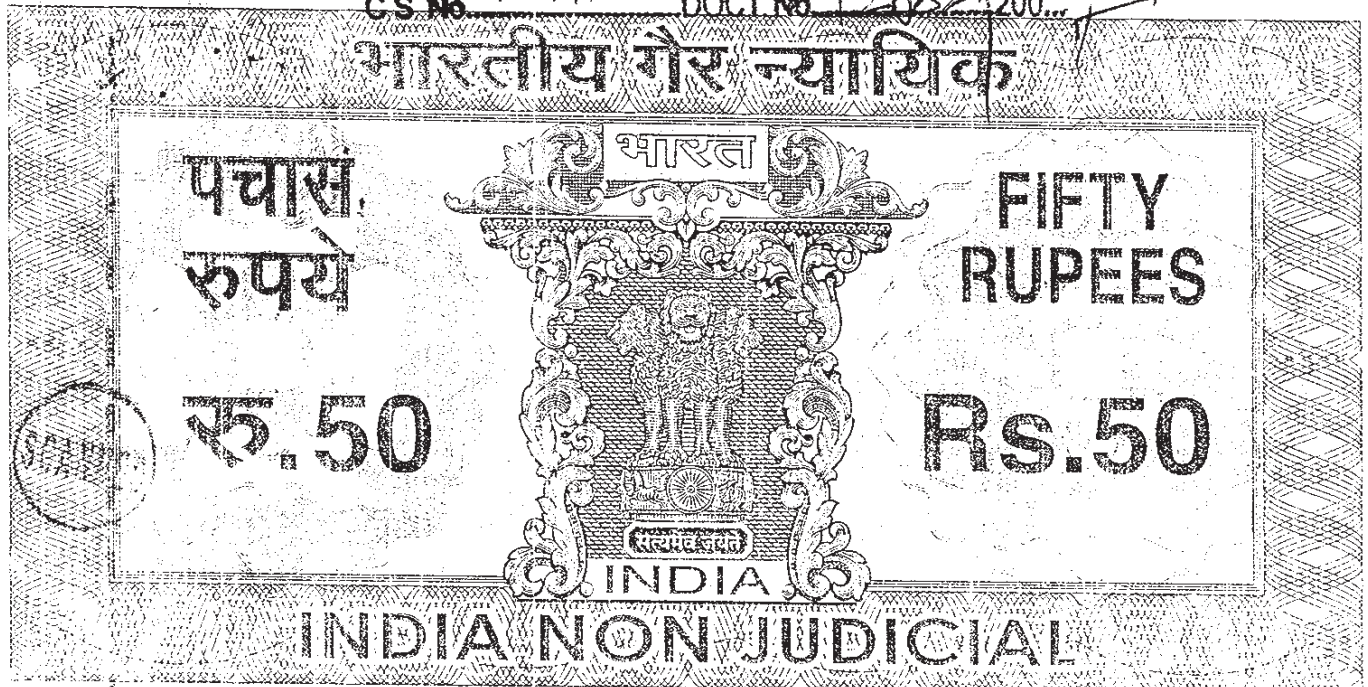


239

CS No 12711

DOCT No 12682/200...

ACB no. 13054



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249868

Date: 15/11/2007 Serial No: 20,000 Denomination: 50

Postmarked By:
HYDERABAD
HYDERABAD
HYDERABAD

[Signature]
Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. - USAB

For Whom:
M/S. MEHTA & MODI HOMES

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 15th day of November 2007 at Secunderabad by and between:

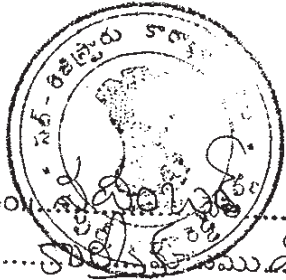
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, 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. GIRISH LODD, SON OF LATE SHRI L. VIJAY KUMAR aged about 37 years, residing at C/o. Mr. J. V. K. Prasad, Mayflower Park, B-415 / 416, Mallapur, 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).

