



ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

P 361813

Date : 25-07-2008 Serial No : 30,102 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

For Whom :

MEHTA & MODI HOMES  
SECBAD

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

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 4<sup>th</sup> day of September, 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, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 58 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. MADAN KONAKANDLA, SON OF MR. VENKATESWARULU KONAKANDLA, aged about 33 years, residing at C/o. Ramanachary, 1-8-140/22, Golnaka, Alwal, Secunderabad - 500 010, 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

Page 1

K. Venkatesh  
(GPA Holder)

**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. 100/-  
 2. in the shape of challan (w/s.41 of I.S.Act, 1899).....Rs. 23080/-  
 3. in the shape of cash (w/s.41 of I.S.Act, 1899).....Rs. ---  
 4. adjustment of stamp duty w/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. ---

**V. User Charges:**

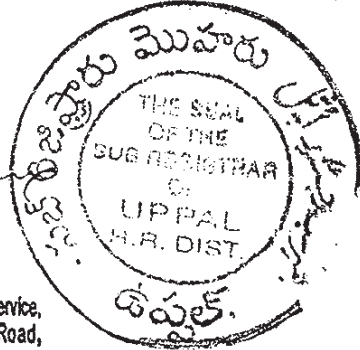
1. in the shape of challan.....Rs. 100/-  
 2. in the shape of cash.....Rs. ---

Sub-Registrar: \_\_\_\_\_ Total: Rs. 24480/-



పుస్తకము 8375/08  
 కస్టోడియన్ మొత్తం కాగితము  
 పరిశీలన 9 తరచు పర్యవేక్ష  
 తేదీ 18

సబ్-రిజిస్ట్రార్



అర్జీ వ సం|| గెడ్డిబాపిరెడ్డి నెం. 4  
 1920 వ.శ.శా. 241 తేది మాసము 12 తేది  
 పగలు 2 మరయు 3 గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రార్లు అఫీసులో

శ్రీ K. గోపాలకృష్ణ Reddy  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను  
 అనుగుణించి సమర్పించవలసిన పాట్లొప్పులు  
 మరయు విధిముద్రలతో సహా దాఖలుచేసి  
 మునుము రూ|| 1000/- చెల్లించినారు.

Receipt No. 804921 Dt. 30/6/08  
 RH Habsiguda Branch, Sec'bad

ప్రాస.య్యు.నట్టు ఉప్పుకోస్తూ  
 ఎడమ బ్రావనపేలు

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPM/SPA for presentation  
 of documents, Vide GPM/SPA No. 201/14/2006  
 dated 26.8.06 registerer at SRO, Uppal  
 Ranga Reddy District.

K. Venkateswarlu

K. Venkateswarlu S/o. K. Papanna  
 R/o. Surdepally (V), Nela Kondapally (M), Khosani  
 Representative cum GPM Holder or Purchaser (Dt)

R. Ramesh Chary S/o. Satyanarayana Chary,  
 Facilities Engineer, R/o - 1-8-140/22  
 Gulnara, Alwar



విరూపించినది.  
 @ Remy -

©

1000 వ. సం|| గెడ్డిబాపిరెడ్డి నెం. 4 వ తేది  
 1920 వ.శ.శా. 241 తేది మాసము 12 వ తేది.

సబ్-రిజిస్ట్రార్

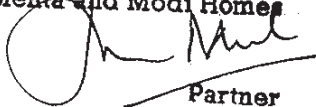
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 06<sup>th</sup> June 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 224) 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. 224 admeasuring 272 sq. yds. under a Sale Deed dated 04.09.2008 registered as document no. 8374/08 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.

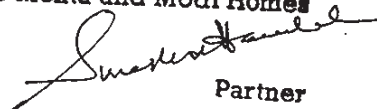
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 23,18,000/- (Rupees Twenty Three Lakhs Eighteen 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. 5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only) before entering into this agreement, which is admitting and acknowledged by the builder.
3. The Buyer shall pay to the Builder the balance said amount of Rs. 17,24,000/- (Rupees Seventeen Lakhs Twenty Four Thousand Only) on or before 09.05.2008.
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.

