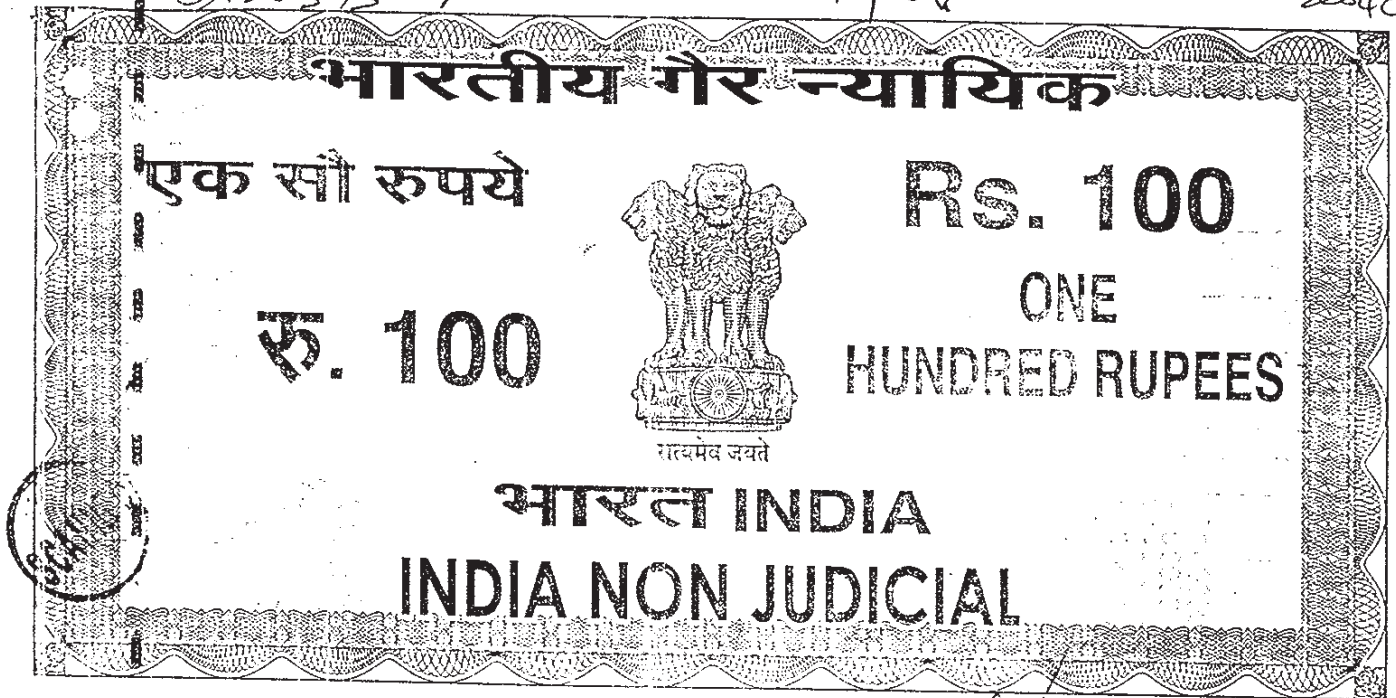


C. 20373 sub

20334 / 06

20840



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 603687

K. SRINIVAS

S.V.L. No. 26/93, R.No. 39/2004

City Civil Court,
SECUNDERABADAGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 23rd day of November 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MRS. KARUMANCHI JANAKI RAJARAJESWARI PADMAVATI, Wife of Mr. Karumanchi Venkata Naga Durga Nagesh, aged about 32 years,
2. MR. KARUMANCHI VENKATA NAGA DURGA NAGESH, Son of Mr. K. Srihari, aged about 42 years, Both are residing at 429, KPHB Colony, HIG-VI Phase, Hyderabad, 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
K.T.R.R. Padmavati

For Mehta and Modi Homes

[Signature]
Partner

Page 1

K.V.N. Durga Nagesh

సంఖ్య.....

