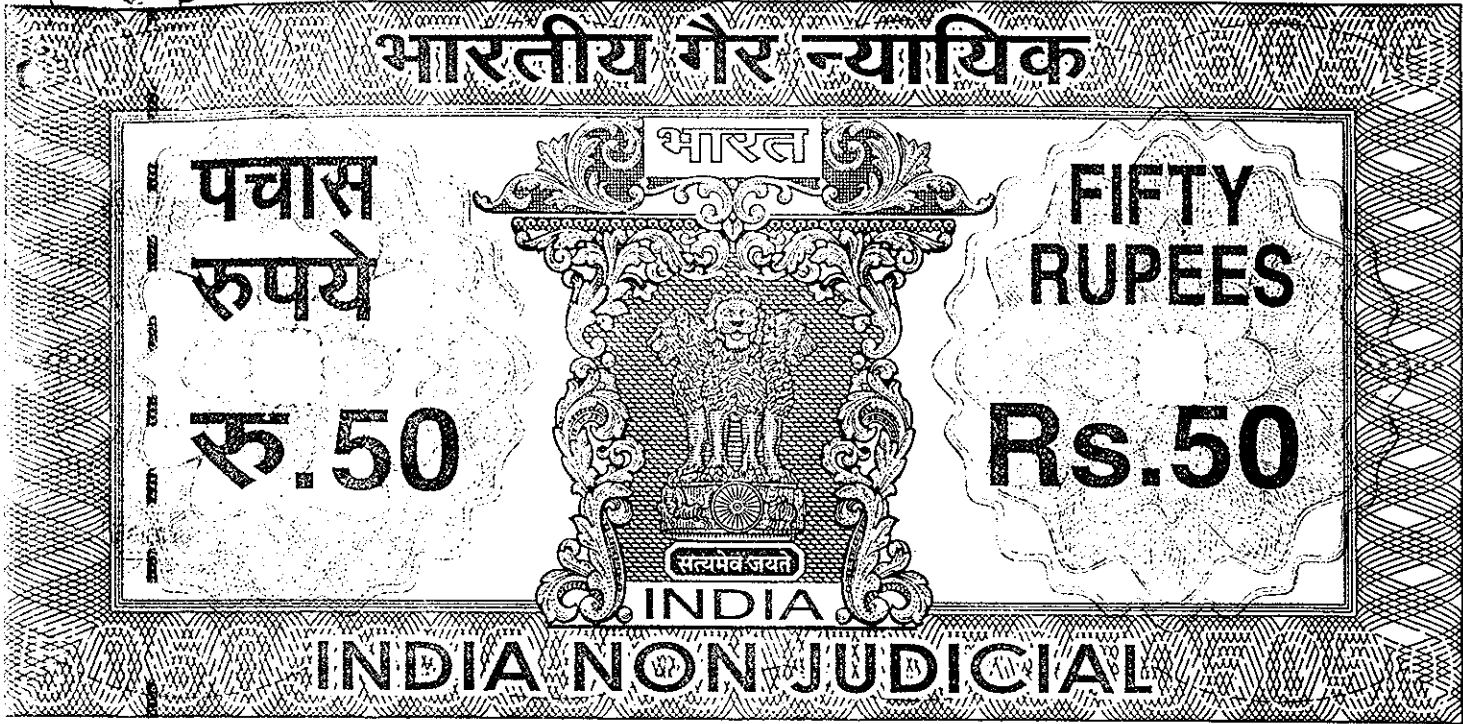


6580 343

6548/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

D 119348

To: *G. Venkatesh*
 At: *A. Rao*
 For: *Mehta & Modi Homes*

[Signature]
SMT. K. ROKBINI
 SVL.No.51/84, R.No.16/2008
 REGIMENTAL BAZAR, SEC'BAD-25.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 18th 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

1. MR. RAVVA SURENDER NATH, SON OF LATE SRI RAVVA RAMCHANDRAM aged about 44 years
2. MRS. RAVVA MADHAVI, WIFE OF MR. RAVVA SURENDER NATH aged about 34 years, residing at F824, Maruthi Paradise CHS, Sector - 15, CBD Belapur, Navi Mumbai - 400 614, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Mehta and Modi Homes
[Signature]
 Partner

