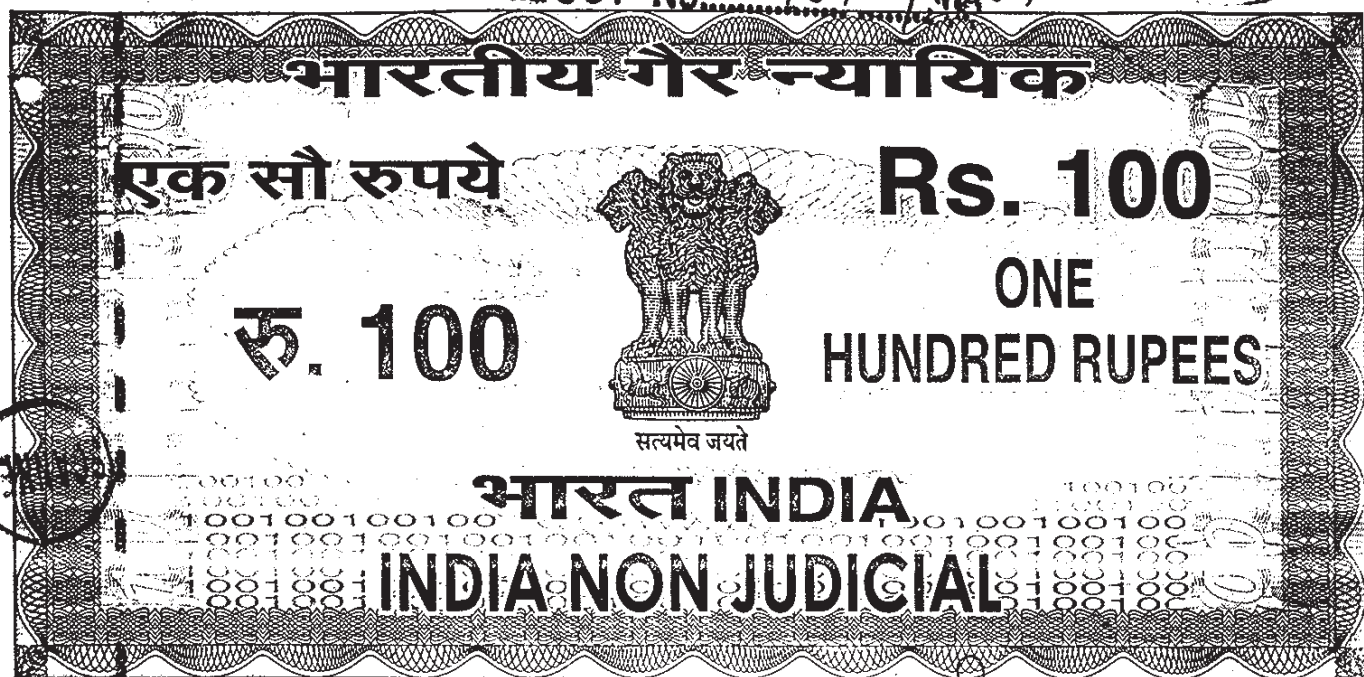


No. 9707

DOCT No. 9692/2007

Sec No. 97



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 796345

K. SATISH KUMAR

S.V.L. No. 10/2007 R. No. 20 2007

6-2-30 R. NAGAR (M). P.R. DIST

AGREEMENT FOR DEVELOPMENT

This Agreement is made and executed on this the 9th day of Aug. 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, 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 37 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

MR. SRINIVAS VEERAMACHANENI, SON OF LATE MR. V. KOTESWARA RAO, aged about 35 years, residing at 12-13-415, Street No. 1, Tarnaka, Secunderabad – 500 017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Page 1 For Mehta and Modi Homes

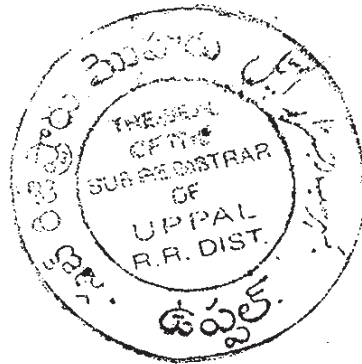
For Mehta and Modi Homes

Partner

Partner

1 వ పుస్తకము.....
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

2
 సబ్-రిజిస్ట్రారు



1924 వ సం॥.....
 1924 వ.శ.శా.....
 పగలు.....మరియు.....
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ॥.....
 రిజిస్ట్రేషన్

Receipt No. 60188203
 SBH, Habsiguda Branch, Secbad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.