సబ్-రిజిస్ట్రారు

Pheng



Encl. S/o. K.P. Reddy acc:- Services

(10) 5-4-182/324, 2nd Floor, Southern mansion
m-a. Road, Sec-6/2 through attached C.P. for
presentation of Documents, vide Doc no. 201/BK-1/02
at SKO, Uppal.

K. J. R. R. Padmanabha I:

K.V. N. Dey a Nair

to S. A. T. K. + A. T. K. + S/O K. N. A. S. A. T. K.
@cc. priv. employee 1 - 8 - 155, U. K. K. A. S. A. T. K.
H. K. - 20.

J. Pradeep Kumar S/o. J. Dhanraj Old Employee
Rt. 1-10-263, New Bungalows, Sec-6, Ind.

182 ద్వి.శా.శ...యోగ్య...మాసం.మైవ ప్రదా.

సబ్-రిజిస్ట్రార్

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 14th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 246) 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. 246, admeasuring 286 sq. yds. under a Sale Deed dated 23.12.2006 registered as document no. 20333/06 in the Office of the Sub-Registrar, UPPCL. 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.

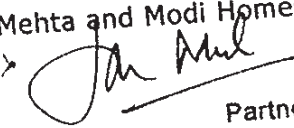
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

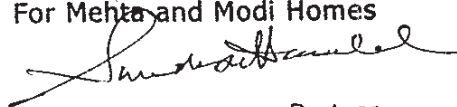
1. The Buyer has agreed to pay in advance a sum of Rs. 14,87,000/- (Rupees Fourteen Lakhs Eighty Seven Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount
26.09.06	Cheque No. 034461	25,000/-
10.11.06	Cheque No. 218691	2,00,000/-
11.12.06	Cheque No. 293616	3,39,000/-
Total amount Received		5,64,000/-
Amount appropriate towards sale deed value		2,86,000/-
Balance towards Development charges		2,78,000/-

3. The Buyer shall pay to the Builder the balance development charges of Rs. 9,23,000/- (Rupees Nine Lakhs Twenty Three Thousand Only) in the following manner:

Installment	Due date of payment	Amount (Rs.)
I	29 th October 2006	2,78,000/-
II	On completion of footings	6,45,000/-

For Mehta and Modi Homes

Partner
K.J.R.R. PadmaVati

For Mehta and Modi Homes

Partner

Page 2

K.V.N. Singh

1 వ పుస్తకము 2000/1000
 దస్తావేజుల మొత్తం కాగితములు
 సంఖ్య.....6....ఈ కాగితపు వరుస
 సంఖ్య.....2.....

పబ్-రిజిస్ట్రార్

Instrument Under Section 42 of Act II of 1907
 No. 2000/1000 of 2000 Date 22/12/2000

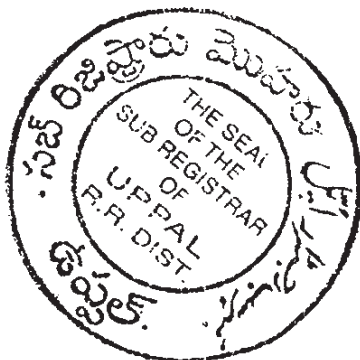
I hereby certify that the proper deficit
 stamp duty of Rs. 10000 Rupees has been levied in respect of this instrument
 from Sri. K. K. Reddy on the basis of the agreed Market Value
 consideration of Rs. 100000 being higher than the consideration agreed Market Value.

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

Registration Endorsement

An amount of Rs. 10000 towards Stamp Duty
 including Transfer duty and Rs. 1000 towards Registration Fee was paid by the party
 through Challan Receipt Number 1000/1000
 Dated 22/12/2000 at SBH Habsiguda Branch Secbad.