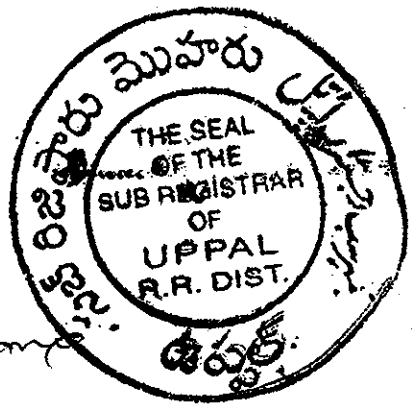
For Mehta and Modi Homes
[Signature]
 Partner

1. R. Surender Nath

2. Madha

ASSESSMENT	
The following amounts have been paid in respect of this document:	
Duty:	
in the shape of stamp papers.....	Rs. 1000
in the shape of challan (w/s. 41 of I.S. Act, 1899).....	Rs. 17000
in the shape of cash (w/s. 41 of I.S. Act, 1899).....	Rs. —
in the shape of stamp duty w/s. 16 of I.S. Act, 1899, if any.....	Rs. —
Registration Fee:	
in the shape of challan.....	Rs. 1000
in the shape of cash.....	Rs. —
Charges:	
in the shape of challan.....	Rs. 100
in the shape of cash.....	Rs. —
Registrar	Rs. 18200

శాసనసభా కార్యదర్శి
 పంచాంగ కార్యదర్శి
 పంపిణీ కార్యదర్శి
 21 FEB 2008
 U.P.P.A.L. R.R. DIST.



అర్జీ వ సంఖ్య... 18200
 పంపిణీ... మాసము...
 మరియు... గంటల మధ్య
 రిజిస్ట్రారు అఫీసులో

K. Prabhakar Reddy
 పంపిణీ చట్టము, 1908 లోని సెక్షన్ 32 ప్రకారం
 రిజిస్ట్రారు సమర్పించవలసిన ఫోటోగ్రాఫులు
 సహా దాఖలు చేసి
 చెల్లించినారు.
 Amount No. 103744 of 1908
 Sub Registrar Branch Sec'bad

అర్జీదారు
 K. Prabhakar Reddy s/o. K.P. Reddy occ: service
 No. 5-6-187/2 & 4, 2nd floor, Kotham mansion, off G. Road
 Sec'bad, through attested G/A for presentation of
 documents, vide G/A no. 6913/08, dt 19.04.08 at SRO
 Uppal, R. R. Dist