[Signature]
For Mehta and Modi Homes

[Signature]
For Girish Lodd



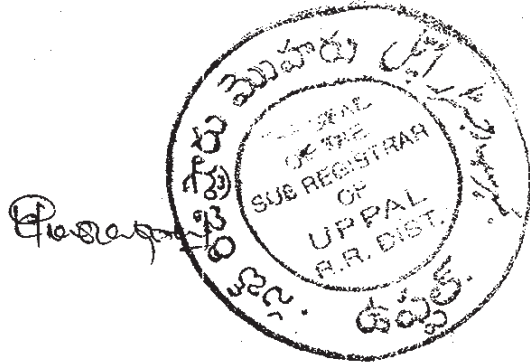
1వ పుస్తకము (2.6.82) సంగ్రహ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వర
 సంఖ్య.....



అర్జీ - వ సం. నంబర్.....
 1929 వ.శ.నా.....
 పగలు.....
 ఉప్పుల్ పబ్-రిజిస్ట్రారు అఫీసులో

పబ్-రిజిస్ట్రారు

శ్రీ... C. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 మేను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 మరియు పేటర్లు సహ దాఖలు చేసి
 రుసుము రూ. 1000)..... చెల్లించినారు.
 Receipt No. 605987 Dt. 15.11.10 vide
 SRO, Uppal Branch, Sec'bad



వ్రాసిన యిచ్చినట్లు ఒప్పుకోవబడి
 ఎడమ బ్రౌటనవ్రేలు

Prabhakar



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Services
 (O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad
 Attested GPA, through General Power of Attorney, Vide Doc. No. 201/19/2006
 Registered at SRO, Uppal, Ranga Reddy District.

ఎడమ బ్రౌటనవ్రేలు

Jthani

నం. J. VIJAYA KRISHNA PRASAD
 గో. B-415/416, MAYADWAR PARK
 Malacpur, Hyderabad, Representative on
 behalf of Purchaser.

నిరూపించినది.

1

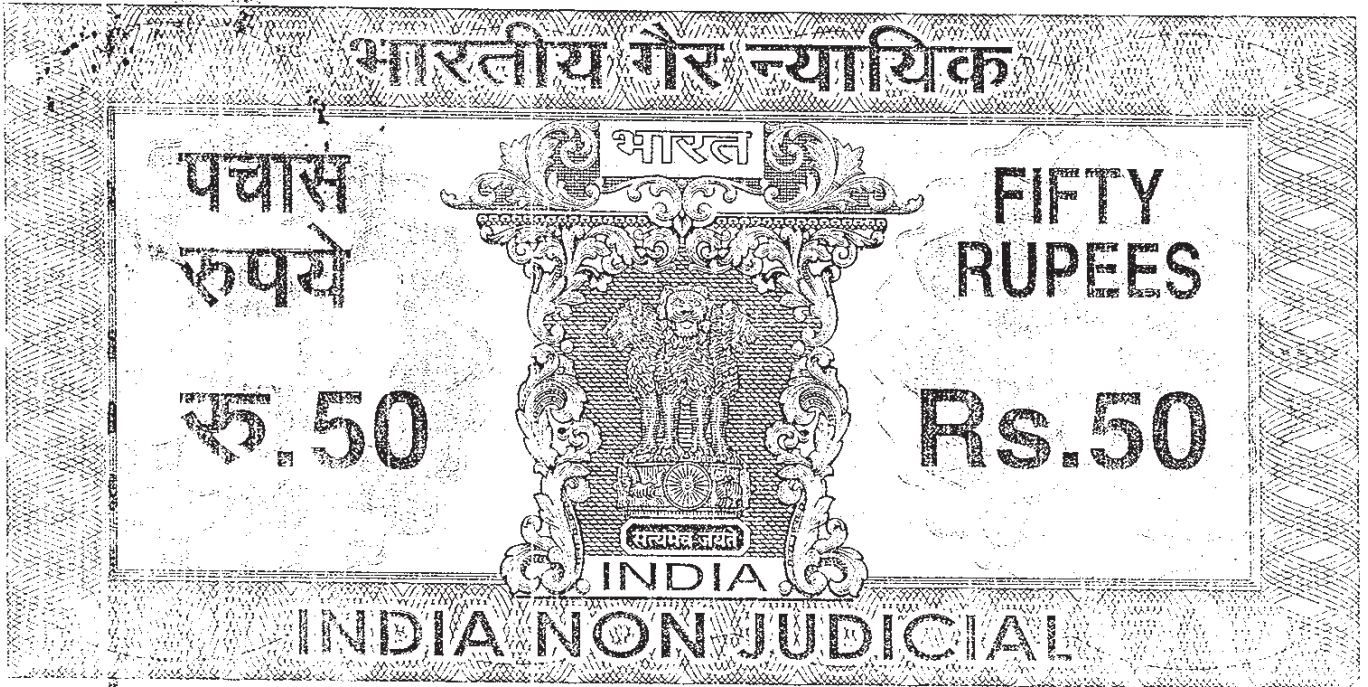
Kiran s/o Rama Krishna Occ: Service
 No. 101, Sri Sai Apts, Nagole's Road
 Hyderabad

