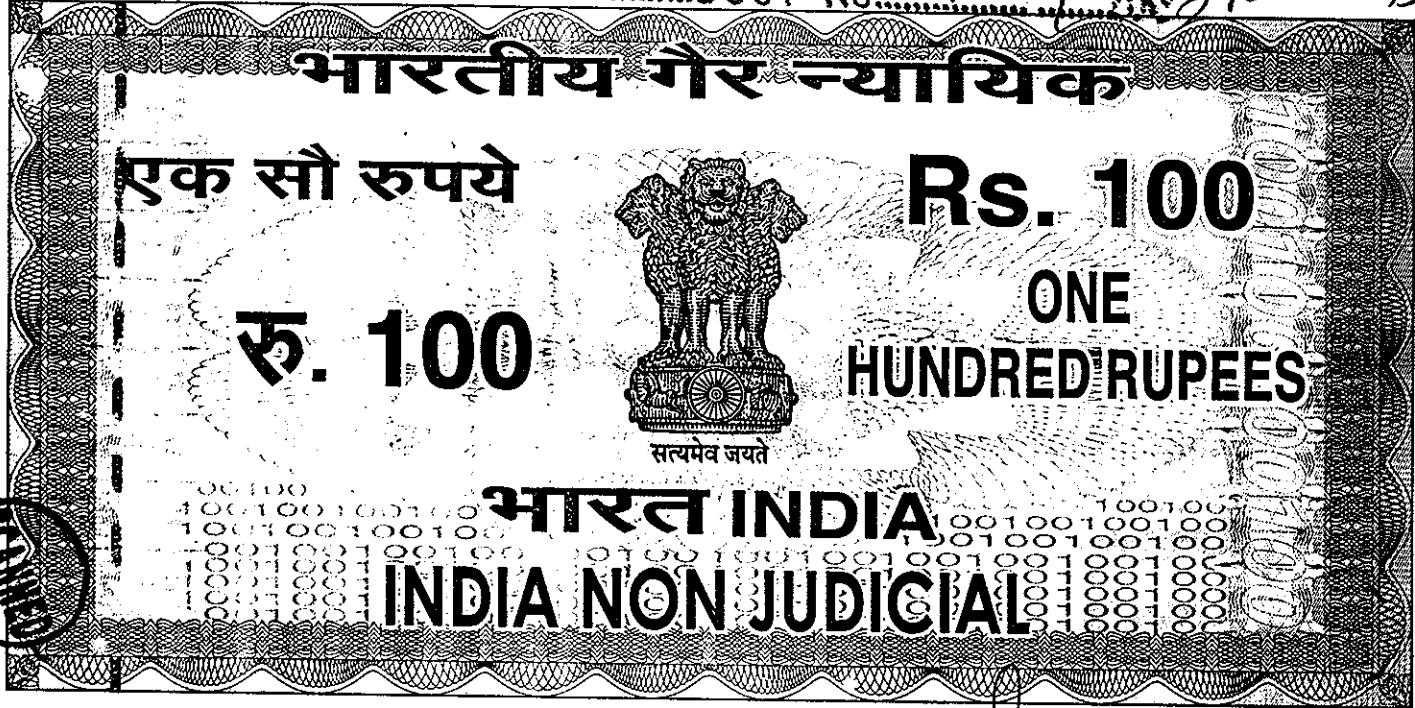


225

S. No. 9065 DOCT No. 9052/2007 Securu 931



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796349

3300

08/05/2007  
 Phani Kumar  
 D.N. Murthy  
 Mehta & Modi Homes

*(Signature)*  
 K. SATISH KUMAR

S.V.L. No: 10/2000, R. No: 26/200e  
 6-2-30 F.P. No. 111111 (V)  
 R. NAGAR (M), R.R. DIST

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the <sup>th</sup> 27 day of July, 2007 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, S/c. Sri Satish Modi, aged about 37 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 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

- 1. MR. RAHUL GUPTA, SON OF MR. S. K. GUPTA, aged about 34 years,
- 2. MRS. NEELIMA RANI THAKUR, WIFE OF MR. RAHUL GUPTA, aged about 30 years, both are residing at MIG-82, Phase-2, APHB Colony, Moula Ali, Hyderabad - 500 040, 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 and Modi Homes

