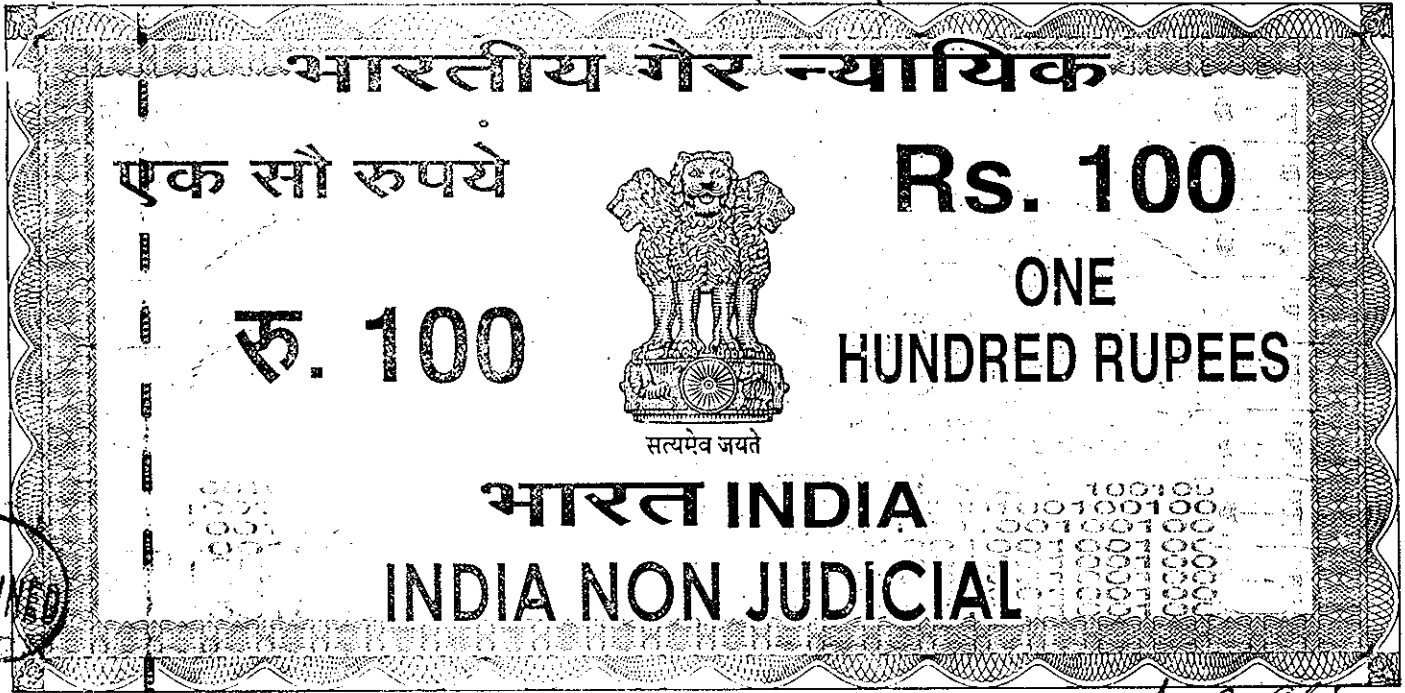


331

Ac No 4502

449701

Ac No 4645



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

LEELA G CHIMALGI

STAMP VENDOR

5-4-76/A, Gopal Ranigunt
SECUNDERABAD-500 003

15/6/08 100
 Venkatesh
 Mehta and Modi Homes

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 13th day of May 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

DR. B. BHASKAR PRASADA RAJU, SON OF MR. B. RAMA RAJU aged about 53 years, residing at H.No. 10-3-311/7/A, City ENT Care Hospital, Castle Hills, Road No. 2, Masab Tank, Hyderabad - 500 057, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executor., successor in interest, assignee, etc).

