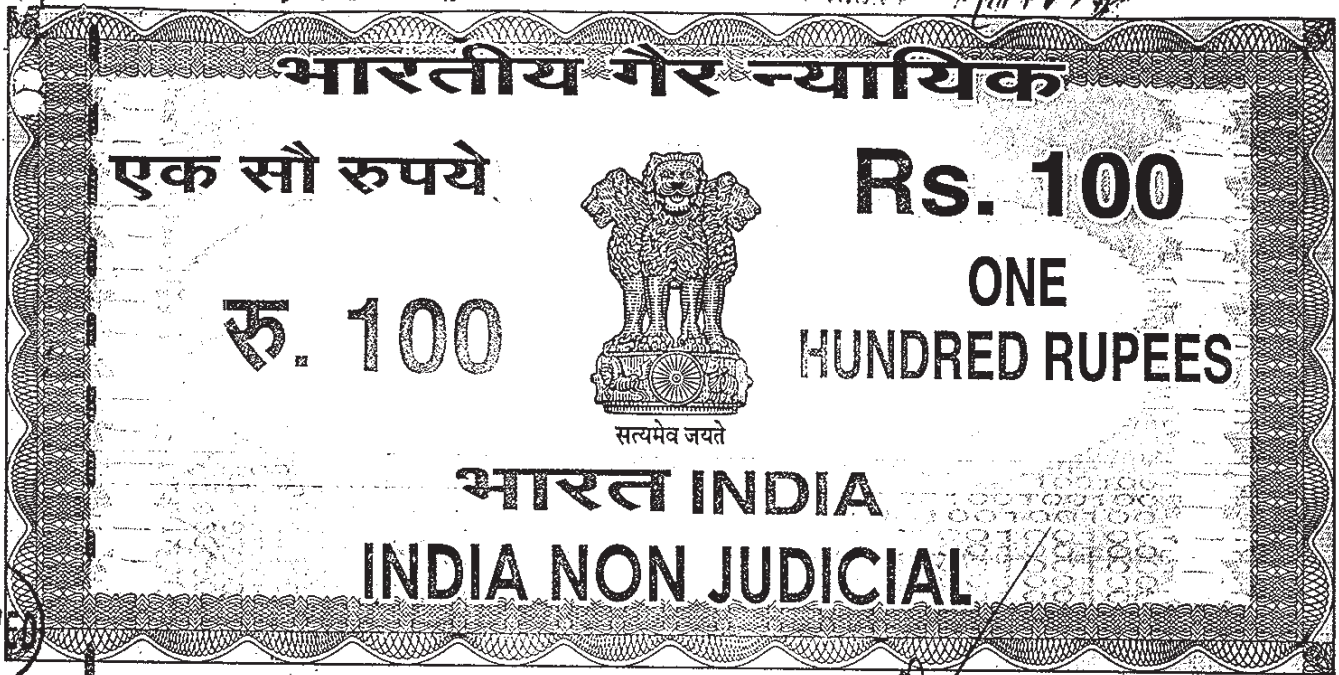


238 No. 8485 DUCT No. 9485/2007 Ar 9748



ANNEX

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 196333

O.N.C. Date 13/07/2007 100/-
Name D. Phani
S/o. D. N. Murthy
For Whom M/s. Mehta & Modi Homes

K. Srinivas
SVL No.26/98, R.No.11/2007
City Civil Court
SECUNDERABAD

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 3rd day of August 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

1. MR. G. JAGANNATH, SON OF G. SUBBARAYUDU aged about 41 years, and
2. MRS. G. PRASUNA, WIFE OF MR. G. JAGANNATH, aged about 36 years both are residing at 301, 4th Block, Shanti Gardens, Nacharam, Hyderabad-500 076, 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

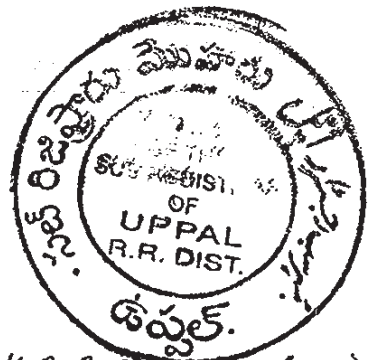
[Signature]
G. Prasuna

రెజిస్ట్రేషన్ నంబర్
11 JUN 2007

వ పుస్తకము (ప్రతి) :
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...
సబ్-రిజిస్ట్రారు

