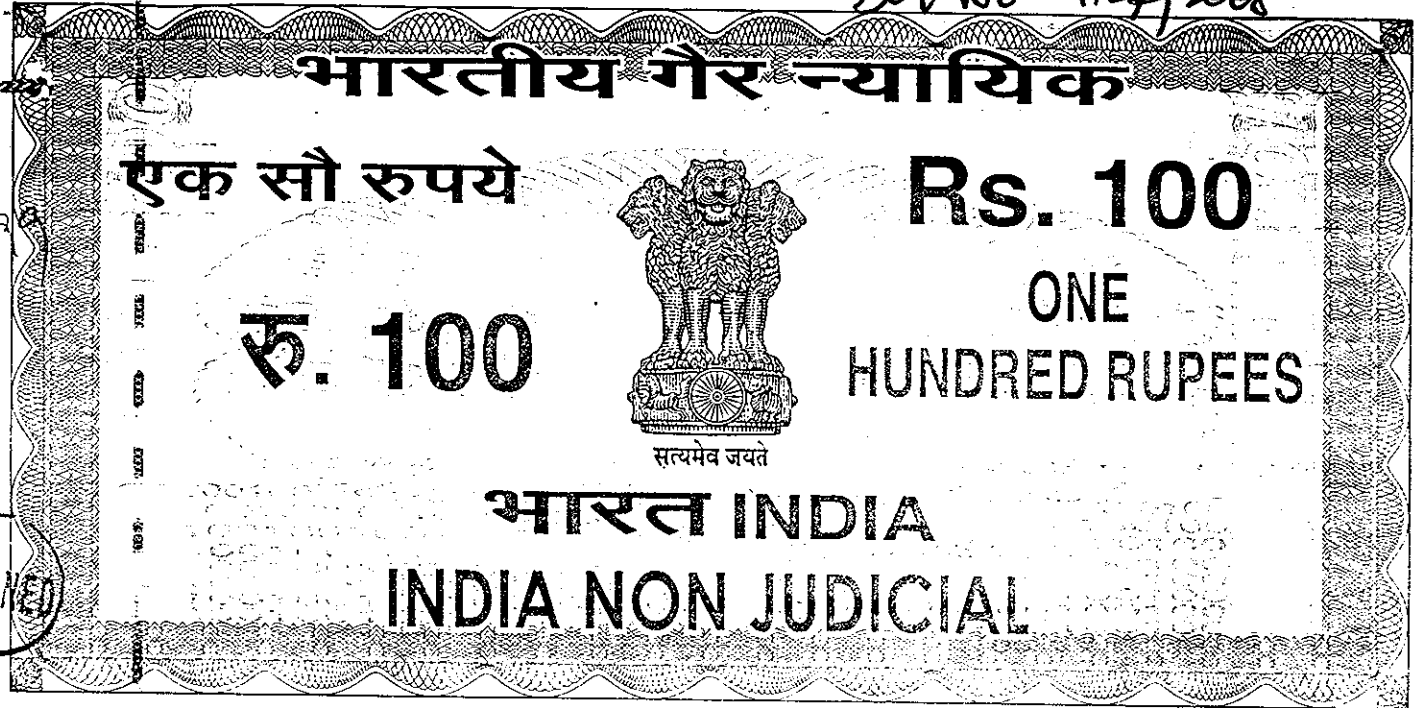


301

9170

Doc No 9127/2008



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 365831

Date : 23-09-2008 Serial No : 36,521 Denomination : 100

Purchased By :

D. RAMESH
S/O.D. SENKARAM
HYD

[Signature]
Sub Registrar

Ex.Officio Stamp Vendor
G.S.O., C&IG Office,Hyd

FOR Whom :
MEHTA & MODI HOMES

MEHTA & MODI HOMES
SECUBAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 3rd day of October 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 Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. RAJEEV KUMAR PANDEY, SON OF MR. HARINARAYAN PANDEY aged about 33 years, residing at 58, Viman Nagar, S. P. Road, Secunderabad - 500 003, 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

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

Page 1

[Signature]

