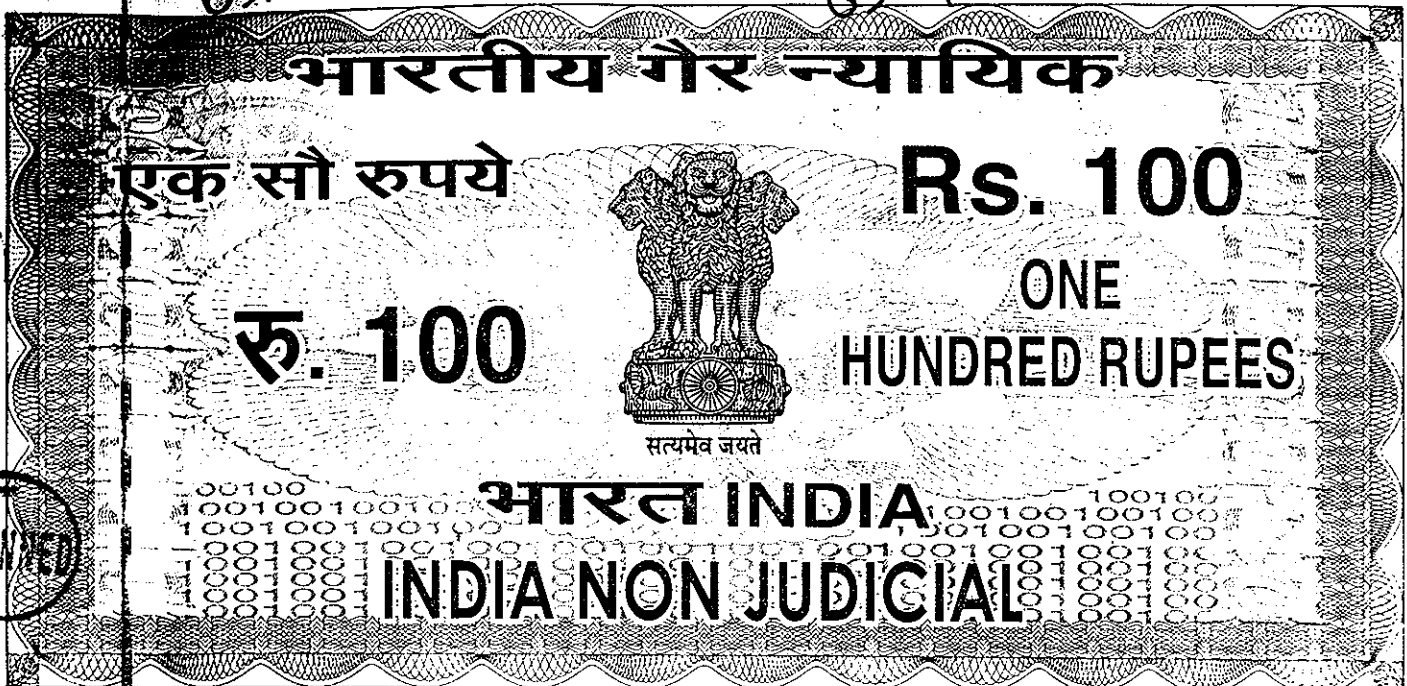


346

68558

6209/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH K 282760
 Date: 11/07/2008 Serial No: 16,689 Denomination: 100

R. Satish
 Sub Registrar
 Ex. Officio Stamp Vendor
 G.S.O., S&IG Office, Hyd

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 11th 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

MRS. MEENAKSHI KANDALA, WIFE OF MR. B. B. MAHESH aged about 34 years, residing at C/o. Mr. Gangadhar Rao, H. No. 2-2-18/18/3/8, D. D. Colony, Bagh Amberpet, Hyderabad -500 013, 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

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.	1000
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs.	12000
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. Charges:

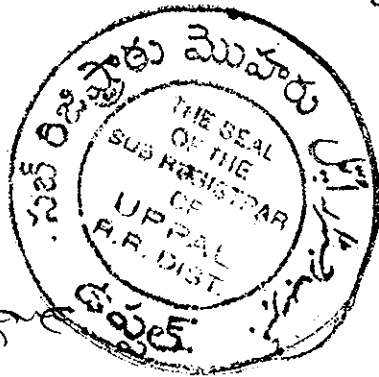
1. in the shape of challan.....	Rs.	100
2. in the shape of cash.....	Rs.	

Sub-Registrar
 Total: Rs. 18200



పాపపుస్తకము
 దస్తావేజులు మొత్తం కాగితముల
 సంఖ్య. 2... ఈ కాగితపు వరుషే
 సంఖ్య. 1.....

