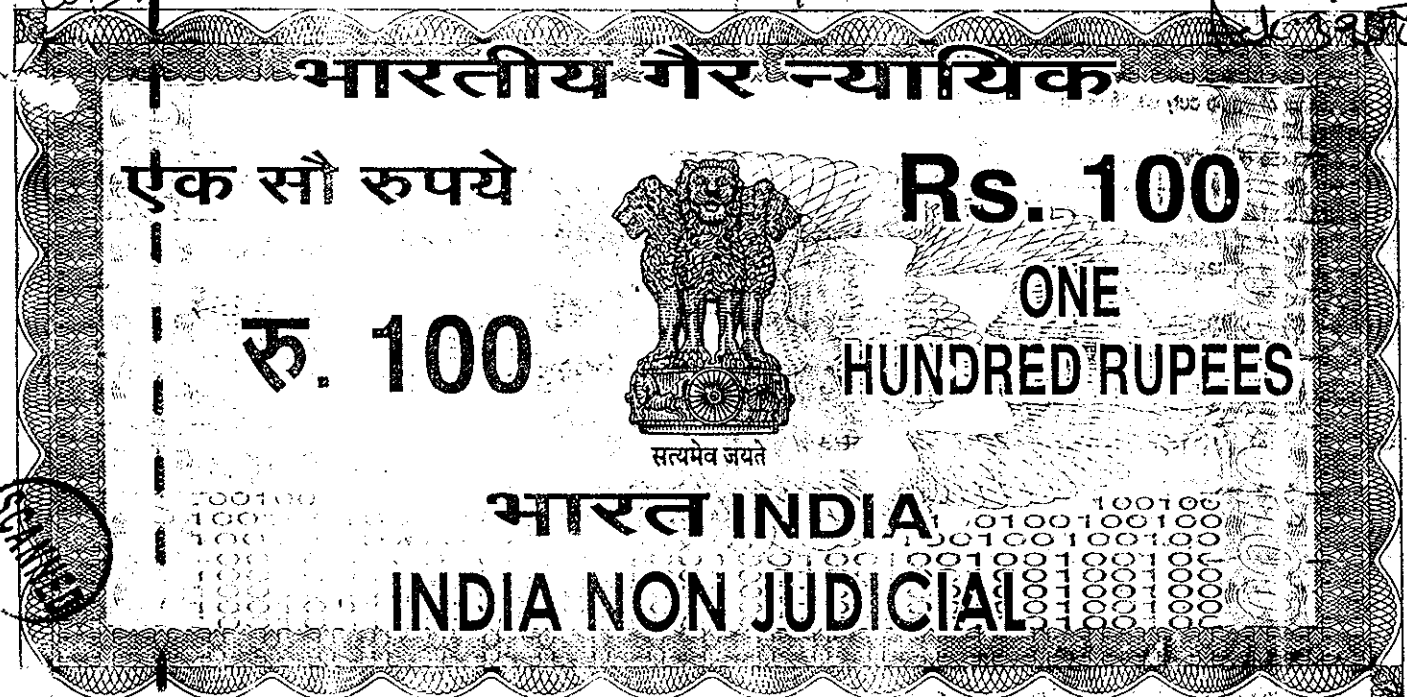


col/3781 (308)

Doc. No. 3711/08

P21708  
2008



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 385939

Date : 29-02-2008 Serial No : 3,489 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G. A. RAO  
R/O SECUNDERABAD

*[Signature]*  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. RANGA REDDY  
(R.O)

For Whom :

MEHTA & MODI HOMES

**AGREEMENT FOR LAND DEVELOPMENT CHARGES**

This Agreement is made and executed on this the 28<sup>th</sup> day of March 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

1. DR. GUTTI BHAVANI. WIFE OF DR. AKASAPU BHAGAVAN aged about 50 years,  
2. DR. AKASAPU BHAGAVAN. SON OF AKASAPU PRABHALINGAM aged about 52 years both are residing at H. No. 2-10-1/1, Venkata Nagar, Kakinada - 533 003, 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 & MODI HOMES  
*[Signature]*  
Partner