200... వ.సం||... నెల... వ తేది
192... వ.శా... మాసము... తేది
పగలు... మరియు... గంటల మధ్య
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... K. Raghav Reddy
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
మరియు పేటముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||... చెల్లించినారు.
Receipt No. 601885 Di. 3/8/07 Vide
GH, Habsiguda Branch, Sec'bad



సి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రాటనవ్రేలు

శ్రీ... K.P. Reddy ou:- Senior.
(1) 5-4-187/34, 2nd floor, Gopam mansion, m.c. Road
Sec'bad attested through G.A for presentation of
Documents vide G.A No. 201/BK12/06 at Sec'bad.
R.R-Dist.

శ్రీ... G. Subba Rayudu ou:- Business.
R/o. 301, 4th Block, Shanti Chander, Narketam, Hyd-036.

ఎడమ బ్రాటనవ్రేలు

శ్రీ... G. Jagannath ou:- House wife.
R/o. 301, 4th Block, Shanti Chander, Narketam, Hyd-036.

మొదటి బ్రాటనవ్రేలు

రూపించినది.

శ్రీ... J. Pradeep ou:- Senior.
R/o. 1-10-263, New Bowampally, Sec'bad.

శ్రీ... Ramesh ou:- Business
R/o 2-3-64/10/24, Amberpet, Hyd

200... వ.సం||... నెల... వ తేది
192... వ.శా... మాసము... తేది.
సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 03.8.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 238) 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. 238 admeasuring 325 sq. yds. under a Sale Deed dated 03.8.07 registered as document no. 7469/27 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.

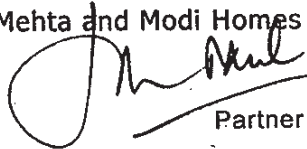
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 16,95,000/- (Rupees Sixteen Lakhs Ninety 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 shall pay to the Builder the balance amount for development charges of Rs. 16,95,000/- (Rupees Sixteen Lakhs Ninety Five Thousand Only) in the following manner:

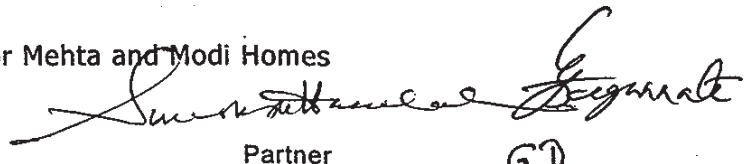
Installment	Amount(Rs.)	Due date of payment
I	3,25,000/-	8 th April 2007
II	13,70,000/-	21 st April 2007

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 1 month from the due date.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

G. Prasanna

1 వ పుస్తకము. 14/01/2007

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య. 8 ఈ కాగితపు వరుస

సంఖ్య. 2

పబ్-రిజిస్ట్రారు

Amount spent Under Section 42 of Act II of 187

No. 9470 of 2007. Date 3/8/07

I hereby certify that the proper deficit

stamp duty of Rs. 16850/- Rupees

eight hundred and fifty only

has been levied in respect of this instrument

from Sri. P. Reddy

on the basis of the agreed Market Value

consideration of Rs. 1695000/-

being higher than the consideration agreed Market Value.

S.R.O. Uppal

3/8/07

Sub Registrar and Collector of S. 41
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 16850/- Towards Stamp Duty

Including Transfer duty and Rs. 1000/-

towards Registration Fee was paid by the party

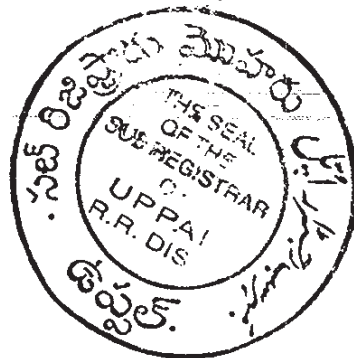
through Challan Receipt Number 60/885

Dated 3/8/07 at S.B.H. Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda

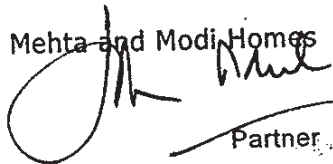
A/c No. 01000050780

of S.R.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, 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. 20995 /- is paid by way of challan No. 601826, dated 02.08.07, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner



G. Prasad

1 వ పుస్తకము 9/01/01

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 6 ఈ కాగితపు పర్య

సంఖ్య 3

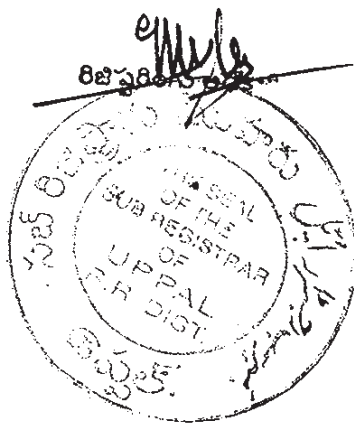
2
మద్య రిజిస్ట్రార్

1 వ పుస్తకము సం॥ (శా.శ) పు 9/01/01

నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నెంబరు 9/01/01-1-2007 ఇవ్వడమైన

2007 సం॥ నెంబరు 3 తేది



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 238 admeasuring about 325 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. 237
South	Amphi Theatre
East	40' wide Road
West	Plot No. 239

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

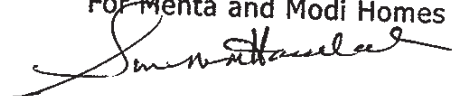


Partner

(Soham Modi)

BUILDER

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)

BUILDER

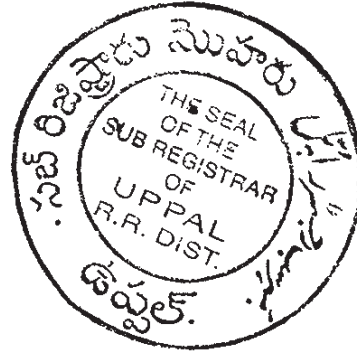
G. Basu



BUYER.

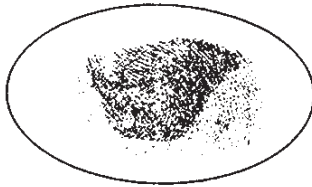
1. పుస్తకము 960 రిజిస్ట్రేషన్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-రిజిస్ట్రార్



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

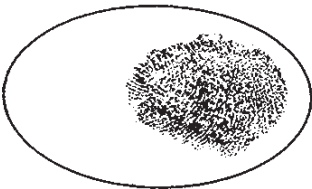
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. 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.



BUYER:

1. MR. G. JAGANNATH
S/O. G. SUBBARAYUDU
R/O. 301, 4TH BLOCK, SHANTI GARDENS
NACHARAM
HYDERABAD-500 076.



2. MRS. G. PRASUNA
W/O. MR. G. JAGANNATH
R/O. 301, 4TH BLOCK, SHANTI GARDENS
NACHARAM
HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

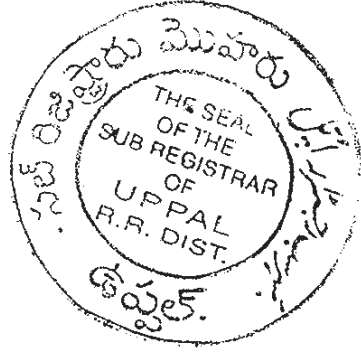
For Mehta and Modi Homes

Partner

G. Prasuna

1వ పుస్తకము 96106060
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పబ్లిక్ రికార్డర్



PRABHAKAR REDDY K
K PADAM REDDY
2-3-64/10724
JATSWAL GARDEN
AMBERPET
HYDERABAD



7-205; DUPLICATE

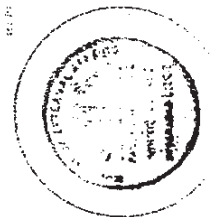
1. James A. Smith
 2. James A. Smith
 3. James A. Smith

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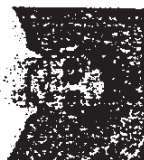
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THESE RESULTS ARE IN ACCORD WITH THE PREVIOUS FINDINGS OF THE STUDY OF THE EFFECTS OF THE PRESENCE OF A VIBRATING SURFACE ON THE BEHAVIOR OF A PARTICLE IN A LIQUID.

