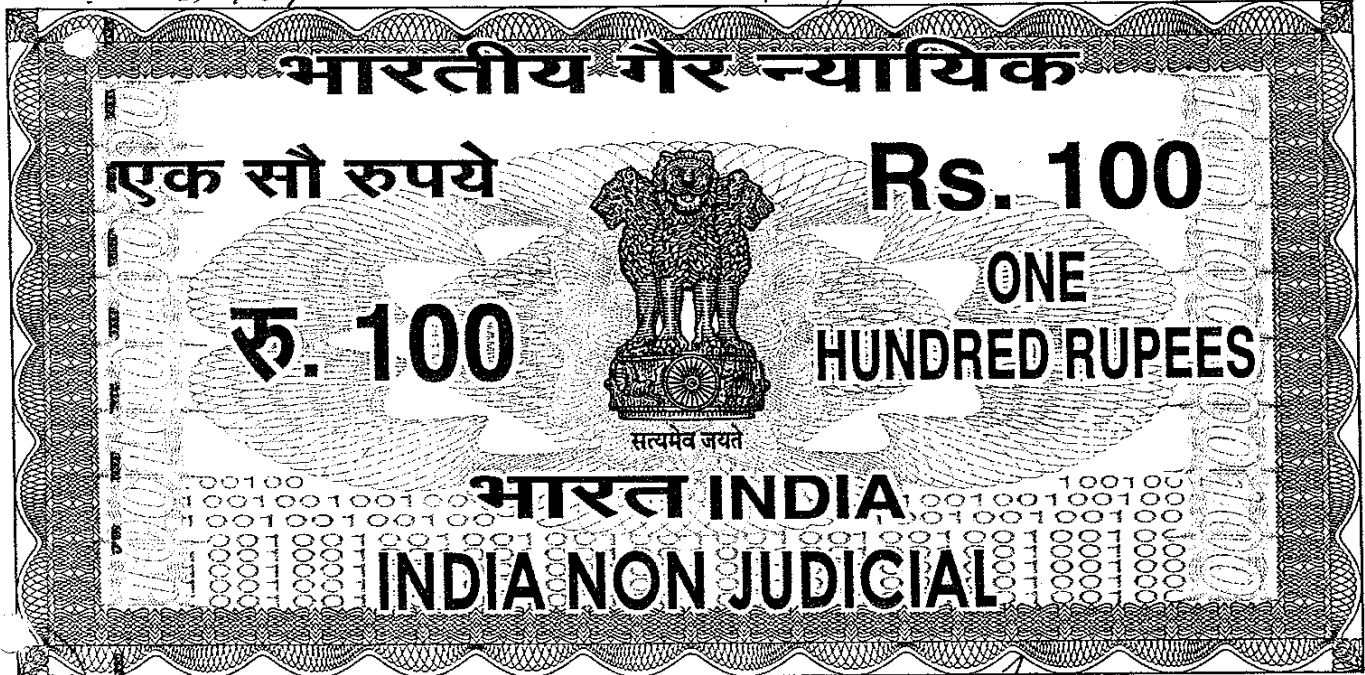


C.757

756/07

Aceno: 775



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603662

S.No. 7066 Date 20/12/2006 100/-
 Name D. Phani Kumar
 S/o. D. N. Murthy
 For Whom Mehta & Modi Homes

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 28th day of December, 2006 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.)

AND

MRS. AASOORI RAGHAVAN RAJALAKSHMI, WIFE OF MR. M. N. GOPI, aged about 33 years, residing at 102, Vignam Towers, Plot No. 63, A. S. Rajunagar, Kukatpally, Hyderabad – 500 072, 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

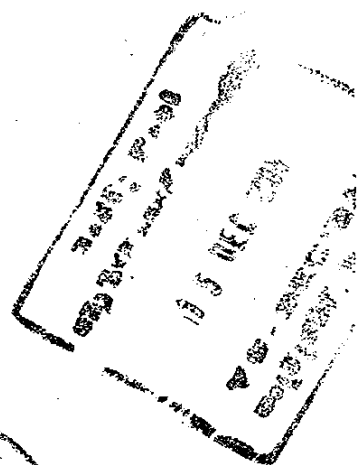
For Mehta and Modi Homes

[Signature]
 Partner

[Signature]