For Mehta and Modi Homes

Page 1

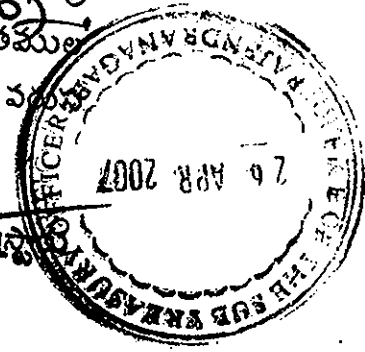
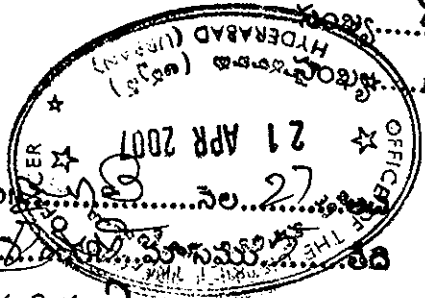
*(Signature)*  
 Partner

*(Signature)*  
 Partner

*(Signature)*

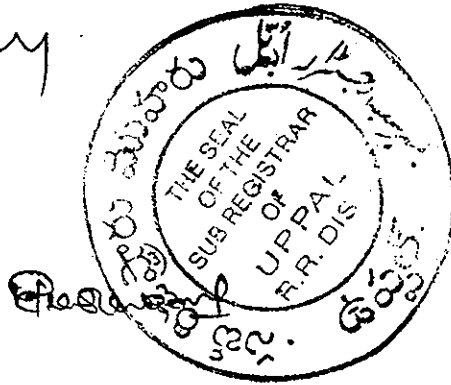
1641500  
 16315  
 1000  
 35  
 171111

వ పుస్తకము 1052/స్వర్ణపు  
దస్తావేజుల మొత్తం కాగితముల



192 వ సం... నెల... వ తేది  
192 వ.శ.శా... మాసం... వ తేది  
పగలు... మరియు... గంటల మధ్య  
ఉప్పుల్ సవ-రిజిస్ట్రారు అఫీసులో

శ్రీ. K. Phatthakank Reddy  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోట్ గ్రాపులు  
మరియు వేలిముద్రలతో / సహ దాఖలు చేసి  
రుసుము రూ|| 1000 / ... వెల్పించినారు.  
Receipt No. 601791 Dt. 27/7/07 Vide  
3BH, Habsiguda Branch, Sec'bad



ద్రాసి టుచ్చినట్లు ఒప్పుకొన్నది  
ఎడమ బ్రౌటనవ్రేలు



శ్రీ. Vishwanath Singh, S/o. K. P. Reddy occ. Service  
of 5-4-19/3 & 4, end Floor, Soham mansion  
M.G Road, Sec'bad, through attested GPA for  
Presentation of documents, vide GPA No.  
201/4884 of of Sec, Uppal. R.R. Dist

ఎడమ బ్రౌటనవ్రేలు



*[Handwritten signature]*

G. Vishwanath Singh S/o. G. Sathyanarayan Singh  
R/o. M19-82, Phase-2, APLE Colony, Moulali  
Hyd-040, Representative of GPA Holder on  
behalf of the Purchasers)

నిరూపించినది.

① *[Signature]*

Vishnamully S/o. Lomane Rao occ. Services  
R/o. 2-3 64/1024, Amberpet, Hyderabad.

② *[Signature]*

PAVAN KOMP S/o Murthy occ. Drivers  
40 Uppal R R Dist

2007 వ. సం||... నెల... వ తేది

192 వ. శా.శా... మాసం... వ తేది.

*[Handwritten signature]*

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27.7.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 225) 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. 225 admeasuring 272 sq. yds. under a Sale Deed dated 27.7.07 registered as document no. 9051/07 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. 16,41,500/- (Rupees Sixteen Lakhs Forty One Thousand Five Hundred 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 following amount before entering into this agreement, which is admitting and acknowledged by the builder.

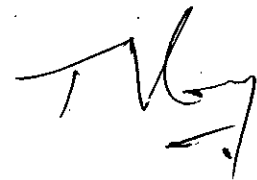
Date	Mode of Payment	Amount
18.05.2007	Cheque No. 613036	25,000/-
26.06.2007	Cheque No. 299647	2,00,000/-
16.07.2007	Cheque No.300387	4,00,000/-
20.07.2007	Cheque No. 300514	32,36,263/-
	Total Received	38,61,263/-
Less: Amount appropriated towards Sale Deed		3,26,500/-
Amount appropriate towards Development Charges		16,41,500/-
Balance appropriate towards Construction Agreement		18,93,263/-

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner



1వ పుస్తకము 9052/స్వామి  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 8 ఈ కాగితపు వరుస  
 సంఖ్య.....