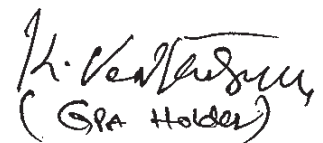
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

Page 2

  
(SPA Holder)

8375/08

హస్తవేదాల మొత్తం కాగితము

పరిష్కారము 9

పరిష్కారము 2

Endorsement Under Section 42 of Act II of 1908  
No. 8375 of 2008 Date 4/2/08

I hereby certify that the proper deficit  
stamp duty of Rs. 23080/- Rupees. Twenty three  
thousand Eighty 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. 23180/- being  
higher than the consideration agreed Market  
Value.

S R.O. Uppal

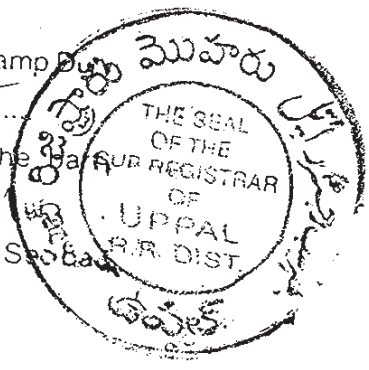
Sub Registrar

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

Registration Endorsement

An amount of Rs. 23080/- towards Stamp Duty  
including Transfer duty and Rs. 1000/-  
towards Registration Fee was paid by the  
through Challan Receipt Number. 80473  
Dated 4/2/08 at SBH Habsiguda Branch Sec 8

S.B.H. Habsiguda  
A/c No. 01000050782  
S.R.O. Uppal



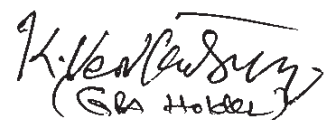
6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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.
10. Stamp duty and Registration amount of Rs. 24,180/- is paid by way of challan No. 804231, dated 4.09.08, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

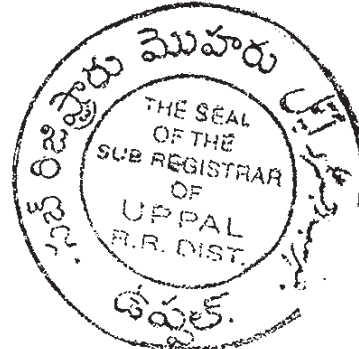
  
(Sd/- Holder)

1 వ పుస్తకము..... 8375/08  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య..... 9 ఈ కాగితపు పదుపై  
సంఖ్య..... 3

పబ్-రిజిస్ట్రారు

2 వ పుస్తకము సం॥ (శా.శ) పు..... 8375/08  
సింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు..... 9375 1-200 ప్రవ్వడమైన  
2009 సం॥ మార్చి నెల 4 తేది

రిజిస్ట్రారు గారి ద్వారా



### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 224 admeasuring about 272 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto, bounded on:

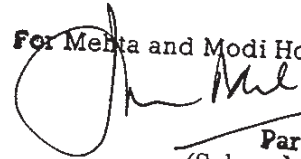
|       |               |
|-------|---------------|
| North | Plot No. 223  |
| South | Plot No. 225  |
| East  | 40' wide road |
| West  | Plot No. 231  |

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:

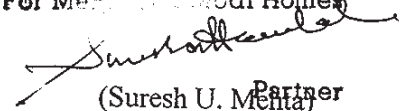
1. *R. G. Jay*
- 2.

