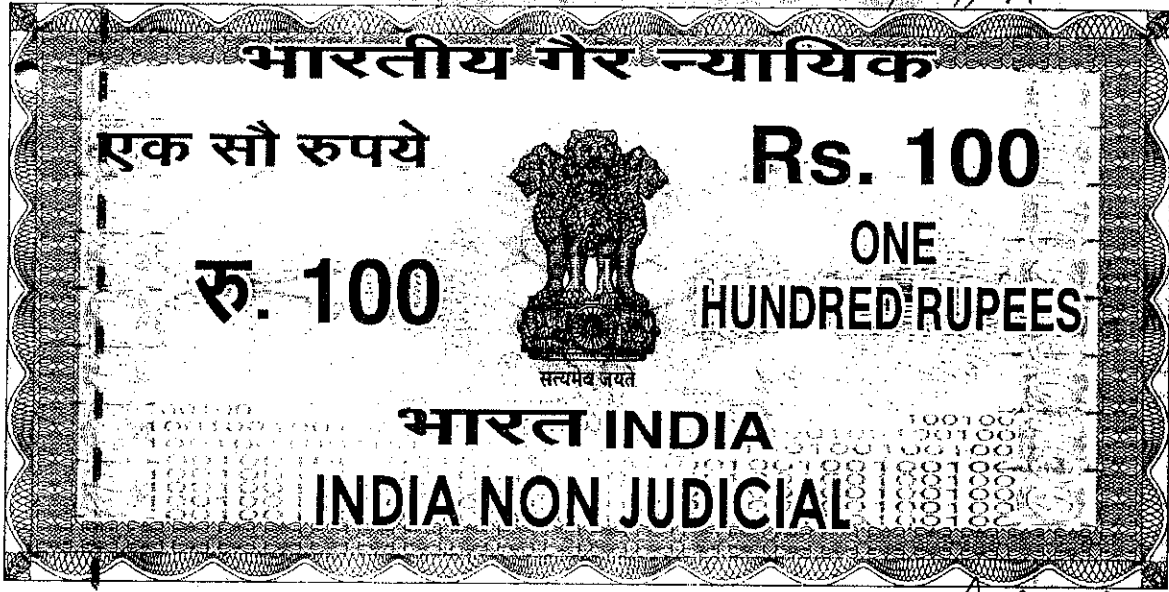




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S. No. 9984 11/3/07
Sold to C. PRADEEP
S/o C. DHAN RAJ
For Whom MEHTA & MODI HOMES Secbad

E 646688
LEELA G. CHIMALG!
STAMP VENDOR
N. 02/2007
5-4-76/A, Center, Ranigum
SECUNDERABAD-500 003

AGREEMENT FOR DEVELOPMENT CHARGES

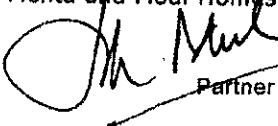
This Agreement for Development charges made and executed on this the 14th day of March 2007 at Secunderabad by and between:

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 36 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.)

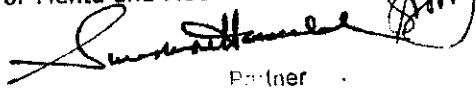
IN FAVOUR OF

MR. PACHALLA SUBRAHMANYA SURESH KUMAR, SON OF MR. P. VENKATA IVARAMA KRISHNA SARMA, aged about 43 years, residing at Abudhabi Polymers Company Ltd., (Borouge), P. O. Box No. 6925, Abudhabi, U. A. E., 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


Partner

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 14.03.07 for purchase of a bungalow along with an identifiable plot of land (plot no. 240) 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. 240 admeasuring 325 sq. yds. under a Sale Deed dated 14.03.07 registered as document no. 3535/07 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. 15,97,500/- (Rupees Fifteen Lakhs Ninety Seven Thousand Five Hundred 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
28.10.2006	T.T.	25,000/-
13.01.2007	Cheque No. 869831	2,00,000/-
08.02.2007	Demand Draft No. 177594	17,63,000/-
	Total Amount Received	19,88,000/-
Less:		
Amount appropriated towards Sale Deed		3,90,000/-
Amount appropriated towards Development Charges		15,97,500/-
Balance towards Construction Agreement		500/-

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.

