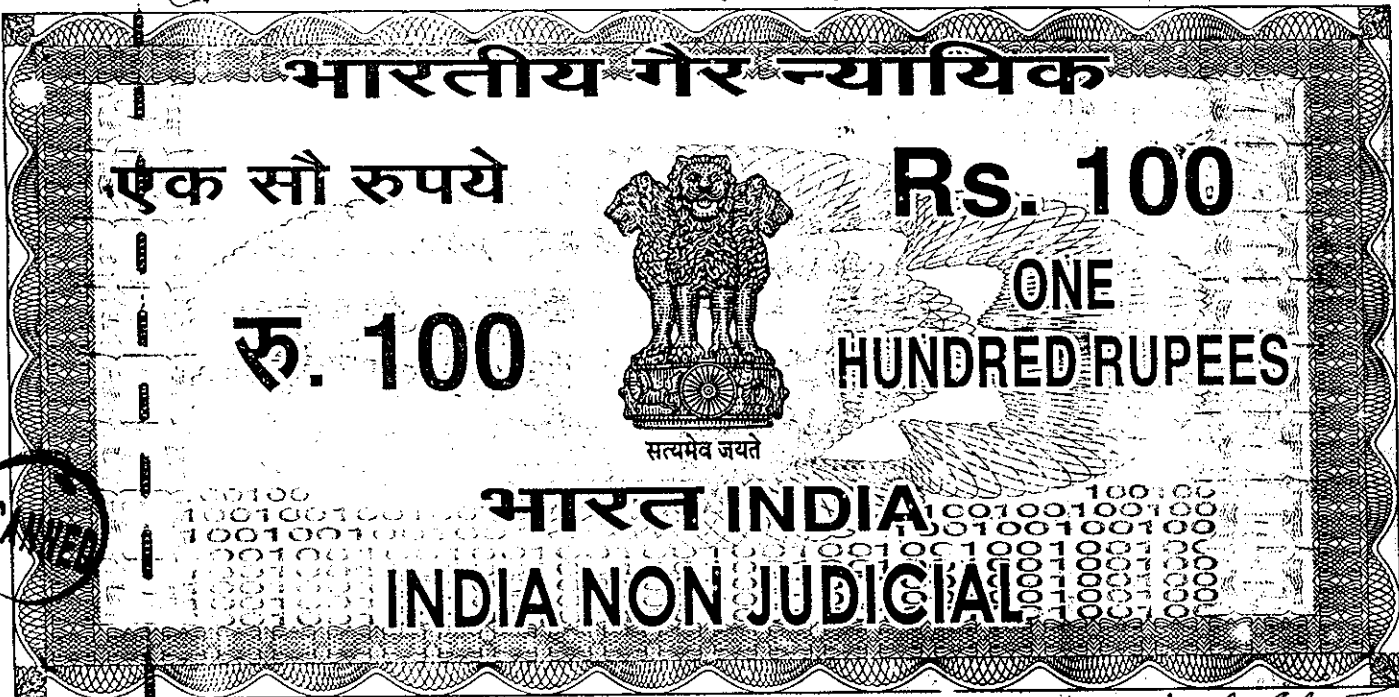


342

Cs No 4708

4684/08

Accts 4856



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3836 15/06/08 100: *See*
 Venkatesh
 G.A. Race
 Mehta and Modi Homes

Leela G Chimalgi
 P 532037
LEELA G CHIMALGI
 STAMP VENDOR
 N 12/2007
 5-4-76/A, Cellar Ranigummi
 SECUNDERABAD-500 002

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 21st 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

MR. PINAKI GUPTA, SON OF MR. SATCHIDANANDA GUPTA aged about 37 years, residing at 202, Vaishali Apartments, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, 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

[Signature]