సబ్-రిజిస్ట్రారు



1920 వ.శ.శా...
 12...
 గంటల మధ్య

K.P. Reddy
 1908 లోని సెక్షన్ 32 ఎ-ను
 సమర్పించవలసిన ఫోటోగ్రాఫులు
 సహ దాఖలుచేసి
 1000/- చెల్లించినారు.
 Receipt No. 803500 Dt. 11/7/07
 Branch, Sec'bad

శ్రీమంతులు

ద్రాస యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ ప్రతిబింబాలు



చిరుపించినది.
 K. Satyadhal

K. Prabhakar Reddy s/o **K.P. Reddy** occ. Service
 5-4-187/34, 2nd Floor, Soham mansion,
 M.G. Road, Sec'bad, through attested GPA for
 Presentation of Documents. vide GPA No. 69/BK/108
 dt. 19.04.08 at SRO, Uppal, R.R. Dist.

K. SATYADHAL S/o Prabhakar Reddy, Regd govt Servant
 1-35 Regalaramandra Colony UPPAL Hyd-33

Rama Rao s/o. **Ramachandrarao** occ. Business
 R/o. 1st, 10th Crossnagar, Malappur, Hyderabad.

100...శ.సం...
 1920వ.శా.శ...
 20వ తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 03rd April 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 346) 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. 346 admeasuring 210 sq. yds. under a Sale Deed dated 11.7.08 registered as document no. 6305/08 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.

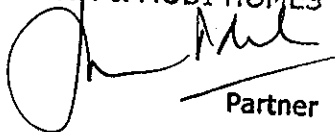
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

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 shall pay to the Builder the above said amount for development charges of Rs. 17,10,000/- (Rupees Seventeen Lakhs Ten Thousand Only) in the following manner:

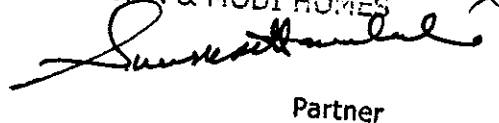
Installment	Amount (Rs.)	Due date of payment
I	1,77,000/-	02.02.2008
II	15,33,000/-	16.03.2008

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

1 వ పుస్తకము 2009 సంవత్సరం
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 2... ఈ కాగితపు వరుస
 సంఖ్య... 2...

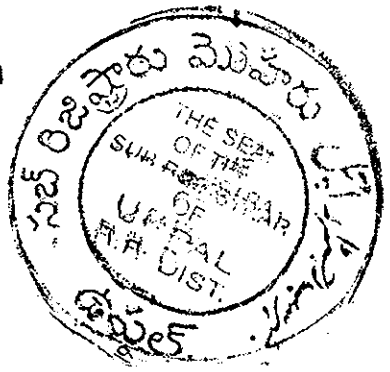
Statement Under Section 42 of Act 1 of 1956
 6309 of 2008 Date 11/7/08
 I hereby certify that the proper deficit
 stamp duty of Rs. 17000 Rupees Seventeen thousand
only
 has been levied in respect of this instrument
 made by K.P. Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 1790000 being
 higher than the consideration agreed Market
 Value.

R.O. Uppal
 Sub Registrar
 and Collector U.S. 41 & 4
 Dated 11/7/08 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. ~~6300~~ 17000 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 80350
 Dated 11/7/08 at SBI Habsiguda Branch Sec bad.

S.B.H Habsiguda
 A/c No. 01000050708
 S.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. 18,100 /- is paid by way of challan No. 803 500, dated 11. 07. 2008, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES

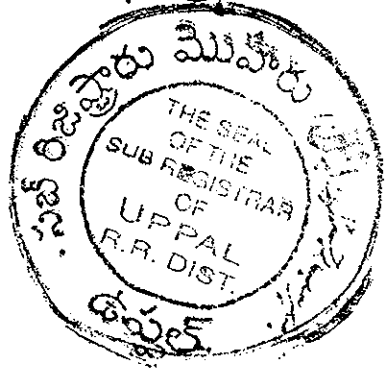

Partner

1 వ పుస్తకము సం॥ (కా.శ) పు... 6309/08
కస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. 3.... ఈ కాగితపు వరుషే
సంఖ్య... 3.....

ప.శే-రెజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ) పు... 6309/08
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 6309.1-2008 ఇవ్వడమైన
2008 సం॥ జూలై... నెల... 11..... తేదీ

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 346 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:

North	Plot No. 347
South	30' wide road
East	30' wide road
West	Plot No. 345

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. *[Signature]*

2.

[Signature]

For MEHTA & MODI HOMES

[Signature]

(Soham ~~Partner~~
BUILDER

For MEHTA & MODI HOMES

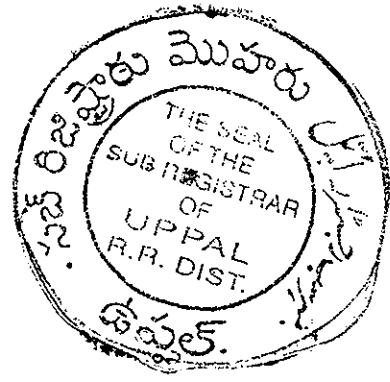
[Signature]

(Suresh U. ~~Partner~~
BUILDER

x

పేపుస్తకము...
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 4

పే-రిజిస్టరు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

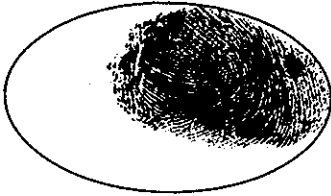
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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
2nd FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 69/BK/2008, 19.04.2008:

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.

