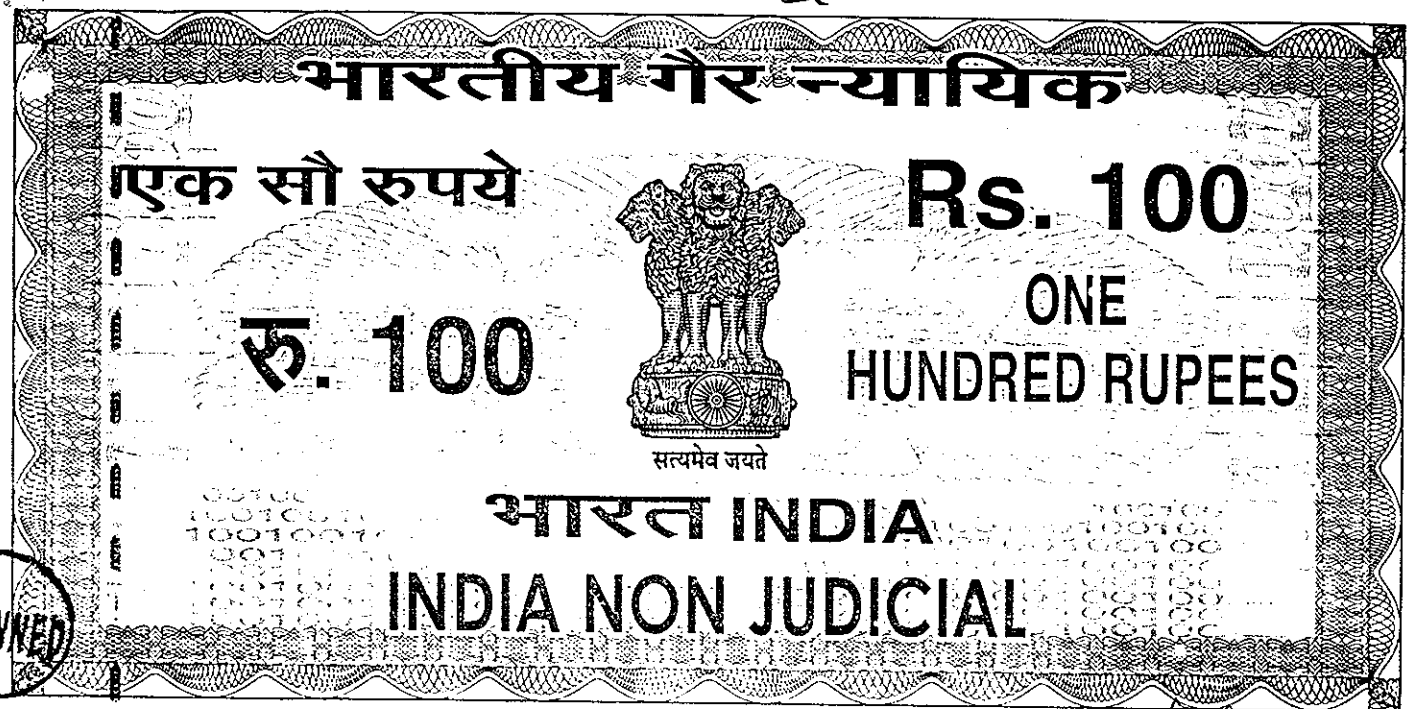


(328)

CA No 5146

524/08

Account 5302



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5031 27568 1002

SecBAD

Leela Chimala
N 523058

LEELA G CHIMALA!
STAMP VENDOR

6-3-252/A/13 & 14

S/O G. P. RAO

6-4-76/A, Colia: Anugun
SECUNDERABAD-500 003

M/S. MEHTA & MODI HOMES

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the th 5th day of June 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

MR. ANGAJALA KRISHNA RAO, SON OF MR. A. SRIRAMULAPPAIAH aged about 61 years, residing at H. No. 6-3-252/A/13 &14, Flat No.1, Gandhkuti Apartments, Erramanzil Colony, Hyderabad - 500 082, 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

Partner

For Mehta and Modi Homes

Partner
Page 1

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. 1100/-
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:

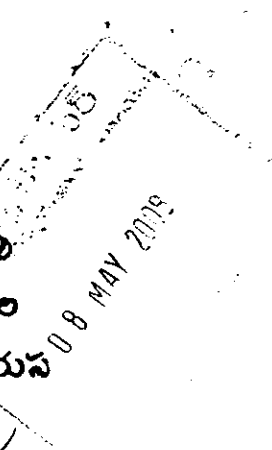
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. ---