బొటనవేలు

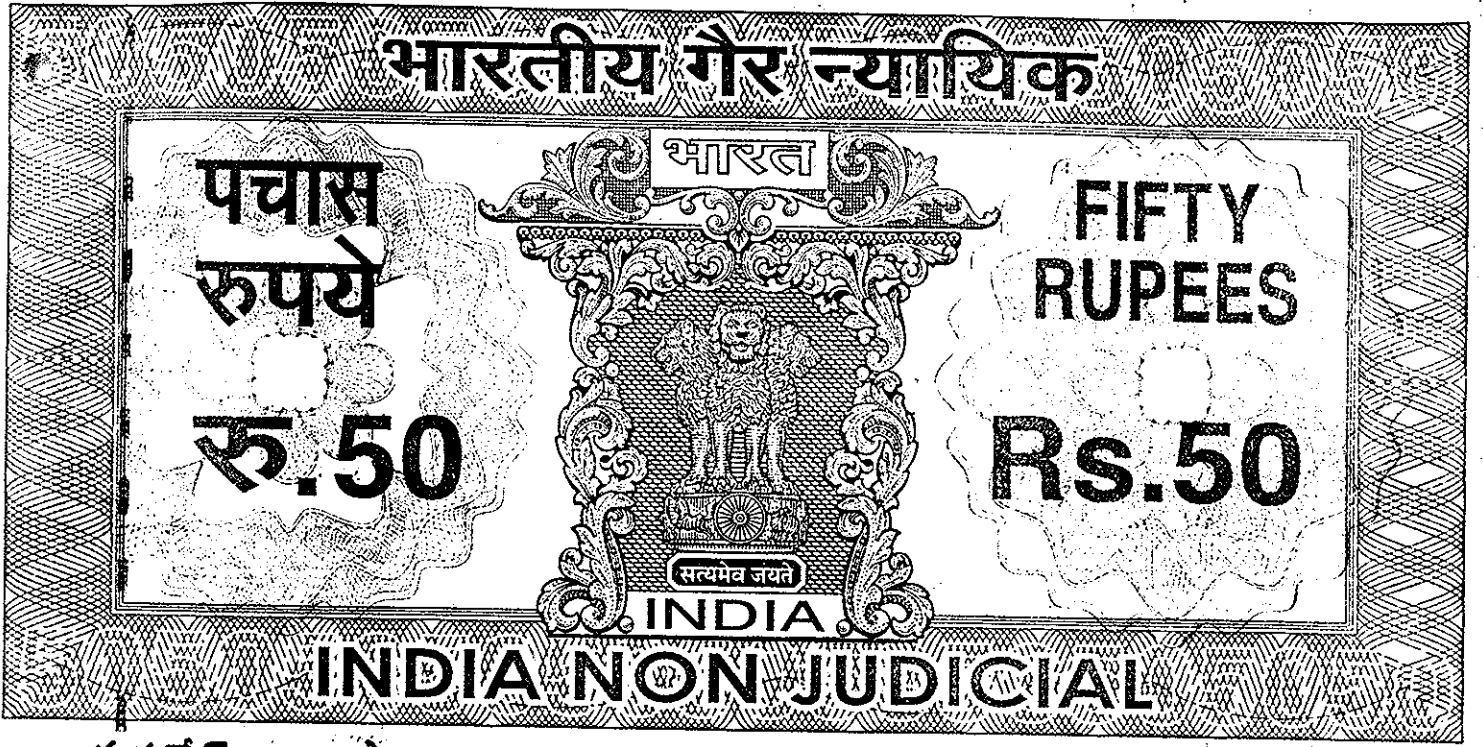


బొటనవేలు



R. Surendranath
 Rave Surender Nath s/o late Rave Ramachandram
 R/o. F824, Marathi Paradise CHS, Sector-15
 CBD Belapur, Navi Mumbai - 400 614.

Madhan
 Rave Madhan s/o. Rave Surender Nath
 R/o. F824, Marathi Paradise CHS, Sector-15
 CBD Belapur, Navi Mumbai - 400 614



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

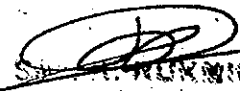
D 119349

No. 10078 Date 01.03.08

old To G. Venkatesh

to D/o W/o G. A. Rao & Home S

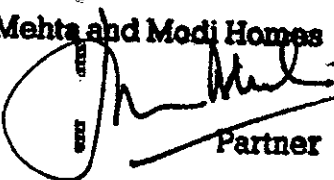
or Whom Mehta & Modi Homes S

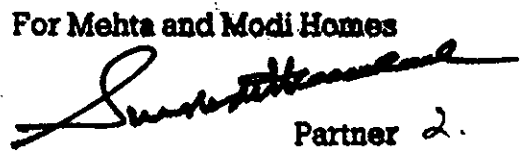

G. Venkatesh
GVL No. 51/SA, R. No. 16/2008
REGIMENTAL BAZAR, SEC' BAD-25

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 06th March 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 343) 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, Ranga Reddy District. 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. 343 admeasuring 210 sq. yds. under a Sale Deed dated 16.7.08 registered as document no. 6547/08, 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.

1. R. Sureshbabu

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner 2. Madhu

1 వ పుస్తకము...నంబరా

దస్తావేజాల మొత్తం కాగితముల

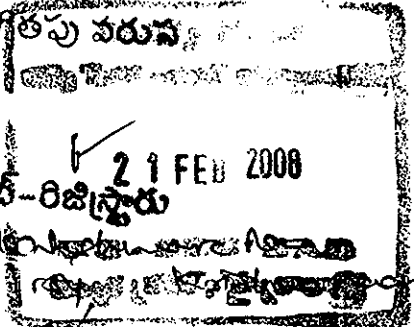
సంఖ్య...9...ఈ కాగితపు వరుస

సంఖ్య...2.....

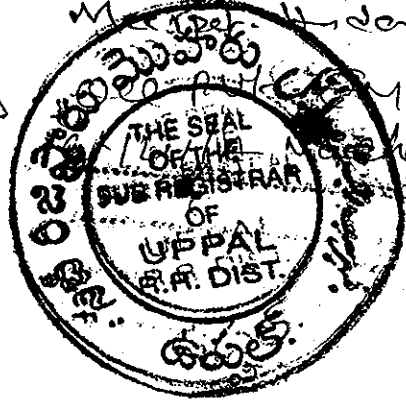
పంపినది:

Handwritten signature

Rama Rao & Co. Venkateswara Rao
Secy. K. V. Rao & Co. Secy. K. V. Rao



Secretly to Mally
Two



REPLY TO THE
L.O. NO. 1000/2008
D.D. 22.02.2008

2008.వ.సం||...నం. (హి.వ. తది
'920.వ.శా.శ. ...మా.సం. (హి.వ. తది

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సబ్-రిజిస్ట్రారు

For M...
Handwritten signature

For M...
Handwritten signature

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. 16,90,166/- (Rupees Sixteen Lakhs Ninety Thousand One Hundred and Sixty Six Only) before entering into this agreement and the Builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay the balance amount of Rs. 19,834/- (Rupees Nineteen Thousand Eight Hundred and Thirty Four Only) on or before 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.
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. 803744, dated 17.07.2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

1. R. Surenemath

Page 3

2. Madhan

1 వ పేజీ నెంబర్...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...
 పరిష్కారం...