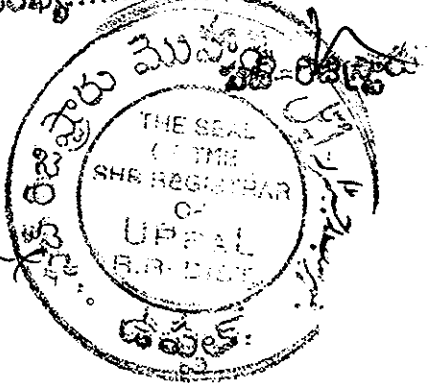
ENDORSEMENT

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

I. Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 1620/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.,Act,1899, if any	Rs. —
II. 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. 2720/-



1 వ పుస్తకము... 129/08
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 9... కాగితపు వరుస
 సంఖ్య... 187



1920 వ.శ.శా... ఆర్డర్... మాసము... 11... తేది
 పగలు... 12... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Prabhakar Reddy
 బిల్డింగ్స్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన హోబ్ గ్రాఫులు
 మరియు పేలిమెంట్లతో సహా దాఖలు చేసి
 యునుము రూ॥ 1000/- చెల్లించినారు.

Receipt No. 23578 Dt. 2/4/08. Via
 PH Habsiguda Branch, Sec'bad

ప్రాసయిచ్చినట్లు బహుకృత్యుడి

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. 29/4/08,
 dated 19.4.08 registerer at SRO 6994
 Ranga Reddy District.



Handwritten signature

Rajeev Kumar Pandey S/o. Hemnaranayan Pandey
 occ: Service R/o. 56, Ulman Nagar,
 S.P Road, Sec'bad.

Venkataramana Reddy S/o. Anji Reddy occ: service
 11-187/a, Green Hills Colony, Hyderabad.

G. Pradeep Kumar S/o. G. Dhanraj
 R/o. Bowrapally, Sec'bad.

1000/- వ.శ.శా... ఆర్డర్... నెం. 3... వ తేది
 1920 వ.శ.శా... ఆర్డర్... మాసం... 11... తేది

Handwritten signature
 సబ్-రిజిస్ట్రారు

WHEREAS:

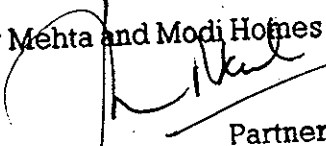
- A) The Buyer has entered into an Agreement of Sale dated 23rd July 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 301) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44 45 & 55, situated at Cherlapally Village, 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. 301 admeasuring 192 sq. yds. under a Sale Deed dated 3.10.08 registered as document no. 9126/08 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.

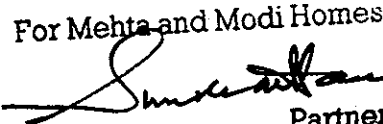
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in _____ a sum of Rs. 16,52,000/- (Rupees Sixteen Lakhs Fifty Two 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. 8,65,000/- (Rupees Eight Lakhs Sixty Five Thousand Only) before entering into this agreement, which the builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 7,87,000/- (Rupees Seven Lakhs Eighty Seven Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of Payment
I	2,05,500/-	01.05.2008
II	2,05,500/-	01.07.2008
III	2,05,500/-	01.10.2008
IV	1,70,500/-	01.01.2009

4. 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.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



15 అక్టోబరు 2008

పన్నువేజాల విభాగం కార్యాలయము

సంఖ్య... 9127

తేదీ... 3/10/08

Instrument Under Section 42 of Act II of 1929
No. 9127 of 2008 Date 3/10/08

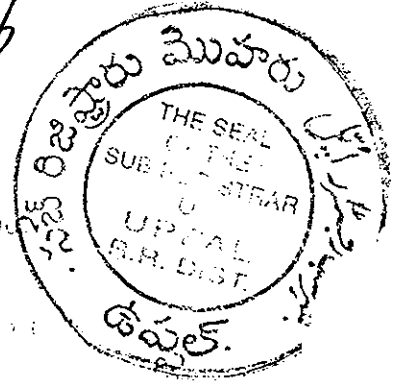
I hereby certify that the proper deficit stamp duty of Rs. 16420/- has been paid by the instrument from Sri. K. Prabhakar Reddy on the bank of Rs. 865000/- being higher than the consideration agreed Market Value.

R.O. Uppal
3/10/08

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

Regratiation Endorsement

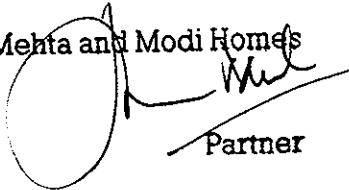
An amount of Rs. 16420/- towards Stamp Duty
Including Tax of Rs. 1000/-
towards Reg...
through Ch...
Dated 2/10/08 at...