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

Page 2

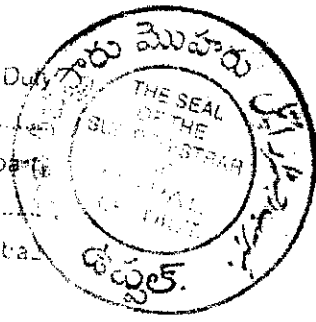
3536/1012
2
2

Under Section 42 of Act of 1907
No. 3536 of 2007 Date 14/3/07
I hereby certify that the proper deficit
stamp duty of Rs. 15835 Rupees. Fifteen thousand
eight hundred & seventy five Rupees only
has been levied in respect of this instrument
from Sri. K. Prabakaran
on the basis of the agreed Market Value
consideration of Rs. 1597500/- being
higher than the consideration agreed Market
Value

S.R.C. Upal
14/3/07
Sub Registrar
HABSIGUDA
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 15835 towards Stamp Duty
including Transfer duty and Rs. 1000
towards Registration Fee was paid by the party
through Challan Receipt Number 192846
Dated 14/3/07 at SRI Habsiguda Branch, Sec 2A



S.D.H. Habsiguda
A/c No. 010005072
S.R.C. Upal

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.
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

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 240 admeasuring about 325 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. 241
South	Plot No. 239
East	Plot No. 237
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:

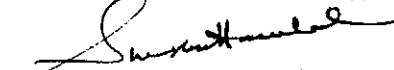
WITNESS:

1. 
2. 

For Mehta and Modi Homes


(Soham Modi) Partner
BUILDER

For Mehta and Modi Homes


(Suresh U. Mehta) Partner
BUILDER

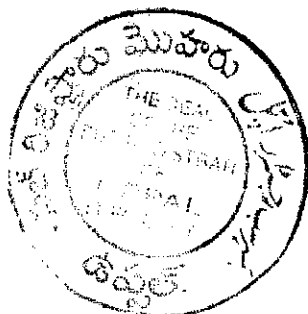

BUYER.

1. వ.పు.స్థ.కము.పె.కె.36/సం.గా
 ద.ప్ర.జ.ల.మొ.త.ం.కా.గి.త.ము.ల
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 సంఖ్య...3.....

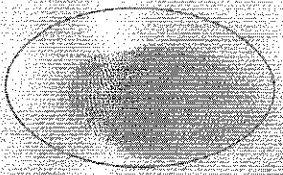
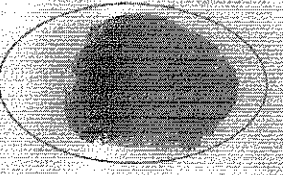
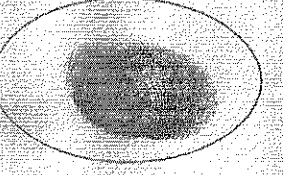
సబ్-రిజిస్ట్రార్

1. వ.పు.స్థ.కము.సం. (కా.క) పు. 3536/17
 వెంబరుగా రిజిస్టరు చేయబడి స్వానిధు నిమిత్తం
 గుర్తింపు వెంబరు...1-2007...వ్యవస్థ
 2007...నా...మొ.త.ల...14.....48

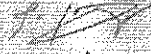
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

S/O	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. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES

1. 
2. 

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes



Partner

SIGNATURE OF EXECUTANTS



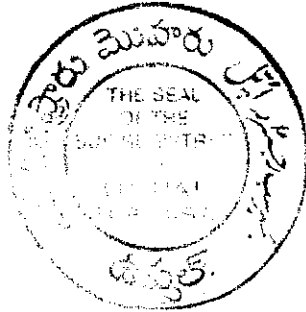
సంఖ్య 3886/2015

తేదీ 15/05/2015

శ్రీ. పి. వి. వెంకటేశ్వర్లు

సంఖ్య 7





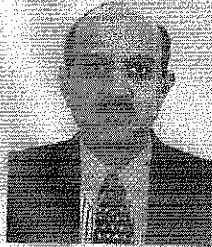
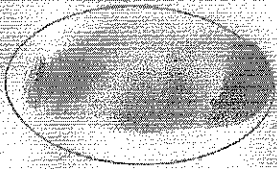
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

SL NO

FINGER PRINT
IN BLACK
(LEFT THUMB)

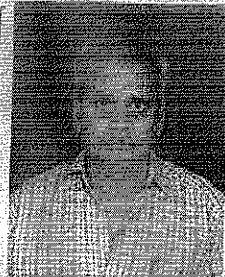
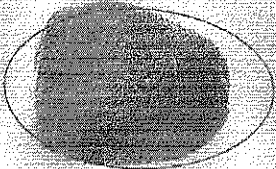
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



PURCHASER

MR. P. SUBRAHMANYA SURESH KUMAR
S/O. MR. P. V. SIVARAMA KRISHNA SARMA
R/O. ABUDHABI POLYMERS COMPANY LTD
(BOROUGE), P. O. BOX NO. 6925
ABUDHABI, U. A. E



REPRESENTATIVE

MR. PULLABHATLA KAMESWARA RAO
S/O. MR. PULLABHATLA SURYANARAYANA
R/O. FLAT NO. 202,
SONY CLASSIC APARTMENTS, GEETA NAGAR
RAMA KRISHNAPURAM (POST)
SECUNDERABAD - 500 056.