For Mehta & Modi Homes

[Signature]
Partner

For Mehta & Modi Homes

[Signature]
Partner

[Signature]

NEED PAYMENT

The following amounts have been paid in respect of this document:

I. Duty:	Rs.	100/-
1. In the shape of stamp papers	Rs.	100/-
2. In the shape of challan (uls. 41 of I.S. Act, 1899)	Rs.	16210/-
II. Registration fee:	Rs.	1000/-
1. In the shape of challan	Rs.	1000/-
2. In the shape of cash	Rs.	—
III. Charges:	Rs.	100/-
1. In the shape of challan	Rs.	100/-
2. In the shape of cash	Rs.	—
Total:	Rs.	17410/-

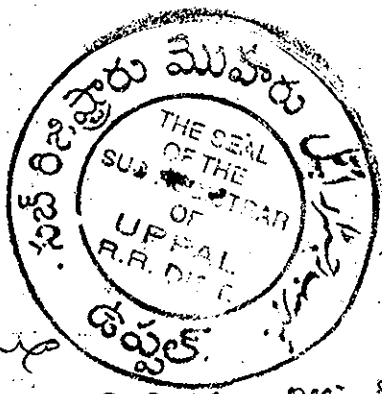
Sub-Receipt of

1వ పుస్తకము..... 4495/08 నంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 7 ఈ కాగితపు వరుస
 సంఖ్య..... /.....

1920 వ.శా.క. ధీ.రె.శి. మా.సం. 2వ తేది
 పగలు 11 మరియు 12 గంటల మధ్య
 కస్టోమర్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ను
 అనుసరించి సమర్పించవలసిన ఖాబ్ గ్రాఫులు
 మరియు కేరీముద్రలతో సహా బాఖులు చేసి
 రుసుము రూ॥ 1000/- చెల్లించినారు.

Receipt No. 224606 Dt. 13/11/2008
 Habsiguda Branch, Sec'bad



శ్రీ. K. Prabhakar Reddy
 201 S-4-187/3 & 4, 2nd floor, Soham manglony, M.G. Road
 Sec'bad, through attested G.P.A for Presentation of document
 vide G.P.A No. 6916/08 dt. 19.04.08 at SRO, Uppal,
 R. R. Dist

ఎడమ బ్రౌటనవ్రేలు

B. B. Raju

Dr. B. Bhaskar Prasad Raju
 S/o. B. Rama Raju, M.D. Doctor
 R/o. 10-3-31/7/A, City GMH CARE Hospital,
 Castle Hills, Road no. 2, Madab Nandy
 Hyderabad.

విరూపంచి నది.

శ్రీ K. Prabhakar Reddy
 Kiran S/o. Ramachandrarao
 No. 101, Sri Sai APH, New Nagar 4th Road, Hyd

శ్రీ K. Prabhakar Reddy
 Ravi s/o Ramu, Uce Business
 No Uppal, Hyd

200.శా.సం॥ యే నెల. 11. వ తేది
 1920.వ.శా.క. ధీ.రె.శి. మా.సం. 2వ తేది.

శ్రీ. K. Prabhakar Reddy
 సబ్-రిజిస్ట్రారు

WHEREAS:

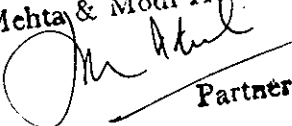
- A) The Buyer has entered into an Agreement of Sale dated 12th April 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 331) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, 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. 331 admeasuring 174 sq. yds. under a Sale Deed dated 13.05.08 registered as document no. 4494/08, 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.