For MEHTA & MODI HOMES  
*[Signature]*  
Partner

Page 1  
*[Signature]*  
*[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. 1000
2. in the shape of challan (w/s.41 of I.S.Act, 1899).....	Rs. 1000
3. in the shape of cash (w/s.41 of I.S.Act, 1899).....	Rs. 1000
4. adjustment of stamp duty w/s.16 of I.S.Act, 1899, if any	Rs. 1000

**II. Transfer Duty:**

1. in the shape of challan.....	Rs. 1000
2. in the shape of cash.....	Rs. 1000

**III. Registration fee:**

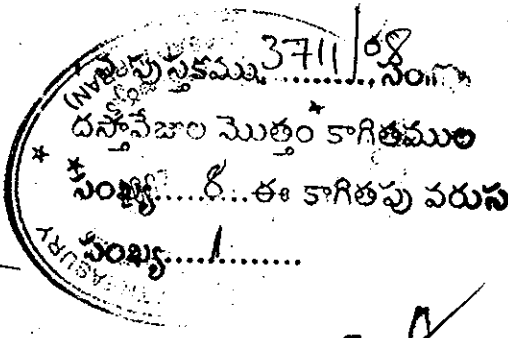
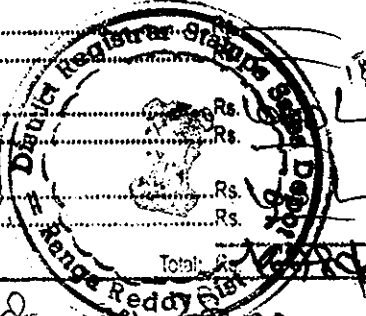
1. in the shape of challan.....	Rs. 1000
2. in the shape of cash.....	Rs. 1000

**IV. User Charges:**

1. in the shape of challan.....	Rs. 1000
2. in the shape of cash.....	Rs. 1000

Total Rs. 10000

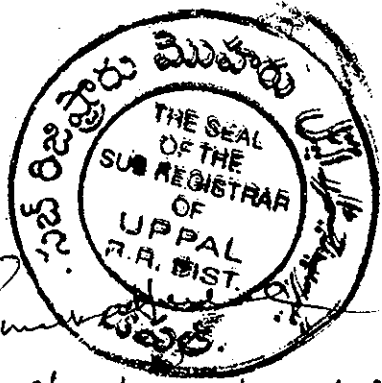
Sub-Registrar



సుబ్ రిజిస్ట్రారు వ సం|| యొద్ద...  
 1927 వ.శ.శా. డి.జి.ఆర్. మాసము. రి... తేది  
 పగలు... సురీయ... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

పబ్-రిజిస్ట్రారు

శ్రీ. Sunand L. Mehta  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన టాటోగ్రాఫులు  
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి  
 ఈ సుము రూ|| 10000 చెల్లించినారు.



Receipt No. 63251 D.I. 2813/01 vide  
 BH, Habsiguda Branch. Sec'bad

Sunand L. Mehta s/o. Late Gokambal R. Mehta  
 occ: Business - R/o. 5-4-187/3 & 4, 2nd Floor  
 Solam mansion, M.G. Road. Sec'bad - 002



అనుమతించినవారు  
G. Bhevan s/o. Dr. Akasapu Bhagavan  
 occ: Profession - R/o. 2-10-1/1, Venkata  
 Nagar, Kakirado - 533 003.

అనుమతించినవారు  
Dr. Akasapu Bhagavan s/o. Akasapu Bhagavan  
 Lingem occ: Profession - R/o. 2-10-1/1  
 Venkatnagar, Kakirado - 533 003

అనుమతించినవారు  
K. Prabhakar Reddy s/o. K.P. Reddy occ: Service  
 2-3-64/10/24, Amberpet, Hyderabad

అనుమతించినవారు  
G. Ramesh s/o. Ramachandra Rao occ: Service  
 101, Sri Sai Bldg, Narayana Road, Hyd

200. ప్ర. సం|| యొద్ద... నెలనెక్కిన తేది  
 1927 వ.శ.శా. డి.జి.ఆర్. మాసము. రి... తేది

Handwritten signature and initials.