SIGNATURE OF WITNESSES

1.
2.

For Mehta and Modi Homes

Partner

For Mehta 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,
Mr. Pullabhatla Kameswara Rao, as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము సెక్. 16/సం. 1
దస్తావేజుల పెంపుల కార్యముల
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సంఖ్య... 5

~~పట్టణం~~



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
OLDAP01193822002

PRABHAKAR REDDY K
K PABU REDDY
2-3-84/1974
JAISHANKAR GARDEN
AMBERPET
HYDERABAD

DUPLICATE

Signature

Seal of the Government of Andhra Pradesh



THE GOVERNMENT OF ANDHRA PRADESH
HYDERABAD

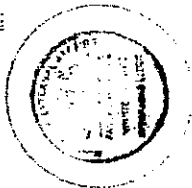
DRIVING LICENCE

PRABHAKAR REDDY K
K PABU REDDY
2-3-84/1974
JAISHANKAR GARDEN
AMBERPET
HYDERABAD

DUPLICATE

Signature

Seal of the Government of Andhra Pradesh



PERMANENT ACCOUNT NUMBER
ABPM6725H

SOHAN SATISH MODI

SATISH MANILAL MODI

10-10-1969

10-10-1969

10-10-1969

भारत गणराज्य REPUBLIC OF INDIA

IND B2791005

MODI

SOHAN SATISH MODI

male 19101969

10-10-1969

10-10-1969

Signature

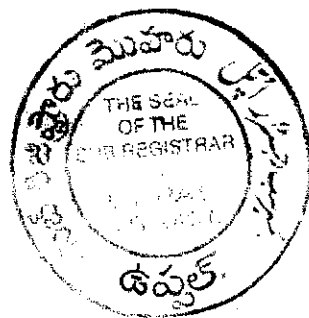
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శ్రీ సత్యమంత్రి కుమార్తె

శ్రీ సత్యమంత్రి కుమార్తె

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శ్రీ సత్యమంత్రి కుమార్తె

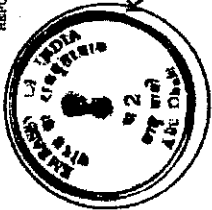




इसके द्वारा, भारत गणराज्य के उपरान्त के नाम पर, उपर सब से निम्नका
सब बात से कोटिबादी, सब बातों एवं अन्तिम की बातों के लिए है बाकि को निम्न निम्न-द्वि-
अन्तिम के अन्तिम-द्वि-द्वि, और उपर सब से सब को ऐसी सहायता और पूरा सहाय
विशेषी रहे आवश्यकता से।

THESE ARE TO REQUEST AND REQUEST IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR
HINDERANCE TO AFFORD HIM OR HER, EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के उपरान्त के अन्तिम से निम्न गण
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



KAMLESH KUMAR
Attache (Passport)
Embassy of India
Abu Dhabi

भारत गणराज्य REPUBLIC OF INDIA



टाइप / Type राष्ट्रीय कोड / Country Code पारदर्शक नं. / Passport No.

IND

उपनाम / Surname

F 4174212

PACHALIA SUBRAHMANYA-

दो नाम / Given Names

SURESH KUMAR

राष्ट्रीयता / Nationality

लिंग / Sex

जन्मतिथि / Date of Birth

INDIAN

M

10.8.1963

जन्म स्थान / Place of Birth

SRIKAKULAM . A.P.

जारी करने का स्थान / Place of Issue

ABU DHABI

जारी करने की तिथि / Date of Issue

समाप्त की तिथि / Date of Expiry

26.10.2005 25.10.2015

(P)

1. వ. పుస్తకము. ఎన్.ఎస్.ఆర్.ఎం.
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య... గే... ఈ కాగితపు వరుస
సంఖ్య... గే...

సబ్-రిజిస్ట్రార్