ఎడమ బ్రాటనవ్రేలు

S/o K. P. Reddy occ. service
 5-4-19 (2 & 4, 2nd Floor, Solem mansion, m. g.
 Secbad, through attested GPA for presentation of
 documents, vide GPA No. 201/2010 at JRO, Uppo
 R. R. Dist



ఎడమ బ్రాటనవ్రేలు

for presentation

S/o U. Pitchaiah occ. Auctioneer
 R/o. 12-12-44, St. No. 1
 Gannaga, secbad.

నిరూపించినది.

1/

PAYAN KUMAR S/o KRISHNA MURRAY
 occ. Business 40 Uppal R.R. Dist

3/

Krishna Rao S/o. V. Reddy occ. Business
 No. 2-3-44/1014, Amberpet, Hyderabad

200...వ సం॥.....
 192...వ.శ.శా.....

192...వ.శ.శా.....

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 09.8.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 217) 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. 217 admeasuring 230 sq. yds. under a Sale Deed dated 9.8.07 registered as document no. 9691/07 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 WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 5,43,000/- (Rupees Five Lakhs Forty 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 has already paid the following amounts before entering into this agreement, which is admitting and acknowledged by the builder.

Date	Mode of Payment	Amount
03-08-06	Cheque No. 464939	25,000/-
19-09-06	Cheque No. 073596	2,00,000/-
02-11-06	Cheque No.912792	5,00,000/-
	Total Received	7,25,000/-
Less:		
Amount appropriated towards Sale Deed		3,22,000/-
Balance appropriate towards Development Charges		4,03,000/-

3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) in the following manner :

For Mehta and Modi Homes

For Mehta and Modi Homes

Page 2
Page 2

Partner

Partner

V. Pruthi

9692/07

హస్తావేశాల నమోదు కారితముల

నంబర్ 7 ఈ కారితపు వరుస

నంబర్ 2

Sub-Registrar

Endorsement Under Section 42 of Act 19 of 188

No. 9692 of 2007 Date 9/8/07

I hereby certify that the proper deficit

stamp duty of Rs. 5330 Rupees. Five Thousand

Three Hundred and Eighty Nine Rupees 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. 543000/- being

higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 9/8/07

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

Registration Endorsement

An amount of Rs. 5330 towards Stamp Duty

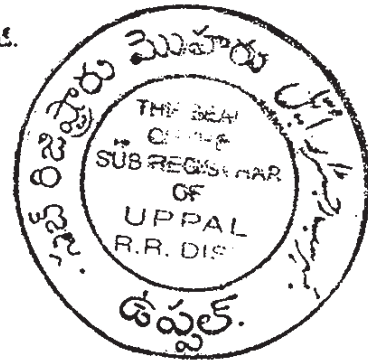
Including Transfer duty and Rs. 100

towards Registration Fee was paid by the party

through Challan Receipt Number 601882

Dated 9/8/07 at SRH Habsguda Branch, Secbad.

Sub-Registrar
Uppal
9/8/07



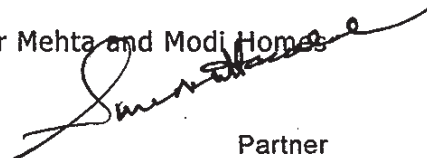
Installment	Due date of payment	Amount (Rs.)
I	Within 7 days of casting of 1 st slab	21,000/-
II	Within 7 days of casting of 2 nd slab	1,19,000/-

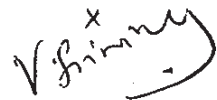
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% 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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



1 వ పుస్తకము.....సం॥

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....రక కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రారు

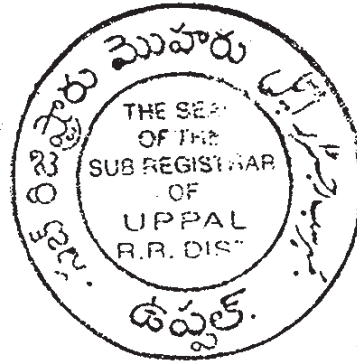
2 వ పుస్తకము సం॥ (శా.శ) పు.....

నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్త

గుర్తింపు నింబరు.....-20

200 శా.శ. సంఖ్య.....

రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 217 admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, annexed hereto, bounded on:

North	Plot No. 216
South	Plot No. 218
East	Plot No. 214
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:

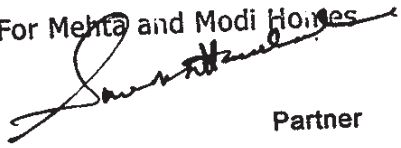
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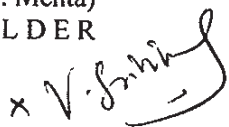
2.

