

Plot No. (210) 6236 6054 6007/2

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
5026 27568 100
to G. VENKATESH
s/o G. A. RAO
for whom MEHTA & MODI HOMES

Sec-RAD
N 523053
LEELA G CHIMALGI
STAMP VENDOR
5-4-76/A, Sec-10
SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 30 day of June 2008 at Secunderabad by and between:

65000

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, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

15510
10000
15650

MR. IBRAHIM ABDUL HAMEED MUNSHI, SON OF MR. ABDUL HAMEED MUNSHI, aged about 35 years, residing at 406, Sheshangri Mansion, Anand Nagar, Khairtabad, Hyderabad, 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

[Signature]
Partner

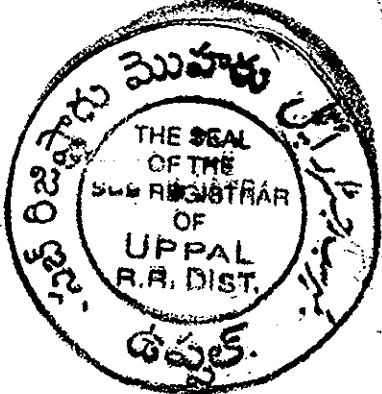
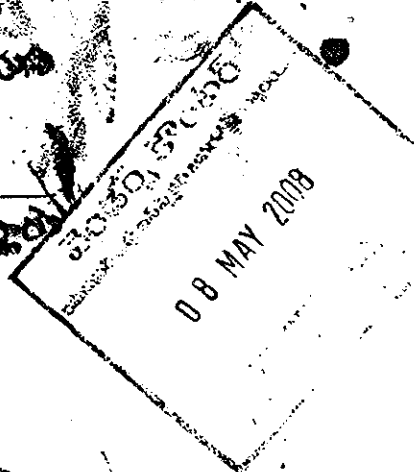
For Mehta and Modi Homes

[Signature]
Partner

[Signature]

ENDORSEMENT	
Certified that the following amounts have been paid in respect of this document:	
Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (ws. 41 of I.S. Act, 1899).....	Rs. 1550/-
3. in the shape of cash (ws. 41 of I.S. Act, 1899).....	Rs. —
4. adjustment of stamp duty ws. 18 of I.S. Act, 1899, if any.....	Rs. —
Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Registration fee:	
1. in the shape of challan.....	Rs. 1000/-
2. in the shape of cash.....	Rs. —
User Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registrar	Total, Rs. 1550/-

పన్నెండు రూపాయలు
 డిప్యూటీ సబ్ రిజిస్ట్రార్ మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వయస్సు
 సంఖ్య.....



1920-వ.శ.శా.నం. 1000...నం. 1000...తేది
 పంపిణీ చేసినది...మాసము... ప్రా... తేది
 పంపిణీ చేసినది... గంటల మధ్య
 ఉప్పల సబ్-రిజిస్ట్రార్ అఫీసులో

K. Prabhakar Reddy
 పుస్తకం చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాబ్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 పంపిణీ చేసినది... తల్లివినారు.

Receipt No. 755561 of 4/1/08
 3H, Habsiguda Branch, Sec'bad

దానం యిచ్చినట్లు ఒప్పుకోవడం
 ఎడమ ప్రాంతంపై

 ఉండాలి.

K. Prabhakar Reddy & Co. C.P. Reddy & Co. Sec'bad
 20/1-187/244, 2nd floor, Soham mansion, M.G.
 Road, Sec'bad, through attested G.P. for Presentation
 of Documents, vide G.P. No. 201/18/06 at SRO,
 Uppal, R.R. Dist.

1) Mr. Search to yellow etc. Bunkys to. and. and

2) Sub Secretary to Railway Sec. Mr. K. Prabhakar
 Rao. 9/12/12 N. Chakravarty & Co.

200 వ. నం. 1000...నం. 1000...తేది
 1920 వ. శా. నం. 1000...నం. 1000...తేది
 సబ్-రిజిస్ట్రార్

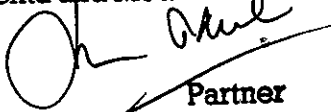
WHEREAS:

- A) The Buyer has entered into an agreement for purchase of a bungalow along with an identifiable plot of land (plot no. 210) 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. 210, admeasuring 239 sq. yds. under a Sale Deed dated 6006/08, registered as document no. 30-6-08 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.

