

239

C.S. No. 12711

DOCT No. 12682/200...

Ac.No. 13054

भारतीय गैर न्यायिक

पचास  
रुपये

FIFTY  
RUPEES

₹. 50

Rs. 50



INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249868

Date: 01/11/2007 Serial No: 20,693 Denomination: 50

Procured By:

ANDHRA PRADESH  
S. R. C. ROAD  
HYDERABAD

S.R.C. ROAD  
S.R.C. ROAD  
S.R.C. ROAD

For Whom:

HYDERABAD

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the 15<sup>th</sup> day of November 2007 at Secunderabad by and between:

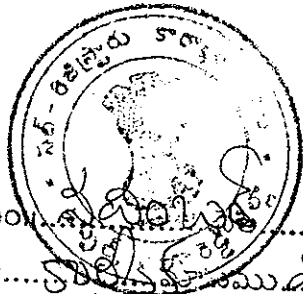
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, 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

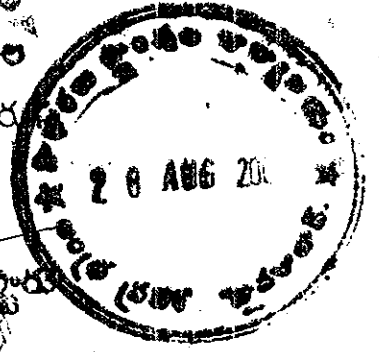
MR. GIRISH LODD, SON OF LATE SHRI L. VIJAY KUMAR aged about 37 years, residing at C/o. Mr. J. V. K. Prasad, Mayflower Park, B-415 / 416, Mallapur. Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

For Girish Lodd



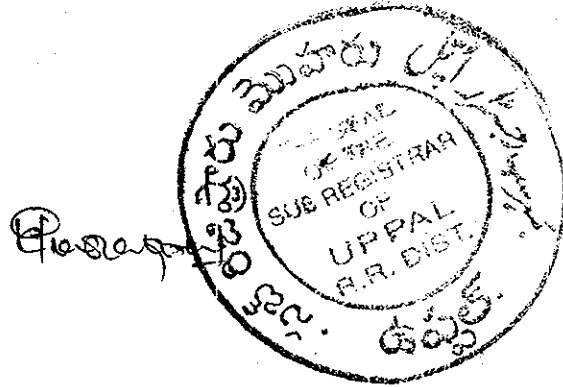
1వ పుస్తకము (2.6.82) సంగ్రహించి  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య..... ఈ కాగితపు వర  
 సంఖ్య.....



అంక- 1 వ సం. 1929 వ.శ.శా...  
 పగలు... గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

పబ్-రిజిస్ట్రారు

శ్రీ... K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 మను  
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు  
 మరియు ఫోటో సహ దాఖలు చేసి  
 రుసుము రూ. 1000/- చెల్లించినారు.  
 Receipt No. 605987-Dr. I.S. 11.10.06  
 SRO, Hanumanth Branch, Sec'bad



వ్రాసే యిచ్చినట్లు ఒప్పుకోబడినది  
 ఎడమ బ్రౌవనప్రేలు

Prabhakar

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service;  
 (O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.  
 Attested GPA, through General Power of Attorney, Vide Doc. No. 201/19/2006  
 Registered at SRO, Uppal, Ranga Reddy District.



ఎడమ బ్రౌవనప్రేలు

Jitani

జి. విజయా క్రిష్ణా ప్రాసాద్  
 గృ. ౩-415/11b, MAYADWAR PARK  
 Malleshpur, Hyderabad, Representative on  
 behalf of Purchaser.

నిరూపించినది.

1

Kiran s/o. Ramakrishna Occ: Service  
 R/o. 101, Sri Sai Apts, Nagole's Road  
 Hyderabad

2

T Prasad s/o. T Dhanraj Occ: Service  
 R/o. 1-10-263, New Bussypally, Sec'bad.

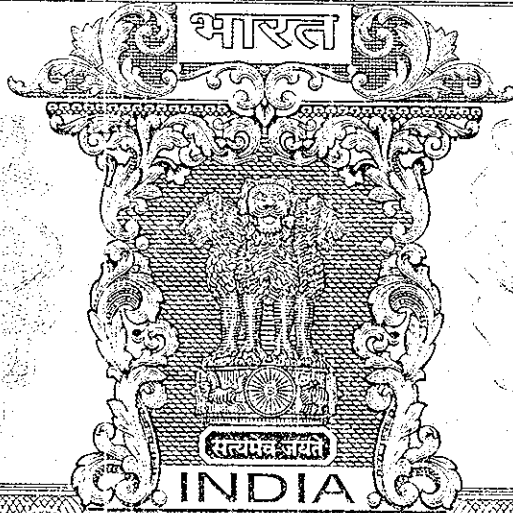
2006 వ. సం. 11... వ. సం. 11... నెల 15 వ తేది  
 1929 వ. శా. శ... మాసం 11 వ తేది.

