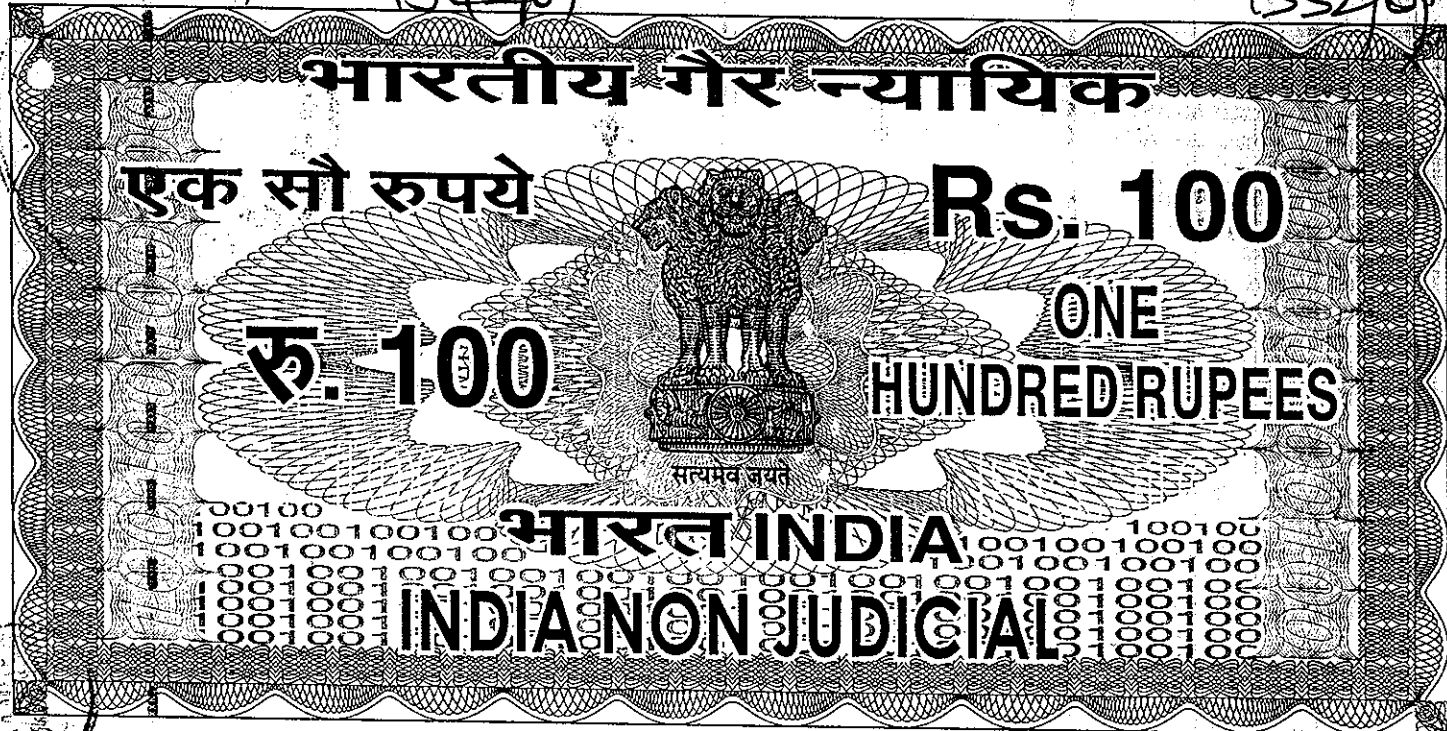


243

1542/09

1552/09



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 369638

Date : 28-11-2008 Serial No : 42,863 Denomination : 100

Purchased By :

G. VENKATESH
S/O. G. A. RAO
SECRAID

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., CAIG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SECRAID