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

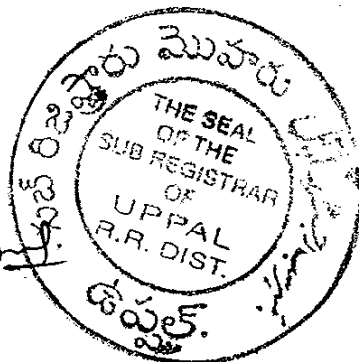
సబ్-రిజిస్ట్రారు



2007- వ సం॥ జనవరి... నెల... 18... అది
192 శివ.శా.శా... ది... మాసము... తేది
సగలు... 12... మరియు... గంటల మధ్య
ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. P. Subhakar Reddy.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పోటోగ్రాఫులు
మరియు పేలిమిదంతో సహా దాఖలుచేసి
దుసుము రూ॥ 1,000/-..... చెల్లించినారు.

శ్రీమంత్రి



Receipt No. 1084444..... D.M. 1/16/07 Vide
SBH, Habsiguda Branch, Sec'bad

దాని యిచ్చినట్లు ఒప్పుకొన్నది
వడమ బ్రౌటనవేలు

శ్రీమంత్రి, S/o. K. P. Reddy occ. Sec'ary
A/o. 2-3-64/10/24, Amberger, Hyderabad,
through attested GDA for Registration of
Document, vide Doc. No. 201/1181/06 at
Sec, Uppal.

వడమ బ్రౌటనవేలు

శ్రీ A. Raghavan S/o. A. S. V. Chary
A/o. 102, Vignan Towers, Plot No. 63
A. S. Raju Nagar, Kukatpally
Hyderabad - 072.

నిరూపించినది.

①

Kiran Reddy S/o. Narsimha Reddy occ. Business
A/o. Flat No. 101, Sri Sai App. Nagole, Hyd.

②

PAVAN KUMAR S/o KRISHNA Business
A/o Uppal R.R.

2007 వ. సం॥... జనవరి... నెల... 18 వ తేది
192 శివ.శా.శా... ది... మాసం... తేది.

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27th December 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 207) 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. 207, admeasuring 224 sq. yds. under a Sale Deed dated 18.01.07 registered as document no. 751/07 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.

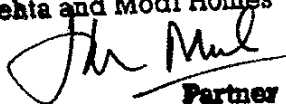
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 12,08,000/- (Rupees Twelve Lakhs Eight 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. 12,08,000/- (Rupees Twelve Lakhs Eight Thousand Only) in the following manner:

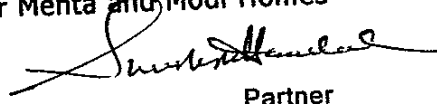
Installment	Due date of payment	Amount (Rs.)
I	10 th October 2006	1,000/-
II	10 th November 2006	11,78,800/-
III	Within 7 days of casting of 2 nd slab	28,200/-

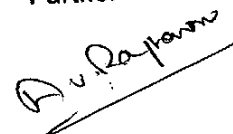
3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.. ౧౫౬/.. సంగతి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.. ౧౬.... ఈ కాగితపు వయస్సు
సంఖ్య.....

సబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1864
No. 756 of 2007 Date 18/1/07

I hereby certify that the proper deficit
stamp duty of Rs. 11,980 Rupees eleven Thousand
nine hundred & eighty Rupees only
has been levied in respect of this instrument
from Sri. Kuparabha K. Reddy
on the basis of the agreed Market Value
consideration of Rs. 1208000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

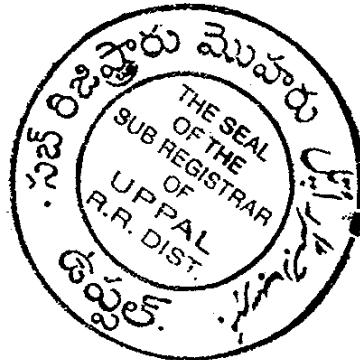
18/1/07

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

Registration Endorsement

An amount of Rs. 11,980 towards Stamp Duty
including Transfer duty and Rs. 1000
towards Registration Fee was paid by the party
through Challan Receipt Number 108444
Dated 17/1/07 at SBI Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
A/c No. 01000050700
S.B.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, And 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.

