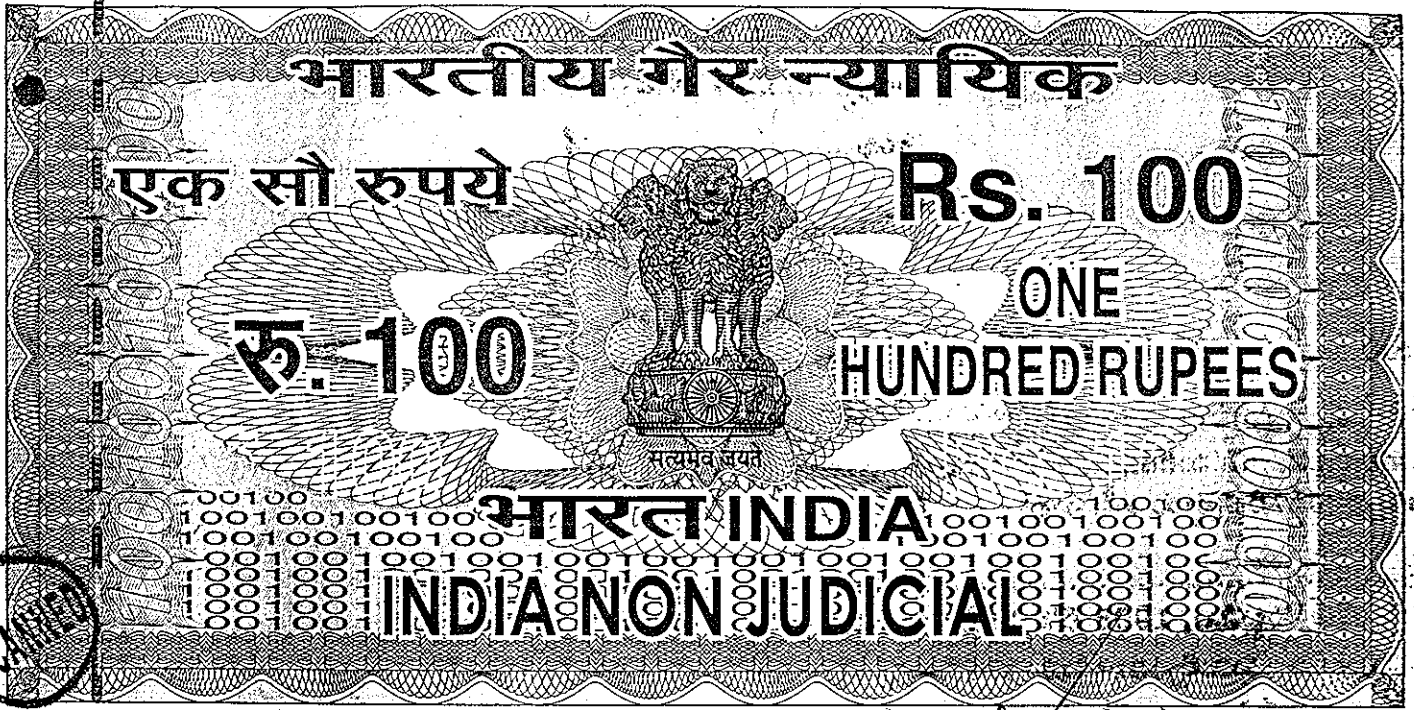


209



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 S.No. 5024 Date 23/01/2007 Rs. 100  
 Name: D. Phani Kumar  
 S/o. D/s Mr. Suresh U. Mehta  
 For Whom: Mehta & Modi Homes

F. 169507  
 K. Srinivas  
 SVL No. 26/98, R.No. 11/2007  
 City Civil Court  
 SECUNDERABAD.

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 26<sup>th</sup> day of February, 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

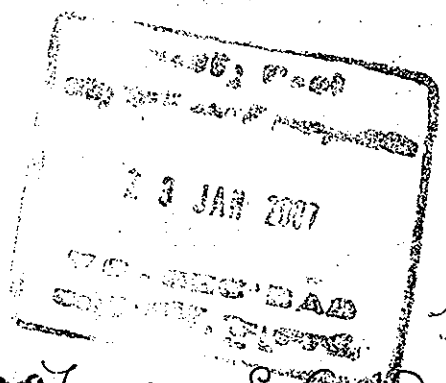
IN FAVOUR OF

MR. ANAND SUBRAMANI, SON OF MR. M. SUBRAMANI, aged about 34 years, residing at Plot No. 355, North Main Road, Annanagar West Extn. Chennai - 600 101, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes  
  