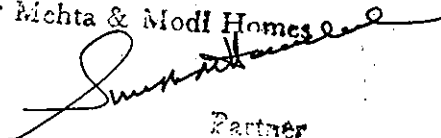
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

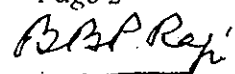
1. The Buyer has agreed to pay in advance a sum of Rs. 16,31,000/- (Rupees Sixteen Lakhs Thirty One Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 16,31,000/- (Rupees Sixteen Lakhs Thirty One Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	2,19,000/-	02.03.2008
II	14,12,000/-	18.03.2008

3. 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.
4. 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.
5. 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 & Modi Homes

Partner

For Mehta & Modi Homes

Partner

Page 2


4495/08

1 వ పుస్తకము.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....7.33 కాగితపు వరుస
సంఖ్య.....2.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1864
No. 4495 of 2008 Date 13/5/08

I hereby certify that the proper deficit
stamp duty of Rs. 16210/- Rupees Sixteen thousand
two hundred and ten only

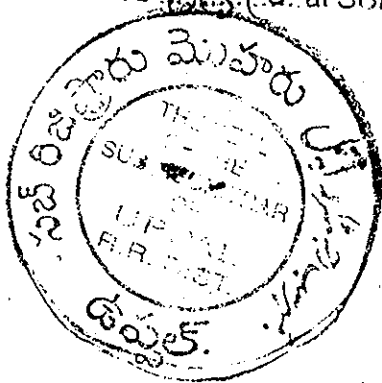
has been levied in respect of this instrument
in favour of M. Prabhakar Reddy
on the basis of the agreed Market Value
of Rs. 1621000/- being
the agreed Market
Value.

S.O. Uppal
dated 13/5/08

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

Registration Endorsement

An amount of Rs. 16210/- towards Stamp Duty
Including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Chalan Receipt Number 824606
Dated 13/5/08 at SBH Habisiguda Branch. Sec'bad.



S.B.H. Habisiguda
A/c No. 07000050700
at S.B.O. Uppal.

6. 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.
7. 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.
8. 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.
9. Stamp duty and Registration amount of Rs. 17,310/- is paid by way of challan No. 82608, dated 13.05.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.



SCHEDULED PLOT.

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 331 admeasuring about 174 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on: Block No. 3, Old Village.

North	Plot No. 330
South	Plot No. 332
East	30' wide road
West	Plot No. 326

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:

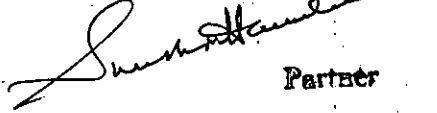
WITNESS:

1. 
2. 

For Mehta & Modi Homes


(Soham Modi) **Partner**
BUILDER

For Mehta & Modi Homes


Partner
(Suresh U. Mehta)
BUILDER



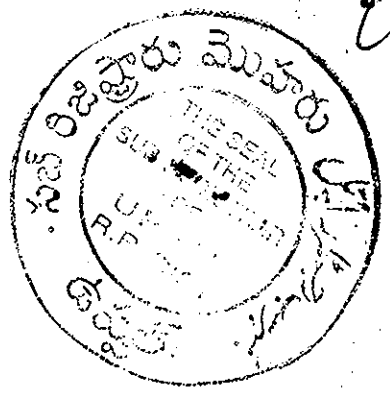
BUYER.

1 వ పుస్తకము..... 4455/108
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 2.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు... 4455/108
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు... 1-2008 ఇవ్వడమైన
2008 సం|| యే... నెల... 15..... తేది

రిజిస్ట్రారు ఆధికారి



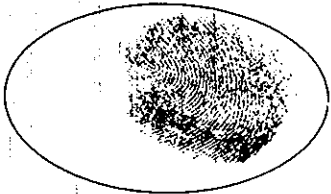
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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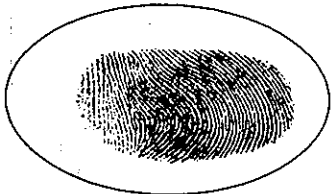


BUILDER:
M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS.