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

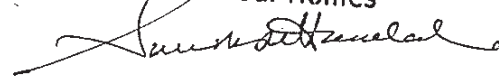


4. The appropriate Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months 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
K.J.R.R. Padma

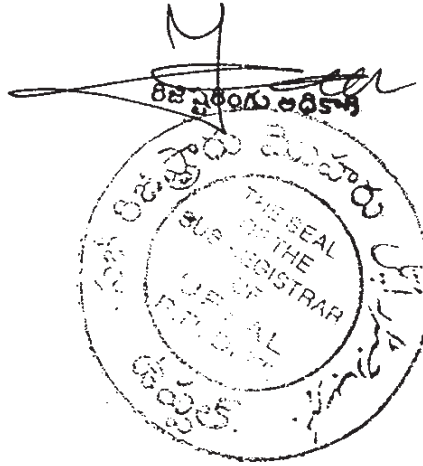
For Mehta and Modi Homes


Partner
K.V.V. Dya

1 వ పుస్తకము 20334/సం॥
 విస్తారముగా నిమిత్తం కాగితముల
 సంఖ్య.....6.....ఈ కాగితము వయస్
 పాఠ్య.....3.....

.....

1 వ పుస్తకము సం॥ (కా.శ) పు...20334/1
 పంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు...1-200 (ఇవ్వడమైన
 200 సం॥ గినిసెషియల్...23.....తేది



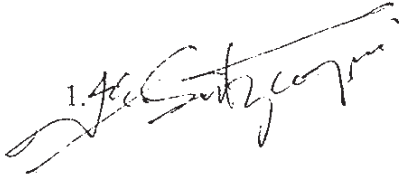
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 246, admeasuring about 286 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 245
South	Plot No. 247
East	40' wide road
West	Plot No. 264

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

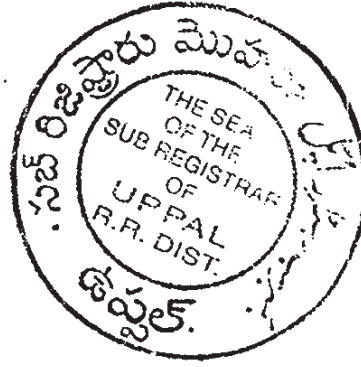
K. J. R. R. Adma Vati

K. V. N. 

BUYER.

12 పుస్తకము 2003/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....4.....

సబ్-రిజిస్ట్రార్



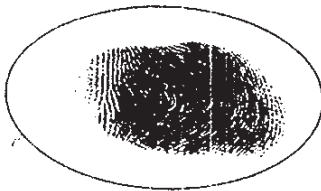
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

S.L.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

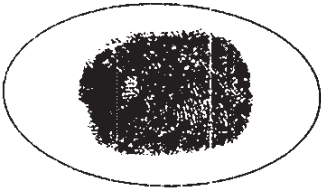
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



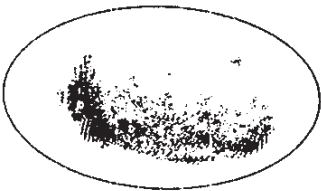
VENDOR:

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.



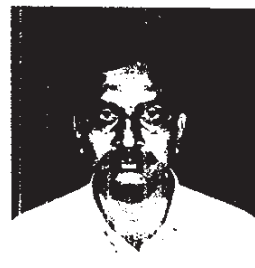
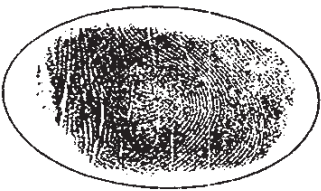
GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.