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 12th day of March, 2009 at S.R.O. 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, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 59 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. PRAKASH KANAKIA, SON OF SRI. LOVJI aged about 66 years, Occupation: Business, residing at 110, Bradwell court, San Jose, CA 95138, U.S.A., 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 & MODI HOMES

Partner

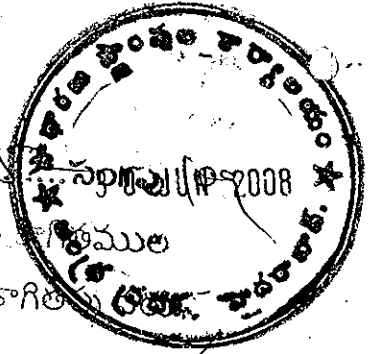
For MEHTA & MODI HOMES

Partner

ENDORSEMENT

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

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 1000/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 1400/-
3. in the shape of cash (u/s.44 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any	Rs. —
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. —
V. User Charges:	
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total: Rs. 16100/-



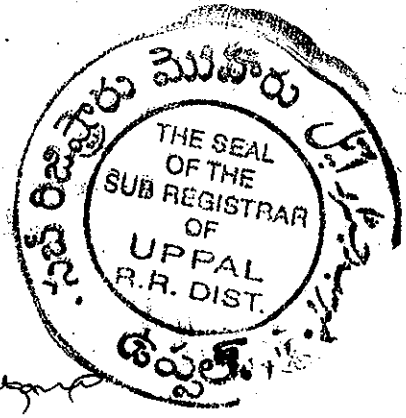
వ పన్నములు
 దస్తావేజులు
 సంఖ్య: 8
 పంఖ్య: 1

పబ్-రిజిస్ట్రార్

నానా వ సం||...నెల...12...
 1929 వ.శ.శా...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

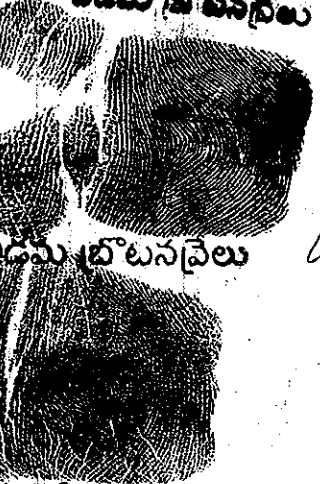
శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నట్టులు, 1908 లో సెక్షన్ 32ఎ-ను
 అనుసరించి సమర్పించవలసిన పోటీగ్రాఫులు
 మరియు వీటిముద్రలతో సహా దాఖలుచేసి
 చుసుకుంటూ...చలించారు.

Receipt No. 897871 Dt. 12/3/2008
 R.R. Mahabubnagar Branch Sec'bad



Prabhakar

నానా ముద్రినట్లు అప్పుకోస్తూ
 ఎడమ బొటనవ్రేలు



ఎడమ బొటనవ్రేలు
 1
 2

Prabhakar

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. 201/855/08
 dated 20.8.08, registerer at SRO, Uppal
 Ranga Reddy District.

Prakash Karanik S/o. Loyji, o.c. Ranganatha
 R/o. 110, Bradwell Court
 San Jose, CA 95128, U.S.A

Venkat Ramana Reddy S/o. Anji Reddy o.c. Sankar
 R/o. 11-187/2, Greenhill Colony

B. RAJ KOMAR S/o. Mokunda Rao, o.c. Sankar
 R/o. Athal, R.R. Dist

100...నెల...
 1929 వ.శ.శా...మాసం...తేది

పబ్-రిజిస్ట్రార్

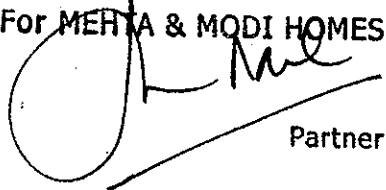
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 31st July 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 243) 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. 243, admeasuring 308 sq. yds. under a Sale Deed dated 12.03.2009 registered as document no. 1551/09 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 FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs 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. 15,00,000/- (Rupees Fifteen Lakhs Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner