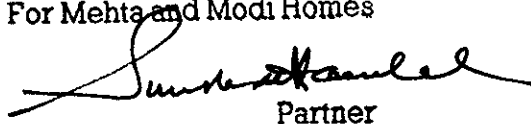
S.G.H. Habigodu
A/c No. 01000050000
R.O. Uppal

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.
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. 17,520/- is paid by way of challan No. 823 578, dated 2-09-08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

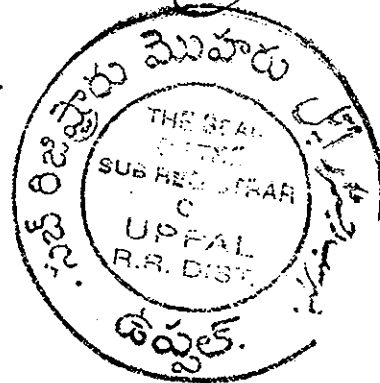


1 వ పుస్తకము సం॥ (శా.క) పుస్తకము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9123108
సంఖ్య 3

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.క) పుస్తకము 9123108
నెంబరుగా రిజిస్ట్రారు చేయబడి స్థాపించు నిమిత్తం
గుర్తింపు నెంబరు 9123108-2008 ఇవ్వబడిన
200 సం॥ రిజిస్ట్రారుల 3 తది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 301 admeasuring about 192 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	Land belonging to the Builder
South	Plot No.302
East	30' wide road
West	Sy.No.41(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:

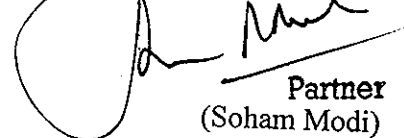
1.



2.

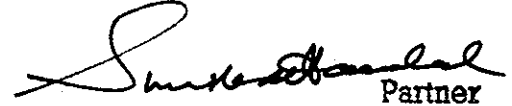


For Mehta and Modi Homes



Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes



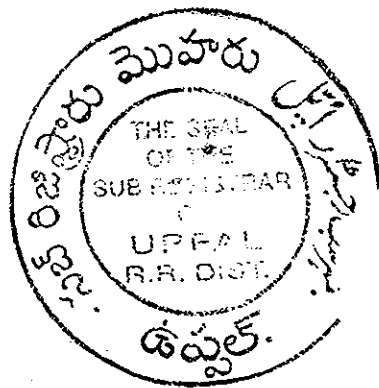
Partner
(Suresh U. Mehta)
BUILDER






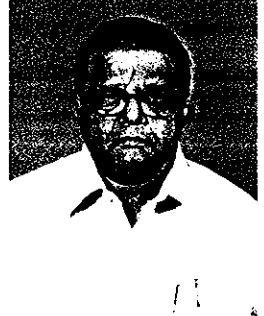




BUYER.

దేవ... గి... (శాసనం)
క...
... 9 ...
... 4 ...

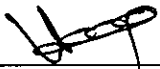
సచి-ర...
✓





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


NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> 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, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC NO. 69/BKIV/2008 Dt: 19.04.2008:</u> 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.
			<u>BUYER:</u> MR. RAJEEV KUMAR PANDEY S/O. MR. HARINARAYAN PANDEY R/O. 58, VIMAN NAGAR S. P. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.  _____

2.  _____

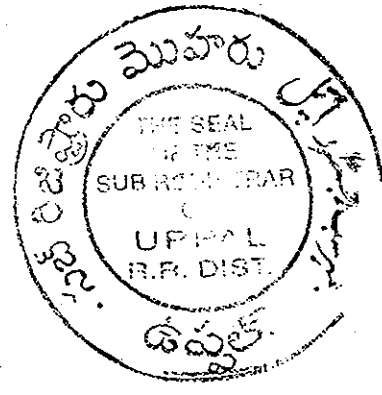
FOR MEHTA AND MODI HOMES

 Partner

For Mehta and Modi Homes

 Partner
 SIGNATURE OF THE EXECUTANTS

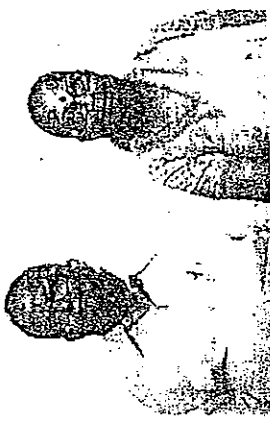


1 వ పుస్తకము 9122 (కవచం)
దస్తవేదము 9122 కారితము
సంఖ్య 9..... ఈ కారితము వరుస
సంఖ్య 5.....

