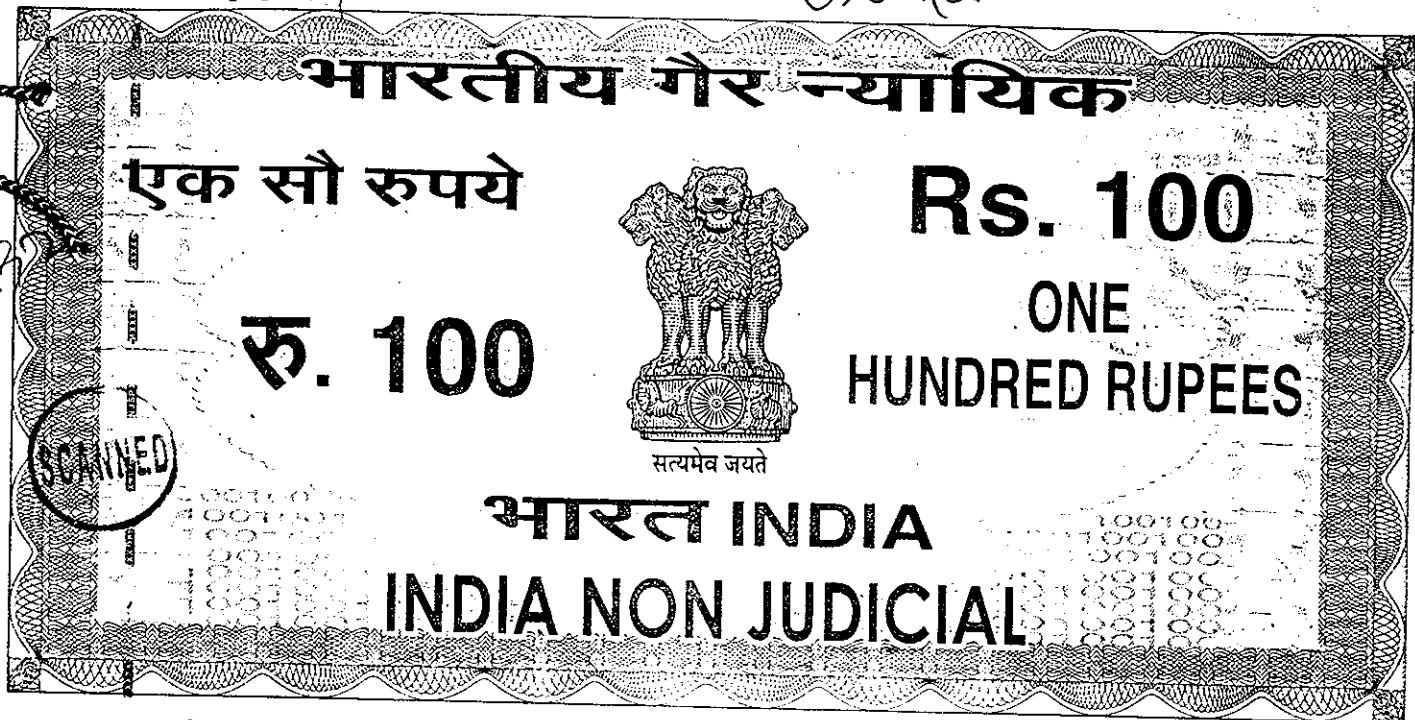


335

3354

6364/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287497

Serial No : 28,838

Denomination : 100

Issued By :
 M. SANKARAN
 Sr. Officer
 Secy
 For Whom :
 MEHTA & MODI HOMES
 Secy

[Signature]
 Sr. Officer
 Sr. Officer Stamp Vendor
 S.S.O., C&EG Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 14th day of July 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. S. SWAMYNATHAN, SON OF MR. S. SANKARAN aged about 48 years, residing at 6-11-20, G8, Bharani Apartments, Saleem Nagar, Malakpet, Hyderabad - 500 036, 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