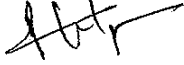
SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 207, admeasuring about 224 Sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto as Annexure I, bounded on:

North	Plot No. 208
South	Plot No. 206
East	Plot No. 204
West	40' wide road

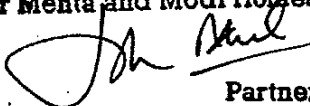
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

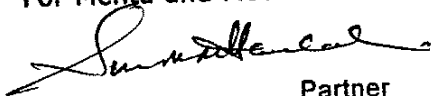
1. 

2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes


(Suresh U. Mehta) **Partner**
BUILDER

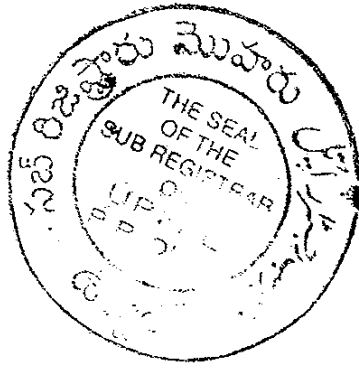

BUYER.

1 వ పుస్తకము. 2.56/స్కం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....3

2
సబ్-రిజిస్ట్రార్.

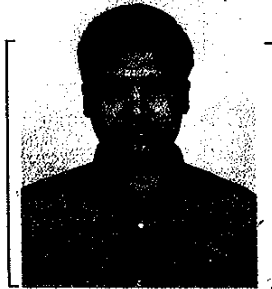
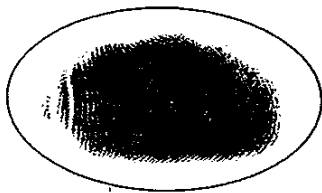
1 వ పుస్తకము సం॥ (శా.శ) పు.....756/07...
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు.....756.....1-2007 ఇవ్వడమైన
2007 సం॥ గుర్తించబడినది.....18.....తేది

రిజిస్ట్రార్
సబ్-రిజిస్ట్రార్



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

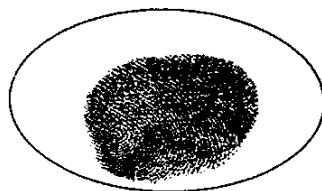
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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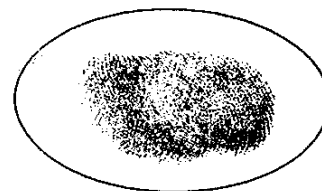
VENDOR:

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, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

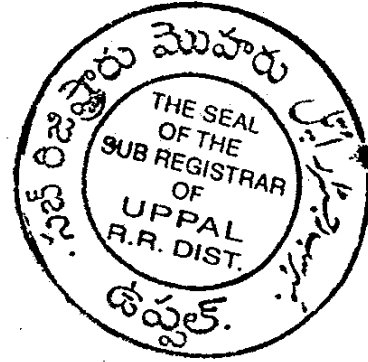
Partner

For Mehta and Modi Homes

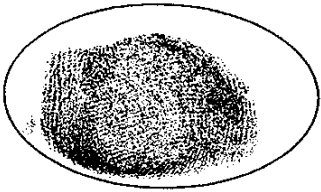
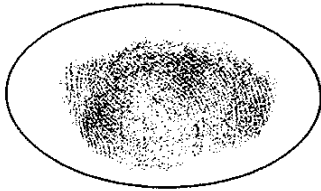
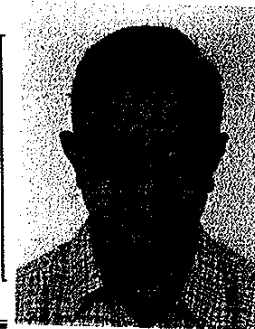
Partner
SIGNATURE OF EXECUTANTS

1వ పుస్తకము..7.వ.సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....గె..ఈ కాగితపు వరుస
సంఖ్య.....7.....

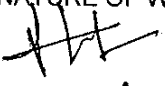

సర్-రిజిస్ట్రార్



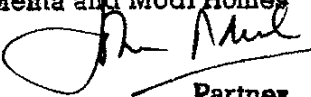
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			PURCHASER: MRS. AASOORI RAGHAVAN RAJALAKSHMI W/O. MR. M. N. GOPI R/O. 102, VIGNAN TOWERS, PLOT NO. 63 A.S. RAJUNAGAR, KUKATPALLY HYDERABAD – 500 072.
			REPRESENTATIVE: MR. A. V. RAGHAVAN S/O. MR. A. S. V. CHARY R/O. 102, VIGNAN TOWERS, PLOT NO. 63 A.S. RAJUNAGAR, KUKATPALLY HYDERABAD – 500 072.