Sub-Registrar

Instrument Under Section 42 of Act 11 of 1957
 No. 1812/08 of 2008. Date 18/12/08

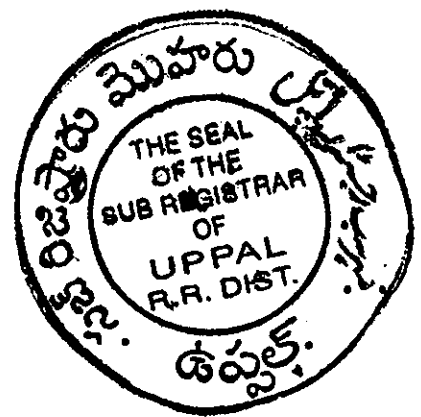
I hereby certify that the proper deficit
 stamp duty of Rs. 1000 Rupees Senuteen
thousand only
 has been levied in respect of this instrument
 from Sri. K. Prabhakar Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1,21,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

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

Registration Endorsement

An amount of Rs. 1000/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 803244
 Dated 18/12/08 at SRH Habsiguda Branch Sec cad





SCHEDULED PLOT

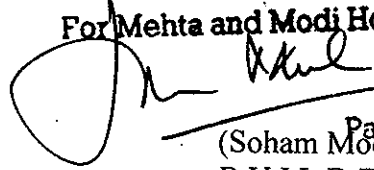
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 343 admeasuring about 210 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on: Blocks No. 2:

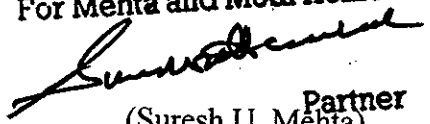
North	Plot No. 342
South	30' wide road
East	30' wide road
West	Plot No. 336

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

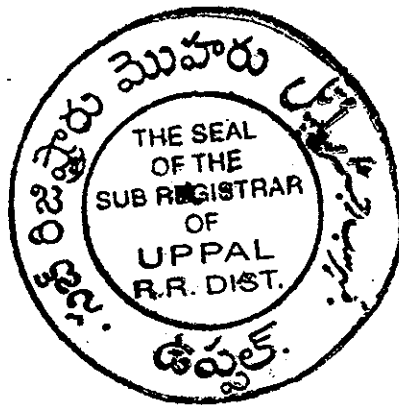
1. R. Sundararam 2. Madhu
BUYER.

1 వ పుస్తకము క్ర. 46 నంబరు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరువ
సంఖ్య.....4.....


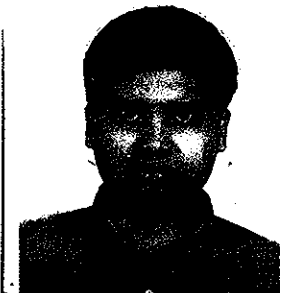

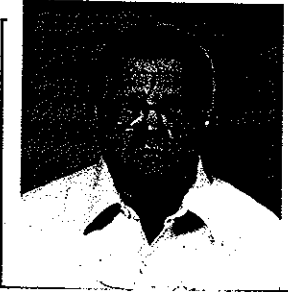




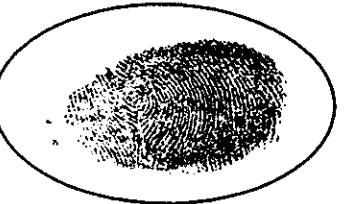

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు. 46 నంబరు
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు క్ర. 1-200 రిజిస్ట్రేషన్
2009 సం॥ నెంబరు.....

