

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale for purchase of a bungalow along with an identifiable plot of land (plot no. 253) 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. 253 admeasuring 365 sq. yds. under a Sale Deed dated 2.2.08 registered as document no. 1162/08 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. 23,90,000/- (Rupees Twenty ~~Three~~ Lakhs Nind~~y~~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. 23,90,000/- (Rupees Twenty~~Three~~ Lakhs Nind~~y~~Thousand Only) on or before 02nd February 2008.
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.
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.

MEHTA & MODI HOMES

For MEHTA & MODI HOMES

Partner

Partner

1 వ పుస్తకము.....1164/08
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....గ్ర.ఈ కాగితపు వరుస
సంఖ్య.....2

సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1878
No. 1164 of 2008 Date 2/2/08

I hereby certify that the proper deficit
stamp duty of Rs. 19500 Rupees Nineteen
thousand five hundred only
has been levied in respect of this instrument
from Sri. K. Roachhaker Reddy
on the basis of the agreed Market Value
consideration of Rs. 2390000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 2/2/08


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

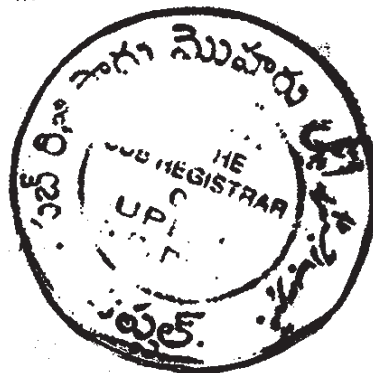
Registration Endorsement

An amount of Rs. 19500/- towards Stamp Duty
Including Transfer duty and Rs. 1000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 362394
Dated 2/2/08 at SBH Habisiguda Branch Sec bad

S.B.H. Habisiguda

A/c No. 01000050708

of 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. 21,000/- is paid by way of challan No. 762294, dated 02.02.08 drawn on SBH, Habsiguda Branch, Hyderabad.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 253 admeasuring about 365 sq.yds. forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 254
West	Plot No. 252

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 & MODI HOMES



Partner

(Soham Modi)

BUILDER

For MEHTA & MODI HOMES



(Suresh U. Mehta) Partner

BUILDER





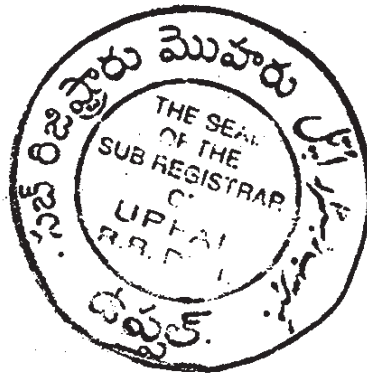
BUYER.

1164/08
 1 వ పుస్తకము.....సంగ్రహ
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....2 ఈ కాగితపు వరుస
 సంఖ్య.....2

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.4) పు.....1164/08
 ఎంబరుగా రిజిస్ట్రారు చేయబడి స్వానింగు విమిత్తం
 గుర్తింపు నెంబరు 1164.....1-200 గ్రాండ్ వ్యూవ
 200 గ్రాండ్ వ్యూవ దిల.....2

రిజిస్ట్రారు అధికారి

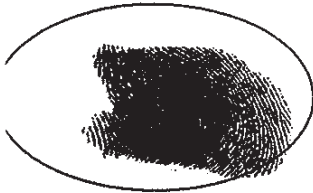


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

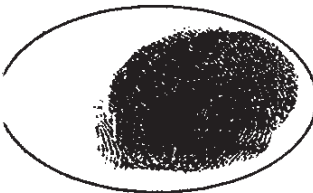
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



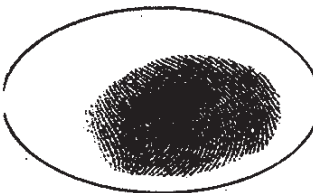
BUILDER:

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

SIGNATURE OF WITNESSES:

[Signature of Witness 1]
[Signature of Witness 2]