2

T Pradeep s/o. T Dhanraj s/o. surni
 No. 1-10-263, New Banjara Colony, Sec'bad.

2007 వ. సం. నంబర్..... వద్దంబర్..... నెల 15 వ తేది
 1929 వ. శా.నా..... వారి..... మా సంస్థకు తేది.

Prabhakar
 పబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

A 249869

Serial No : 20,694 Denomination : 50

Purchased by :
 V. VENKATESH
 V. C. G. A. RAO
 (HYDERABAD)

[Signature]
 Sub Registrar
 Ex-Officio Stamp Vendor
 S.P.O. DEEAP

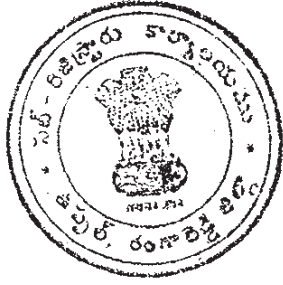
FILE NUMBER :
 HUDA & MWD NUMBERS
 (HYDERABAD)

WHEREAS:

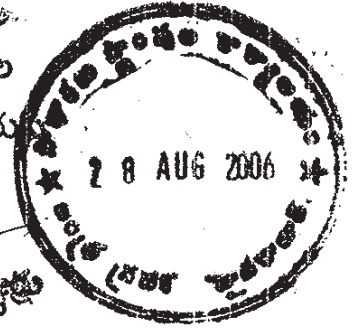
- A) The Buyer has entered into an Agreement of Sale dated 15th October 2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 239) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of the 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. 239 admeasuring 325 sq. yds. under a Sale Deed dated 15.11.07 registered as document no. 12681/07 in the Office of the Sub-Registrar, Uppal, R. R. District. 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.

[Signature]
 Partner

[Signature]
 Partner



1 వ పుస్తకము 2682/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....



సబ్-రిజిస్ట్రారు

Assessment Under Section 42 of Act II of 1897
 No. 2682 of 2007 Date 15/11/06

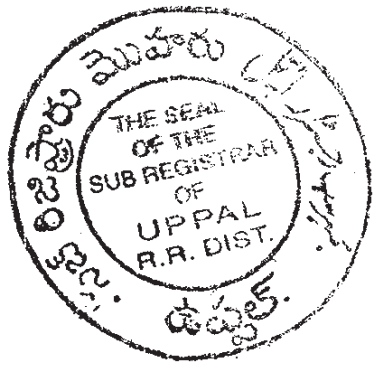
I hereby certify that the proper deficit stamp duty of Rs. 19900 Rupees *Nineteen Thousand Nine Hundred Rupees only* has been levied in respect of this instrument from Sri *A. Jayabaker Reddy* on the basis of the agreed Market Value consideration of Rs. *20,00,000* being higher than the consideration agreed Market Value.

S.R.O. Uppal *[Signature]*
 Sub Registrar
 and Collector U/S. 41 &c
 INDIAN STAMP ACT
 dated 15/11/06

Registration Endorsement

An amount of Rs. 19900 towards Stamp Duty including Transfer duty and Rs. 10000 towards Registration Fee was paid by the party through Challan Receipt Number 605987 Dated 15/11/06 at SBH Habsiguda Branch, Sec'bad.