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25<sup>th</sup> March 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 308) 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. 308 admeasuring 203 sq. yds. under a Sale Deed dated ~~28.03.08~~ registered as document no. 3710/08, 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. 15,68,000/- (Rupees Fifteen Lakhs Sixty Eight 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. 13,39,000/- (Rupees Thirteen Lakhs Thirty Nine Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 2,29,000/- (Rupees Two Lakhs Twenty Nine Thousand Only) in the following manner:

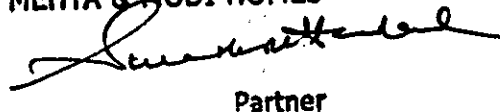
Installment	Amount (Rs.)	Due date of payment
I	2,05,500/-	15.04.2008
II	23,500/-	01.07.2008

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.

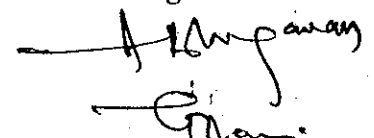
For MEHTA & MODI HOMES

  
Partner

For MEHTA & MODI HOMES

  
Partner

Page 2

  
Partner

1 వ పుస్తకము 37.11/సంఖ్య  
 దస్తావేజాల మొత్తం కాగితము  
 సంఖ్య... 2... ఈ కాగితపు వరుస  
 సంఖ్య... 2...

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 1 of 1901  
 No. 37.11 of 2008 Date 28/3/08

I hereby certify that the proper deficit  
 stamp duty of Rs. 15550/- Rupees Fifteen thousand  
 five hundred and fifty only  
 has been levied in respect of this instrument  
 from Sri. Suresh H. Mehta  
 on the basis of the agreed Market Value  
 consideration of Rs. 156000/- being  
 higher than the consideration agreed Market  
 Value.

S R.O. Uppal

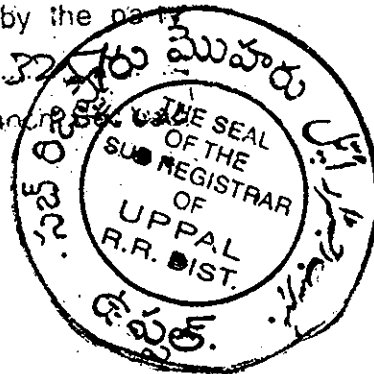
28/3/08

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

Registration Endorsement

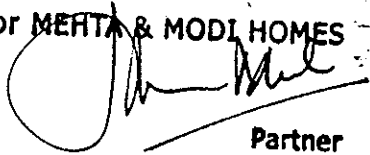
An amount of Rs. 15550/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 2632  
 Dated 28/3/08 at SBI Habsguda Branch

S.R.O. Habsguda  
 A/c No. 0100050780  
 of S.R.O. Uppal



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. 16,680/- is paid by way of challan No. 763257 dated 28.3.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES

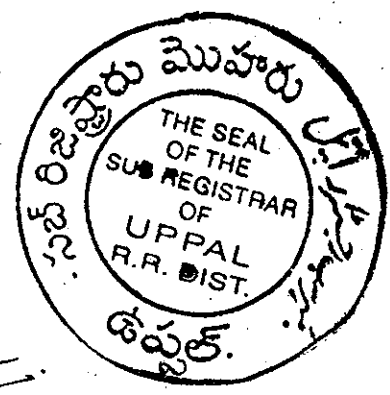
  
Partner

FOR MEHTA & MODI HOMES

  
Partner

1 వ పుస్తకము వె.నె.11/సం.11  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య...8... ఈ కాగితపు వరుస  
 సంఖ్య...3.....

సబ్-రిజిస్ట్రారు



*M. Mul*

వ్రాసిన యిచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటనపేలు



విరూపిణివతి

S/o Sakish modi  
 R/o 5-4-187/3 & 4,  
 Mangion, M.G. Road Sec'bad.  
 occ: Business  
 2nd floor, 50th  
 Sec'bad.

1) *P. Reddy* S/o. K.P. Reddy occ: service  
 R/o. (b) 5-4-187/3 & 4, M.G. Road, Sec'bad

2) *P. K. Murthy* Pannan kumar S/o Krishna murtly Business  
 No 1-44 Uppal u u m

*M*

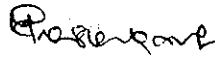

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 308 admeasuring about 203 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45, 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

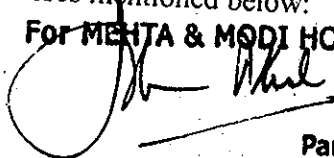
North	Plot No. 307
South	Plot No. 309
East	30' wide road
West	Land belongs to vendor in Sy. no. 34

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. 