వ పుస్తకము ఏదో... సం|| 109
విస్తారముల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 2

పబ్-రిజిస్ట్రార్

Under Section 42 of Act II of 1897
No. 1552 of 2002 Date 12/3/09

I hereby certify that the proper deficit
stamp duty of Rs. 14500/- Rupees fourteen
thousand five hundred only
has been levied in respect of this instrument
from Sri. K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 15000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

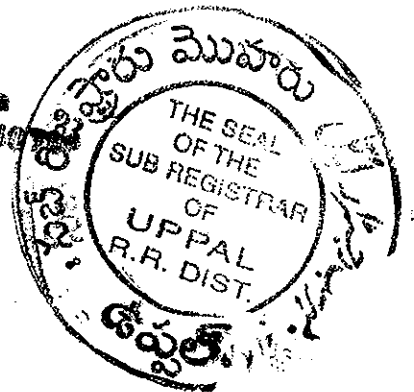
12/3/09

Sub Registrar
and Collector U/S. 4124
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 14500/- towards Stamp Duty
including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 897877
dated 12/3/09 at SRH Habsiguda Branch Sec 604

S.R.H. Habsiguda
A/s No: 01000000
S.R.O. Uppal



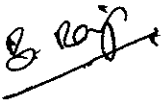
3. The Buyer shall liable to pay the development charges on land irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. It is hereby agreed and understood explicitly between the parties hereto the Buyer 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.
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. 16,000/- is paid by way of challan no. 897871, dated 12-3-07, drawn on State Bank of Hyderabad, Habsiguda, Hyderabad

WITNESESS:

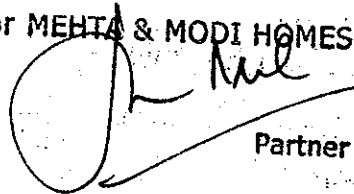
1.



2.

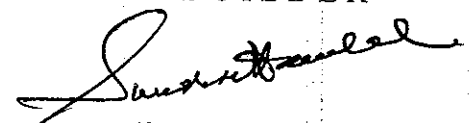


For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



(Suresh U. Mehta)
BUILDER



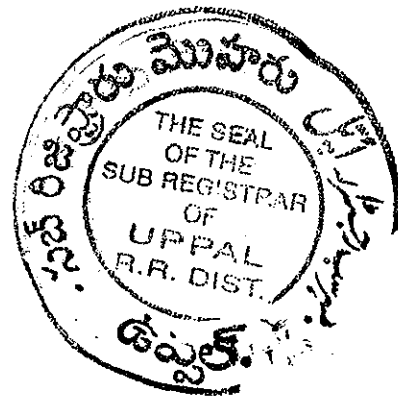
BUYER.

1 వ పుస్తకము సం॥ 1552/09
రిజిస్ట్రేషన్ మొత్తం కాగితముల
సంఖ్య 2..... ఈ కాగితపు వరుస
సంఖ్య 3.....

పబ్-రిజిస్ట్రేషన్

1 వ పుస్తకము సం॥ (శా.శ) పు. 1552/09
నింబరుగా రిజిస్ట్రేరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు 1552-2009 ఇవ్వడమైన
2009 సం॥ మార్చి నెల 12 తేదీ

రిజిస్ట్రేషన్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 243, admeasuring about 308 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Compound Wall & Neighbours land
South	Plot No. 244
East	40' wide road
West	Plot No. 261

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:

WITNESESS:

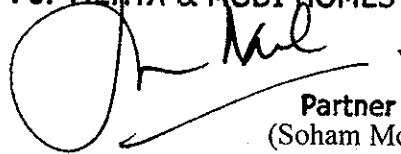
1.



2.