రిజిస్ట్రారు ఆదికా



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

L.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>BUILDER:</p> <p>M/S. MEHTA & MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 & 4 II 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, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>GPA FOR PRESENTING DOCUMENTS:</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. P. REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p>BUYER:</p> <p>1. MR. RAVVA SURENDER NATH S/O. LATE SRI RAVVA RAMCHANDRAM R/O. F824, MARUTHI PARADISE CHS SECTOR - 15 CBD BELAPUR NAVI MUMBAI - 400 614.</p>
			<p>2. MRS. RAVVA MADHAVI W/O. MR. RAVVA SURENDER NATH R/O. F824, MARUTHI PARADISE CHS SECTOR - 15 CBD BELAPUR NAVI MUMBAI - 400 614.</p>

SIGNATURE OF WITNESSES:

[Handwritten signature]

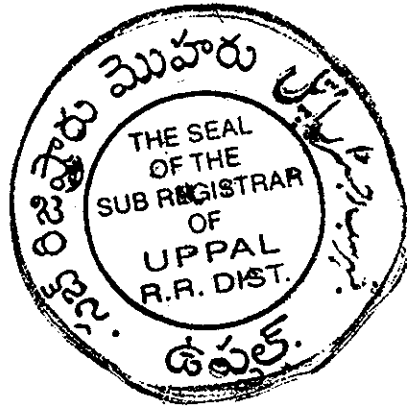
For Mehta and Modi Homes
[Handwritten signature]
Partner

For Mehta and Modi Homes
[Handwritten signature]
SIGNATURE OF EXECUTANTS
Partner

R. Surendernath Madhav

1 వ పుస్తకము ద్వారా...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Kusum	Wife	06/07/51	55
3	Hari	Son	13/07/51	55

D.P.L. No.114
BHARAT SCOUTS & GUIDES
 BHARAT SCOUTS & GUIDES
 15/02/2006
 15/02/2006

PERMANENT ACCOUNT NUMBER

A88PM6725H

NAME
 SOHAM SATISH MODI

FATHER'S NAME
 SATISH MANLAL MODI

DATE OF BIRTH
 18-10-1989

SIGNATURE
Soham Modi

Chief Commissioner of Income Tax, Andhra Pradesh

ANDHRA PRADESH

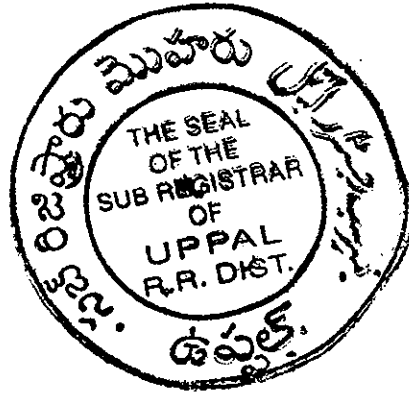
DRIVING LICENCE

DLBAP011193822002

PROBATIONARY X
K PRADESH
2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222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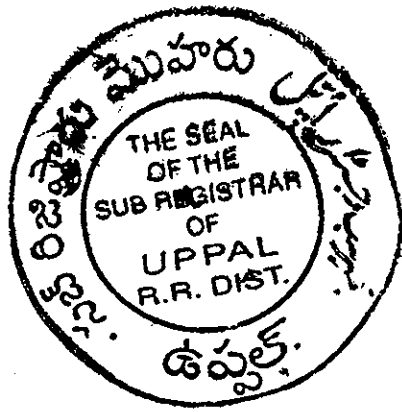
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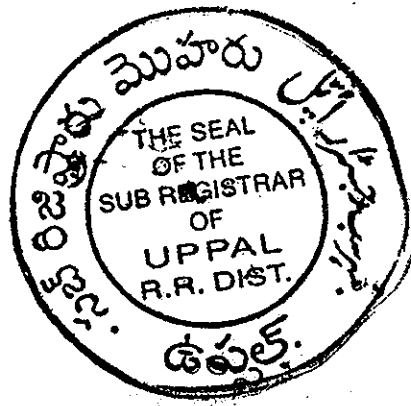
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సబ్-రిజిస్ట్రారు



1 వ పుస్తకము క... రసం...
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సబ్-రిజిస్ట్రారు







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

C.S.No./Year: 006580/2008 of SRO: 1507(UPPAL)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 18/07/2008 12:30:01

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAVVA MADHAVI BELAPUR NAVIMUMBAI	<i>M. Aher.</i>
2			(CL) RAVVA SURENDER NATH BELAPUR NAVIMUMBAI	<i>R. Surendernath</i>

Identified by
Witness 1
Witness 2

[Signature]

Photos and TIs
captured by me

[Signature]

Capture of Photos and TIs
done in my presence

[Signature]

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దస్తావేజాల మొత్తం కాగితముల
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సంఖ్య.....

సబ్-రిజిస్ట్రారు