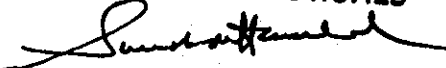
For MEHTA & MODI HOMES



Partner

(Soham Modi)  
BUILDER

For MEHTA & MODI HOMES

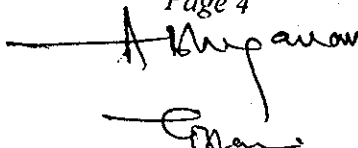


Partner

(Suresh U. Mehta)  
BUILDER

BUYER.

Page 4

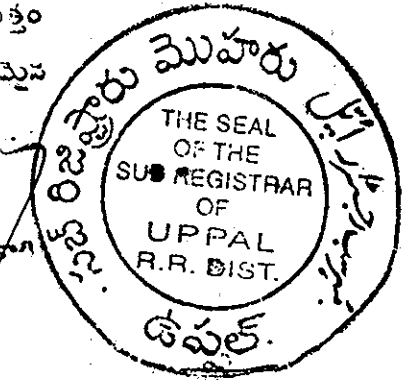


1 వ పుస్తకము పేరిట... స్థల  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... రీ. ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రెజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. 3711/68  
నిబంధనగా రిజిస్ట్రారు చేయబడి స్వాధీను నమిత్తం  
కుత్తంపు నంబరు పేరిట... 1-2008 ఇవ్వడమైన  
200 సం॥ ఏప్రిల్ 22... తేదీ

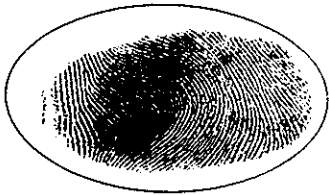
రిజిస్ట్రారు అధికారి





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

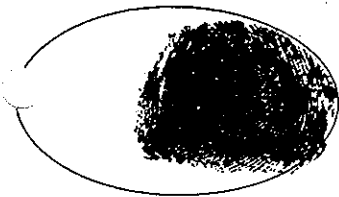
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	--	--



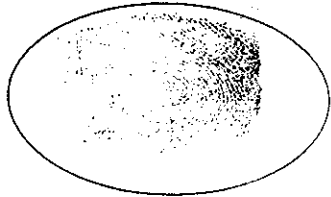
**BUILDER:**

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

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

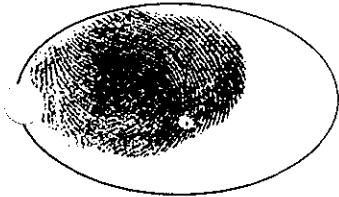


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003.



**PURCHASER:**

1. DR. GUTTI BHAVANI  
W/O. DR. AKASAPU BHAGAVAN  
R/O. H. NO. 2-10-1/1  
VENKATA NAGAR  
KAKINADA - 533 003.



2. DR. AKASAPU BHAGAVAN  
S/O. AKASAPU PRABHALINGAM  
R/O. H. NO. 2-10-1/1  
VENKATA NAGAR  
KAKINADA - 533 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR MEHTA & MODI HOMES

Partner

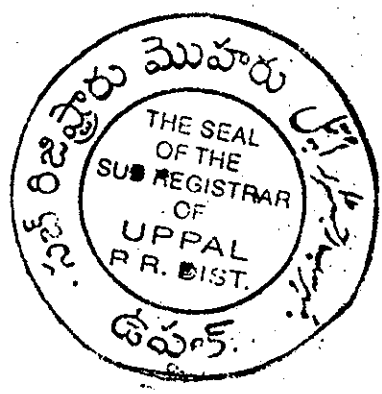
For MEHTA & MODI HOMES




Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము ది. 11/12/2011  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రిజిస్ట్రారు

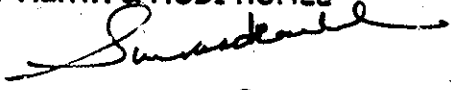


<p>स्थायी लेखा संख्या</p>  <p>हस्ताक्षर / SIGNATURE</p> 	<p><b>PERMANENT ACCOUNT NUMBER</b>  <b>ABMPN6725H</b></p> <p>नाम / NAME  <b>SONAM SATISH MODI</b></p> <p>पिता का नाम / FATHER'S NAME  <b>SATISH MANLAL MODI</b></p> <p>जन्म तिथि / DATE OF BIRTH  <b>19-10-1989</b></p> <p>मुख्य आयुक्त, आयकर विभाग          Chief Commissioner of Income-tax, Andhra Pradesh</p>	
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For MEHTA & MODI HOMES