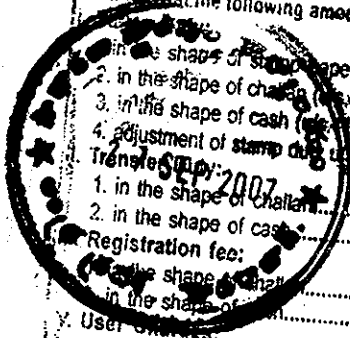
For Mehta and Modi Homes
[Signature]
 Partner

[Signature]

ENDORSEMENT

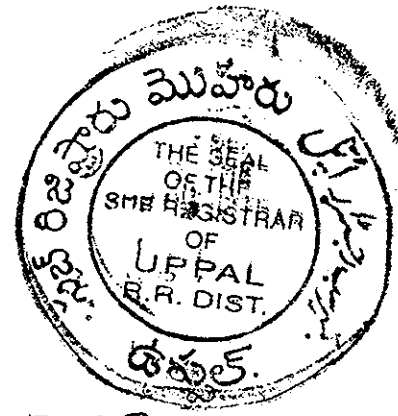
Certified that the following amounts have been paid in respect of this document:

1. in the shape of stamp papers	Rs. 100/-
2. in the shape of challan (Section 41 of I.S. Act, 1899)	Rs. 17000/-
3. in the shape of cash (Section 41 of I.S. Act, 1899)	Rs. —
4. adjustment of stamp duty (Section 16 of I.S. Act, 1899, if any)	Rs. —
Registration fee:	Rs. —
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. 1000/-
User charges:	Rs. —
1. in the shape of challan	Rs. —
2. in the shape of cash	Rs. 100/-
Sub-Registrar	Total Rs. 18100/-



1 వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...
 పంఖ్య...

సబ్-రజిస్ట్రారు



1920- వ.శ.శా...
 పగలు...
 ఉప్పల్ సబ్-రజిస్ట్రారు అఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 పసుము రూ||...
 రిసెప్ట్ నెంబర్...
 24 Malacouda Branch, Sec'bad

వినియోగదారు

ఫోటో యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటనశ్రీలు



ఎడమ బ్రౌటనవేలు



నిరూపించినది

వినియోగదారు

K. Prabhakar Reddy o/o. K.P. Reddy occ. Servi
 (1) S-4-187/244, 2nd floor, Sakam Mansions, M.G. Rd
 Sec'bad, through attested GSA for Presentation of
 documents, vide GSA no. 69/12/08, dt. 19.01.08
 at SRO, Uppal, R.R. Dist

S. Swamyrajyan s/o. S. Sankaran occ. Servi
 R/o. 16-11-20, 68, Bharani AP, Salem
 Malakpet, Hyderabad - 036.

1

Suresh K Mallish +లు 12/4/11
 Nachatturu

2

Ramesh s/o. Venkatesh occ. Ruzinesh
 R/o. 1-54, Chaitanyapur, Meerpeta, Hyderabad

200... వ.శ.శా...
 192... వ.శ.శా...
 సబ్-రజిస్ట్రారు

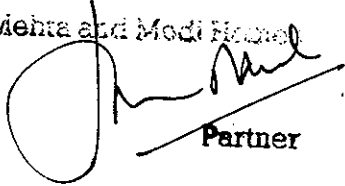
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 12th January 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 335) 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. 335 admeasuring 210 sq. yds. under a Sale Deed dated 14.7.08, registered as document no. 6363/08 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.