For Menta and Modi Homes



Partner  
(Soham Modi)  
BUILDER

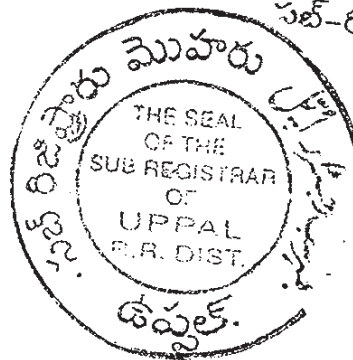
For Menta and Modi Homes



Partner  
(Suresh U. Menta)  
BUILDER

*K. V. Reddy*  
(SPA Holder)

వ. పుస్తకము 8375/09  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య 9 ఈ కాగితపు వరుస  
 సంఖ్య 4



సబ్-రెజిస్ట్రారు  
 (Signature)

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

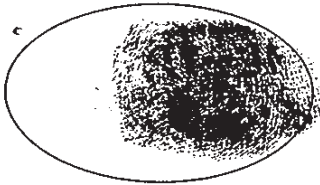
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



**BUILDER:**

M/S. MEHTA & MODI HOMES  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II 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, II 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  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.

**SIGNATURE OF WITNESSES:**

1.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

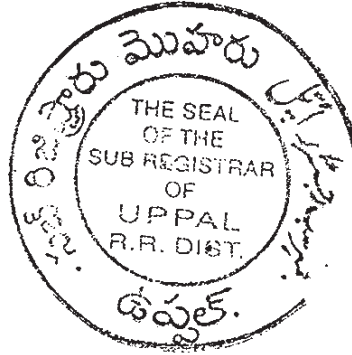
2.

**SIGNATURE OF THE EXECUTANTS**

(GPA Holder)

1 వ పుస్తకము కట్టక (68)  
దస్తావేజాల మొత్తం కాగితము  
సంఖ్య...91.....ఈ కాగితపు వరుస  
సంఖ్య.....5

పబ్లికేషన్



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

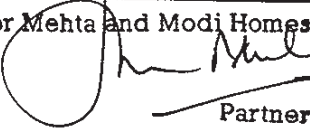
| <u>SL.NO.</u> | <u>FINGER PRINT<br/>IN BLACK<br/>(LEFT THUMB)</u>                                 | <u>PASSPORT SIZE<br/>PHOTOGRAPH<br/>BLACK &amp; WHITE</u>                          | <u>NAME &amp; PERMANENT<br/>POSTAL ADDRESS OF<br/>PRESENTANT / SELLER / BUYER</u>                                                                       |
|---------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |  |   | <u>BUYER:</u><br><br>MR. MADAN KONAKANDLA<br>S/O. MR. VENKATESWARLU<br>R/O. 1-8-140/22,<br>GOLNAKA, ALWAL,<br>SECUNDERABAD-500 010.                     |
|               |  |  | <u>REPRESENTATIVE:</u><br><br>MR. VENKATESWARLU<br>S/O. MR. K. PAPAIAH<br>R/O. SURDEPALLY(VI),<br>NELAKONDAPLLY(MD),<br>KHAMMAM(DT),<br>ANDHRA PRADESH. |

SIGNATURE OF WITNESSES:

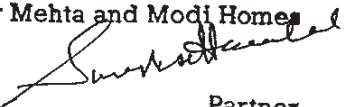
1. 

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. Venkateswarlu, 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)

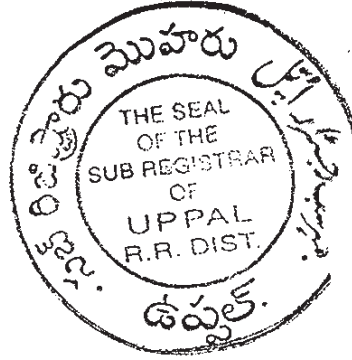
1వ పుస్తకం 8375/08

దస్తావేజాల మొత్తం కాగితములు

పంఖ్య.....9.....ఈ కాగితపు వరుస

పంఖ్య.....6.....

పబ్-రిజిస్ట్రార్



| Family Members Details |       |          |               |     |
|------------------------|-------|----------|---------------|-----|
| S.No                   | Name  | Relation | Date of Birth | Age |
| 2                      | Kusum | Wife     | 06/07/51      | 55  |
| 3                      | Hari  | Son      | 15/12/81      | 25  |




D.P.L. No. 114  
 BHARAT SCOUTS & GUIDES-II  
 BHARAT-BISE, SEC-BAD  
 16/07/2006  
 16/07/2006  
 16/07/2006

PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

NAME  
**SOHAN SATESH MODI**

FATHER'S NAME  
**SATESH MANILAL MODI**

DATE OF BIRTH  
**18-10-1959**

SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**

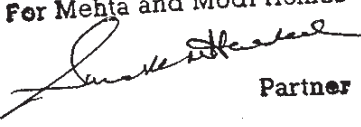
Signature  




For Mehta and Modi Homes

  
 Partner

For Mehta and Modi Homes

  
 Partner

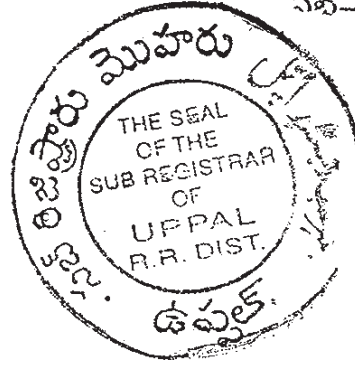
1 వ పుస్తకము 845 (ప్రతి)

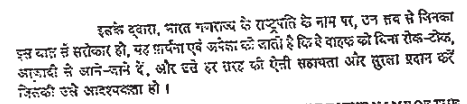
దస్తావేజాల మొత్తం కాగితము

సంఖ్య 9.....ఈ కాగితపు వరుస

సంఖ్య 2.....

సబ్-రిజిస్ట్రారు





THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया  
BY ORDER OF THE PRESIDENT OF THE  
REPUBLIC OF INDIA



ASSIST. CONSULAR OFFICER  
HIGH COMMISSION OF INDIA  
LONDON



STREET ADDRESS IN INDIA

IND G5053716

000000 / SURNAME  
KONAKANDLA

First Name/ Given Names  
MADAN

**Michigan Nationality**

# INDIAN

SURDEPALLI

THE TOWER OF BABEL  
LONDON

| DATE       | TIME       | LOCATION | STATUS | REMARKS |
|------------|------------|----------|--------|---------|
| 19/12/2007 | 18/12/2017 |          |        |         |

[illegible]

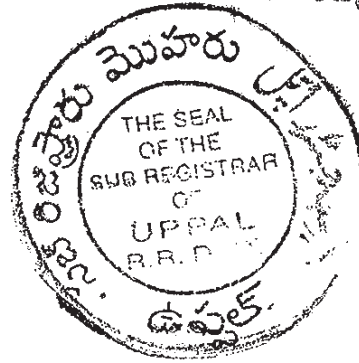
1 వ పుస్తకము 8345/08

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 8

సబ్-రిజిస్ట్రార్



## WITNESSES NO. 1

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address

5-4-187/384, IIInd Floor,

M G Road, Secunderabad-500003.

Ph:040-66335551, 040-27544058

[www.modiproperties.com](http://www.modiproperties.com)

Resi.Add:

# 11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div immediately

## WITNESSES NO. 2

आयकर विभाग

INCOME TAX DEPARTMENT

GUDLA PRADEEP KUMAR

DHANRAJ GUDLA

20/07/1984

Permanent Account Number

ALJPG7159C

Signature



भारत सरकार

GOVT. OF INDIA



22033007

आयकर विभाग, भारत सरकार, नई दिल्ली  
आयकर विभाग, नई दिल्ली, नई दिल्ली  
आयकर विभाग, नई दिल्ली, नई दिल्ली  
आयकर विभाग, नई दिल्ली, नई दिल्ली

If this card is lost, someone's lost card is found,  
please inform, return to:

Income Tax PAN Services Unit, NSUI,

1st Floor, 1st Floor, 1st Floor,

Samadhi Area, Connaught

3 B, Marol, Lower Panel, Mumbai - 400012

Tel: 01 22 2 22 22, Fax: 01 22 22 22 22  
Email: [income@nsui.gov.in](mailto:income@nsui.gov.in)

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దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుష

సంఖ్య 9

సబ్ రిజిస్ట్రారు