 Partner

For Mehta and Modi Homes  
  
 Partner

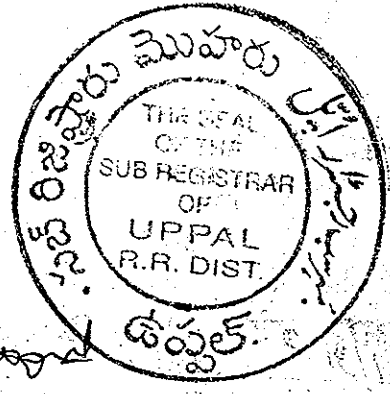
DRF



వస్తువు... సంతకం...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.....

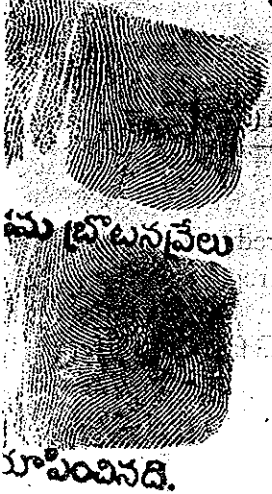
1  
సబ్-రిజిస్ట్రారు

2007 వ సం॥ డి.బ్రె.వి.ది. 26...  
192 గ్రా.సం. శా.శా. డి.బ్రె.వి.ది. మా.సం. 7... తీర్చి  
పగలు... మరయు... గంటల మధ్య  
ఉత్పత్ సబ్-రిజిస్ట్రారు ఆఫీసులో



శ్రీ... K. Raghavakumar Reddy...  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు  
మరియు వేలిముద్రలతో / సహ దాఖలు చేసి  
రూసుము రూ॥ 1000 / చొప్పున చెల్లించారు.

Receipt No. 191992 Dt. 26/1/07  
BH, Mahsiguda Branch, Sec'bad.  
శాసన యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రోబనవేలు



మొదటి బ్రోబనవేలు  
చూపించినది.

శ్రీ... K. P. Reddy o/c. Service  
2nd Floor, Soham Mansions  
M. G. Road, Sec'bad, through attested GSA  
for Presentation of Documents, vide GSA no.  
201/BR/06 at SRO, Uppal.

*[Signature]*

శ్రీ... M. Subramani o/c. Service  
Plot no. 35, North main Road,  
West Ext., Chennai - 600 101. Annanagar

① T. Narayana Rao s/o T. SATYANAKAYANA MURTHY, OCCUPATION : SERVICE  
C-2, II floor, VEERAS APTS,  
Plot # 1254, 19th MAIN RD, ANNANAGAR WEST,  
CHENNAI, 600040.

② KIRAN KUMAR  
శ్రీ... RAMGESH REDDY o/c. BUSINESS s/o. Plot no. 101  
SI SAT APTS. Nagole - Colony. And

2007 వ సం॥ డి.బ్రె.వి.ది. వెం.సి.రు.వ తది

192. గ్రా.సం. శా.శా. డి.బ్రె.వి.ది. మా.సం. 7... తీర్చి  
సబ్-రిజిస్ట్రారు

WHEREAS:

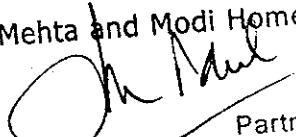
- A) The Buyer has entered into an Agreement of Sale dated 8<sup>th</sup> November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 209) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions 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. 209, admeasuring 224 sq. yds. under a Sale Deed dated 26.02.07 registered as document no. 2754/07 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.

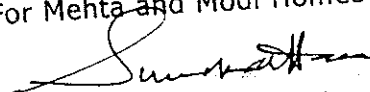
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 11,63,000/- (Rupees Eleven Lakhs Sixty Three 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 development charges of Rs. 11,63,000/- (Rupees Eleven Lakhs Sixty Three Thousand Only) in the following manner:

Installment	Due date for payment	Amount (Rs.)
I	5 <sup>th</sup> December 2006	68,000/-
II	20 <sup>th</sup> December 2006	10,95,000/-

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 3 months from the due date.