1

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1879  
 No. 9052 of 2007 Date 27/7/07

I hereby certify that the proper deficit  
 stamp-duty of Rs. 16315/- Rupees thirteen thousand  
three hundred fifteen only.

has been levied in respect of this instrument  
 from Sri. K.P. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 1641500/- being  
 higher than the consideration agreed Market  
 Value.

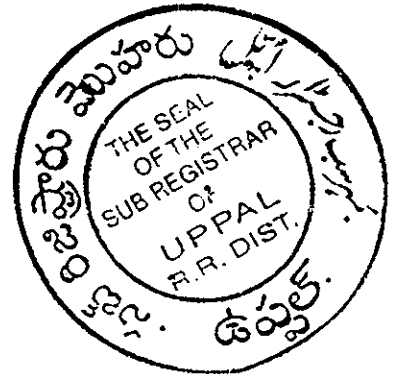
S.R.O. Uppal  
 dated 27/7/07

[Signature]  
 Sub Registrar  
 and Collector U.S. 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement

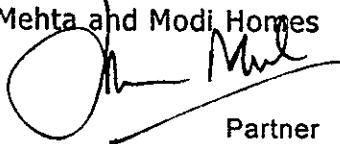
An amount of Rs. 16315/- Towards Stamp Duty  
 Including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 601791  
 Dated 27/7/07 at SRI Harihara's Branch Secbad.

G.B.H. Harihara  
 A/c No. 1000000788  
 S.B.O. Uppal



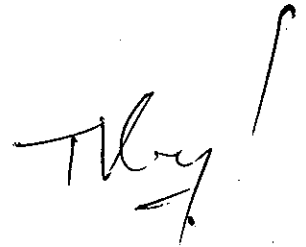
3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.
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. 17410 /- is paid by way of challan No. 60179 dated 27.7.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

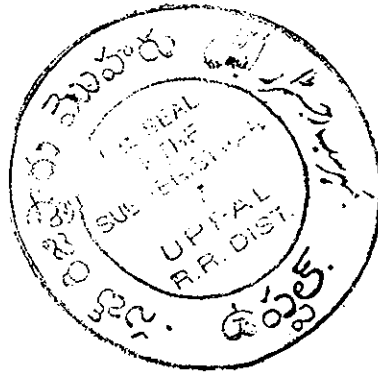


1వ పుస్తకము 9052/01  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రిజిస్ట్రార్

1వ పుస్తకము సం|| (శా.శ) పు. 9052/01  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 9052-1-2007 ఇవ్వడమైన  
2007 సం. నెంబరు 27 తేదీ

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 225 admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

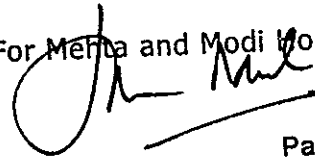
North	Plot No. 224
South	Plot No. 226
East	40' wide road
West	Plot No. 230

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. 

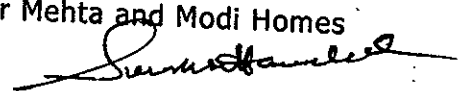
For Mehta and Modi Homes



Partner

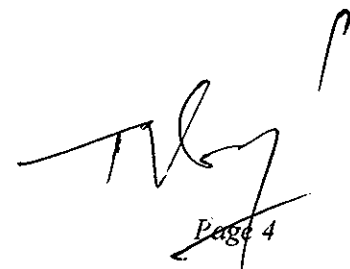
(Soham Modi)  
BUILDER

For Mehta and Modi Homes



(Suresh U. Mehta) Partner  
BUILDER

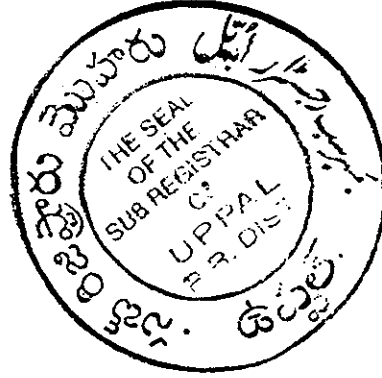
BUYER.



Page 4

1 వ పుస్తకము 7.05.2019  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....4.....