SIGNATURE OF WITNESSES:

1.
2.

For Mehta and Modi Homes

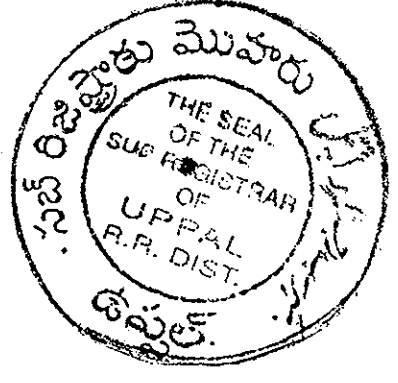
Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF EXECUTANTS

1 వ పుస్తకము క్రయ సంబంధం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ౧... ఈ కారితో పుస్తక
సంఖ్య... ౧.....

పేజీ - రెండవది



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

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

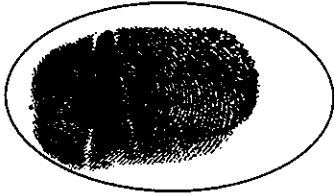
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUYER:

MRS. MEENAKSHI KANDALA
W/O. MR. B. B. MAHESH
R/O. FLAT NO. 120/6
MADHURA FLATS
COLLECTOR NAGAR
ANNA NAGAR, WEST EXTN.
CHENNAI - 600 101.



REPRESENTATIVE:

MR. KANDALA RAJAMANNAR
S/O. LATE SRI KANDALA GOPAL NAIDU
R/O. FLAT NO. 120/6
MADHURA FLATS
COLLECTOR NAGAR
ANNA NAGAR, WEST EXTN.
CHENNAI - 600 101.

SIGNATURE OF WITNESSES:

1.
2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

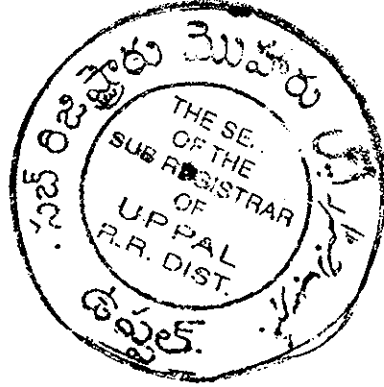
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Kandala Rajamannar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

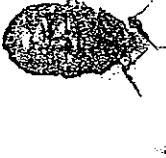

SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము రద్దీ... సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 6.....

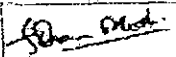
సబ్-రిజిస్ట్రారు ✓



Family Members Details		Date of Birth	Age
S.No	Name	Relation	Age
2	Kusum	Wife	35
3	Hari	Son	27

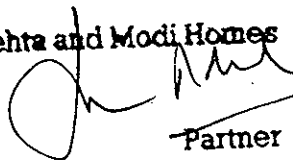



D.P.L. No. 114
 BHARAT SCOUTS & GUIDES - II
 BHARAT SCOUTS & GUIDES - II
 16/07/2005
 #653000 de. 15.06.11/3.25

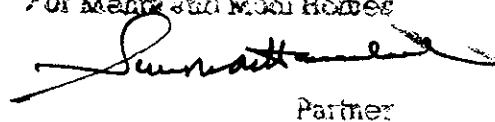
PERMANENT ACCOUNT NUMBER
 ABRP18725H
 NAME
 SHAM SATESH MODI
 FATHER'S NAME
 SATESH MANLAL MODI
 DATE OF BIRTH
 18-10-1989
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
 DLDP011153022002
 PROBATIONARY K
 K PANDA SUDHAKAR
 2-3-64/11224
 JALISAI, HYDERABAD
 HYDERABAD
 30-07-2002 DUPLICATE
 LICENSING AUTHORITY
 RTA-HYDERABAD-22

For Mehta and Modi Homes

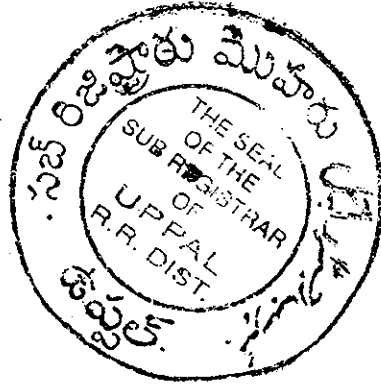

Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము క్రింది... సంగ్రహ
వస్తావేదిక ల మొత్తం కాగితముల
పరిమాణ... గ... ఈ కాగితపు వరుస
పంక్తి... 7

చే-రిజిస్ట్రారు



1వ పుస్తకము. ఉత్తర సంగ్రహం

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రారు

