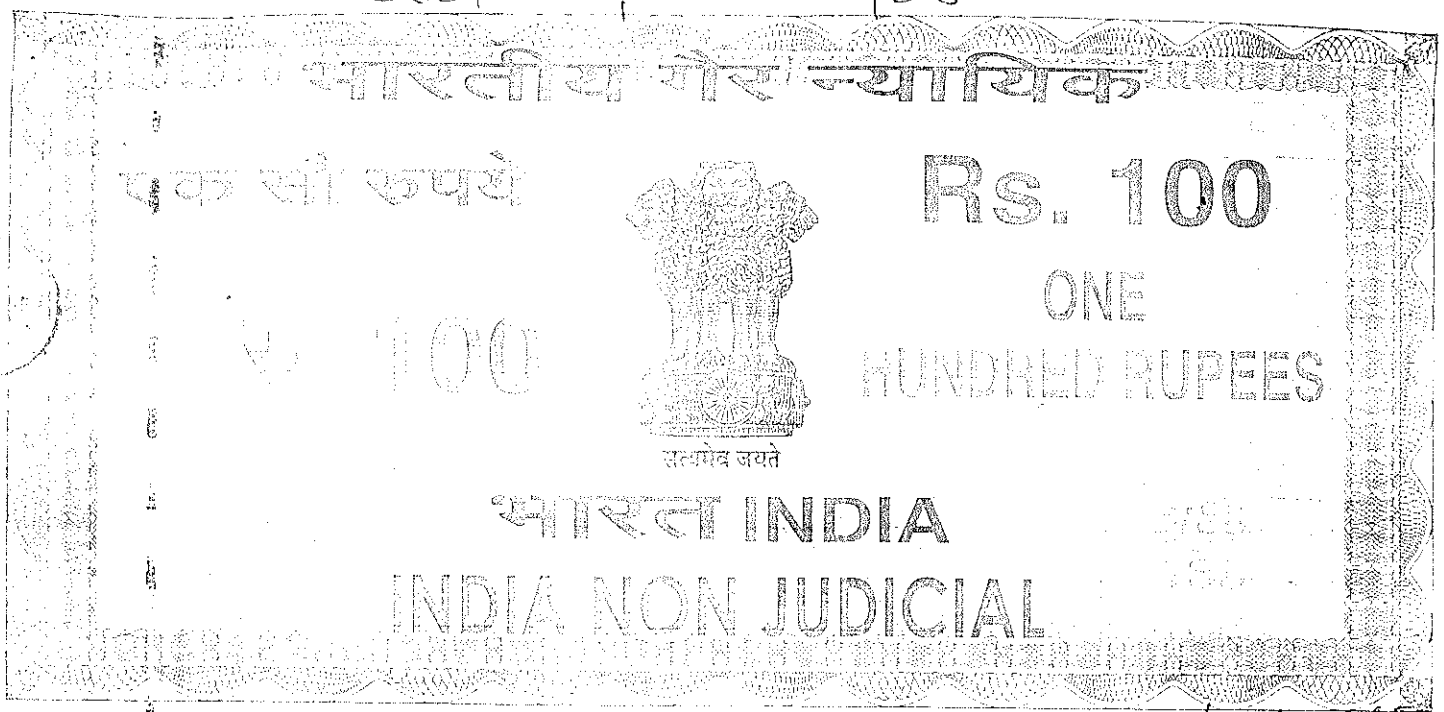


336

Doc No: 6930/08



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Leela G Chimalgi
 P 313815
LEELA G CHIMALGI
 STAMP VENDOR
 5-4-76/A, Uppala, Rangunji
 SECUNDERABAD-500 002

6968 24/7/08
 NO:-
 G. VENKATESH
 S/O: G. A. RAO
 MEHTA & MODI HOMES

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the ¹⁵ 26 day of July 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, 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 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 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

MR. S. SRIKANTH, SON OF MR. K. SREEDHAR aged about 30 years, residing at LIG-B, 355, Dr. A. S. Rao Nagar, Secunderabad - 500 062, 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 and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

ENDORSEMENT
 Certified that the following amounts have been paid in respect of this document:

Stamp Duty:	Rs. 100/-
1. in the shape of stamp papers	Rs. 17000/-
2. in the shape of challan (w/s. 41 of I.S. Act, 1899)	Rs. —
3. in the shape of cash (w/s. 41 of I.S. Act, 1899)	Rs. —
4. adjustment of stamp duty (w/s. 16 of I.S. Act, 1899, if any)	Rs. —
Transfer Duty:	Rs. —
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. —
Registration fee:	Rs. 10000/-
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. —
Other Charges:	Rs. 100/-
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. —
Total:	Rs. 19200/-

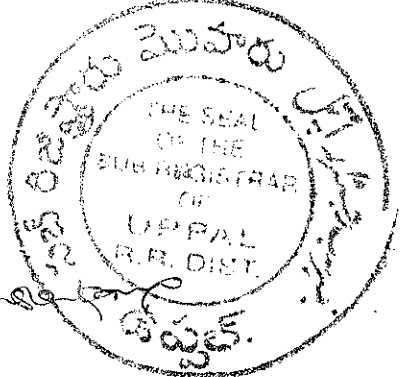
Registrar: *[Signature]*

శాసనము 930...
 ముఖ్య కార్యదర్శి
 ముఖ్య కార్యదర్శి వారు
 ముఖ్య కార్యదర్శి వారు

1920 వ.శ.సా. 930...
 పగలు... 1... మరియు 2... గంటల మధ్య
 కచ్చెట్ సెక్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసే
 మనుషుడు రూ... 1000/- వలించినారు.

Receipt No. 930/220 Dt. 26/7/2010
 M.H. Mahasiquada Branch, Sec'ad



శాసనమును బట్టి కచ్చెట్ కు
 ఎడమ వ్రాసినట్లు



[Signature]
 K. Prabhakar Reddy S/o. K.P. Reddy
 Occ: Service (0) S-4-187/394,
 1st floor, Solum mansions, M.G. Road, Sec'ad,
 through attested GPA for presentation of document
 vide GPA NO. 69/2/08, Dt. 19.4.08 at Sec, Uppal
 R.E. Dist

హాసించినది.

1. *[Signature]*

VIS N CHARLU, S/o V. Sundarachari, Retired officer ARSAR
 Plot No 25, Sainathapuram, R.C. P.O. Hyd. 500062.

2. *[Signature]*

Rama Rao S/o Venkateshwar Reddy occ: Business
 R/o. 1-54, Krishna Nagar, Mantali, Hyderabad.

శాసనము 930... నెం 26 వ తది
 1920 వ.శ.సా. 930... వ తది.

[Signature]
 ముఖ్య కార్యదర్శి

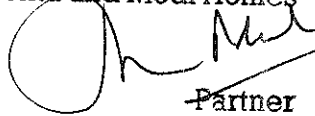
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 07th January 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 336) 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. 336 admeasuring 210 sq. yds. under a Sale Deed dated 26.7.08 registered as document no. 6929/08 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:

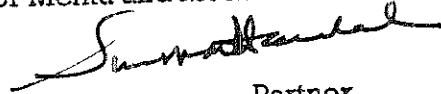
1. The Buyer has agreed to pay in advance a sum of Rs. 17,10,000/- (Rupees Seventeen Lakhs Ten Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid an amount towards development charges of Rs. 17,10,000/- (Rupees Seventeen Lakhs Ten Thousand Only) before entering into this agreement and the builder admitted and acknowledged the receipt for said consideration.
3. 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.
4. 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 and Modi Homes



Partner

For Mehta and Modi Homes



Partner

1. ఎ. ప్రభాకర్ (30.08.2008) / 07
వివాహ వివాహ వివాహ
పంపిణీ...
...

...

Endorsement Under Section 42 of Act II of 1939

No. 6930 of 2008 Date 26/7/08

I hereby certify that the proper deficit stamp duty of Rs. 17000/- Rupees Seventeen thousand only

has been levied in respect of this instrument from Sri. K. Subbaraj Reddy on the basis of the agreed Market Value consideration of Rs. 17,10,000/- being higher than the consideration agreed Market Value.