IV. User Charges:

1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. ---

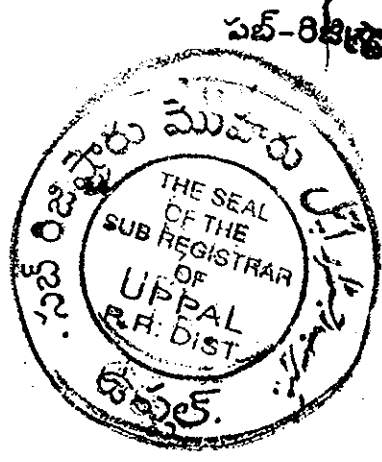
Sub-Registrar: *[Signature]* Total: Rs. 1600/-

1 వ పుస్తకము 5124/2019
 దస్తావేజాల మొత్తం కాగితముం
 సంఖ్య: 11 ఈ కాగితపు వరుస
 సంఖ్య: 14



1920 వ.శ.శా...
 పగలు 12 మరియు 1 గంటల మధ్య
 కోర్టు సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన టాటోగ్రాఫులు
 మరియు ఫోటోలు సహా దాఖలు చేసి
 చుసుము రూ॥ 1000/- చెల్లించినారు.



Receipt No. 106/2019 D.D. 16/05/19
 Mahsiguda Branch, Sec'bad

వాస యిచ్చినట్లు ఆస్తుకొస్తుంది
 ఎడమ బ్రౌవనవేలు



M. G. Road, Sec'bad,
 02 documents, 1/2
 A. Krishna Rao s/o - A. Srinamulappa
 occ. Service R/o. H.No. 6-3-252/A/13 & 14
 Flat No. 1, Gandhika Apts, Erramanzil colony
 Hyderabad - 082.

S/o. K. P. Reddy occ. Service
 2nd floor, 30th main street,
 through attested GPA by Present
 GPA No. 09/2/08 at SRO,
 Uppal, R.R. Dist.

Kiran s/o. Ramachandra Rao occ. Business
 R/o. 10/1 2nd Stn Apts. Nagole 2nd Road, Hyderabad

Raju s/o. Venkatesh Rao occ. Business
 R/o. 2-54, UPPAL, R.R. Dist

2008 వ.సం॥...
 1920 వ.శా.శా... మాసం... వ తేది.

[Signature]
 సబ్-రిజిస్ట్రారు

WHEREAS:

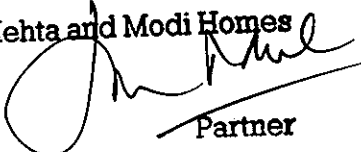
- A) The Buyer has entered into an Agreement of Sale dated 21st February 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 328) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, 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. 328 admeasuring 174 sq. yds. under a Sale Deed dated 05.06.08 registered as document no. 5123/08, 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.


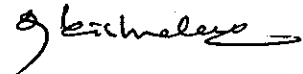
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,94,000/- (Rupees Fourteen Lakhs Ninety Four 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. 5,05,000/- (Rupees Five Lakhs Five Thousand Only) before entering into this agreement and 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. 9,89,000/- (Rupees Nine Lakhs Eighty Nine Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	9,00,000/-	26.02.2008
II	89,000/-	01.04.2008

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 and Modi Homes

Partner

For Mehta and Modi Homes

Partner


1 వ పుస్తకము 124/186
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 11..... ఈ కాగితపు వరుస
 సంఖ్య 2.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1864
 No. 5124 of 2008. Date 26/6/08

I hereby certify that the proper deficit
 stamp duty of Rs. 11800/- Rupees
 Eight hundred and forty only
 has been levied in respect of this instrument
 from Sri. K. Babhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 14000/- being
 higher than the consideration agreed Market
 Value.

S. R. O. Uppal

dated 26/6/08

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

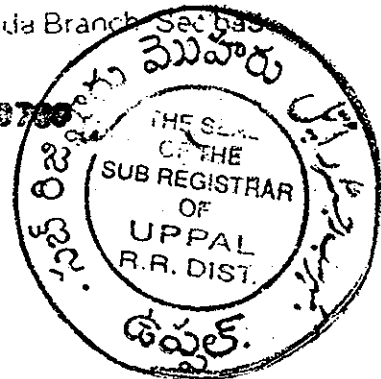
Registration Endorsement

An amount of Rs. 11800/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 764777
 Dated 26/6/08 at SBH Habisiguda Branch