BUYERS:

1. MRS. K. J. R. PADMAVATI
W/O. MR. K. V. NAGA DURGA NAGESH
R/O. 429, KPHB COLONY, HIG-VI PHASE
HYDERABAD - 500 072.



2. MR. K. V. NAGA DURGA NAGESH
S/O. MR. K. SRIHARI
R/O. 429, KPHB COLONY, HIG-VI PHASE
HYDERABAD - 500 072.

SIGNATURE OF WITNESSES:

[Handwritten signatures of witnesses]

For Mehta and Modi Homes

[Handwritten signature of J.R.R. PadmaVati]

Partner

K. J. R. PadmaVati

For Mehta and Modi Homes

[Handwritten signature of K.V.N. Durga Nagesh]

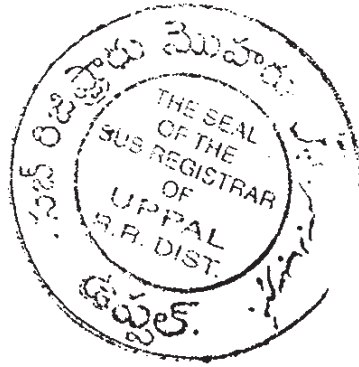
Partner

SIGNATURE OF EXECUTANTS

[Handwritten signature of K.V.N. Durga Nagesh]

1 వ పుస్తకము 2004/నంబర్
ప్రొద్దేజల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వయస్
పంఖ్య.....5.....

సబ్-రిజిస్ట్రారు



FORM 6
INDIAN UNION DRIVING LICENCE
ORIGINAL

NAME OF THE LICENCE HOLDER
SON OF

SRI KVN DURGA NAGESH
SRI SRIHARI



SPEC. OF THE THUMB IMPRESSION
OF THE LICENCE

[Signature]

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

DRIVING LICENCE NUMBER

16961 / HC / 2000

DATE OF ISSUE

20.09.2000

NAME

SRI KVN DURGA NAGESH

SON OF

SRI SRIHARI

TEMPORARY ADDRESS/OFFICIAL
ADDRESS IF ANY

8-3-318/11/9/1, 2ND FLR
JAYA PRAKASH NAGAR, AMBERPET
HYDERABAD

PERMANENT ADDRESS

8-3-318/11/9/1, 2ND FLR
JAYA PRAKASH NAGAR, AMBERPET
HYDERABAD

DATE OF BIRTH

01.07.1964

EDUCATIONAL QUALIFICATIONS

BLOOD GROUP WITH RH FACTOR

THE HOLDER OF THE LICENCE IS LICENCED TO DRIVE THROUGHOUT INDIA

LIGHT MOTOR VEHICLE

A MOTOR VEHICLE OF THE FOLLOWING DESCRIPTION

THE LICENCE TO DRIVE A MOTOR VEHICLE
OTHER THAN TRANSPORT IS VALID FROM

20.09.2000
TO
30.06.2014

THE LICENCE TO DRIVE
TRANSPORT VEHICLE VALID FROM
TO

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

S. ASHOK REDDY

[Signature]
SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

AUTHORISATION TO DRIVE TRANSPORT VEHICLE
NUMBER

DATE

AUTHORISED TO DRIVE TRANSPORT VEHICLE
WITH EFFECT FROM

BADGE NUMBER

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

SPACE FOR ADDITION OF CLASS OF VEHICLES

NUMBER

DATE

ALSO AUTHORISED TO DRIVE THE FOLLOWING CLASSES OF OR DESCRIPTION OF
MOTOR VEHICLES

NAME AND DESIGNATION OF THE AUTHORITY
WHO CONDUCTED THE DRIVING TEST

DATE

SIGNATURE AND DESIGNATION
OF THE LICENSING AUTHORITY

SPACE FOR RENEWAL OF DRIVING LICENCE

THE LICENCE TO DRIVE MOTOR VEHICLES
OTHER THAN TRANSPORT VEHICLES IS
HEREBY RENEWED

FROM

TO

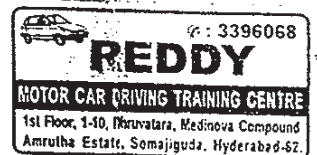
THE LICENCE TO DRIVE TRANSPORT
VEHICLES HEREBY RENEWED

FROM

TO

SIGNATURE OF LICENSING AUTHORITY

N - NON-TRANSPORT
T - TRANSPORT



1 వ పుస్తకము... స్థాన
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 6.....

పబ్-రిజిస్ట్రార్.