S. R.O. Uppal
Sub Registrar and Collector U.S. 41 & INDIAN STAMP ACT
Dated 26/7/08

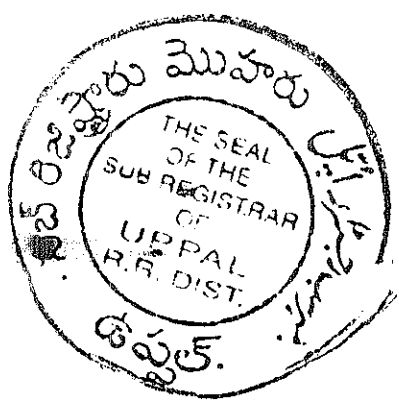
Registration Endorsement

An amount of Rs. 17000/- towards Stamp Duty including Transfer duty and Rs. 1000/-

towards Registration Fee was paid by the party through Chamber Receipt Number 804220

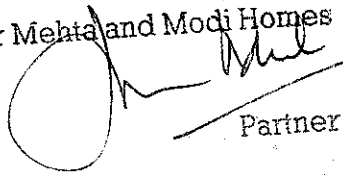
Dated 26/7/08 at SBI Habisiguda Branch, Secy

S.B.H. Habisiguda
A/c No. 01000050708
S.R.O. Uppal.



5. 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.
6. 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.
7. 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.
8. 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.
9. Stamp duty and Registration amount of Rs. 18,100/- is paid by way of challan No. 804220, dated 26.7.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

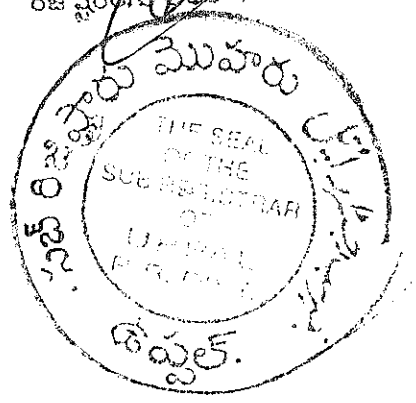
1వ పుస్తకము 6930 సంఖ్య 9
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య 0 ఈ కాగితపు వయస్
సంఖ్య 3

అ. ప. పాపయ్య

200 సంఖ్య

1వ పుస్తకము సంఖ్య (కా.క) పు... 6930/08
నెంబరుగా రిజిస్టరు చేయబడి స్వామియగు నిమిత్తం
గుర్తింపు నెంబరు 6930-1-2008 నెంబరు
2008 సంఖ్య 26 నెంబరు 26 శీతి

రిజిస్ట్రార్ కు ప్రకాశ



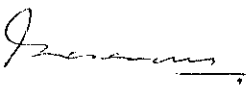

SCHEDULED PLOT

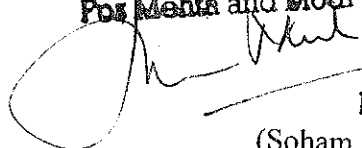
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 336 admeasuring about 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District hereto, bounded on:

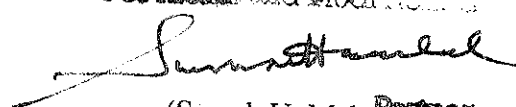
North	Plot No. 337
South	30' wide road
East	Plot No. 343
West	30' wide road

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



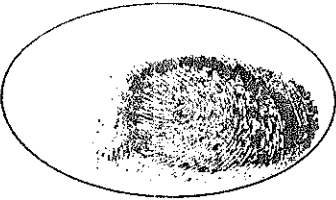



For Mehta and Modi Homes

Partner
(Suresh U. Mehta)
BUILDER

1 వ పుస్తకం 6930 నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... రేణుకా కాలనీపు వరుణ
సంఖ్య 4.....

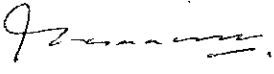

హబ్-రేణుకా

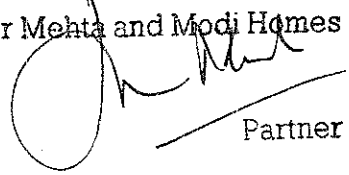


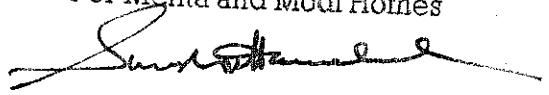
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER:</u></p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, 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, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 69/BKIV/2008:</u></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>

SIGNATURE OF WITNESSES:

- 
- 

For Mehta and Modi Homes

Partner

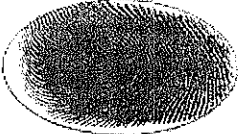



For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

Handwritten text in Telugu script, likely a signature or official note.