Jitani  
 పబ్-రిజిస్ట్రారు

भारतीय गैर न्यायिक

पचास  
रुपये

₹. 50



FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249869

Serial No : 20,694 Denomination : 50

Purchased by :

M. VENKATESH  
M. CHAITRAN  
M. UNDEFABAD

Sub Registrar  
Ex. Office Stamp Vendor  
S.R.O. UPPAL

FILE NUMBER  
MHTA & MODI HOMES

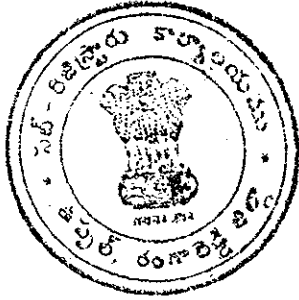
M. UNDEFABAD

WHEREAS:

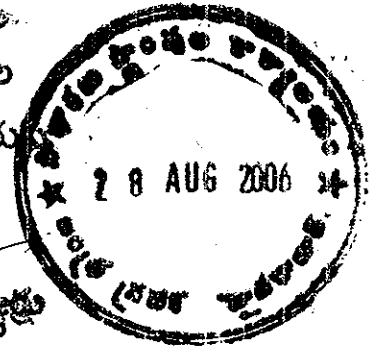
- A) The Buyer has entered into an Agreement of Sale dated 15<sup>th</sup> October 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 239) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions 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. 239 admeasuring 325 sq. yds. under a Sale Deed dated 15.11.07 registered as document no. 12681/07 in the Office of the Sub-Registrar, Uppal, R. R. District. 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.

M. Venkatesh and Modi Homes  
  
Partner

For Melita and Modi Homes  
  
Partner



1 వ పుస్తకము 2682/సం  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరు  
 సంఖ్య.....



పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1897  
 No. 2682 of 2007 Date 15/11/06

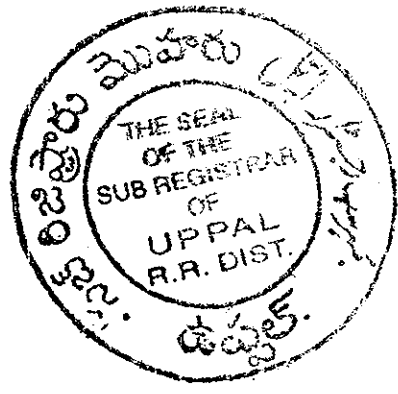
I hereby certify that the proper deficit  
 stamp duty of Rs. 19900 Rupees Nineteen Thousand  
Nine hundred Rupees only  
 has been levied in respect of this instrument  
 from Sri. A. Jayakumar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 20,00,000 being  
 higher than the consideration agreed Market  
 Value.

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

Registration Endorsement

An amount of Rs. 19900 towards Stamp Duty  
 Including Transfer duty and Rs. 1000  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 605987  
 dated 15/11/06 at SBH Habsiguda Branch, Sec'bad.

G.B.M. Habsiguda  
 A/c No. 0100050700  
 of S.R.O. Uppal.



- 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. 20,20,000/- (Rupees Twenty Lakhs Twenty 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 of Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 18,75,000/- (Rupees Eighteen Lakhs Seventy Five Thousand Only) in the following manner:

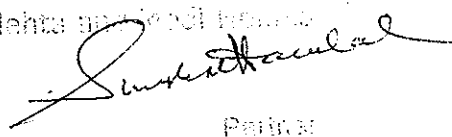
Installment	Amount (Rs.)	Due date for payment
I	2,75,000/-	15.11.2007
II	16,00,000/-	30.12.2007

4. 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.
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.
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.


For Mehta and Modi Homes

  
Partner

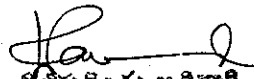
For Mehta and Modi Homes

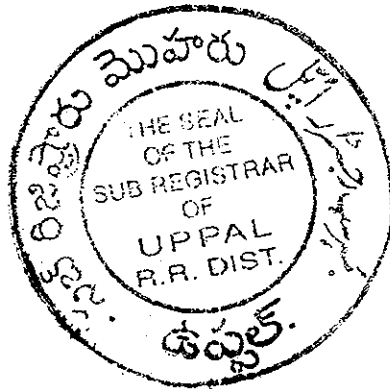
  
Partner

1 వ పుస్తకము (2.6.87 గుంజు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య... 3.....

