

6521/10

Doc no: 6471/2010

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Handwritten Signature]

T 492360

S.No. 31137 Date 04/08/2010
 Sold to Santosh
 S/o. D/o. W/o Suresh
 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 28th day of August 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 40 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 Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

M/s. RICHMOND BIOSCIENCES PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its registered office at Queens Plaza, 7th floor, 100, S. P. Road, Secunderabad - 500 003., represented by Mr. N. Venkataram Son of Late N. Suryanarayana aged about 57 years, Occupation: Business, residing at H. No. 1-10-63/16, Chikoti Gardens, Begumpet, Hyderabad - 500 016, 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

For MEHTA & MODI HOMES

Page 1

[Handwritten Signature]
 Partner

[Handwritten Signature]
 Partner

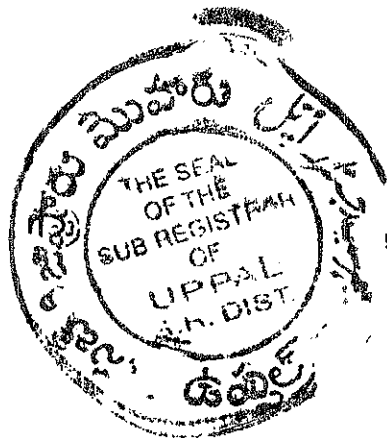
[Handwritten Signature]

Amounts following amount have been paid in respect of this document.

Stamp Duty:	
1. in the shape of stamps.....	Rs. 100/-
2. in the shape of challan (Sec. 41 of S. Act, 1899).....	Rs. 1000/-
3. in the shape of cash (Sec. 41 of S. Act, 1899).....	Rs. —
4. adjustment of stamp duty (Sec. 16 of S. Act, 1899, if any)	Rs. —
I. 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. 1600/-

పాపాక్షిణము 6491/నంబు
 దస్తావేజులు మొత్తం కాపీలు
 పంపించినందుకు కాగితపు పనులు
 పంపించినందుకు 100/-

సబ్ రిజిస్ట్రార్



2000 వ. సం. ఆర్. గె. స్టాంపు... నెల... వ తేది
 1922 వ. శా. శ. గె. స్టాంపు... మాసము... వ తేది
 పకలు... 3... సుకంసు... 4... గంటల మధ్య
 ఉప్పులో నీటి-రిజిస్ట్రారు అధికారి
 K. Prabhakar Reddy
 రజిస్ట్రార్ కార్యాలయం, సోహం లోన్ సెక్షన్ 33 ఎ-ను
 అనుసరించి సమాధి అడవిలోని పాపాక్షిణములు
 మరియు వేటి మొదలతో సహా దాఖలు చేసిన
 బహుముదూ... 1000/-... చెల్లించినారు.

Receipt No. 670144 Dt. 30/8/1922
 ౧౫ హాబ్సిగూడా బ్రాంచ్, సెకంబాద్

నానో యెచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటనవేలు

Prabhakar Reddy



ఎడమ బొటనవేలు

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. 69/28/1/23 dated 19-4-22 registerer at SRO, Uppal Ranga Reddy District.

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. 69/28/1/23 dated 19-4-22 registerer at SRO, Uppal Ranga Reddy District.

N. Venkataram s/o. N. Suryanarayana (late)
 Occ: Service R/o. 1-10-63/16, Chitalk
 Gardens, Begumpet, Hyderabad.

1. G. SUDHAKAR, G. SUDHAKAR, PVT Employee, 3-8-2, ANAND NAGAR, S/O. Late G. SRINIVASA RAO RAMANTHAPUR, HYDERABAD

-13

2. B. RAS KUMAR s/o. GURUNING RAO
 Occ: SERVICE R/o. Alwal, Sec 30/2

2000 వ. సం. ఆర్. గె. స్టాంపు... నెల... వ తేది
 1922 వ. శా. శ. గె. స్టాంపు... మాసము... వ తేది.