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
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



PURCHASER:
DR. B. BHASKAR PRASADA RAJU
S/O. MR. B. RAMA RAJU
R/O. H.NO. 10-3-311/7/A
CITY ENT CARE HOSPITAL
CASTLE HILLS, ROAD NO. 2
MASAB TANK
HYDERABAD - 500 057.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta & Modi Homes

Partner

For Mehta & Modi Homes

Partner

SIGNATURE OF EXECUTANTS

4495/08

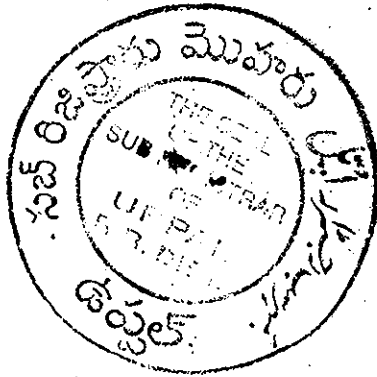
1 వ సాక్షి పేరు.....

పస్తానీజాల తెలంగాణ కాగితముల

సంఖ్య.....

పేరు.....

పేజీ-రిజిస్ట్రేషన్

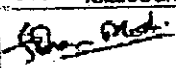


PERMANENT ACCOUNT NUMBER
AEMPM6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
19-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

INDIA UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
OLDAP811193822002

PRANAY K REDDY K
K PRANAY REDDY
2-3-64/11224
JAINULABAD
AMBERPET
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-02

For Mehta & Modi Homes

[Signature]
Partner

For Mehta & Modi Homes

[Signature]
Partner

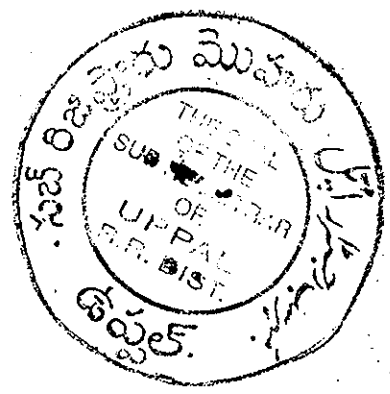
1 వ పుస్తకము..... 4495/28

దక్షిణవేజుల మొత్తం కాగితముల

సంఖ్య..... 77 ఈ కాగితపు వరుస

సంఖ్య..... 5

సబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE



PRASADA RAJU B R
S/O SAI RAMA RAJU
10-3-311/7/A
CASTLE HILLS
RD NO 2
MASABTANK HYDERABAD



03/2005

BBS Repu

1063911/04

Class Of Vehicle

Validity

Non-Transport
Transport

LMV,MCWG

04/03/2010

Hazardous Validity

Badge No.

Reference No.

166HW20050D

Original LA

KHAMMAM, ANDHRA PRADESH

DOB

05/03/1955

Blood Gr.

Date of 1st issue

05/03/1987

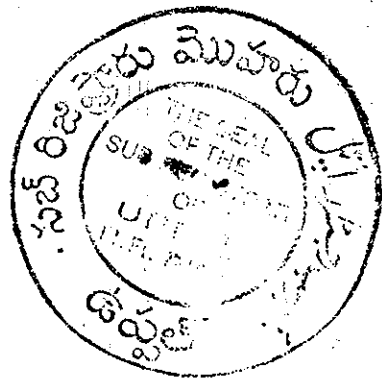
4445/08
1 వ పుస్తకము.....సంఖ్య

దస్తావీజాల మొత్తం కాగితముల

సంఖ్య.....7. ఈ కాగితపు వరుస

సంఖ్య.....6...

సబ్-రిజిస్ట్రారు





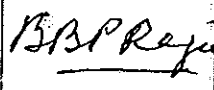
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004502/2008 of SRO: 1507(UPPAL)

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

Report Date: 15/05/2008 12:12:55

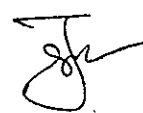
This report prints the Photos and FPs taken on 15/05/2008 12:12:32

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BHASKAR PRASAD RAJU B. H.NO.10-3- 311/7/A, CITY ENT CARE HOSPITACASTLE HILLS, ROAD NO.2 MASAB TANK, HYDE	

Identified by
Witness 1
Witness 2




Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

449/08

వ పుస్తకము.....సంగ్రహ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రారు