For Mehta and Modi Homes  
  
Partner

For Mehta and Modi Homes  
  
Partner



1 వ పుస్తకము 2756/2007  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 7... ఈ కాగితపు వరుస  
 పంఖ్య... 2.....

1

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1907  
 No. 2756 of 2007 Date 26/2/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 11530 Rupees eleven thousand  
 Five hundred & thirty Rupees only  
 has been levied in respect of this instrument  
 from Sri. K. Raghavakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 1163000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

Dated 26/2/07

*[Signature]*  
 Sub Registrar

and Collector of S. 41 & 4  
 INDIAN STAMP ACT

NOTE: D.S.D/Rs. 11530/- & D.R.F Rs. 1000/- total  
 Rs. 12530/- has been collected as

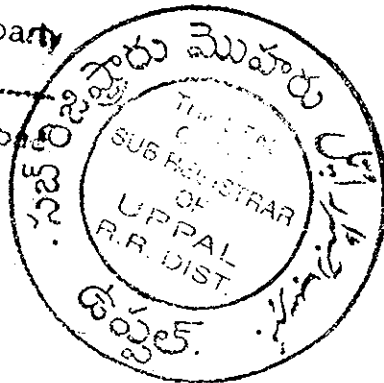
agreed M.V of Rs. 1163000/- Dt. 26/2/07

*[Signature]*  
 SUB-REGISTRAR

Registration Endorsement

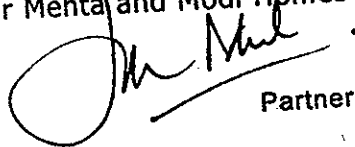
An amount of Rs. 11530 towards Stamp Duty  
 Including Transfer duty and Rs. ....  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 191992  
 Dated 26/2/07 at Habsiguda Branch Sec...

S.B.H. Habsiguda  
 A/c No. 01000050700  
 S.R.O. Uppal

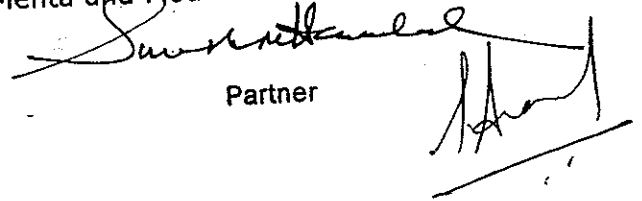


5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
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.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

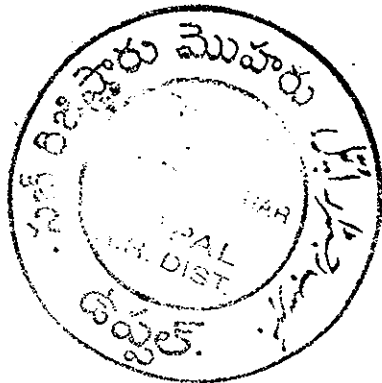
  
Partner

1వ పుస్తకము 2216/సం||  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య... 3... ఈ కాగితపు వరుస  
సంఖ్య... 3...

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (శా.శ) పు... 2756/07  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 2756-1-2007 ఇవ్వడమైన  
2007 సం|| డిసెంబరు 26 తేదీ

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 209, admeasuring about 224 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 210
South	Plot No. 208
East	Plot No. 202
West	40' 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. T. Narayana Rao
2. *[Signature]*

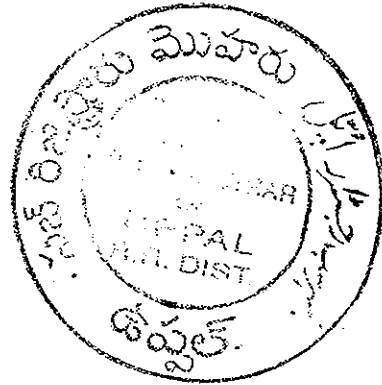
For Mehta and Modi Homes  
*[Signature]*  
Partner  
(Soham Modi)  
BUILDER

For Mehta and Modi Homes  
*[Signature]*  
Partner  
(Suresh U. Mehta)  
BUILDER

*[Signature]*  
BUYER.

1వ పుస్తకము 27.56/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....1.....ఈ కాగితపు వరుస  
సంఖ్య.....7.....