S.S.H. Habisiguda

A/c No. 0100050700

of S.R.O. Uppal



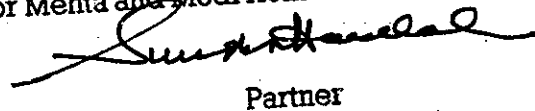
6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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. 15,940 /- is paid by way of challan No. 76477, dated 05.06.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

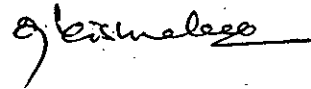


Partner

For Mehta and Modi Homes



Partner

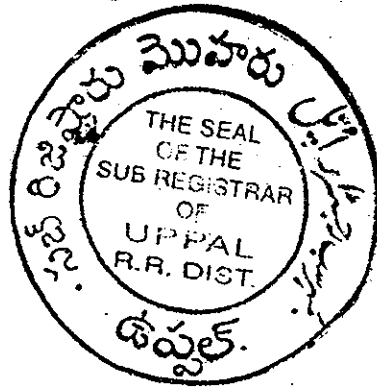


1 వ పుస్తకము కి.24 స్కూలు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య!!.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. 5/24/08
సంబంధంగా రిజిస్ట్రారు చేయబడి స్కూలు నిమిత్తం
గుర్తింపు సంఖ్య కి.24 1-200 శిష్యుడమ్మన
200 శిష్యుని నెల..... తేది.....

రిజిస్ట్రారు ఆధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 328 admeasuring about 174 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, bounded on:

North	Park
South	Plot No. 327
East	Plot No. 329
West	30' wide road

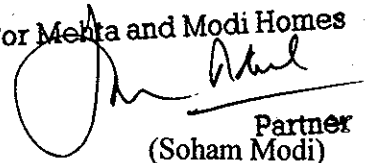
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

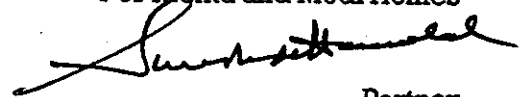
2.

For Mehta and Modi Homes

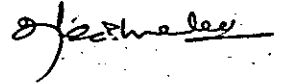


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes



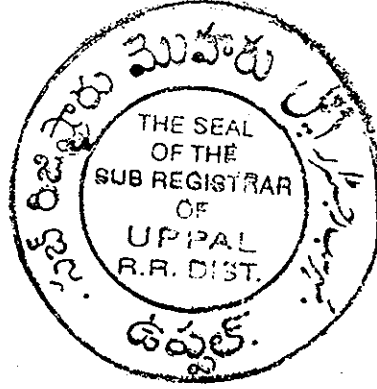
Partner
(Suresh U. Mehta)
BUILDER







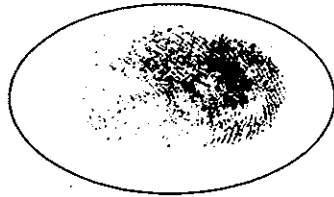

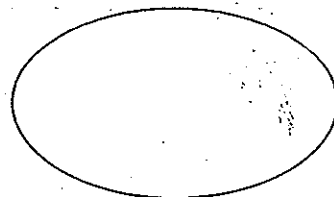
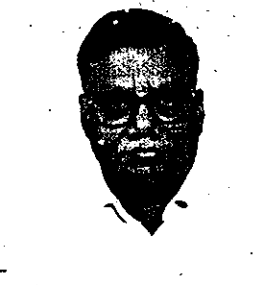
BUYER.

1 వ పుస్తకము. 5. 124 స్థలం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.!!.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

✓
సబ్-రిజిస్ట్రారు



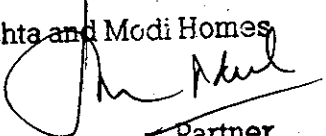
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>BUILDER:</u></p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>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.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>MR. ANGAJALA KRISHNA RAO S/O. MR. A. SRIRAMULAPPAIAH R/O. H. NO. 6-3-252/A/13 & 14 FLAT NO.1, GANDHKUTI APARTMENTS ERRAMANZIL COLONY HYDERABAD - 500 082.</p>

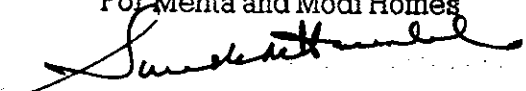
SIGNATURE OF WITNESSES:

1. 
2. 