For MEHTA & MODI HOMES

[Signature of Partner]
Partner

For MEHTA & MODI HOMES

[Signature of Partner]
Partner

SIGNATURE OF EXECUTANTS

1. *[Signature]*
2. *[Signature]*

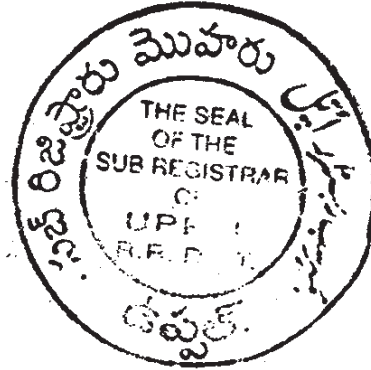
1వ పుస్తకము..116..4.నంబరు

దస్తావేజాల మొత్తం కాగితముల

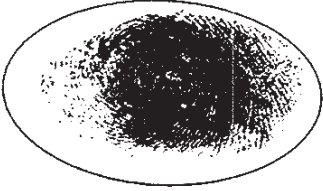
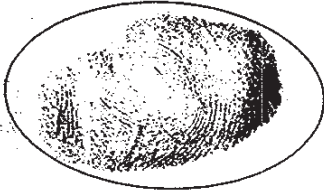
సంఖ్య.....గ్రా.ఈ కాగితపు వరుస

సంఖ్య.....4.....

సబ్-రిజిస్ట్రారు



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
			BUYER: 1. MR. IMRAN MOHAMMED KHAN, S/O. MR. R. M. KHAN R/O. 301, JAYANTI APARTMENTS, OPP. POST OFFICE, BEGUMPET, HYDERABAD - 500 016
			2. MRS. ASRA FATIMA KHAN, W/O. MR. IMRAN MOHAMMED KHAN R/O. 301, JAYANTI APARTMENTS, OPP. POST OFFICE, BEGUMPET, HYDERABAD - 500 016
			REPRESENTATIVE: MR. RAIS MOHAMMED KHAN S/o. Late F.M. KHAN R/o 301, Jayanti Apts, opp:- Post office Begumpet, Hyderabad.

SIGNATURE OF WITNESSES:

[Signature]

For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
 We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
R.M. Khan, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
 Registrar of Assurances, Uppal, Ranga Reddy District.

[Signature]

SIGNATURE OF THE REPRESENTATIVE

[Signature]

[Signature]

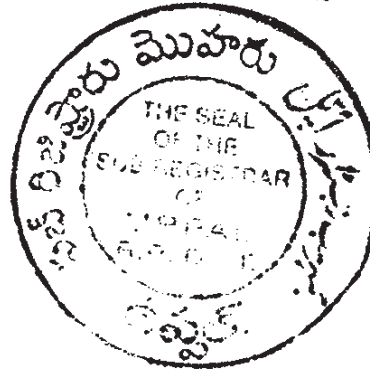
1వ పుస్తకము.....1164/08

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....5

పబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPO11193822062

PRABHAKAR REDDY K
K PADMA REDDY
2-3-04/1972
JAISHAL GARDEN
AMBERPET
HYDERABAD

30/07/2002 DUPLICATE

Licensing Authority
RTA-HYDERABAD-EZ

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

[Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA



IND

B 2791005

सोहम सतिश मोदी

सोहम सतिश मोदी

सोहम सतिश मोदी

INDIAN

male

18-10-1969

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For MEHTA & MODI HOMES

[Signature]
Partner

For MEHTA & MODI HOMES

[Signature]
Partner

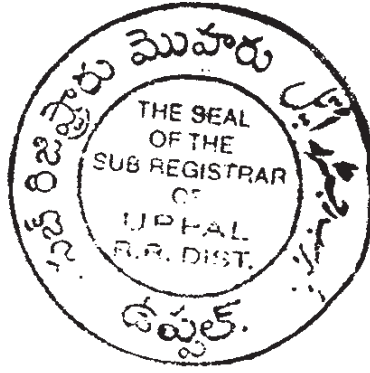
1 వ పుస్తకము.....1164/191

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....రు.....

పబ్-రిజిస్ట్రారు





1 వ పుస్తకము.....1164/101 ✓

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....గ్రా.ఈ కాగితపు వరుస

సంఖ్య.....9.....

పబ్-రెజిస్ట్రారు