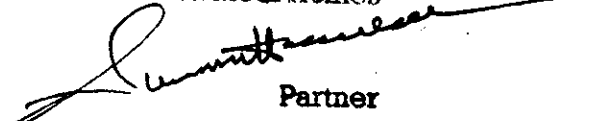
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,10,000/- (Rupees Seventeen Lakhs Ten 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. 11,90,000/- (Rupees Eleven Lakhs Ninety Thousand Only) before entering into this agreement and the Builder agreed and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the balance said amount for development charges of Rs. 5,20,000/- (Rupees Five Lakhs Twenty Thousand Only) on or before 25.02.2008.
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... సంఖ్య...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య... 2

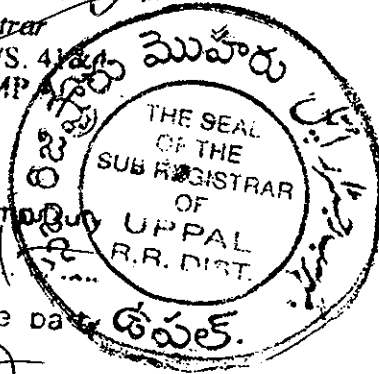
సబ్-రెజిస్ట్రార్

Enforcement Under Section 42 of Act II of 1864
 No. 6264 of 2008 Date 14/10/08

I hereby certify that the proper deficit
 stamp duty of Rs. 17000 Rupees Seventeen
 thousand only
 has been levied in respect of this instrument
 from Sd. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. ~~170000~~ being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
 dated 14/10/08

Sub Registrar
 and Collector U/S. 41
 INDIAN STAMP

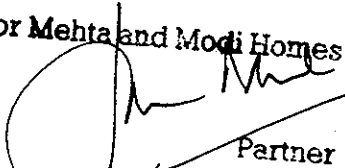


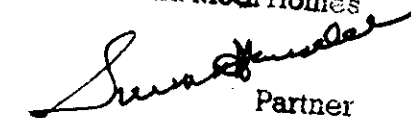
Registration Endorsement


An amount of Rs. 17000 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 803497
 dated 14/10/08 at SBI Habisiguda Branch Secbad.

G.B.H. Habisiguda
 A/c No. 01300059703
 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. 18,100/- is paid by way of challan No. 80349, dated 11.07.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



1 వ పుస్తకము సంఖ్య (ఇ.క) పు. 6364/08

వంతుల గిరిజానిని నిమిత్తం వాగిశముల

సంఖ్య 6364/08 వాగిశముల వరుస

సంఖ్య 3

పే-రెజిస్ట్రారు

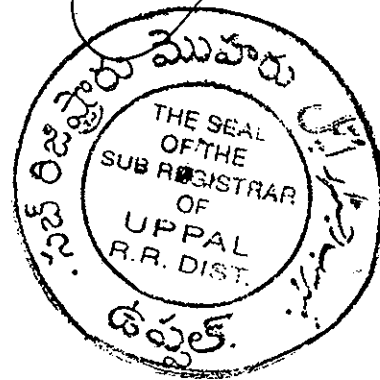
1 వ పుస్తకము సంఖ్య (ఇ.క) పు. 6364/08

వంతుల గిరిజానిని నిమిత్తం వాగిశముల

సంఖ్య 6364/08 1-200 వాగిశముల

200 సంఖ్య 6364/08 వల. 1/08 తది

రెజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 335 admeasuring about 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District hereto, bounded on:


North	30' wide road
South	Plot No. 334
East	Plot No. 333
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:

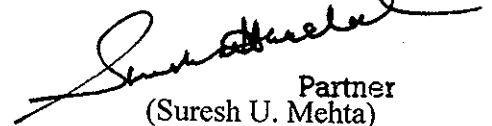
1. 
2. 

For Mehta and Modi Homes



Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes



Partner
(Suresh U. Mehta)
BUILDER


BUYER.