పబ్-రిజిస్ట్రార్





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

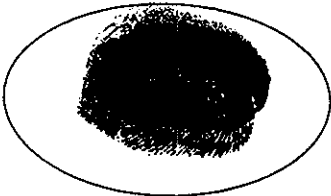
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**BUILDER**

M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. RAOD, 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, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



**GPA FOR PRESENTING DOCUMENTS:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, 3<sup>RD</sup> FLOOR  
SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes


Partner

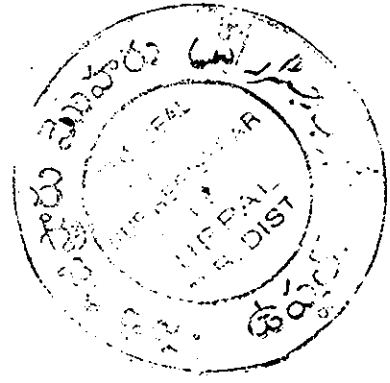
For Mehta and Modi Homes

Partner



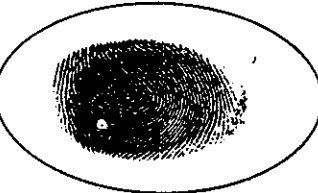


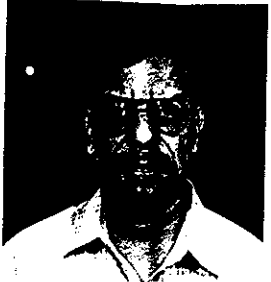
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 90521  
దస్తావేజుల మొత్తం కాగితము  
సంఖ్య... రే... ఈ కాగితపు వరుస  
పంఖ్య.....

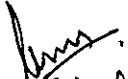
  
~~పాఠశాల~~




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

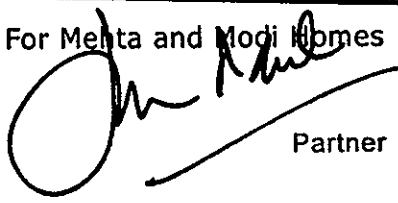
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>PURCHASER:</b></p> <p>1. MR. RAHUL GUPTA S/O. MR. S. K. GUPTA R/O. MIG-82, PHASE-2 APHB COLONY MOULA ALI HYDERABAD - 500 040.</p>
			<p>2. MRS. NEELIMA RANI THAKUR W/O. MR. RAHUL GUPTA R/O. MIG-82, PHASE-2 APHB COLONY MOULA ALI HYDERABAD - 500 040.</p>
			<p><b>REPRESENTATIVE:</b></p> <p>MR. THAKUR VISWANATH SINGH S/O. MR. THAKUR SATYANARAYAN SINGH R/O. MIG - 82, PHASE - 2 APHB COLONY MOULA ALI HYDERABAD - 500 040.</p>

SIGNATURE OF WITNESSES:

1. 

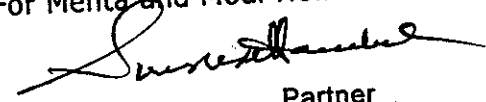
2. 

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes

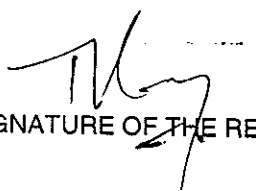


Partner

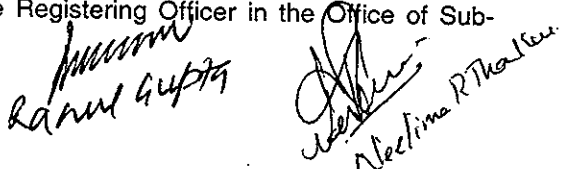
SIGNATURE OF EXECUTANTS

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

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




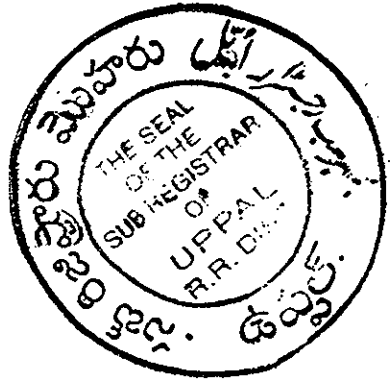
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము. 10.52 నంబర్  
దస్తావేజాల మొత్తం కాగితమాల  
సంఖ్య. 10. ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్-రెజిస్ట్రార్.