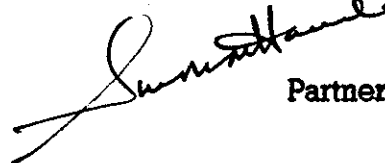
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,65,000/- (Rupees Fourteen Lakhs Sixty Five 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. 14,65,000/- (Rupees Fourteen Lakhs Sixty Five Thousand Only) before entering into this agreement, which the Builder hereby admitted and acknowledged the receipt for said consideration.
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.
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 and Modi Homes


Partner

For Mehta and Modi Homes


Partner



పంపినది 6007.../68
 కర్నూలు జిల్లా మొత్తం కాగితముల
 సంఖ్య...7...ఈ కాగితపు వరుస
 సంఖ్య...2.....
 సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1897
 No. 6007 of 200. Date 4/7/08

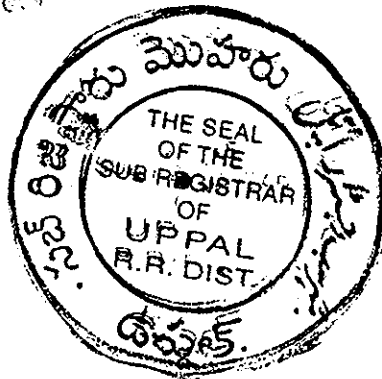
I hereby certify that the proper deficit
 stamp duty of Rs. 14550/- Rupees *Fourteen thousand*
five hundred and fifty only
 has been levied in respect of this instrument
 from Sri. *K. Prabhakar Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. *146500/-* being
 higher than the consideration/agreed Market
 Value.

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

Registration Endorsement

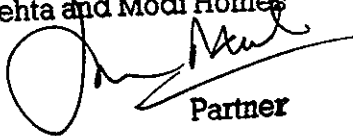
An amount of Rs. 14550/- towards Stamp Duty
 including Transfer duty and Rs. 1000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number *795961*
 dated *4/7/08* at SRH Habsiguda Branch Secbad

G.B.M. Habsiguda
 A/c No. 0100005070
 S.R.O. Uppal

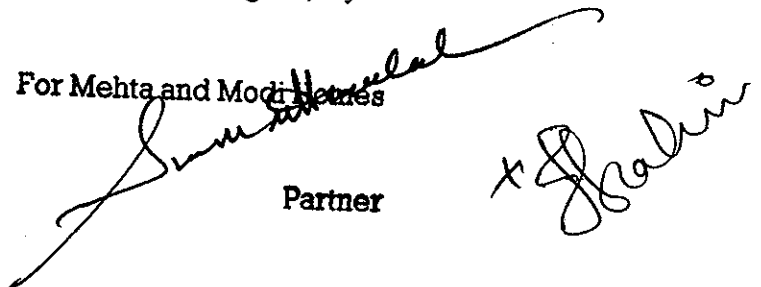


6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 15,650/- is paid by way of challan no. 4.07.08, dated 4.07.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

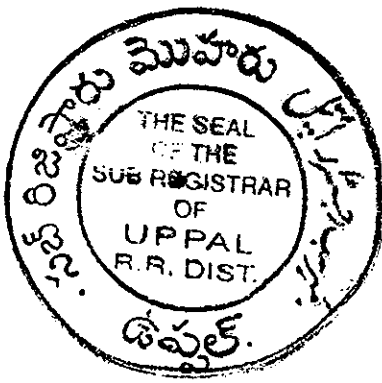
For Mehta and Modi Homes


Partner



1 వ పుస్తకము సం॥ (కా. 9) పు... 6007/108
 ఉత్తరముల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 3...
 రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా. 9) పు... 6007/108
 నెంబరుగా రిజిస్ట్రారు పేరుబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు... 1-2007 ఇవ్వడమైన
 2007 సం॥... నెల... 4... తేది
 రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 210, admeasuring about 239 sq. yds. forming part of Sy. No. 291; situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

North	Compound wall & neighbour's land
South	Plot No. 209
East	Plot No. 201
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. *Mr. (S. Suresh)*
2. *Suresh*

For Mehta and Modi Homes
Soham Modi
Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes
Suresh U. Mehta
Partner
(Suresh U. Mehta)
BUILDER

Suresh
BUYER.