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER

x 
BUYER.

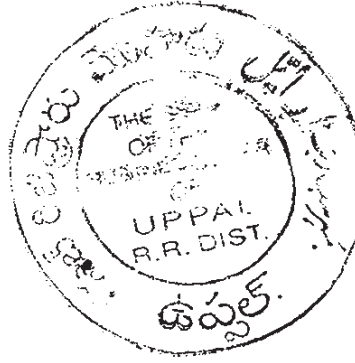
1 వ. పుస్తకము. 9/6/2/67 నంబర్

దస్తావేజుల మొత్తం కాగితముల

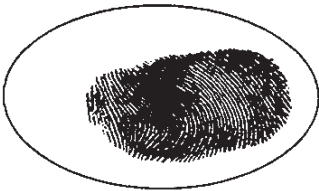
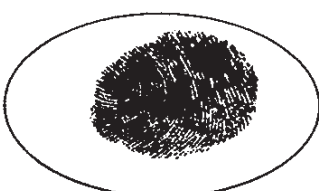
సంఖ్య. 7..... ఈ కాగితపు వరుస

సంఖ్య. 4.....

సబ్-రెజిస్ట్రార్.



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. ROAD, 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.
			PURCHASER: MR. SRINIVAS VEERAMACHANENI S/O. LATE MR. V. KOTESWARA RAO R/O. 12-13-415, STREET NO. 1 TARNAKA SECUNDERABAD - 500 017.
			REPRESENTATIVE: MR. U. PRASADA RAO S/o. U. PITCHAIAN R/O. 12-13-415 ST-NO.1, TARNAKA, SEC-BAD-017

SIGNATURE OF WITNESSES:

1.

2.

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. U. Prasad Rao, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

U. Prasad Rao

For Mehta and Modi Homes

[Signature]

Partner

For Mehta and Modi Homes

[Signature]

Partner
SIGNATURE OF EXECUTANTS

x V. Prasad Rao

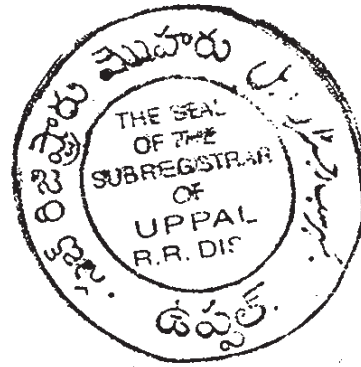
1 వ పుస్తకము. 969267

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7 కాగితపు వరుస

సంఖ్య 5


సహ-రజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DRIVING LICENCE



DRIVING LICENCE
DLDAPO11193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10224
JAINMAL GARDEN
AMBERPET
HYDERABAD

2007-2002 DUPLICATE

Financing Authority
P.O. HYDERABAD-5

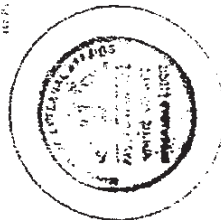


इसके द्वारा, भारत गणराज्य के कर्त्तव्य के साथ भा, इन सब से निम्नलिखित बातें संश्लेषण से यह कहेंगे कि प्रस्ताव की जाती है कि वे संसद को विज्ञापित करें, और उसे इस प्रस्ताव को लम्बी समझौता और सुरक्षा देना करें।

THROUGH THE REQUEST AND REQUESTING TO THE BANK OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WITHIN IT MAY CONSIDER TO ALLOW THE TREATY TO BE PREPARED WITHOUT ACTION OF PARLIAMENT, AND TO APPROVE THE OTHER VERY ADVANTAGE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के संविधान के अंतर्गत से विद्यमान

अधीक्षक/अवर मजदूर
नासपोट कार्यालय, हैदराबाद.
अवर अफिसर ऑफिस, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA

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U.S. DEPARTMENT OF JUSTICE

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 09-10-2010 BY 60322 UCBAW

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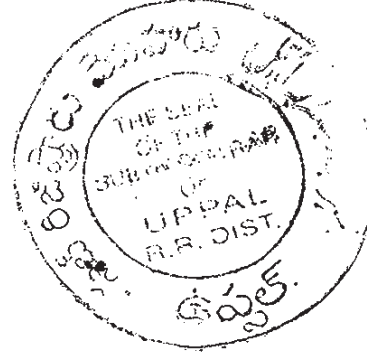
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07-28-2009

SRINIVAS VEERAMACHANENI
3181 BLOOMFIELD LN APT 412
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Date of Birth Sex Height Eyes Lic Type Endorsements
07-28-1974 M 600 BLK 0 NONE

Restrictions: NONE

See back for medical information, operator's gift

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