For MENTA & MODI HOMES




Partner
(Soham Modi)

For MENTA & MODI HOMES BUILDER



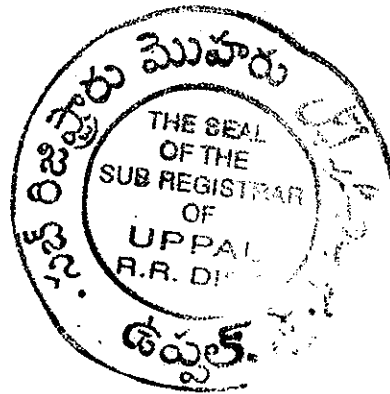
Partner
(Suresh U. Mehta)
BUILDER



BUYER.

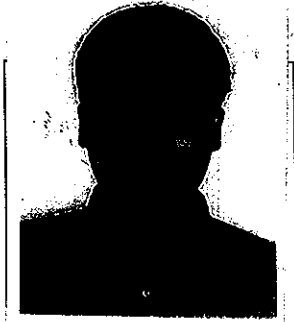
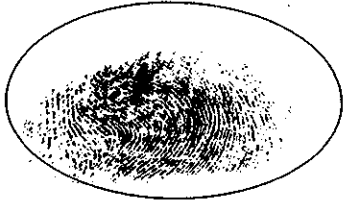
1 వ పుస్తకము 1922 సం॥ 10/04
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 8... ఈ కాగితపు వరుస
సంఖ్య..... 4.....

పబ్-రిజిస్ట్రార్.



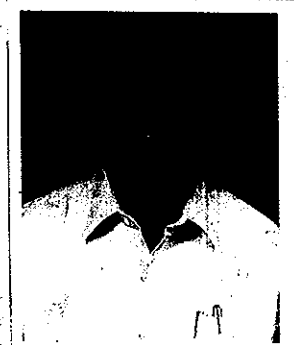
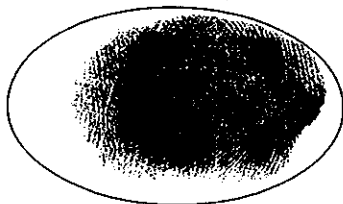
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



BUILDER:
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.

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:
VIDE DOC.NO. 201/ BK IV /2006, DT.26.08.2006

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.



BUYER:
MR. PRAKASH KANAKIA
S/O. SRI. LOVJI
R/O. 110
BRADWELL COURT
SAN JOSE
CA 95138, U.S.A..



SIGNATURE OF WITNESSES:

1.

2.

For MEHTA & MODI HOMES


Partner

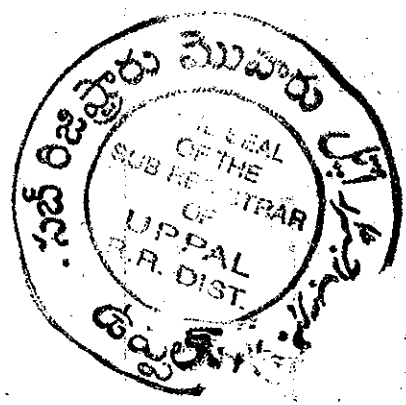
For MEHTA & MODI HOMES

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

1వ పుస్తకము ప్రతి... 2001/09
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య.....


సబ్ రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Prabha...
Signature



1002000

HOUSEHOLD CARD

Serial No : PAP1628150016
 P.P. Stamp No : 100
 Sex : Male
 Date of Birth : 15/01/1946
 Socio-Category : SN
 Occupation : Own Business
 Residential House No. : 2-3-577
 No. Street : MINISTER ROAD
 Colony : D.V. COLONY
 Ward : 2
 Circle : 3
 City : Hyderabad
 Annual Income (Rs.) : 190,000
 LPG Customer No. (I) : NR46399(Single)
 PG Deter. Mark (I) : NR46399(Single)
 LPG Customer No. (2) :
 PG Deter. Mark (2) :



