



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. Padma Sree C 033168

G. PADMASREE
 STAMP VENDOR L. No. 28/2007
 5-103/2, Balaji Nagar Colony,
 Nagarjuna (V) Keesara (M) R. R. Dist.
 Under S.R.O. Shamirpet.

4837 - 20/11/2007
 G. Venkatesh
 G. A. Rao
 Whom Mehta & Modi Homes.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 22nd day of November 2007 at Secunderabad by and between:

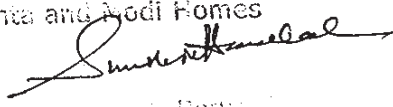
M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-1-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, 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.)

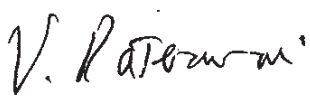
AND

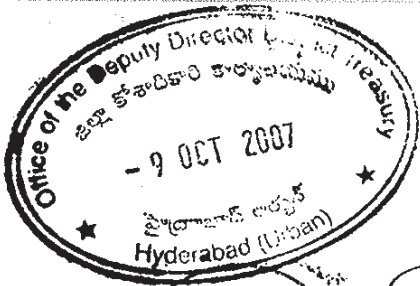
MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1st Street, Begumpet, Hyderabad – 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes




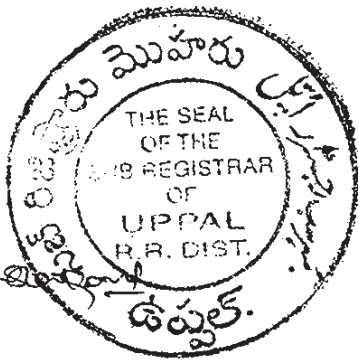


1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... రి... ఈ కాగితపు వరుస
సంఖ్య... |

192... న సం... నెల... తేది
192... శా... మా... మా... తేది
పగలు... గంటల మధ్య
ఉప్పు... అ... సు...

సబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy
రిజిస్ట్రారు కట్టెము, 1508 లోని సెక్షన్ 32 ఎ.ను
అను... పని... పని... పని...
మ... సహ దాఖలు చేసి
రూ... చెల్లించారు.
Receipt No. 760038...
S.R.H. Hyderabad Branch, Sec'bad



వాసి యిచ్చినట్లు ఒప్పుకోవడం
ఎడమ బ్రాటనవేటు

సబ్-రిజిస్ట్రారు



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad
Attested GPA, through General Power of Attorney, Vide Doc. No. 201/11/2006
Registered at SRO, Uppal, Ranga Reddy District

డమ బ్రాటనవేటు

V. Nageswara Rao



W/o. V. Nageswara Rao
R/o. 303, Pinnacle Pride Apts,
Umanagar 1st street, Begumpet, Hyderabad.

నిరూపించినది.

M. S. S. S.

P. Thatkur Prasad S/o. Ramamurthy Rao
R/o. Plot no. 71, Silver oak Bungalows - Phase - 3, Sy. No. 35 to 37
Cherlapally, Hyderabad

1) M. S. S. S.

Kiran S/o. Rama Rao occ: Business - R/o. 101,
Sri Sai Apts. Begole x' Road, Hyderabad

200... సం... నెల... తేది
192... శా... మా... మా... తేది

సబ్-రిజిస్ట్రారు



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 43381 20/11/2007
 Name... G. Padmasree
 S/o. D/o. W/o... A. Rao
 For Whom... Mehta & Modi Homes

G. Padma Sree
G. PADMASREE C 033169
 STAMP VENDOR S. No. 28/2007
 5-103/2, Balaji Nagar Colony,
 Nagaram (V) Keesara (M) R. R. Dist.
 Under S.R.O. Shamirpet.

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 30th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 258 & 259) 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. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 Sq. yds.) under a Sale Deed dated 22.11.2007 registered as document no. 12868/07 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.

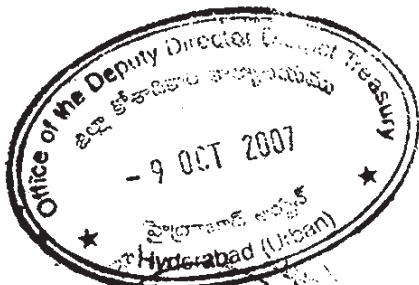
For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner

Page 2



1 వ పుస్తకము రిజిస్ట్రేషన్ / సంగ్రహం
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య రి... ఈ కాగితపు వరుస
 పంఖ్య 2.....

పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act, 11 of 1894
 No. 12869 of 2007 Date 22/11/07

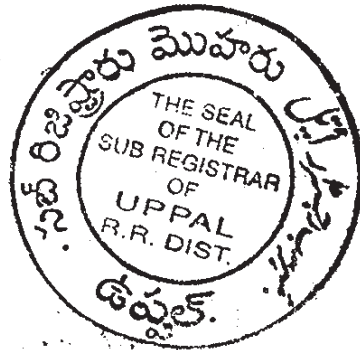
I hereby certify that the proper deficit
 stamp duty of Rs. 199.00 Rupees ninety thousand
nine hundred Rupees only
 has been levied on part of this instrument
 from Sri. K. R. Reddy on the basis of the agreed Market Value
 on the basis of Rs. 344000 being
 consideration of Rs. 344000 higher than the consideration agreed Market
 Value.

