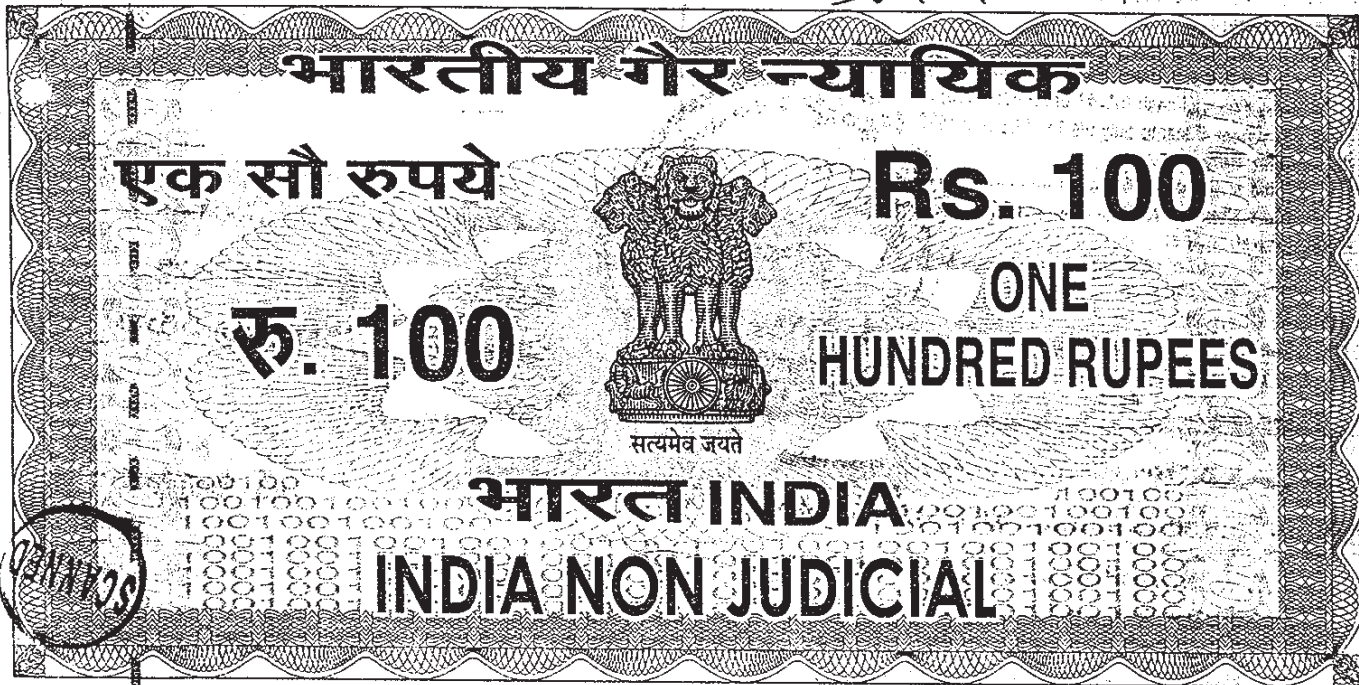


CLNO 5306 229

5277(08) April 2008



--- ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 08-05-2008

Serial No : 19,138

Denomination : 100

K 283126

Purchased By :

G. VENKATESH
S/O. G.A. RAO
SEC'BAD

For Whom :

MEHTA & MODI HOME'S
SEC'BAD

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

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 31st day of May 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 Uttamial 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

1. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN, SON OF MR. V. VENKATESWARA RAO, aged about 47 years,
2. MRS. V. RATNAVALI, WIFE OF Wg. Cdr. (Retd) VEMPATI MALLIKARJUN, aged about 39 years, both are residing at 416, Prajay Sai Gardens, Bandlaguda, Cheryal Post, Keesara Road, Hyderabad - 501 301, 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

For Mehta and Modi Homes

[Signature]
Partner

[Signature]
Partner

Page 1

2.

[Signature]

ENDORSEMENT: Certified that the following amounts have been paid in respect of this document:

1. in the shape of stamp papers.....	Rs.
2. in the shape of challan (w/s.41 of I.S.Act, 1899).....	Rs.
3. in the shape of cash (w/s.41 of I.S.Act, 1899).....	Rb
4. adjustment of stamp duty w/s.16 of I.S.Act,1899, if any.....	Rs.

1. in the shape of challan.....Rs.

2. in the shape of cash.....Rs.

1. in the shape of challan.....	Rs
2. in the shape of cash.....	Rs

1. in the shape of challan.....
2. in the shape of cash.....

Sub-Registrar

Total:

శ్రీ. K. Ramesh Babu, Raddolli.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఏ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు పేలిముద్రలతో సహా దాఖలుచేసి
కుసుము రూ॥ 1000/-.....చెల్లించినారు

Receipt No. 823826.....Dt. 30/6/2016
 3BH, Habsiguda Branch, Sec'bad

ద్రావిడ యుద్ధిశక్తుల పునరుద్ధరణ
విదమ బ్రతునద్రులు

Chengye

W. P. Reddy cc: Service

2) S.H-187/3 & 4, 2nd floor, Soham mansion, M.G. Road, Sec 3ad, through attested GPR for presentation of documents, vide GPR NO. 20/Br/06 of SRO, Uppal, R.R.Dist

నిరూపించినది.

① *Pl.*

Remission Sp. D. YABBEKI our Service
R/o. 1-12-168/B, KANDIGUDA, Sec 3.

⑦ 

Kiran S/o. Ramachandra occ. Business
 P/a. 2-54, Coimbatore, Upper Westend, R.R. Road

200 ని.వ.సం॥... డిసెంబరు ...నెల. 11 వ తేది
1922 వ.శా.శ... జ్యోతి ...మాసం. 21 వ తేది.

సబ్-రిజిస్ట్రార్

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale date for purchase of a bungalow along with an identifiable plot of land (plot no. 229) 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. 229, admeasuring 272 sq. yds. under a Sale Deed dated 31.05.08 registered as document no. 5276/08 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. 17,42,000/- (Rupees Seventeen Lakhs Forty Two Thosuang 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. 17,42,000/- (Rupees Seventeen Lakhs Forty Two Thosuang 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 leviabale 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

2. Raghav

1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య... 2

పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 1 of 1908
No. 8277 of 2008 Date 11/6/08

I hereby certify that the proper deficit
stamp duty of Rs. 17320/- Rupees Seventeen thousand
three hundred and twenty 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. 120000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 11/6/08

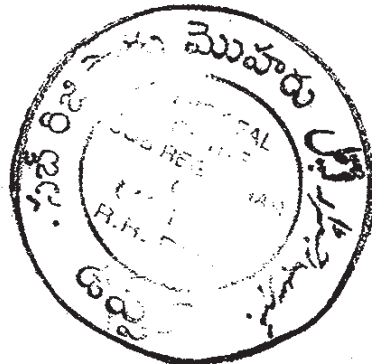
Sub Registrar

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

Registration Endorsement

An amount of Rs. 17320/- towards Stamp Duty
Including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 823836
Dated 30/6/08 at SBI Habsiguda Branch Sec'bad.

S.B.H. Habsiguda
A/c No. 0100050704
S.R.O. Uppal

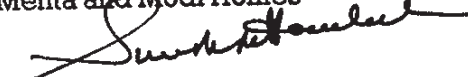


6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 18,420/- is paid by way of challan no. 823836 dated 30.5.08 drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



2. *balharali*

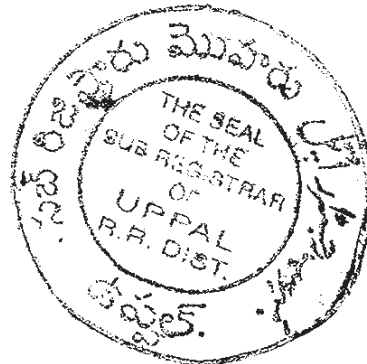
1 వ పుస్తకము (శా.శ) పుస్తకము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.శ) పుస్తకము 277/08

నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 1-200 గ్రామ్యడమెస
 2008 సం॥ జూన్ నెల 11 తేది

రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 229, 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:

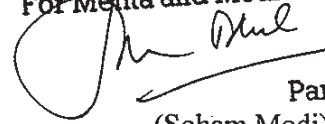
North	Plot No. 230
South	Plot No. 228
East	Plot No. 226
West	40' wide road

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:

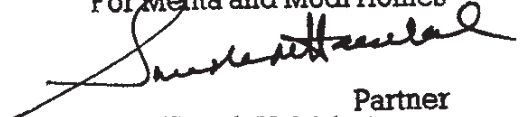
WITNESS:

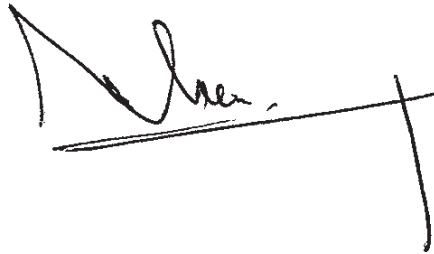
1. 
2. 