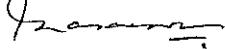

Handwritten signature or initials.



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

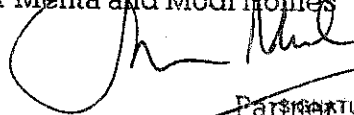
Sl. NO	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER MR S SRIKANTH S/O MR K SREEDHAR R/O LIG-B, 355 DR A S RAO NAGAR SECUNDERABAD - 500 062
			REPRESENTATIVE MR K SREEDHAR S/O LATE SHRI K R KRISHNA MURTHY R/O LIG-B, 355 DR A S RAO NAGAR SECUNDERABAD - 500 062

SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes

For Mehta and Modi Homes



Partner

Partner

NOTE: If the Buyer(s) were not present before the Sub Registrar, the following request should be signed.

(We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Sreedhar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District



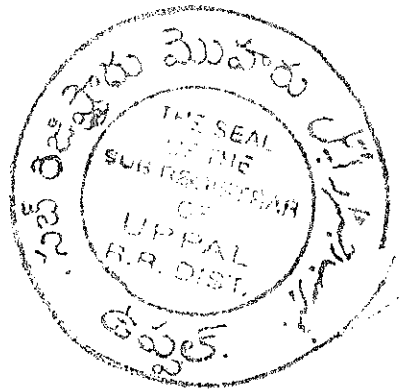
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము (130) సంఖ్య
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 6

పే-08



Family Members Details			
S.No	Name	Relation	Age
2	Kusum	Wife	55
3	Hari	Son	25


D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - II
 BHARAT SCOUTS & GUIDES - II
 16/02/2006
 16/02/2006
 16/02/2006

PERMANENT ACCOUNT NUMBER
ABMIPMG725H

YOUR NAME
SONAM SATESH MODI

FATHER'S NAME
SATESH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
OLDAPG11193822002

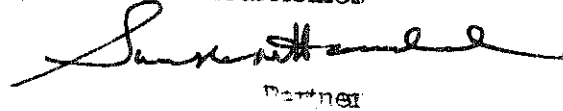
PRABHAKAR REDDY K
K PONDURU
2-3-14/11/25
JAI SURI
HYDERABAD

30/07/2002 **DUPLICATE**
 Licensing Authority
 RTA-HYDERABAD

For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes


 Partner

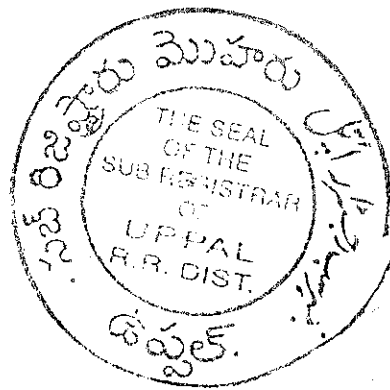
1 వ పుస్తకము (1990... సంవత్సరం)

రెవెన్యూ మొత్తం కాగితము

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య...


చిట్టె





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Savithri	Wife	14/03/51	54
3	Sreedhar Srikanth	Son	03/09/77	28


 CARDS ISSUING CENTRE
 DPL KAPRA
 21/11/2005
 భారతదేశపు తది ఎన్వై.ఎస్.ఆర్. / ఎ.ఎస్.ఆర్.

HOUSEHOLD CARD

Card No : PAP1587303J0079
 F.P Shop No : 303
 పేరు : కల్లుమూర్తి . శ్రీనివాస్
 Name of Head of Household : Kallumari . Sreedhar
 తండ్రి/భర్త పేరు : కృష్ణ మూర్తి
 Father/ Husband Name : Krishna Murthy
 పుట్టిన తేదీ/Date of Birth : 01/06/1947
 వయస్సు/Age : 58
 వృత్తి /Occupation : Retired Employee
 ఇంటి.నెం./House No. : 1-15-49/355
 వీధి /Street : KAPRA
 Colony : Dr.A.S.RAO NAGAR
 Ward No. : 22/ Ward-22
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 36,000
 LPG Consumer No. : 9345/(Single)
 LPG Dealer Name : Ennar Gas Agencies & , I



1. వ పుస్తకమునకు..... సంఖ్య/08
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు నరుణ
సంఖ్య.....

పేజీ-01