సబ్-రిజిస్ట్రారు



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



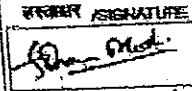
D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - II
 PARADISE - SEG - BAD
 16/07/2006
 16/07/2006
 16/07/2006

PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989


SIGNATURE



Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

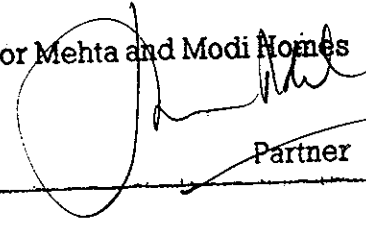
भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E

Signature


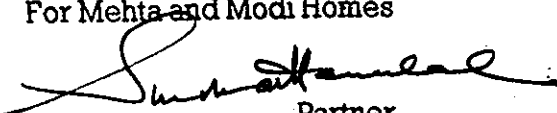


For Mehta and Modi Homes



Partner

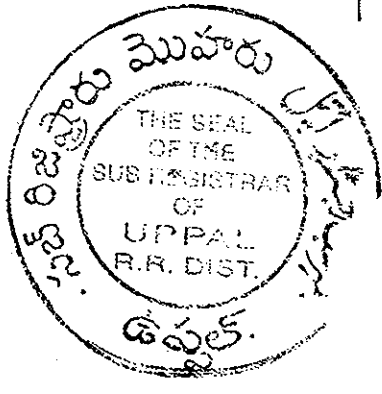
For Mehta and Modi Homes



Partner

1వ పుస్తకము 9.12.1950
దస్తావేజుల నమోదు కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 6

పబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address:

5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph.040-66335551, 040-27544058

www.modiproperties.com

Resi.Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



इस कार्ड के खोने वाले पर कृपया सूचित करें। सौंपार्यः
आयकर पैन सेवा इकाई, एन एस डी एन
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लाअर परेल, मुम्बई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

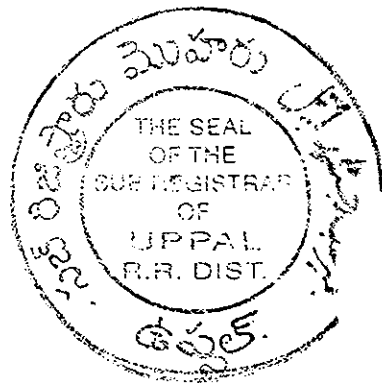
9/27/08

9

7



Sub-Registrar





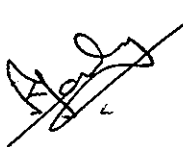
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 009170/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 03/10/2008 14:51:07

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJEEV KUMAR PANDEY 58, VIMAN NAGARS.P. ROAD SEC BAD	

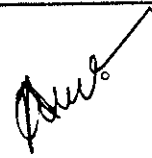
Identified by

Witness 1

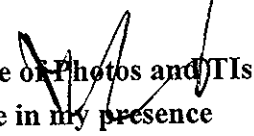
Witness 2



Photos and TIs
captured by me

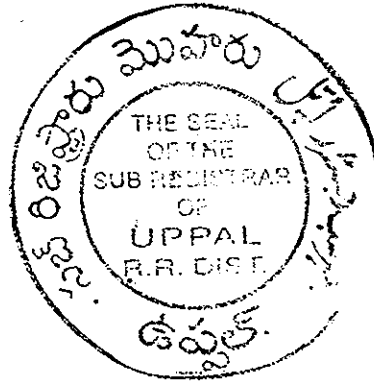


Capture of Photos and TIs
done in my presence



1. చ సుబ్బకమం. 9/12/2018
దస్తావేజాల మొక్కం కాగితము
సంఖ్య... 9..... ఈ కాగితపు నడువ
సంఖ్య..... 8

పబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

RAJEEV KUMAR
HARINARAYAN PANDEY



19/07/1975
Permanent Account Number
AOHPP3431K




Signature



1వ పుస్తకము. 127. స్వ. 1
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9 ఈ కాగితపు వరుస
సంఖ్య... 9

పబ్-రిజిస్ట్రారు