  
పబ్-రిజిస్ట్రారు

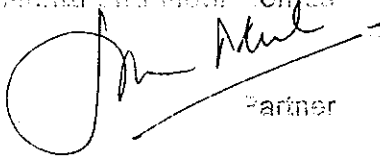
1 వ పుస్తకము సం: (కా.క) పు... 1.2.8.82/10  
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు/2682-1-2007 ఇవ్వడమైన  
200 సం: 1.2.8.82/10... తేది ...

  
రిజిస్ట్రారు అధికారి

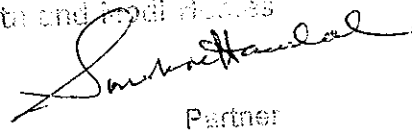


7. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 21,000/- is paid by way of challan No. 65987, dated 12.11.09, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

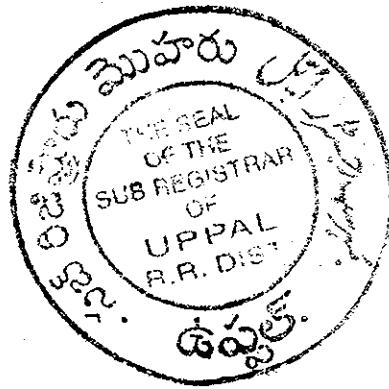
  
Partner

For Mehta and Modi Homes

  
Partner

1 వ పుస్తకము 2.6F2/సంఖ్య  
దస్తావేజులు మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య...4.....

పబ్-రిజిస్ట్రారు







SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 239 admeasuring about 325 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

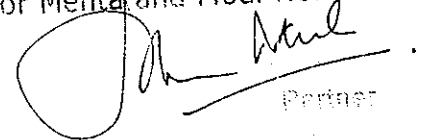
North	Plot No. 240
South	Proposed Amphi - Theater
East	Plot No. 238
West	40' wide road

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:

- 
- 

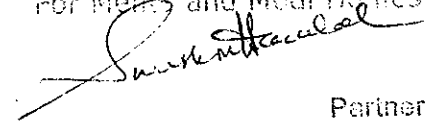
For Mehta and Modi Homes



Partner

(Soham Modi)  
BUILDER

For Mehta and Modi Homes

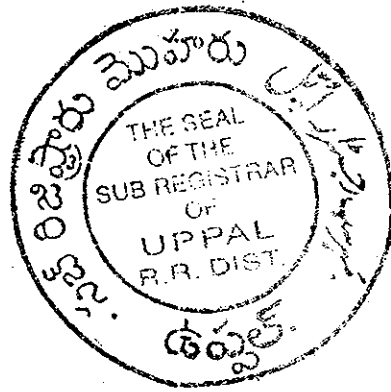


Partner

(Suresh U.Mehta)  
BUILDER

1 త పుస్తకము 2682/సంఖ్య  
దస్తవేజాల 1 గీతముల  
సంఖ్య 9 కాగితపు వరుస  
సంఖ్య 5

జి.జి.స్టాంపు



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

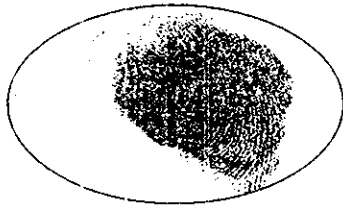
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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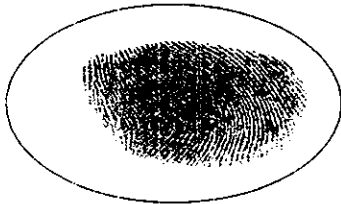
**BUILDER:**

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

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI

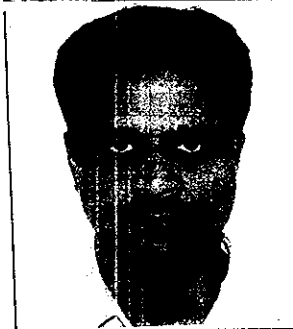
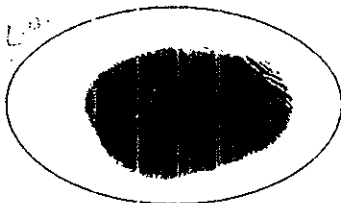


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



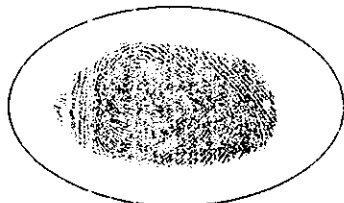
**GPA FOR PRESENTING DOCUMENTS:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.



**PURCHASER:**

MR. GIRISH LODD  
S/O. LATE SHRI L. VIJAY KUMAR  
R/O. C/O. MR. J. V. K. PRASAD  
MAYFLOWER PARK  
B-415 / 416, MALLAPUR  
HYDERABAD - 500 076.