సబ్ రిజిస్ట్రార్

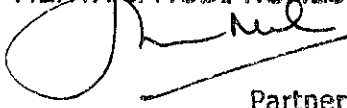
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 17th March 2010 for purchase of a bungalow along with an identifiable plot of land (plot no. 319) 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. 319 admeasuring 316 sq. yds. under a Sale Deed dated 28.08.2010 registered as document no. 6420/10 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:

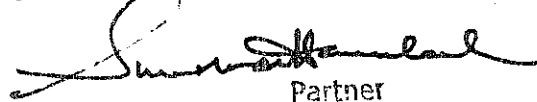
1. The Buyer has agreed to pay a sum of Rs. 13,10,000/- (Rupees Thirteen Lakhs Ten Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The buyer has already paid the above said amount of Rs. 13,10,000/- (Rupees Thirteen Lakhs Ten Thousand 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.
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



Partner

For MEHTA & MODI HOMES



Partner



డి. డి. కమిషన్... 6471/2010
 డి. డి. కమిషన్... 60
 డి. డి. కమిషన్... 5... ఈ కారితపు వదున
 డి. డి. కమిషన్... 2

నామమాత్రం
 6471/2010

No. 6471/2010 of 30/8/10

I hereby certify that
 stamp duty of Rs. 13000/- Thirteen
 thousand on
 has been received from Smt. K. Prabhakara Reddy
 on the basis of a
 consideration of Rs. 1310000/-
 higher than the market
 Value.

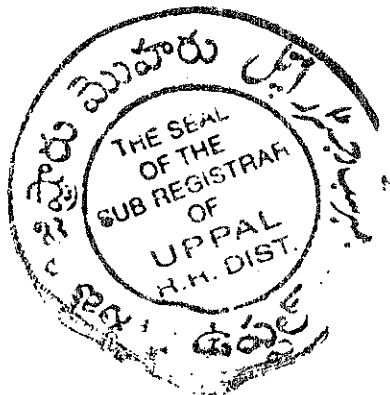
S.R.O. Uppal
 30/8/10

AND BY ORDER OF S. 4124
 INDIAN STAMP ACT

Re: Enforcement

An amount of Rs. 13000/- towards Stamp Duty
 including Rs. 1000/-
 towards Registration Fee has been received by the party
 through Char. No. 6701&4
 Dated 30/8/10.

E.S.M. Hubalguda
 A/c No. 01000050700
 S.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.
8. Stamp duty and Registration amount of Rs. 14,100/- is paid by way of challan No. 670184, dated 28.08.2010, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

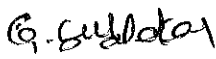
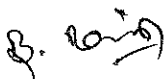
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 319 admeasuring about 316 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

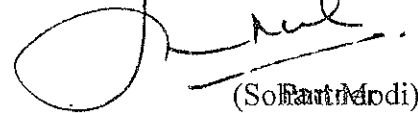
North	4' wide nala
South	Plot no. 320
East	30' wide road
West	Survey No. 34 (Open land)

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:

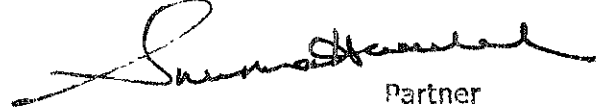
1. 
2. 

For MEHTA & MODI HOMES


(Suresh U. Mehta)

BUILDER

For MEHTA & MODI HOMES



Partner

(Suresh U. Mehta)

BUILDER



BUYER

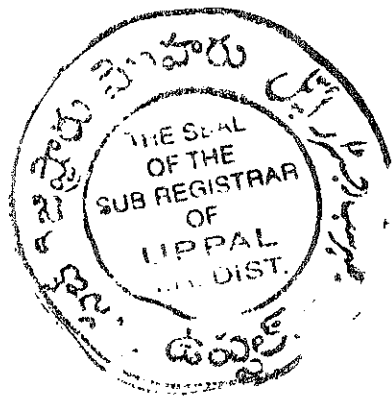
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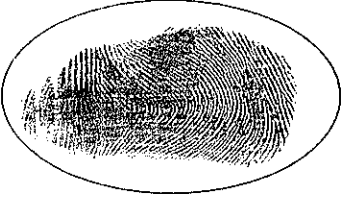

