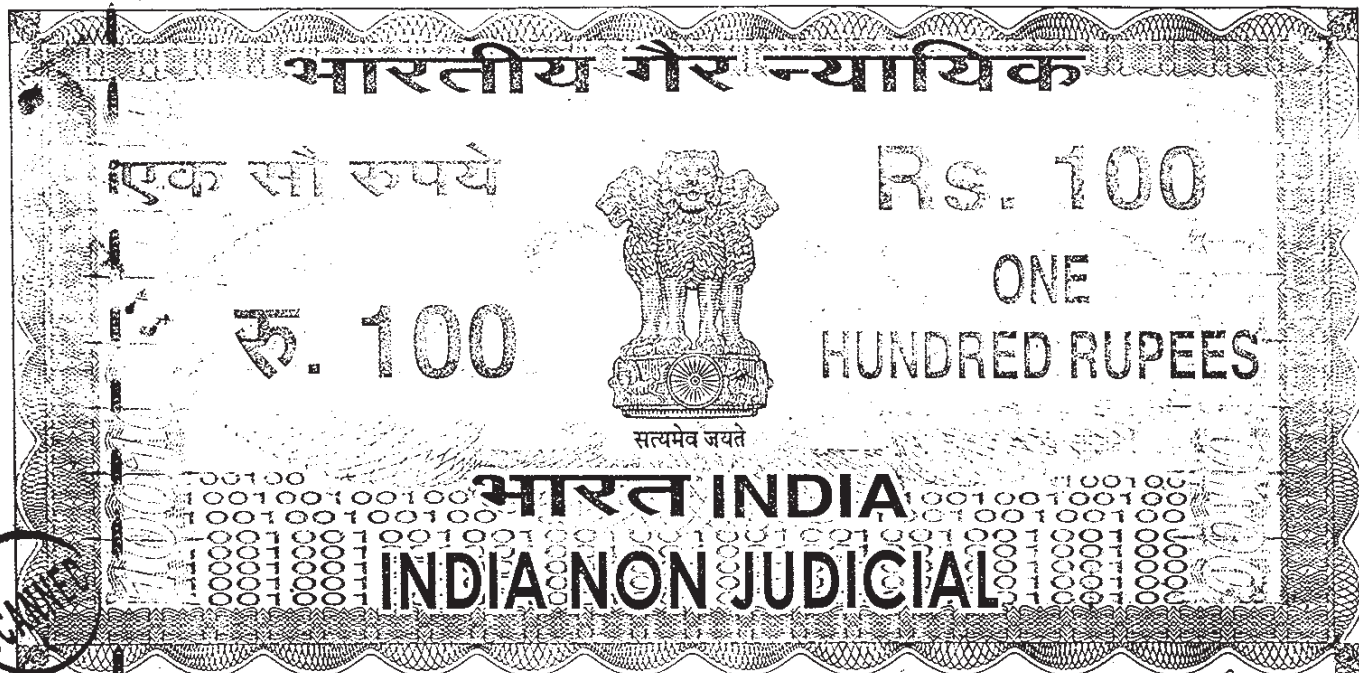




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

334 27/3/07 100

1014 10000 10000 10000

Mehta and Modi Homes

L-G-Chimalgi E 768655

LEELA G. CHIMALGI
STAMP VENDOR

No. 02/2004

5-4-76/A, Cellar, Ranigum
SECUNDERABAD-500 003

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 30th day of March 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, 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 37 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. J. VIJAYAKRISHNA PRASAD, SON OF MR. J. MADHAVA RAO, aged about 37 years, residing at B-415/416, Mayflower Park, 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).

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

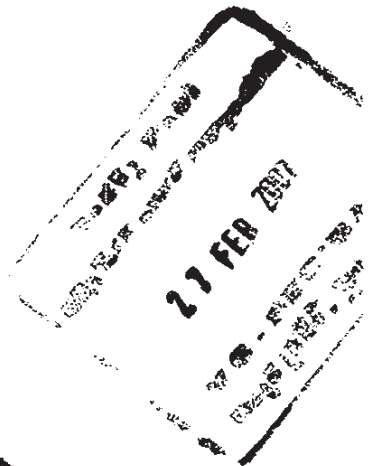
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[Signature]

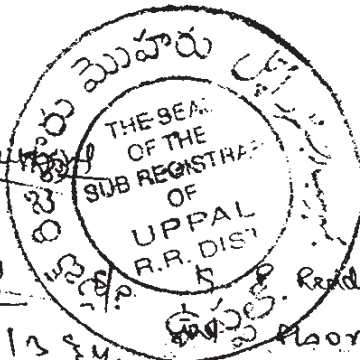
వ పుస్తకము.....నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....

1924 వ.శ.శా.....మరియు.....గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ.....
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 వ-ను
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 1000/.....చెల్లించివారు.



Receipt No. 192682 Diary No. 1000
SBH, Habsiguda Branch, Sec'bad

దాసి యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బొటనవ్రేలు



యూపించినది.

(1) S-4-187/13 & 4, 5th Floor, 50th main
M.G. Road, through attested GSA for Present
document, vide GSA no. 201/35 IV 106.
Sd/- Uppal, R.R.

(Signature)

S/o J. Mathava Rao over Business
R/o. 13-45/416, Mayflower Park, Malapally,

Hyderabad.

① *(Signature)*

② *(Signature)*

Kiran Reddy S/o. Ramen Reddy over Service
2-3-64/10/11, Namburpet, Hyderabad
S. Pradeep S/o. S. Dhanraj over Service
R/o. 1-10-203, New Boneyally, Sec'bad-11.

2007 వ.శ.సం॥.....మార్చి.....నెల.....వరకు
1924 వ.శ.శా.క.....మరియు.....గంటల మధ్య

సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27.02.2007 for purchase of a bungalow along with an identifiable plot of land (plot no. 255) 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. 255 admeasuring 370 sq. yds. under a Sale Deed dated 30.03.07 registered as document no. 421107 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.

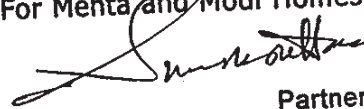
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 17,91,000/- (Rupees Seventeen Lakhs Ninety One 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. 17,91,000/- (Rupees Seventeen Lakhs Ninety One Thousand Only) on or before 5th December 2006.
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 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


Page 2

1 వ పుస్తకము 4212/107
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 6..... ఈ కాగితపు వరుస
 సంఖ్య 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1857.
 No. 4212 of 2007. Date 20/3/10

I hereby certify that the proper deficit
 stamp duty of Rs. 17810 Rupees Seventeen thousand
 eight hundred & ten Rupees only
 has been levied in respect of this instrument
 from Sri. K. Raghavender Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 179,100/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

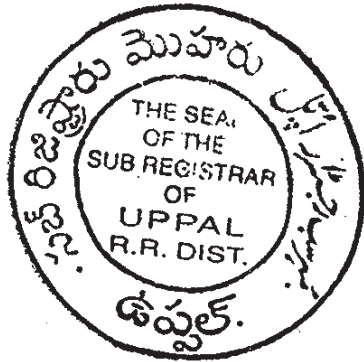
Dated 20/3/10

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

Registration Endorsement

An amount of Rs. 17810 towards Stamp Duty
 Including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 192682
 Dated 28/3/10 at SRI Habsiguda Branch Sec bad.

అ.ప.ర. 1000000000
 A/c No. 01000050764
 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.

SCHEDULED PLOT

- a) ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 255, admeasuring about 370 sq. yds. forming part of Sy. No. 291, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereto bounded on:

North	40' wide road
South	100' wide road
East	Plot No. 256
West	Plot No. 254

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

For Mehta and Modi Homes

**(Soham Modi) Partner
BUILDER**

For Mehta and Modi Homes

**(Suresh U. Mehta) Partner
BUILDER**

BUYER.

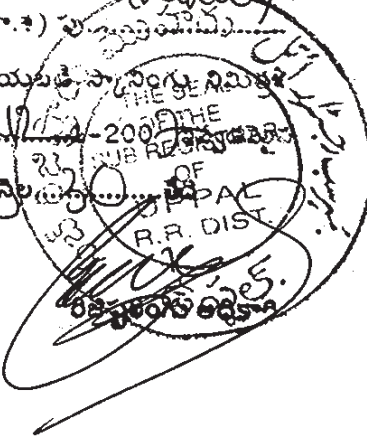
1 వ పుస్తకము (217/07)

వస్తావేదాల మొత్తం కాగితముల

సంఖ్య. 6..... ఈ కాగితపు వరుస

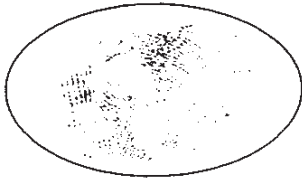
సంఖ్య. 3.....


చీఫ్-రజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పుస్తకము సం॥ 217/07
నెంబరుగా రిజిస్టరు చేయబడినది. సంఖ్య. 6
గుర్తింపు నెంబరు. 217/07-2007
2007 సం॥ మొదటి నెంబరు. 3


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

<u>S.L.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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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

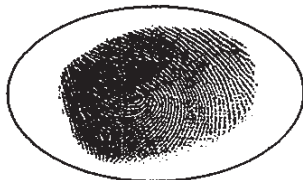


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



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.



BUYER:

MR. J. VIJAYAKRISHNA PRASAD
S/O. MR. J. MADHAVA RAO
R/O. B-415/416, MAYFLOWER PARK
MALLAPUR
HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Home

Partne

SIGNATURE OF THE EXECUTANTS

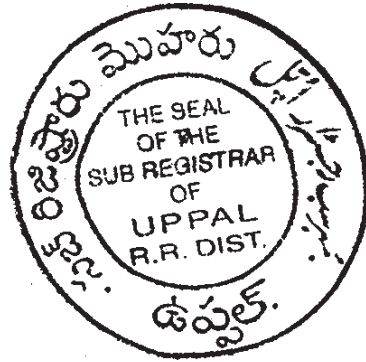
1 వ పుస్తకము.....నంబు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..ద.....ఈ కాగితపు వరుస

సంఖ్య.....

పట్ట-రిజిస్టరు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP01193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10224
JAISHAL GARDEN
AMBERPET
HYDERABAD

193822002 DUPLICATE

Licensing Authority
HYDRAABAD

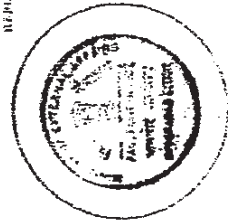


यह लाइसेंस केवल भारत में ही प्रयोग में लाया जा सकता है। इस लाइसेंस के धारक को भारत के बाहर प्रयोग करने की अनुमति नहीं है।

THIS IS A TRANSLATION AND NOT VALID IN THE MAIN PART OF THE LICENCE OF INDIA. ALL OTHERS WITHOUT IT MAY BE CONSIDERED AS ILLEGAL. THE DRIVERS MUST BE WITHOUT ANY OTHER LICENCE AND APPROVED HIGH SCHOOL FORLY ABROAD AND PRODUCTION OF WHICH IN IN AND MAY STAND IN ORDER.

यह लाइसेंस केवल भारत में ही प्रयोग में लाया जा सकता है। इस लाइसेंस के धारक को भारत के बाहर प्रयोग करने की अनुमति नहीं है।

REPUBLIC OF INDIA



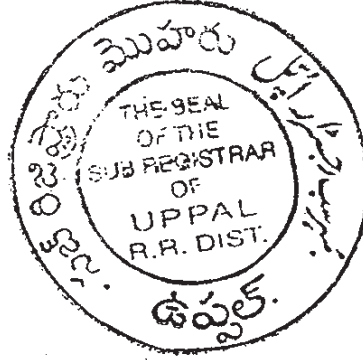
परमिट/गुणवत्ता
मार्गदर्शक, हैदराबाद
Passport Office, Hyderabad

PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
18-10-1969
DATE OF BIRTH
SATISH MANILAL MODI
FATHER'S NAME
Signature
18-10-1969
Date of Birth

भारत गणराज्य REPUBLIC OF INDIA
B2791005
MODI
SOHAM SATISH MODI
INDIAN
MALE
18-10-1969
9-10-2000 8-10-2010

1 వ పుస్తకము 62/12/67
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 6.....ఈ కాగితపు వయస్
సంఖ్య 5.....

సబ్-రిజిస్ట్రారు



निरन्तर धरोहर संख्या /PERMANENT ACCOUNT NUMBER
ADFPJ8396L



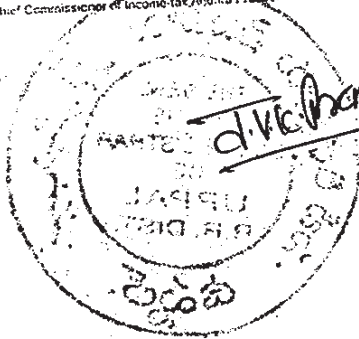
नाम /NAME
VIJAY KRISHNA PRASAD
JANAPAREDDY
पिता का नाम /FATHER'S NAME
MADHAVA RAO JANAPAREDDY

जन्म तिथि /DATE OF BIRTH
24-08-1970

हस्ताक्षर /SIGNATURE

V.K. Prasad

मुख्य आयकर अधिकारी
Chief Commissioner of Income-tax, Andhra Pradesh



इस कार्ड के लो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर अधिकारी,
आन्ध्र प्रदेश,
राजीव नगर,
हैदराबाद - 500 004.

In case this card is lost/ found, kindly inform/ return to
the issuing authority :

Chief Commissioner of Income-tax,
Aayakar Bhavan,
Bastheerbagh,
Hyderabad - 500 004.

1 వ పుస్తకము 42/267

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

సంఖ్య...ఈ

పబ్-రిజిస్ట్రార్