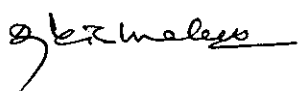
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes

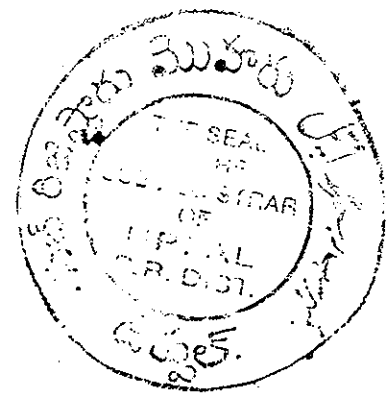

Partner

SIGNATURE OF EXECUTANTS



వ పుస్తకమున 124 పుటలు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 11... ఈ కాగితపు వరుస
సంఖ్య... క...

పబ్-8 జిస్టారు

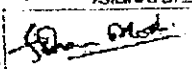


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEMPM6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


प्रमुख आयकर अधिकारी / Chief Commissioner of Income-tax, Andhra Pradesh

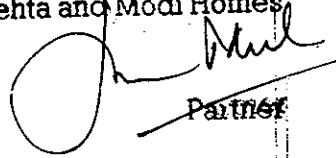
ANDHRA PRADESH
 DRIVING LICENCE
 OLDAPG11193022002

प्रभाकर रेड्डी R
 R PANKAJ REDDY
 2-3-64/30224
 JAISANKAR GARAGE
 HYDERABAD

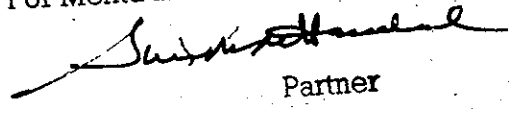
30/07/2002 DUPLICATE

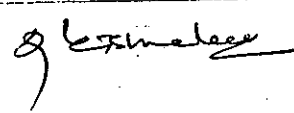
Licensing Authority
 RTA, HYDERABAD-2

For Mehta and Modi Homes


 Partner

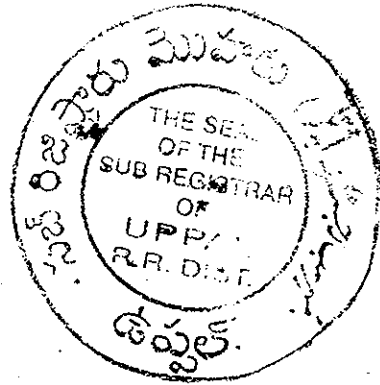
For Mehta and Modi Homes


 Partner



వ పుస్తకము. S. 124/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య!!.....ఈ కాగితపు వరుస
సంఖ్య..... 6

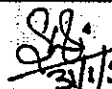
పబ్-రిజిస్ట్రారు

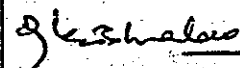




Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Ratnamala	Wife	15/01/49	57
3	Srinivasa Rao	Son	01/01/78	28
4	Sailaja Rao	Daughter	09/01/73	33
5	Rajasekhar	Son in-law	23/07/69	37
6	Sriramulappaiah	Father	30/06/16	90


 31/1/2006
DPL Incharge


 31/01/2006

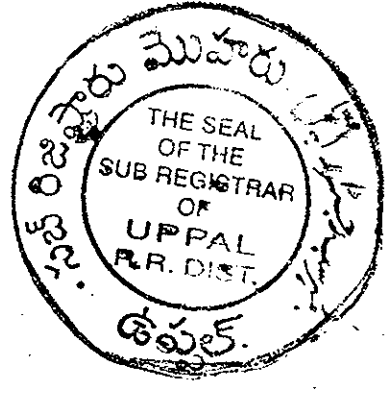
Handwritten signature

HOUSEHOLD CARD	
Card No.	: PAPI6771560170
F.P Shop No.	: 715
పేరు	: అంజల కృష్ణ రావు
Name of Head of Household	: Angajala Krishna Rao
తండ్రి/అమ్మ పేరు	: శ్రీరామలక్ష్మణం
Father/ Husband name	: Sriramulappaiah
పుట్టిన తేదీ/Date of Birth	: 14/03/1947
వయస్సు/Age	: 59
వృత్తి/Occupation	: Employee-Private (Migrant Laborer)
అంతస్తు/House No.	: 6-3-252/A/B14 F I
రోడ్/Street	: IRRUMANZIL
Colony	: GANDHA KUTI APTS
Ward	: 66
Circle	: 667 Circle VII
జిల్లా/District	: హైదరాబాద్ / Hyderabad
Annual Income (Rs.)	: 1,260,000
LPG Consumer No. (1)	: 37692/(Double)
LPG Dealer Name (1)	: Tirumala Enterprises,BPC
LPG Consumer No. (2)	: /
LPG Dealer Name (2)	: /