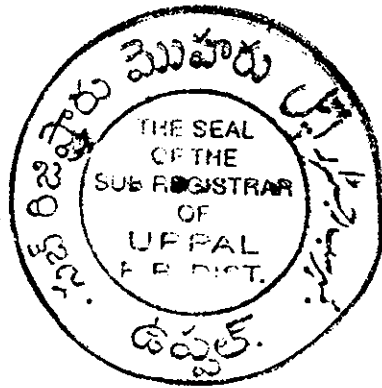
13/07/08

...



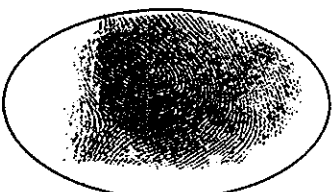
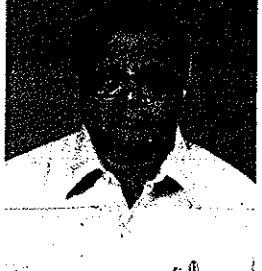




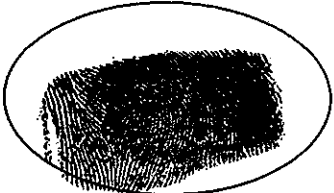

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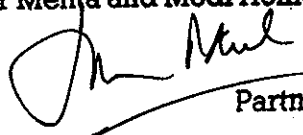
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 II 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, II FLOOR SOHAM MANSIOM, 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 MANSIOM, M. G. ROAD SECUNDERABAD - 500 003. PURCHASER: MR. IBRAHIM ABDUL HAMEED MUNSHI S/O. MR. ABDUL HAMEED MUNSHI R/O. 406, SHESHANGRI MANSION ANAND NAGAR, KHAIRTABAD HYDERABAD. REPRESENTATIVE: MR. MOHAMAD NAZIR ALI S/o. MOHAMAD ISBAL ALI R/o - 406, SHESHANGRI MANSION ANAND NAGAR, KHIRTABAD HYDERABAD
			
			
			

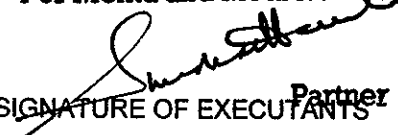
SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes


 Partner

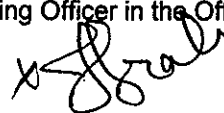
For Mehta and Modi Homes


 SIGNATURE OF EXECUTANTS
 Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

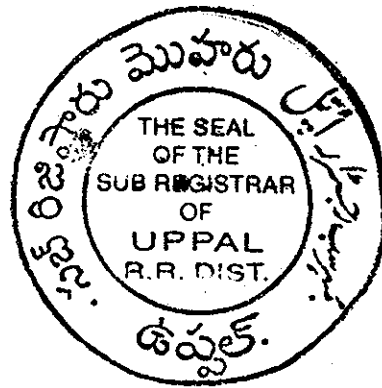
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. MD. NAZIR ALI as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



 SIGNATURE OF THE REPRESENTATIVE



 SIGNATURE(S) OF BUYER(S)

1వ సున్నము...6007/010
దస్త్రవేజాల మొత్తం కాగితముం
సంఖ్య...7...ఈ కాగితపు చిరునా.
సంఖ్య...5.....

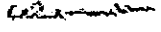
1900
సచివశాసనము

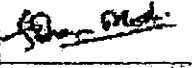


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPMS725H



 नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MAHLAL MODI


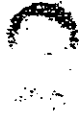
जन्म तिथि / DATE OF BIRTH
18-10-1989


स्थायी हस्ताक्षर / SIGNATURE


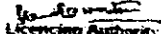
आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPG11193022002

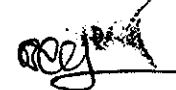



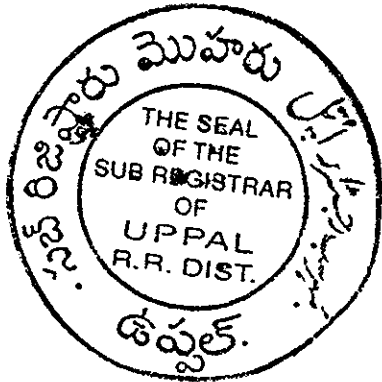
PROBATIONER KERRY K
K PRASAD REDDY
2-3-2002
JATSIK GARDEN
HYDERABAD

30-07-2002 **DUPLICATE**


Licensing Authority
 ETA-HYDERABAD-2

1 వ పుస్తకము... 60007... సహజ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 6.....


సబ్-రిజిస్ట్రారు



1 వ పుస్తకము. 1907 నాటి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 7.....



సబ్-రిజిస్ట్రార్