S.B.N. Habsiguda
 A/c No. 01000050700
 of S.R.O. Uppal.



- 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. 20,20,000/- (Rupees Twenty Lakhs Twenty 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. 1,45,000/- (Rupees One Lakh Forty Five Thousand Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 18,75,000/- (Rupees Eighteen Lakhs Seventy Five Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date for payment
I	2,75,000/-	15.11.2007
II	16,00,000/-	30.12.2007

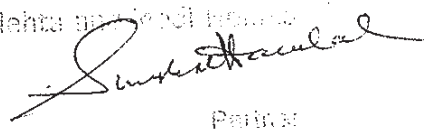
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5%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

For Mehta and Modi Homes




Partner

For Mehta and Modi Homes

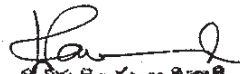


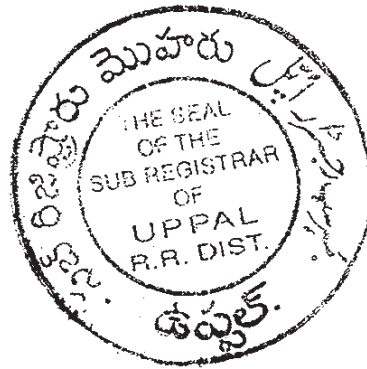
Partner

1 వ పుస్తకము (2.6.82/సంఖ్య) ¹⁰⁷
దస్తావేజ్జాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....


పబ్-రిజిస్ట్రారు

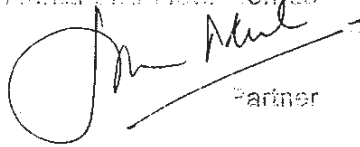
1 వ పుస్తకము సంఖ్య (కా.క) పుస్తకము 12882/07
నెంబరుగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం
గుర్తింపు నెంబరు 2682-2007 ఇవ్వడమైన
200 సంఖ్య 2682-2007 కేడి


రిజిస్ట్రారు అధికారి

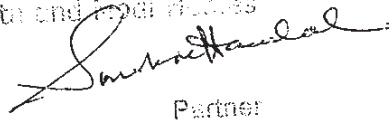


7. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan 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. 21,000/- is paid by way of challan No. 605987, dated 12.11.09, drawn on SBH, Habsiguda, Hyderabad.

For Mehta and Modi Homes

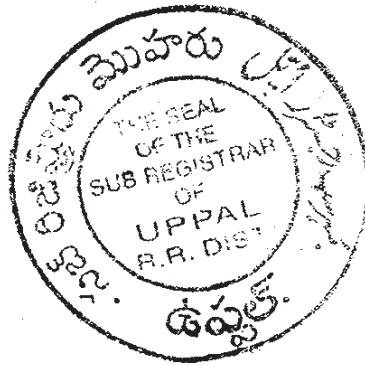

Partner

For Mehta and Modi Homes


Partner

1 వ పుస్తకము 2682 సంఖ్య
దస్తావేజులు మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య...4.....

పబ్-రిజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 239 admeasuring about 325 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

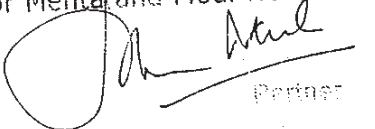
North	Plot No. 240
South	Proposed Amphi - Theater
East	Plot No. 238
West	40' wide road

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. 

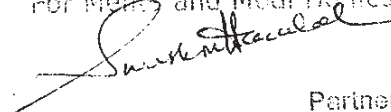
For Mehta and Modi Homes



Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes

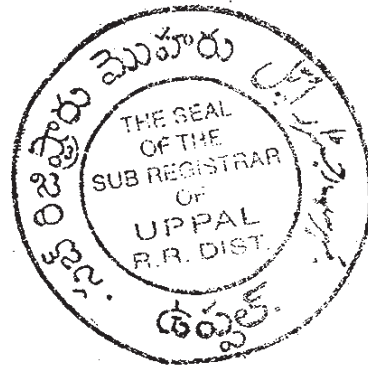


Partner

(Suresh U.Mehta)
BUILDER

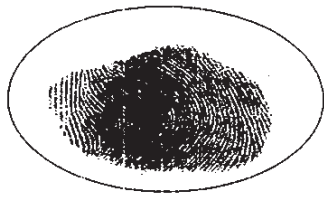
1 త పుస్తకము 2682/సంగం
దస్తవేజులు 10 గిరిమూల
సంఖ్య 9 కాగితపు వరుస
సంఖ్య 5

