  
*Prasanna*  
 Partner

..... 3394 / 60  
..... కాగితముల  
..... 2 ..... ఈ కాగితపు వరుస  
..... 6  
.....

  
.....



**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Ratnamala	Wife	30/04/74	31
3	Sai Sashank	Son	25/11/98	7
4	Sai Sushant	Son	03/03/03	2

*R. Reddy*  
 Asst. Executive Engineer  
 S C Corpn RR Dist  
 DPL SUPERVISOR

05/08/2005

జాబ్బాదానది సంవత్సరం/వేదికమున... జారీ చేయు తేదీ 25.08.05 / 2005

**HOUSEHOLD CARD**

Card No : PAF1586177B0309  
 F.P Shop No : 177  
 పేరు : కస్తూరి . కళ్యాణ్ చక్రవర్తి  
 Name of Head of Household : Kasturi . Kalyan Chakravarthy  
 తండ్రి/భర్త పేరు : చక్రపాణి రావు  
 Father/ Husband Name : Chakrapani Rao  
 పుట్టిన తేదీ/Date of Birth : 05/10/1971  
 వయస్సు/Age : 34  
 వృత్తి/Occupation : Employee-Private  
 ఇంటి.నెం./House No. : sri sai arkade Fno-304  
 వది /Street : 8- HABSIGUDA  
 Colony : SNEHANAGAR  
 Ward No. : వర్డ్ 2/ Ward-2  
 Municipality : ఉపల / Uppal  
 జిల్లా /District : రంగ రెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 150,000  
 LPG Consumer No. : 606553/( Double )  
 LPG Dealer Name : Sujatha Gas Agency I , HPC



*K. Ramesh*

అస్సము. 339. నంబా  
కాళ మొత్తం కాగితము  
సంఖ్య. 1. ఈ కాగితపు వరుణ  
సంఖ్య. 2

  
చేయబడినది

నెం. 1811 Soham Modi

23/10

శ్రీమతి / శ్రీ

ఈ ది ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

*Unilap*

దస్తావేజు స్వభావము	కే	శ్రీ సోహం మోడి	సోహం మోడి	
దస్తావేజు విలువ	586000	125000	276000	
స్టాంపు విలువ రూ.	100	100	100	
దస్తావేజు నెంబరు	3393/10	3394/10	3395/10	
రిజిస్ట్రేషన్ రుసుము	2930	1000	1000	
లోటు స్టాంపు (D.S.D.)	40920	12440	22000	
GHMC (T.D.)	11720	100	100	
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు	/	/		
5 x .....				
మొత్తం	55600	13540	28600	

**RETURN**  
SUB-REGISTRAR

(అక్షరాల Unilap 339817 | 339819 | 339818  
18/15 | 18/15 | 18/15 రూపాయలు మాత్రమే)

తేది 18/10/10

వాపసు తేది \_\_\_\_\_

*[Signature]*  
సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

6