వ పుస్తకము 5.24/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 11 ఈ కాగితపు వరుస
సంఖ్య 3

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): K.PRABHAKAR

REDDY(GP)

Report Date: 05/06/2008 14:29:51

This report prints the list of parties for whom Photos and FPs are Manual Enclosures

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MEHTA & MODI HOMES 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G.ROAD, SEC'BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

Identified by

Witness 1

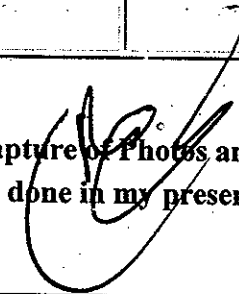
Witness 2




Photos and TIs captured by me

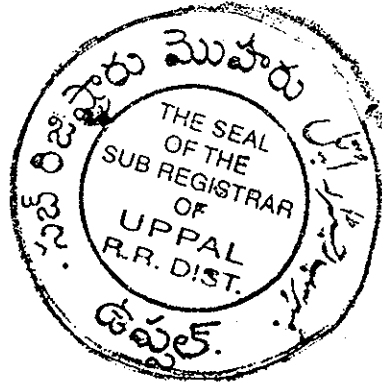


Capture of Photos and TIs done in my presence



వ పుస్తకము 5.124/సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య!!..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు





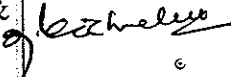
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

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

Report Date: 05/06/2008 14:29:20

This report prints the Photos and FPs taken on 05/06/2008 14:26:19

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ANGAJALA KRISHNA RAO H.NO.6-3-252/A/13 & 14FLAT NO.1, GUNDHKUTI APTS,ERRAMANZIL COL	

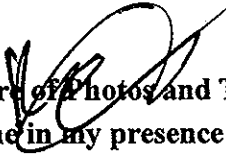
Identified by
Witness 1
Witness 2




Photos and TIs
captured by me

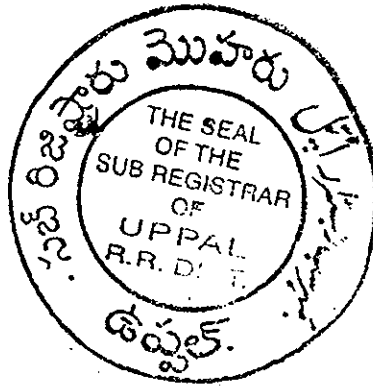


Capture of Photos and TIs
done in my presence



1వ పుస్తకము 12.4/08
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....11.....ఈ కాగితపు వరుస
పుంఖ్య.....9.....

పబ్-రిజిస్ట్రారు



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

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)


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

Report Date: 05/06/2008 14:29:51

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4	Manual Enclosure	Manual Enclosure	(EX) SURESH U.MEHTA [R] M/S.MEHTA & MODI HOMES HYDERABADHYDERABAD	

Identified by
Witness 1
Witness 2

 Photos and TIs captured by me

 Capture of Photos and TIs done in my presence

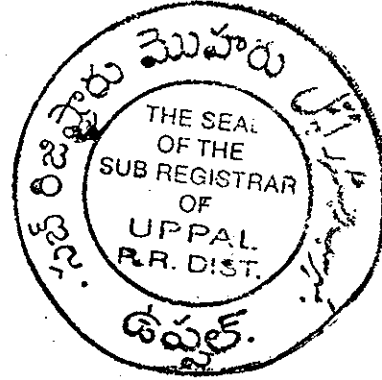
వ పుస్తకము... 124/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 11... ఈ కాగితపు వరుస

సంఖ్య... 10.....

పబ్-రిజిస్ట్రారు





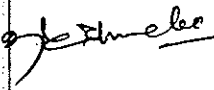
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005146/2008 of SRO: 1507(UPPAL)

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REDDY(GP)**

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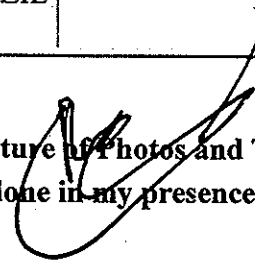
Identified by
Witness 1
Witness 2




Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence



1 వ పుస్తకము. 5.12.1980
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...11.....ఈ కాగితపు వరుస
సంఖ్య...11.....

పబ్-రిజిస్ట్రారు