14,94,000

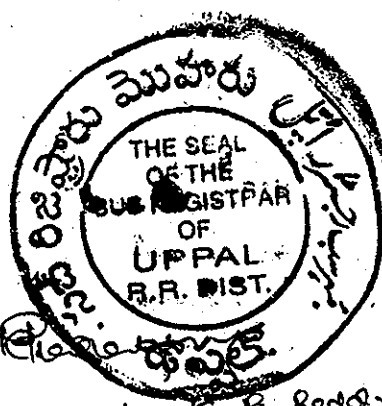
PAYMENT	
The following amounts have been paid in respect of this document:	
I. Duty:	
1. In the shape of stamp duty.....	Rs. 100/-
2. In the shape of challan (u/s. 10 of I.S. Act, 1899).....	Rs. 100/-
3. In the shape of cash (u/s. 41 of I.S. Act, 1899).....	Rs. —
4. Adjustment of stamp duty (u/s. 18 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.....	1600/-

4684/08
 1 వ పుస్తకము.....సంఖ్య
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

1920- వ.శ.శా. ద్వై. వ. శా. మాసము. 21. తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాట్రాపులు
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి
 దుసుము రూ||.....చెల్పించినారు.
 Receipt No. 24601.....
 48H, Mahsiguda Branch, Sec'bad



వాస యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది

1) Sola Gupta

S/o. S. K. Das Sharma, Sec: Advocate
 202, Vaishali Apts, Dharamkaram Road,
 Ammerpet, Hyderabad.

2) Pavan Kumar

Pavan Kumar s/o Krishna Murthy Sec: Notaries
 No 1-44 Uppal H H Nil

200 వ. శా. మా. 21 వ. తేది
 1920 వ. శా. శ. ద్వై. వ. శా. మా. 21 వ. తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 29th December 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 342) 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. 342 admeasuring 174 sq. yds. under a Sale Deed dated 21.05.08 registered as document no. 4682/08 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.

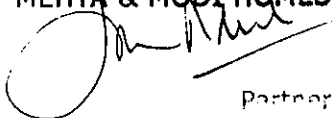
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

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 shall pay to the Builder the above said amount for development charges of Rs. 14,94,000/- (Rupees Fourteen Lakhs Ninety Four Thousand Only) in the following manner:

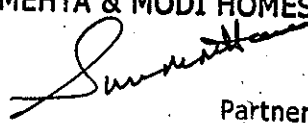
Installment	Amount (Rs.)	Due date of payment
I	7,10,000/-	11.01.2008
II	7,84,000/-	25.02.2008

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.

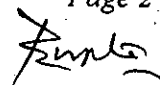
For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Page 2



1 వ పుస్తకము.....సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు పనుల
 సంఖ్య.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1908
 No. 2684 of 2008 Date 21/5/2008

I hereby certify that the proper deficit
 stamp duty of Rs. 14800/- Rupees *fourteen thousand -*
Eight hundred and forty
 has been levied in respect of this instrument
 from Sri. *P. Prabhakar Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. *11,20,000/-* being
 higher than the consideration agreed Market
 Value.

R.O. Uppal

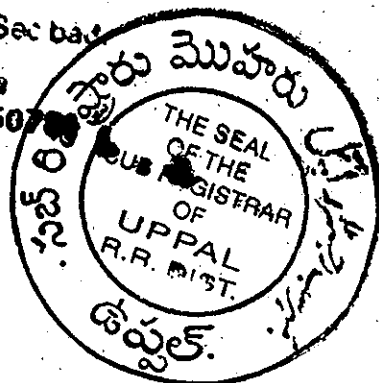
21/5/2008

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

Registration Endorsement

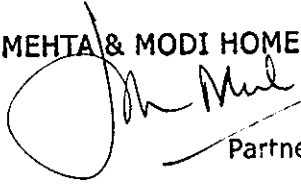
An amount of Rs. *14800/-* towards Stamp Duty
 including Transfer duty and Rs. *1000/-*
 towards Registration Fee was paid by the party
 through Challan Receipt Number *824601*
 Dated *21/5/2008* at SBH Habsiguda Branch Sec bank