R.O. Uppal
 Sub Registrar
 and Collector U/S. 41 & 42
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 199.00 towards Stamp Duty
 including Transfer duty and Rs. 1000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 760038
 Dated 22/11/07 at SBH Habisiguda Branch, Sec'bad.

Habisiguda
 a/c No. 01000059700
 of S.R.O. Uppal

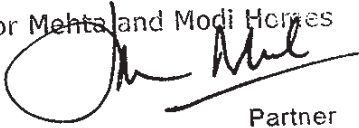


- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

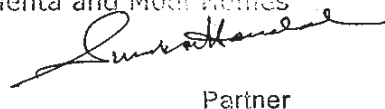
1. The Buyer has agreed to pay in advance a sum of Rs. 34,42,000/- (Rupees Thirty Four Lakhs Forty Two Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The buyer has already paid an amount of Rs. 33,67,000/- (Rupees Thirty Three Lakhs Sixty Seven 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. 75,000/- (Rupees Seventy Five Thousand Only) on or before within 7 days of casting of 1st slab.
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.
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

For Mehta and Modi Homes



Partner

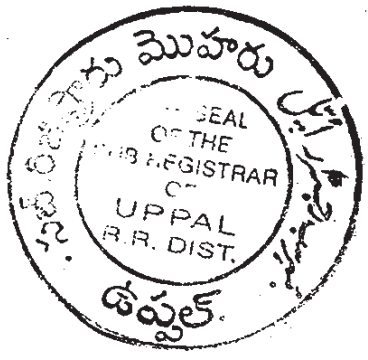
V. Narayan
Page 3

1 వ పుస్తకము (పా. 3) పుస్తకము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 12865... ఈ కాగితపు వరుస
సంఖ్య... 3.....


పబ్-రిజిస్ట్రారు

1 వ పుస్తకము పం. (పా. 3) పు..... 12865/02
సంబంధంగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..... 12865-200 ప్రావ్యుడవైన
200 పం. వ. ప. యి. నెం. తేది


రిజిస్ట్రారు



10. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 760038, dated 21.11.2007, drawn on SBH, Habsiguda, Hyderabad.

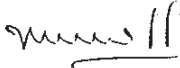
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 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	Compound wall & 100' wide road
East	Plot No. 260
West	Plot No. 257

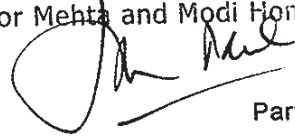
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

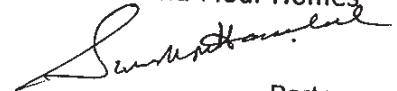
For Mehta and Modi Homes



Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes



Partner

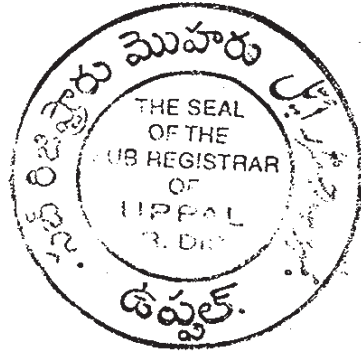
(Suresh U. Mehta)
BUILDER



BUYER.

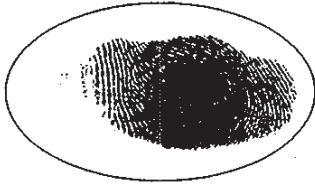
వ పుస్తకము రిజిస్ట్రేషన్
మొదటి భాగము మొదటి కాగితముల
పేజీ నెంబరు కాగితపు వరుస
నెంబరు 4

సబ్-రెజిస్ట్రారు



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

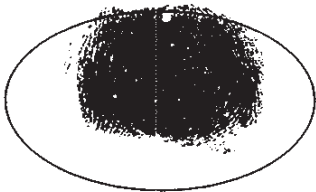
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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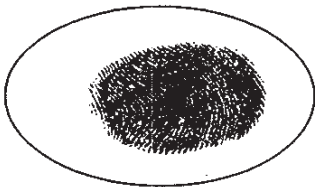
BUILDER:

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

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

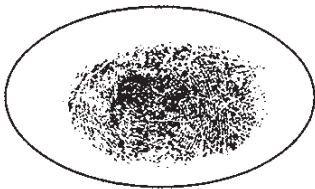


2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSIOM, M. G. ROAD
SECUNDERABAD - 500 003



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:

MRS. V. RAJESWARI
W/O. MR. V. NAGESWARA RAO
R/O. 303
PINNACLE PRIDE APARTMENTS
UMANAGAR 1ST STREET
BEGUMPET
HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

- 1.
- 2.