धार्मिक लेखा संख्या PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1969

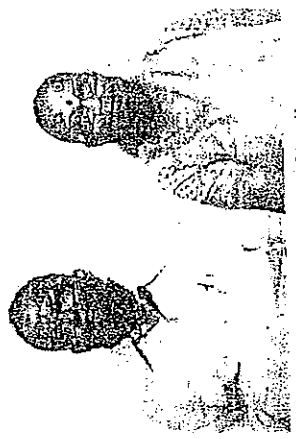
रजिस्ट्रार SIGNATURE
Sohan Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

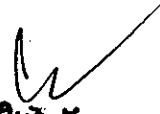
Family Members Details

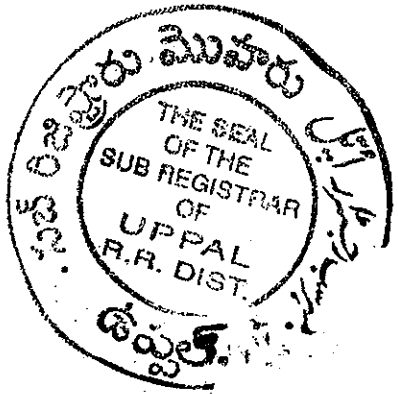
S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	13/11/81	23

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

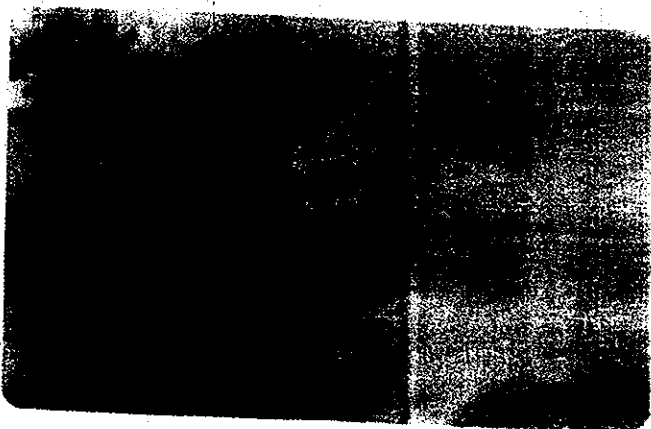


1 వ పుస్తకము క్ర. 2 సం॥ 1997
దస్తావేజుల మొత్తం కాగితముం
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య..... 6.....


పబ్-రిజిస్ట్రార్




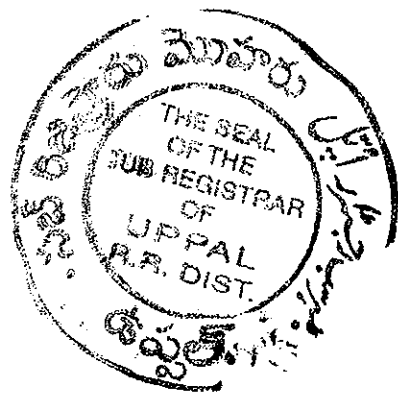
आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH KAMAR
LOVJI DAMJI
21/02/2018
BGM
Signature



Handwritten signature

1 వ పుస్తకము. 1.2.2 సంగ్రహం
దస్తవేజాల మొత్తం కాగితముల
సంఖ్య..... 8 ఈ కాగితపు వరుస
సంఖ్య..... 7


పబ్-రిజిస్ట్రార్






Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: **001542/2009** of SRO: **1507(UPPAL)**

Presentant Name(Capacity): **K PRABHAKAR
REDDY(GP)**

Report Date: 12/03/2009 14:57:15

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PRAKASH KANAKAI 110, BRADWELL COURT, SAN JOSECA 95138, U.S.A.	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1 వ పుస్తకము ప్రతిపాదన
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...శీ...ఈ కాగితపు వరుస
సంఖ్య.....శీ...

పబ్-రిజిస్ట్రార్