S.B.H. Habsiguda
 A/c No. 010000507
 16.R.O. Uppal

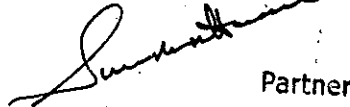


6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 15,940.- is paid by way of challan No. 824601, dated 13-05-2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

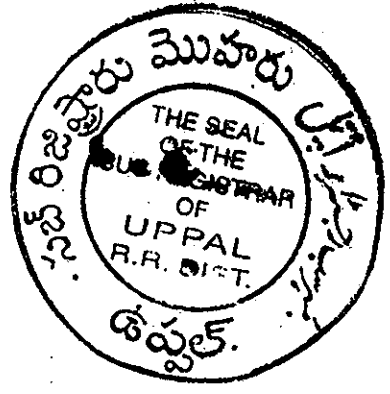


1 వ పుస్తకము.....సంఖ్య 4694/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....2

పబ్-రిజిస్ట్రారు

2 వ పుస్తకము సం|| (కా.న) పు.....సంఖ్య 4695/05
 నింబరుగా రిజిస్ట్రారు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు నింబరు...4695/05-2005 ఇవ్వడమైన
 2005 సం|| డి.ఎ.నెల...21...ఈ

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 342 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. 2, Old Village.

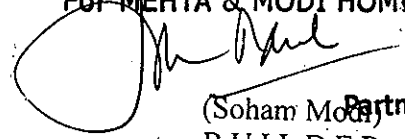
North Plot No. 341
South Plot No. 343
East 30' wide road
West Plot No. 337

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:

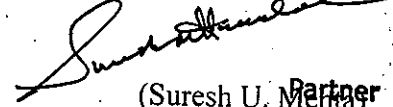
1. *Sole Gupta*
2. *Poffe*

For MEHTA & MODI HOMES



(Soham Modi) Partner
BUILDER

For MEHTA & MODI HOMES



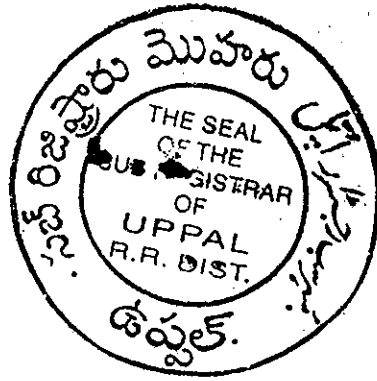
(Suresh U. Mehta) Partner
BUILDER



BUYER.

1వ పుస్తకము.....పాపములు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....1 ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రారు



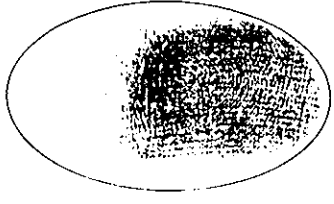
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



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

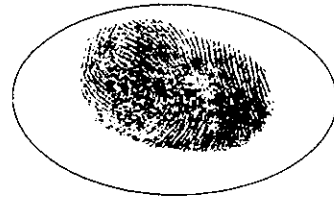
- MR. SOHAM MODI
S/O. MR. SATISH MODI



- MR. SURESH U. MEHTA
S/O. LATE U'TAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MA'NSIOM, 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:
MR. PINAKI GUPTA
S/O. MR. SATCHIDANANDA GUPTA
R/O. 202, VAISHALI APARTMENTS
DHARAM KARAM ROAD
AMEERPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

- Zola Gupta*
- P...*

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

[Signature]

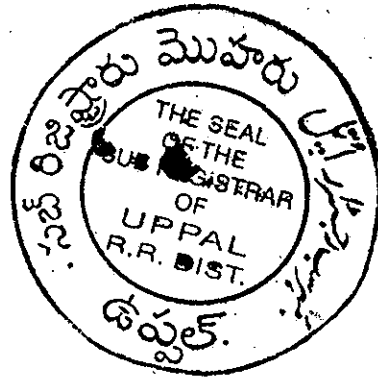
1వ పుస్తకము..... 4884/1984

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... 1 ఈ కాగితపు వరుస

సంఖ్య..... 1

సబ్-రిజిస్ట్రారు

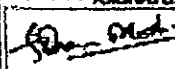


PERMANENT ACCOUNT NUMBER
AEMPM6725H

NAME
SOHAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAP011193622082

FRANKLIN HENRY K
K FRANK HENRY
2-3-117528
JRISUM GARDEN
HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-02

For MEHTA & MODI HOMES

[Signature]