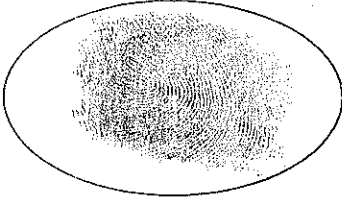





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... 6521 - 2010 ...
2010 ... 30 ...

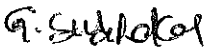
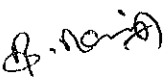
Signature
Sub Registrar



**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 II 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 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008 Dt: 19.04.2008:</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>BUYER:</p> <p>M/S. RICHMOND BIOSCIENCES PRIVATE LIMITED HAVING ITS OFFICE AT QUEENS PLAZA, 7TH FLOOR, 100 S. P. ROAD, SECUNDERABAD - 500 003. REPRESENTED BY MR. N. VENKATARAM S/O. LATE N. SURYANARAYANA R/O.H. NO. 1-10-63/16, CHIKOTI GARDENS BEGUMPET, HYDERABAD - 500 016</p>

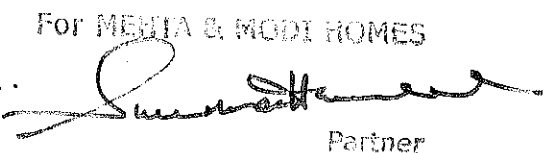
SIGNATURE OF WITNESSES:

- 
- 

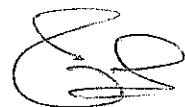
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner


SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	19/12/81	25


 D.P.L. No. 114
BHARAT SCOUTS & GUIDES-III
 BARABHISE, SEC' SBAD
 16/02/2006
 16/02/2006

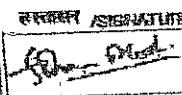
PERMANENT ACCOUNT NUMBER


AWSP8104E

नाम / NAME
SOHAI SATISH MODI

पिता का नाम / FATHER'S NAME
SAYEE MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE




 Chief Commissioner of Income Tax, Andhra Pradesh


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E


Signature



HOUSEHOLD CARD

CEID No : PAP6788150816
EP Stamp No : 815

Sex : Above 25

Religion : Hindu

Address : Main, Sada
Occupation : agri-cult

Family/Under name : Unaccl

DOB/Date of Birth : 15/12/96
Age : 28
Occupation : Govt Business

House No. : 23-577
Street : MINISTER ROAD
City : D.V. COLONY
Ward : Ward-2
Circle : Circle VIII


Reg./District : Secunderabad / Hyderabad

Annual Income (Rs.) : 190,000

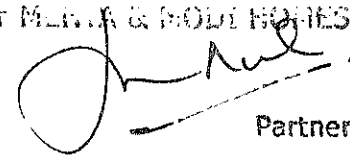
LPG Consumer No. (I) : NE46359(Single)

PG Dealer Name (I) : Narayana Enterprises, ICC

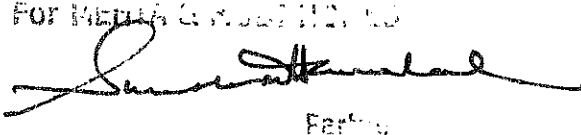
PG Consumer No. (I) : /
PG Dealer Name (I) : /



FOR MR. K & MODI PARTNERS


Partner

FOR MR. K & MODI PARTNERS


Partner

వ పుస్తకము.../సంఖ్య
దస్తావేజులు మొత్తం కాగితముల
సంఖ్య...క... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రెజిస్ట్రార్