For Mehta and Modi Homes

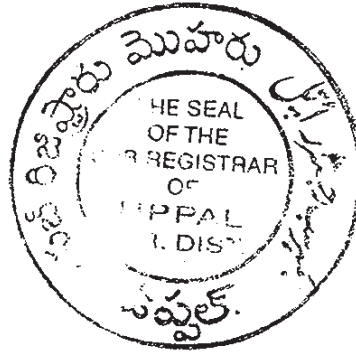
Partner

For Mehta and Modi Homes

Partner
SIGNATURE OF THE EXECUTANTS

1 వ పుస్తకము/దిశా.ది.సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...రీ...ఈ కాగితపు వరుస
సంఖ్య...క.....


సబ్-రిజిస్ట్రారు

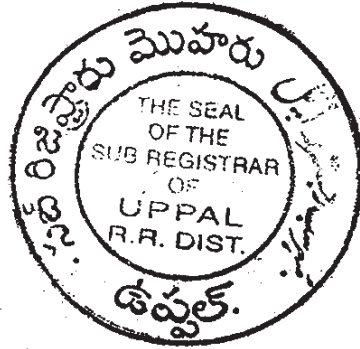




1 వ పుస్తకము దిశానిస్థానము
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....



సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAPG71 183822002

PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD

09/07/2002 DUPLICATE

Licensing Authority
ETA, HYDERABAD-EC

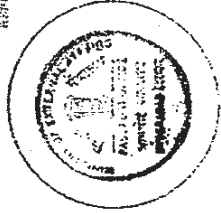


यदि कृपया, कृपया प्रमाणिक के प्रत्येक के साथ ही, उन तब ही प्रमाणिक
होना ही चाहिए। यह प्रमाणिक प्रमाणिक के अर्थ में ही है और इस के लिए प्रमाणिक-
आवृत्ति में अति-अति है, और यह ही तब ही प्रमाणिक और प्रमाणिक प्रमाणिक
प्रमाणिक प्रमाणिक ही।

THESE ARE YOUR REQUEST AND REGIONS IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHICH IT MAY
CONSIDER TO ALLOW THE BEARER TO PARTICIPATE FREELY WITHIN / LET OR
RESIDENCE AND TO AFFORD / PROTECT HER FREELY RESIDENCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यदि प्रमाणिक के प्रमाणिक के अर्थ में ही है तब ही प्रमाणिक
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

प्रमाणिक/प्रमाणिक प्रमाणिक
प्रमाणिक प्रमाणिक, प्रमाणिक,
Prasanna Office, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA




IND B2791005
MODI
SOHAM SATISH MODI
INDIAN male 18-10-1967
HYDERABAD (MS)
9-10-2000 8-10-2010

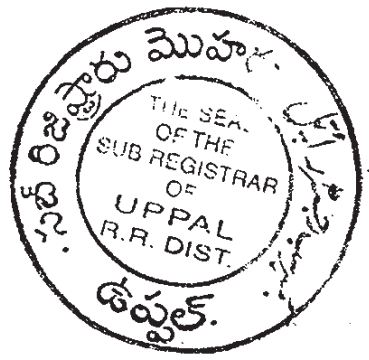
PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
18-10-1969
CHIEF COMMISSIONER of Income-tax, Andhra Pradesh


For Mehta and Modi Homes
Partner

For Mehta and Modi Homes
Partner

వ పుస్తకము. 2.2.6.9/సంఖ్య
అసలు మొత్తం కాగితముల
...కి... ఈ కాగితపు వరుస
...6...



సబ్-రిజిస్ట్రారు




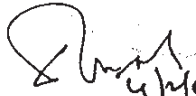


Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rajeswari	Wife	07/08/42	64





 (V. VENKATESWARA RAO)
 వాణిజ్య సంరక్షణ అధికారి
 04/02/2008


DPL Incharge
 అధికారి
 ఎస్.ఎం.ఆర్. / ఎ.ఎ.ఎ.


HOUSEHOLD CARD

Card No : PAP167772200067
 F.P Shop No : 722
 పేరు : వల్లూరు నాగేశ్వర రావు
 Name of Head of Household : Valluru. Nageswara Rao
 తండ్రి/భర్త పేరు : లాట వెంకటేశ్వర
 Father/ Husband name : Late Venkaiah
 పుట్టిన తేదీ/Date of Birth : 17/07/1936
 వయస్సు/Age : 70
 వృత్తి /Occupation : Retired Employee
 ఇంటి.నెం./House No. : 6-3-1219/1/6/1/303
 వీధి /Street : UMA NAGAR ROADNO 1
 Colony : BEGUMPET
 Ward : వార్డ్ 6
 Circle : వర్క్ 7
 Circle VII
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 110,000
 LPG Consumer No. (1) : 782 (Double)
 LPG Dealer Name (1) : Sama Enterprises, BPC
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) : /



V. Venkateswara Rao

1. పాపానందం రెవెన్యూ సర్కిల్
దస్తవేదాల మొత్తం కాగితముల
వంశ్య... రీ... ఈ కాగితపు వరుస
సంఖ్య... 7.....


సబ్-రిజిస్ట్రారు