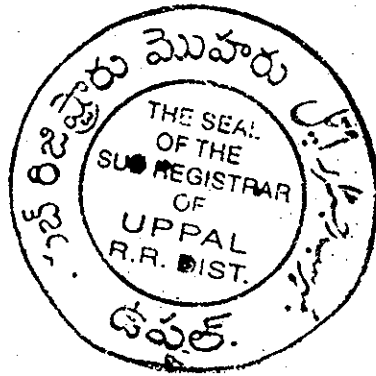
  
 Partner

For MEHTA & MODI HOMES

  
 Partner

1 వ పుస్తకము కె.గి.ఎ.ఎ. / సంగం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....6.....

సన్-రిజిస్ట్రారు

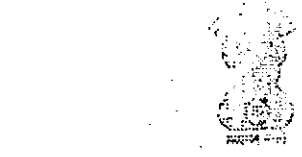




Chennai

भारत गणराज्य REPUBLIC OF INDIA

देश / Type IND  
 प्रवाह संख्या / Country Code 35523566  
 प्रवाह नं. / Passport No.  
 नाम / Surname SHAVINI  
 नाम और नाम / Given Name  
 भारतीय नागरिकता / Indian  
 लिंग / Sex FEMALE  
 जन्म तिथि / Date of Birth 15.7.1955  
 जन्म स्थान / Place of Birth KAKINADA AP  
 जारी करने का तिथि / Date of Issue 26.6.2001  
 समाप्त होने की तिथि / Date of Expiry 25.6.2011



इससे पहले, भारत गणराज्य के राष्ट्रपति के आदेश पर, उन राष्ट्रों के विरुद्ध  
 जो भारत के पालन के लिए आवश्यक हैं, या जो भारत के पालन के लिए आवश्यक हैं, या जो भारत के पालन के लिए आवश्यक हैं,  
 आदेशों के अन्तर्गत हैं, और जो भारत के पालन के लिए आवश्यक हैं, या जो भारत के पालन के लिए आवश्यक हैं,  
 विरुद्ध उसे जारी किया गया है।

THESE AMBASSADORS AND CONSULS GENERAL OF THE  
 PRESIDENT OF THE REPUBLIC OF INDIA AND THOSE WHOM THEY  
 CONCERN TO ALL THE STATES AND TERRITORIES OF INDIA IN  
 ENFORCEMENT OF THE PROVISIONS OF THE ACT FOR THE  
 PROTECTION OF AND ENFORCEMENT OF THE INTERESTS



श्री. वि. एस. सुब्बा राव  
 P. V. S. SUBBA RAO  
 हुते पासपोर्ट अधिकारी  
 For Passport Officer  
 विशाखपट्टणम  
 Visakhapatnam

**पंजीकरण**  
 विदेशों में रहने वाले भारतीय नागरिकों को सरकार की सेवा में कि वे अपने को निकटतम भारतीय  
 मिशन, कंसुले या एम्बेसी में पंजीकृत करना है।

**धरतापत्री**  
 यह पंजीकरण भारत की संपत्ति है। कंसुलेट अधिकारी से इस पत्राचार के तदर्थ में कोई  
 शुल्क नहीं देना है। इसमें कोई शुल्क नहीं देना है, उक्त शुल्क अनुदानित किया जाए।

यह पत्राचार एक ही देश में भारत में भेजा जाए। यह पत्राचार भारत या उसके  
 द्वारा प्रेषित करने के लिए ही भेजा जाएगा। इसमें किसी भी प्रकार के केवलता या विकृत नहीं  
 किया जा सकता है।

पत्राचार भूखण्ड, क्षेत्रों में भेजा या भेजा जाने या उसकी रिपोर्ट तत्काल भारत में निकटतम  
 कंसुलेट अधिकारी को (या जो भारत में है) निरूपण भारतीय मिशन को और  
 भारतीय पुलिस को भी भेजी जाएगी। निरंतरता पत्राचार के कारण ही प्रतिवृत्त पत्राचार जारी  
 किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

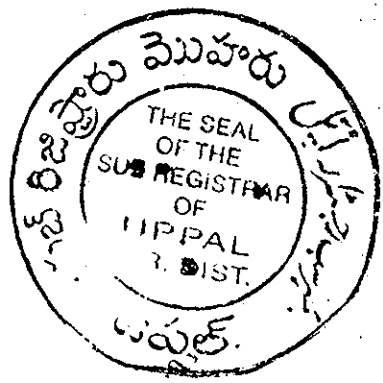
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.