సబ్-రెజిస్ట్రారు



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

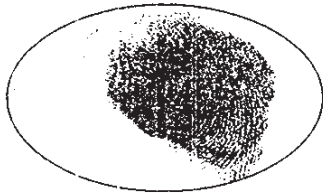
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



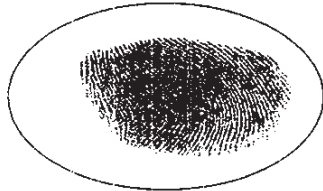
BUILDER:

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

1. MR. SOHAM MODI
S/O. MR. SATISH MODI

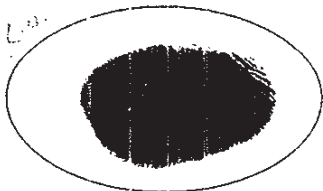


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



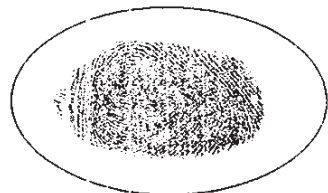
GPA FOR PRESENTING DOCUMENTS:

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.



PURCHASER:

MR. GIRISH LODD
S/O. LATE SHRI L. VIJAY KUMAR
R/O. C/O. MR. J. V. K. PRASAD
MAYFLOWER PARK
B-415 / 416, MALLAPUR
HYDERABAD - 500 076.



REPRESENTATIVE:

MRS. JAHANAVI
W/o. J. VIJAYA KRISHNA PRASAD
P/o. B-415/416,
MAYFLOWER PARK,
MALLAPUR, R. R. DIST.

SIGNATURE OF WITNESSES:

1.

2.

For Mehra and Modi Homes

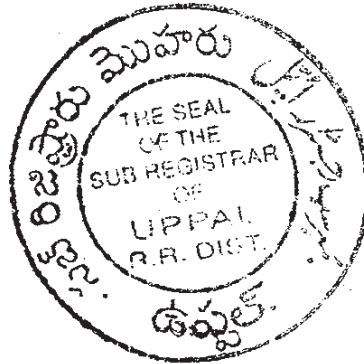
Partner
SIGNATURE OF EXECUTANTS

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

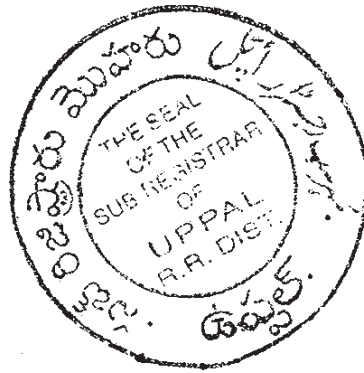
1వ పుస్తకము 2682/నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 9... ఈ కాగితపు వరుస
సంఖ్య... 6.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము 26.12.1902
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 91... ఈ కాగితపు వరుస
సంఖ్య 7.....

పబ్-రీజిస్ట్రారు





THE REPUBLIC OF INDIA...
...
...
...
...

...
...
...
...
...

...
...
...



H. Lakra
H. LAKRA
P.M. **HYDR.**
अधीक्षक/Superintendent
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

भारत गणराज्य REPUBLIC OF INDIA

अभिधान संख्या/Serial No. H10
अभिधान संख्या/Serial No. B 1379180



नाम/Name: **श्री. ए. ए. शर्मा**
पिता/पति का नाम/Name of Father/Husband: **श्री. ए. ए. शर्मा**
जन्म तिथि/Date of Birth: **24-12-1940**
जन्म स्थान/Place of Birth: **हैदराबाद, ए.पी.**

...

...

చేతున్న కమర్షి 682 / 02
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 9

సబ్-రజిస్ట్రారు