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
DLDAPO11193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/18724  
JATISMAI GARDEN  
AMBERPET  
HYDERABAD

2002 DUPLICATE

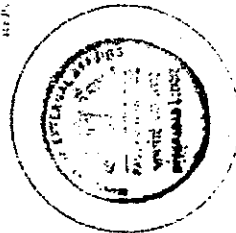
Licensing Authority  
HYDERABAD, E.



यह लाइसेंस केवल वाहन चालने के लिये ही है, इससे कोई भी वाहन चालने के लिये लाइसेंस प्राप्त करने के बिना नहीं चलाया जा सकता।  
यह लाइसेंस केवल वाहन चालने के लिये ही है, इससे कोई भी वाहन चालने के लिये लाइसेंस प्राप्त करने के बिना नहीं चलाया जा सकता।

THIS IS A TOURIST AND FOREIGNER DRIVING LICENCE IN THE NAME OF THE HUSBAND OF THE APPLICANT. ALL THOSE WHOSE LICENCE IS VALID IN INDIA WILL BE VALID IN THIS STATE WITHOUT LET FOR HINDUSTANI AND APPLICANT FOR EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह लाइसेंस केवल वाहन चालने के लिये ही है, इससे कोई भी वाहन चालने के लिये लाइसेंस प्राप्त करने के बिना नहीं चलाया जा सकता।



अधीक्षक/सूचना अधिकारी  
पासपोर्ट कार्यालय, हैदराबाद  
Passport Office, Hyderabad.

PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
SOHAM SATISH MODI  
FATHERS NAME  
SATISH MANILAL MODI  
DATE OF BIRTH  
18-10-1969

भारत गणराज्य REPUBLIC OF INDIA  
IND B2791005  
MODI  
SOHAM SATISH MODI  
INDIAN MALE 18-10-1969  
MUMBAI (MS)  
HYDERABAD  
9-10-2000 8-10-2010

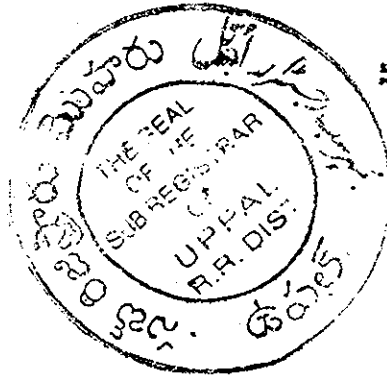
For Mehta and Modi Homes


*Mehta*  
Partner



Mehta and Modi Homes  
*Modi*  
Partner

1 వ పుస్తకము 105 నంబర్  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య... 7

పబ్లికేషన్






  
 सत्यमेव जयते  
**Election Commission Of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపుకార్డు

**GBZ3719366**



Elector's Name : Thakur Neelima Rani  
 ఓటరు పేరు : తాకూర్ నీలిమా రాణి  
 Father's Name : T Vishwanath Singh  
 తండ్రి పేరు: టి విశ్వనాథ సింహ్

Sex : F      Age as on 1-1-2003 25  
 లింగము : స్త్రీ      1-1-2003 నాటికి వయస్సు

  
 सत्यमेव जयते  
**Election Commission Of India**  
 భారత ఎన్నికల సంఘము  
**IDENTITY CARD**  
 గుర్తింపుకార్డు

**GBZ3722071**



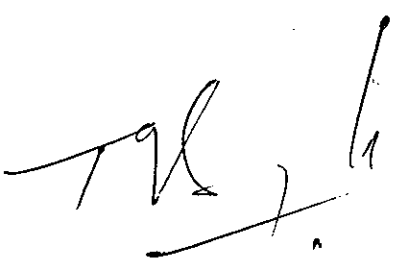
Elector's Name : T VISHWANATH SINGH  
 ఓటరు పేరు : టి విశ్వనాథ్ సింగ్  
 Father's Name : T SATYANARAYANA SINGH  
 తండ్రి పేరు: టి సత్యనారాయణ సింహ్

Sex : M      Age as on 1-1-2003 50  
 లింగము : పు      1-1-2003 నాటికి వయస్సు


भारतीय विधान  
**BHARATIYA VIDHAN**  
 RAHIL GUPTA  
 RAHIL GUPTA  
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 RAHIL GUPTA  
 RAHIL GUPTA

  
 भारत सरकार  
**GOVT OF INDIA**





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దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....క. ఈ కాగితపు వరుస  
సంఖ్య.....క.

  
పబ్-రిజిస్ట్రార్