नाम और पालन / Name of Father / Legal Guardian  
 GUTTI LOKANADA SUBRAHMANYAM  
 नाम और पालन / Name of Mother  
 GUTTI SUBHADRA  
 जन्म का स्थान / Name of Spouse  
 AKASAPU BHASAVAN  
 नाम / Address  
 2/10-1/1, VENKATANAGAR  
 KAKINADA-3,  
 EAST GODAVARI-533005 AP.  
 पुराने पत्राचार का नं. और जारी करने का तिथि / Old Passport No. with date and Place of Issue  
 B019876-15.07.1991, HYDERABAD  
 नया नं. / File No.  
 E/1983/EG/2001

1 వ పుస్తకము. పేజీ. 111 సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.... రీ... ఈ కాగితపు వరుస  
సంఖ్య..... 7.....

పబ్-రిజిస్ట్రారు



**भारत गणराज्य REPUBLIC OF INDIA**



एशिया

IND

B 5617887

संख्या / Type: IND

राष्ट्रीयता / Nationality: INDIAN

पिता का नाम / Given Name: BHAGAVAN

पिता का नाम / Surname: AKRASPUR

जन्म का स्थान / Place of Birth: UPPADA A.P.

जन्म तिथि / Date of Birth: 01-11-1951

प्राप्त करने का तिथि / Date of Issue: 28-8-2001

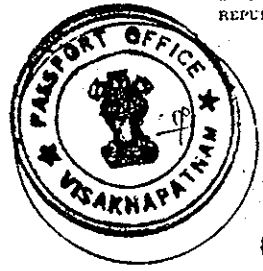
समाप्त होने का तिथि / Date of Expiry: 27-8-2011

P. V. S. SUBBARAO

भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभ से विनम्र  
इस बात से अनुरोध है, यह प्रार्थना एवं अनुरोध की जाती है कि वे यात्रा को बिना रोक-टोक,  
आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें  
जिनकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE  
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY  
CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR  
HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND  
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA



P. V. S. SUBBARAO  
उप-पासपोर्ट अधिकारी  
Passport Officer  
विशाखपट्टणम

A. Bhargavan

**पंजीकरण**  
इसमें मैं अपने बारे में जानकारी के लिए यह अनुरोध करता हूँ कि मेरे अपने को निकटतम भारतीय  
विश्व मंडल में पंजीकृत कराया जाए।

**प्रेतायनी**  
यदि मेरा कोई भी परिवार का सदस्य या कोई भी व्यक्ति मेरे अपने को निकटतम भारतीय  
विश्व मंडल में पंजीकृत कराया जाए, तो मैं अपने अपने अनुरोध करता हूँ।

यदि मेरा कोई भी परिवार का सदस्य या कोई भी व्यक्ति मेरे अपने को निकटतम भारतीय  
विश्व मंडल में पंजीकृत कराया जाए, तो मैं अपने अपने अनुरोध करता हूँ।

यदि मेरा कोई भी परिवार का सदस्य या कोई भी व्यक्ति मेरे अपने को निकटतम भारतीय  
विश्व मंडल में पंजीकृत कराया जाए, तो मैं अपने अपने अनुरोध करता हूँ।

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Name of Father / Legal Guardian: P. V. S. SUBBARAO

Name of Mother: S. BHAVANI

Name of Spouse: VENKATANAGAR

Name of Child: BHAVANI

Passport No. with data and Place of Issue: P. V. S. SUBBARAO - 533003

Date of Issue: 28-8-2001

Date of Expiry: 27-8-2011

1 వ పుస్తకము దేగి... సంగ  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య... ఈ కాగితపు పరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు