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

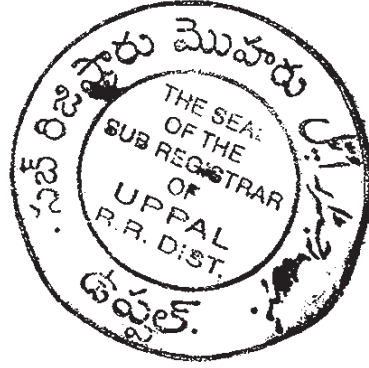
For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER



2. 
BUYER.

1 వ పుస్తకము కి... స్వీకృతి
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...
పబ్-రిజిస్ట్రారు



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

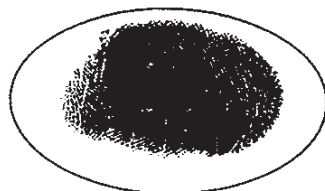
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

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, 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.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF THE EXECUTANTS

1.

2.

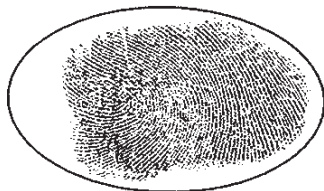
1 వ పుస్తకము?..గి.గి.శ్రీ
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రారు



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:

1. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN
S/O. MR. V. VENKATESWARA RAO
R/O. 416, PRAJAY SAI GARDENS
BANDELAGUDA,
CHERYAL POST, KEESARA ROAD
HYDERABAD - 501 301.



2. MRS. V. RATNAVALI
W/O. Wg. Cdr. (Retd) VEMPATI MALLIKARJUN
R/O. 416, PRAJAY SAI GARDENS
BANDELAGUDA,
CHERYAL POST, KEESARA ROAD
HYDERABAD - 501 301.



REPRESENTATIVE:

MR. G. PRADEEP KUMAR
S/O. G. DHANRAJ
R/O. H. NO. 1-10-263
COMSARY BAZAR
NEW BOWENPALLY
SECUNDERABAD - 500 011.

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

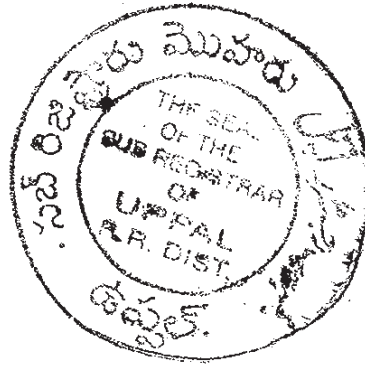
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1.
2.

1 వ పుస్తకము 2.2 శాఖ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

పబ్లికేషన్

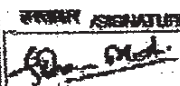


PERMANENT ACCOUNT NUMBER
AEMPM5725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
DLDAFG11193822002

PROBATIONARY
K. P. S. S. S. S.
2-2-2002
JOINTLY
HYDERABAD

31-07-2002 **DUPLICATE**

Licensing Authority
RTA-HYDERABAD-EZ

For Mehta and Modi Homes


 Partner

For Mehta and Modi Homes


 Partner

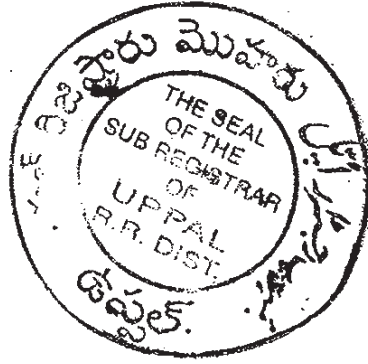
1 వ పుస్తకము... 2 చిక్కిరియ్యెను

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 8... ఈ కాగితపు వరుస.

సంఖ్య... 9...

నల్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACMPV0678F



नाम /NAME

RATNAVALI VEMPATI

पिता का नाम /FATHER'S NAME

CHANDRA SEKHARA SASTRY
RALLABHANDI

जन्म तिथि /DATE OF BIRTH

12-08-1968

हस्ताक्षर /SIGNATURE

Ratnavali

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABDPV9300Q



नाम /NAME

MALLIKARJUN VENPATI

पिता का नाम /FATHER'S NAME

VENKATESWARA RAO VEMPATI

जन्म तिथि /DATE OF BIRTH

02-06-1960

हस्ताक्षर /SIGNATURE

(PRADYOT K. MISRA)

आयकर अधिकारी (कंप्यूटर सेक्शन)

Commissioner of Income-tax (Computer Operations)

① *[Signature]*

② *Ratnavali*

1 వ పుస్తకము...? చి.సి.స్ట్రోమ్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...రీ.....

పబ్-రిజిస్ట్రార్