**REPRESENTATIVE:**

MRS. JAHANAVI  
W/o. J. VIJAYA KRISHNA PRASAD  
R/o. B-415/416,  
MAYFLOWER PARK,  
MALLAPUR, R. R. DIST.

**SIGNATURE OF WITNESSES:**

1.

2.

For Mehta and Modi Homes

For Present and future purposes

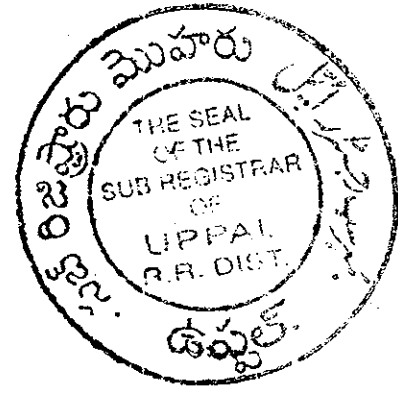
Partner  
SIGNATURE OF EXECUTANTS

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, Mrs. Jahanavi, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

13 ఫుస్కము/2682/సం||  
రెజిస్ట్రేషన్ మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య...6.....

సబ్-రెజిస్ట్రారు



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



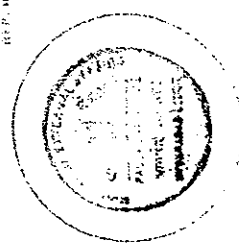
DRIVING LICENCE  
DLDAPO11193822002  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/18724  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD

00072002 DUPLICATE Licensing Authority, P.H. HYDERABAD



1  
ये वाचक चालक पत्र 1938 का प्रमाण है, इस वाचक चालक पत्र को जारी करने के लिए 2.10.18724 के अनुसार प्रमाणित किया गया है।  
THERE ARE TOLERANT AND TOLERABLE IN THE NAME OF THE POSSESSOR OF THE LICENSE OF THIS ANDHRA PRADESH TO BE ALLOWED TO BE USED TO BE TRAVEL WITHIN THE LIMITS OF THE ROAD WHICH ARE SPECIALLY MARKED ON THE ROAD AND THE PROTECTION OF WHICH ARE ON THE ROAD STAND IN NEED.

यह वाचक चालक पत्र 1938 का प्रमाण है, इस वाचक चालक पत्र को जारी करने के लिए 2.10.18724 के अनुसार प्रमाणित किया गया है।




**EXHIBIT A**

PERMANENT ACCOUNT NUMBER  
ABMPM6725H

THE NAME  
SOHAM SATISH MODI

(and in the FATHER'S NAME)  
SATISH MANILAL MODI

DATE OF BIRTH  
18-10-1969



भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

SOHAMSATISH MODI

INDIAN male 18-10-1969

MUMBAI

PO. HYDERABAD

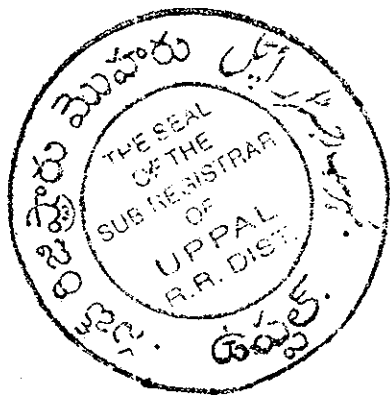
9-10-2000 8-10-2010

For Mehra and Modi Homes  
*[Signature]*  
Partner

For Mehra and Modi Homes  
*[Signature]*  
Partner

1వ పుస్తకము: 26. 12/1994  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 9..... ఈ కాగితపు వరుస  
సంఖ్య..... 7.....

పబ్-రజిస్ట్రారు





भारत गणराज्य के अन्तर्गत प्रत्येक नागरिक को अपने अधिकारों का उपयोग करने का अधिकार है।

उपरोक्त अधिकारों का उपयोग करने के लिए नागरिक को अपने अधिकारों का उपयोग करने का अधिकार है।

भारत गणराज्य के अन्तर्गत प्रत्येक नागरिक को अपने अधिकारों का उपयोग करने का अधिकार है।



*H. Lakra*  
**H. LAKRA**  
**एच. लकड़ा**  
अधीक्षक/Supintendent  
पासपोर्ट कार्यालय, हैदराबाद.  
Passport Office, Hyderabad

भारत गणराज्य REPUBLIC OF INDIA



नाम: **एच. लकड़ा**  
पता: **...**  
जन्म तिथि: **...**  
पेशा: **...**  
राष्ट्रीयता: **...**  
पासपोर्ट नंबर: **B 1379180**

Signature

*H. Lakra*  
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అ తనకు 682/02  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 01 ఈ కాగితపు వరుస  
సంఖ్య 10

సబ్-రజిస్ట్రారు