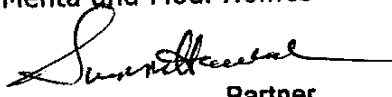
SIGNATURE OF WITNESSES:

1. 
 2. 

For Mehta and Modi Homes


Partner

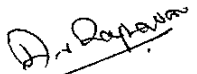
For Mehta and Modi Homes

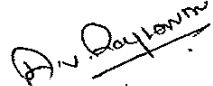

Partner

SIGNATURE OF EXECUTANTS

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

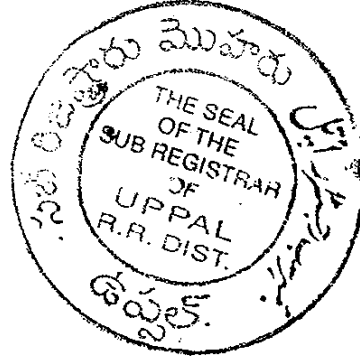
☐ We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. A. V. Raghavan, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము..7.5.6/స్వ
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...గె...ఈ కాగితపు వరుస
సంఖ్య.....క.....

సబ్ రిజిస్ట్రార్



श्री. पी. गुनासेकराज
A. V. GUNASEKARAN
कुले पासपोर्टे नविकारी
For Passport Officer
विश्रवाचार्य/Hyderabad

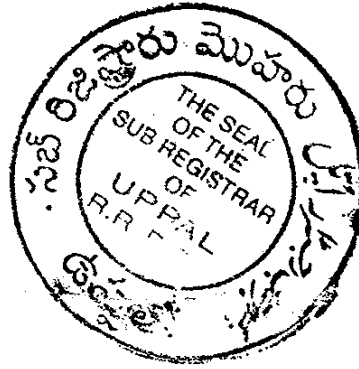
रजिस्ट्रार/Type	राष्ट्रीय कोड /Country Code	पासपोर्ट नं./Passport No.
	IND	A458215A
उपनाम /Surname	AASORI	
दिये गये नाम /Given Names	VENKATA RACHAVAN	
राष्ट्रीयता /Nationality	लिंग /Sex	जनमतिथि /Date of Birth
INDIAN	MALE	07.01.1947
जन्म स्थान /Place of Birth	Dusi (T.N.)	
जारी करने का स्थान /Place of Issue	POHLYDERABAD	
जारी करने की तिथि /Date of Issue	समाप्ति की तिथि /Date of Expiry	
02.01.1998	01.01.2008	

भारत सरकार
भारत सरकार

CONFIDENTIAL

1 వ పుస్తకము. ౧.౫.౬. / సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ౬... ఈ కాగితపు వరుస
సంఖ్య..... 6.....

సబ్-రెజిస్ట్రార్



23-2-2004

55/m/282664

ORSEK VATION

Holder's Home Address

Entered on Page...
of this Passport has been
Corrected to Read as

"P.1063 F.NO.102, VIGNAN-
TOWERS A.S. RAJUNAGAR-
KUKATPALLY, HYDERABAD
-AP, 500072" *page*

मो. महबूब अलि

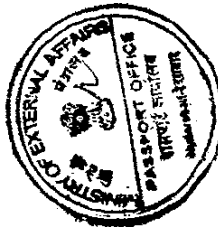
Md. MAHABOOS ALI

सहायक/Assistant

मुख्य वास्तुशिल्प अधिकारी

For Passport Officer

Hydrabad/Hyderabad.



55/m/282664

Plot No. 69

JAYAPRAKASHNARAYAN -

NARAYAN, MIYAPUR KUKATPALLY

RANGA REDDY - AP 50038

Signature of the holder of the passport (to be filled in by the applicant)

Signature of the holder of the passport (to be filled in by the applicant)

Signature of the holder of the passport (to be filled in by the applicant)

Signature of the holder of the passport (to be filled in by the applicant)

Signature of the holder of the passport (to be filled in by the applicant)

1 వ పుస్తకము..2 వ పుస్తకము..సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్