సబ్-రెజిస్ట్రార్





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

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

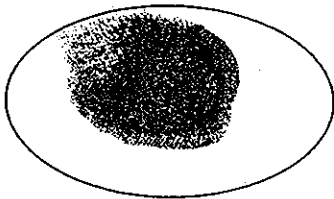
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



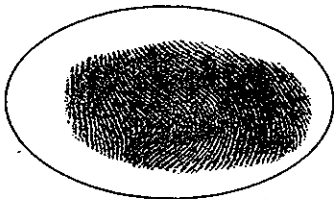
BUILDER:

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

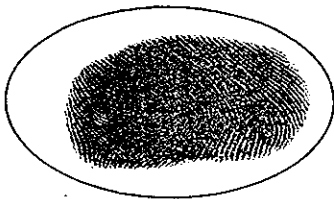


2. MR. SURESH U. MEHTA  
S/O. LATE UTTAMLAL MEHTA  
(O). 5-4-187/3 & 4, III FLOOR  
SOHAM MANSION, M. G. ROAD  
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MR. ANAND SUBRAMANI  
S/O. MR. M. SUBRAMANI  
R/o. PLOT NO. 355  
NORTH MAIN ROAD  
ANNANAGAR WEST EXTN  
CHENNAI - 600 101.

SIGNATURE OF WITNESSES:

1. *T. Narayana Rao*

2. *[Signature]*

For Mehta and Modi Homes

*[Signature]*

Partner

For Mehta and Modi Homes

*[Signature]*

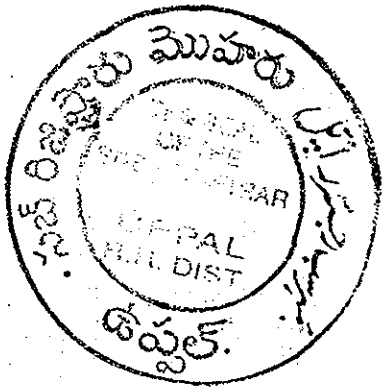
Partner

SIGNATURE OF THE EXECUTANTS

*[Signature]*

11వ పుస్తకము. 2.7.87/సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... గ్రా. ఈ కాగితపు వరుస  
సంఖ్య..... క.....

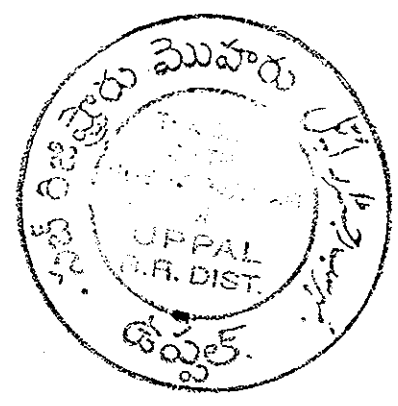
~~సబ్-రిజిస్ట్రార్~~





1వ పుస్తకము 2756/1000  
దస్తావేజుల మొత్తం కాగితములు  
సంఖ్య.....6.....  
పరిశీలన.....6.....

1  
పబ్-రిజిస్ట్రారు



பெரும்பாலான / PERMANENT ACCOUNT NUMBER

ACEPA4692E



குறிப்பு / NAME

SUBRAMANI ANAND

தந்தை குறிப்பு / FATHER'S NAME

MURUGAN SUBRAMANI

பிறப்பு தேதி / DATE OF BIRTH

15-06-1972

கையொப்பம் / SIGNATURE

வருமான வரி ஆணையர் (கணினி இயக்கம்)

Commissioner of Income-tax (Computer Operations)

இந்த அட்டை கிடைக்காமல் போனால்,  
கண்டெடுக்கப்பட்டாலும் இவ்வட்டையை விடுவதற்கு  
கீழ்க்கண்ட அதிகாரிகளுக்கு தகவல் அனுப்புவதற்கு அல்லது  
திரும்பி அனுப்புவதற்கு கோரப்படுகிறது.

வருமான வரி ஆணையர் (கணினி இயக்கம்),  
121, மகாத்மா காந்தி சாலை,  
நங்கம்பக்கம்,  
கோல்கொடு - 600 034.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Commissioner of Income-tax (Computer Operations),  
121, Mahatma Gandhi Road,  
Nungambakkam,  
Chennai - 600 034.