THE UNIVERSITY OF CHICAGO

[illegible]

2014年11月15日
 2014年11月15日



২৪৫৮ : ১৫৮৮ ২৫৮৮৮৮

PERMANENT ACCOUNT NUMBER

ABMP1672514

SOHAM SATISH MODI

SATISH MANILAL MOD

16-10-1969

2000 年 12 月 15 日 星期三

भारत गणराज्य REPUBLIC OF INDIA



IND

INDEX

B 2791005

Med

SOHAM SATISH @ SCHMIDT

original nationality _____ Date / Sep _____

INDIAN MALE 18-19, 1900

本公司代理之各款名酒，均係由名廠出品，品質優良，價格公道，歡迎各界人士垂詢。

Number 1

Page HYDERABAD

जारी करने की दिनांक 10/06/2018 तक जारी की गई है।

9-10-2000 8-10-2000

For Mehta and Modi Homes

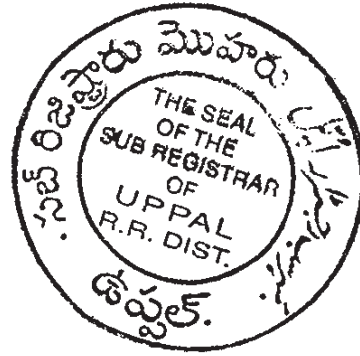
Partner

Ref: Menra and Modi Homes

Partner

వ పుస్తకము 9. 10. 11
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 1. ఈ కాగితపు వరుస
సంఖ్య 1

పబ్-రిజిస్ట్రార్




Election Commission Of India
 భారత ఎన్నికల సంఘము
 IDENTITY CARD
 గుర్తింపుకార్డు

FZZ6363642

Elector's Name : JAGANNATH

పేరు : జగన్నాథ్

Father's Name : SUBBA RAYUDU

తండ్రి పేరు: సుబ్బ రాయుడు

Sex : M **Age as on 1-1-2003**

లింగము : పు **1-1-2003 నాటికి వయస్సు**

37

Address:

8-3-167/K/26,27/203	విరువామా
KALYAN NAGAR 3	కళ్యాణ్ నగర్ 3
KALYAN NAGAR 3	కళ్యాణ్ నగర్ 3
HYDERABAD	హైదరాబాద్

Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి
KHAIRATABAD Assembly Constituency

హైదరాబాదు విధానసభ నియోజకవర్గము

Place: HYDERABAD

స్థలము: హైదరాబాద్

Date / తేదీ : 29-05-2003

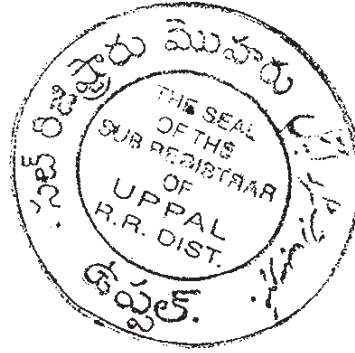
This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

149 / 516

Jagannath

1 వ పుస్తకము 947 నో. 107
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 1000 ఈ కాగితపు వరుస
సంఖ్య.. 7

మే 2




Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపు కార్డు

FZZ63634

Elector's Name : G.PRASUNA

ఓటరు పేరు : జి.ప్రసూన

Husband's Name : G.JAGANNATH

భర్త పేరు: జి.జగన్నాథ్

Sex : F Age as on 1-1-2003 31
 లింగము : స్త్రీ 1-1-2003 నాటికి వయస్సు

Address: చిరునామా

8-3-167/K/26,27/203 8-3-167/K/26,27/203

KALYAN NAGAR 3 కళ్యాణ్ నగర్ 3

KALYAN NAGAR 3 కళ్యాణ్ నగర్ 3

HYDERABAD హైదరాబాద్

P. Paul Electoral Registration Officer
 జిల్లా రిజిస్ట్రేషన్ అధికారి
 KHAIRATABAD Assembly Constituency

ఖైరతాబాదు విధానసభ నియోజకవర్గము

Place: HYDERABAD

స్థలము: హైదరాబాద్

Date / తేదీ : 29-05-2003

This card may be used as an identity card under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

149 / 517

G. Prasuna

1 వ పుస్తకము 9600 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...కి...ఈ కాగితపు వరుస
సంఖ్య...క...

పబ్-రిజిస్ట్రార్