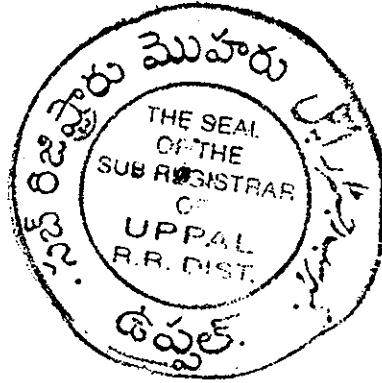
పత్తాముక్తము 36 నంబర్/08

దస్తావేజాల మొత్తం కాగితము

సంఖ్య 4 ఈ కాగితపు వరుస

సంఖ్య 4

సబ్-రిజిస్ట్రారు



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

**FINGER PRINT
IN BLACK
(LEFT THUMB)**

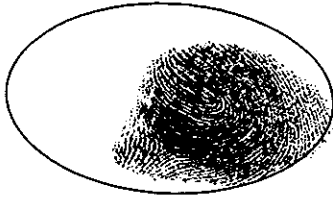
**PASSPORT SIZE
PHOTOGRAPH**

**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.

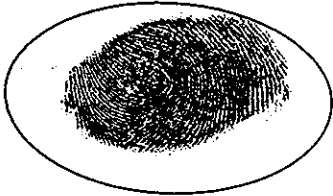
**GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BKIV/2008:**

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:

MR. S. SWAMYNATHAN
S/O. MR. S. SANKARAN
R/O. 16-11-20, G8
BHARANI APARTMENTS
SALEEM NAGAR, MALAKPET
HYDERABAD - 500 036.



SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

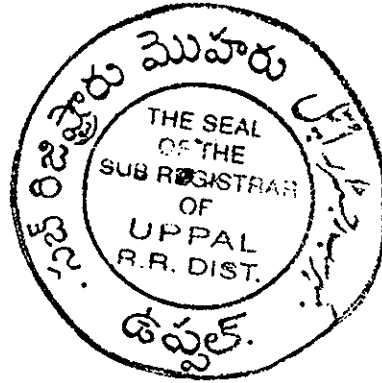
1 వ పుస్తకము కె.డి.సి.సంఖ్య 109

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

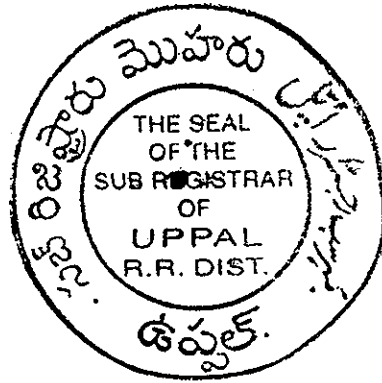
సంఖ్య... 5

పేజీ-రెజిస్ట్రార్



1 వ పుస్తకము ప్రతిపది సంఖ్య 198
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AFVPS7962M

नाम /NAME

SWAMYNATHAN SANKARAN

पिता का नाम /FATHER'S NAME

SUBRAMANIAN SANKARAN

जन्म तिथि /DATE OF BIRTH

29-06-1959

हस्ताक्षर /SIGNATURE

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

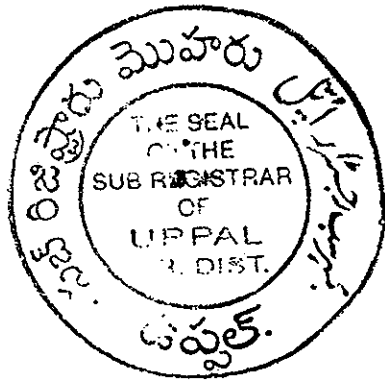
1 వ పుస్తకము కై. ప్ర. సం. 1918

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 10... ఈ కాగితపు వరుస

సంఖ్య... 7...

సబ్-రిజిస్ట్రారు






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

C.S.No./Year: 006394/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 14/07/2008 15:44:17

This report prints the Photos and FPs taken on 14/07/2008 15:43:55

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) S. SWAMYNATHAN MALAKPETHYD	

Identified by

Witness 1

Witness 2

Photos and TIs
captured by me

Capture of Photos and TIs
done in my presence

1 వ పుస్తకము క్రొ.ప.సం.సం.సం.
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... క్రొ... ఈ కాగితపు వరుస
సంఖ్య... క్రొ.....

సబ్-రిజిస్ట్రారు