For MEHTA & MODI HOMES

[Signature]

Partner

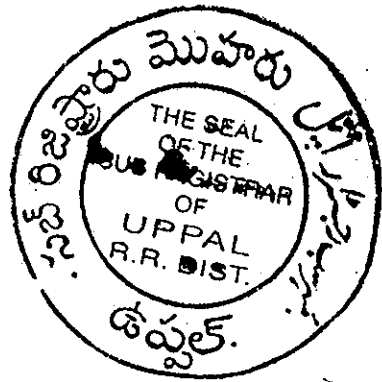
1 వ పుస్తకము..... 468/1964

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 5... ఈ కాగితపు వరుస

సంఖ్య... 6.....

పబ్-రిజిస్ట్రారు



ACCOUNT NUMBER

ACFPG6082K

NAME
HARAK GUPTA

MEMBER'S NAME
SATCHIDANANDA GUPTA

MEMBER'S DATE OF BIRTH
15-01-1971

यह कार्ड खो जाने / मिल जाने पर कृपया जारी करने वाले
पक्ष को सूचित करें / वापस कर दें
आयकर आयुक्त (कम्प्यूटर सेक्टर),
एस्ट ब्लॉक-II, तल संख्या-3,
विवेकानन्द मार्ग,
नया दिल्ली-110006.

In case this card is lost/ found, kindly inform/ return to
the issuing authority:
Commissioner of Income-tax/ Computer Operator,
Level III, East Block II,
Vivekananda Marg, R.K. Puram,
New Delhi - 110 006

Handwritten signature

समाजिक सुरक्षा निधि संगठन
SOCIAL SECURITY PROVIDENT FUND ORGANISATION

NAME
SATCHIDANANDA GUPTA
15R31971
FLAT NO 03/W/ CH/ 11 AP/TS
VIVEKANANDA MARG, R.K. PURAM
NEW DELHI - 110006

National Social Security Number
12000002647044

Handwritten signature

Holder's Signature

सभी के लिए सामाजिक सुरक्षा
Social Security For All

ध्यान दें : Please Note:
यदि यह कार्ड खो जाये तो कृपया वापस करें।
If this card is found please return to:
पो.बो.सं. "10932" Post Box No. 10932
नई दिल्ली - 110009 New Delhi - 110006

Central Provident Fund Corporation

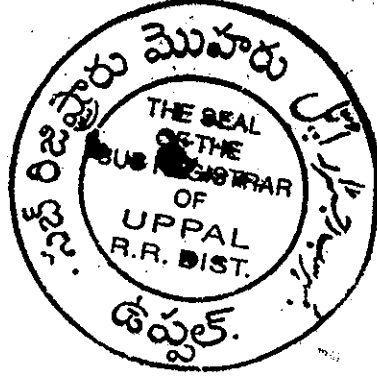
4684/08
1వ పుస్తకము.....

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: 004708/2008 of SRO: 1507(UPPAL)

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

Report Date: 21/05/2008 12:06:38

This report prints the Photos and FPs taken on 21/05/2008 12:05:56

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) PINAKI GUPTA 202, VAISHALI APTSDHARAM KARAM ROAD, AMEERPET, HYDEABAD	

Identified by

Witness 1

Witness 2



Photos and TIs captured by me



Capture of Photos and TIs done in my presence.

6

1 వ పుస్తకము.....^{4844/12} సంగ్రహం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....⁸ ఈ కాగితపు వరుస
సంఖ్య.....⁸

సబ్-రిజిస్ట్రారు

