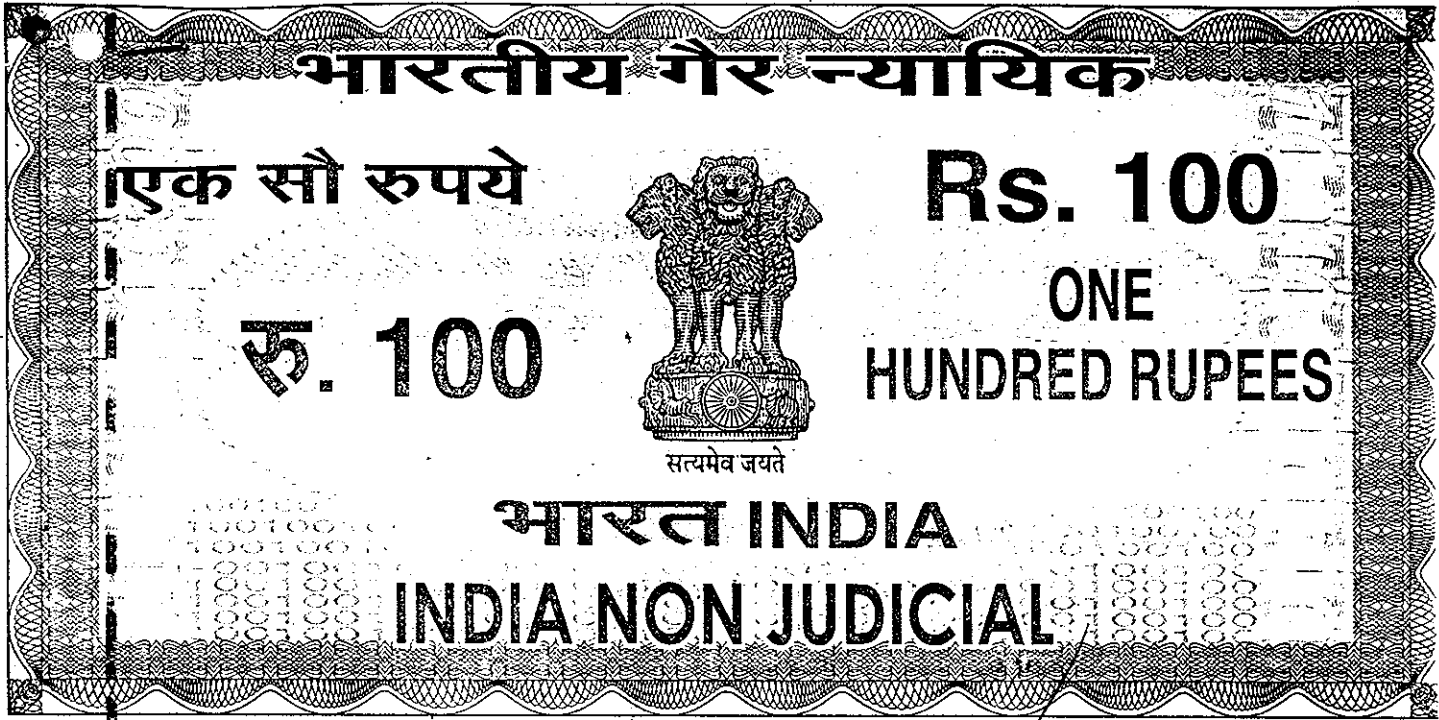


B.No 213

19/23/06



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 487307

S.No. 7826P  
 Name D. Shani Kumar  
 S/o. D/o. D. S. Suresh U. Mehta  
 For Whom Mehta & Modi Homes

*Place*  
**K. SRINIVAS**  
 C.V.L. No. 26/98, R.No. 39/2006  
 City Civil Court,  
**SECUNDERABAD.**

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 6<sup>th</sup> day of December 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 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.)

AND

MR. SATYAVOLU RAVI KRISHNA, SON OF MR. S. S. RAMA RAO, aged about 38 years, residing at A1-35, T. V. Colony, Ramanthpur, Hyderabad - 500 039, 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  
 S.S. Ramela  
 G.P.A Holder

1177500  
100

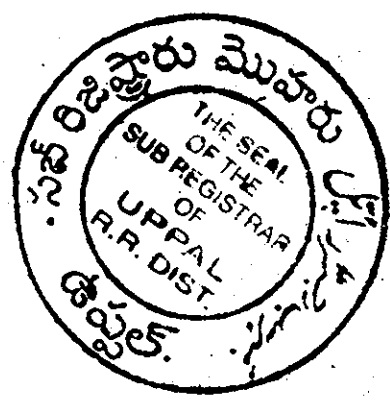
24 NOV 2006  
R.O. Uppal

certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 19234 of 2006 at R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR

Instrument Under Section 42 of Act 11 of 1944 No. 19234 of 2006. Date 6/12/06  
I hereby certify that the proper deficit stamp duty of Rs. 12770/- Rupees Twelve thousand seven hundred and seventy only has been levied in respect of this instrument from Sri. Soham modh on the basis of the agreed Market Value consideration of Rs. 11,77,500/- being higher than the consideration agreed Market Value.

R.O. Uppal  
6/12/06  
Sub Registrar  
and Collector U.S. 41 & 4  
INDIAN STAMP ACT



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 6-12-2006 for purchase of a bungalow along with an identifiable plot of land (plot no.213) 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.213 admeasuring 230 sq. yds. under a Sale Deed dated 6-12-2006 registered as document no. 19234/06 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.

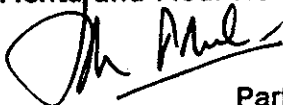
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs.11,77,500/- (Rupees Eleven Lakhs Seventy 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 shall pay to the Builder amount for development charges of Rs.11,77,500/- (Rupees Eleven Lakhs Seventy Seven Thousand Five Hundred Only) in the following manner:

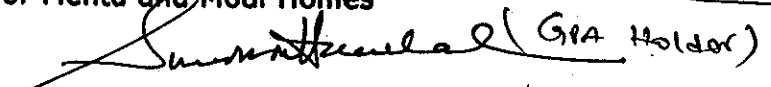
Installment.	Due date of payment	Amount(Rs.)
I	1 <sup>st</sup> September 2006	10,84,900/-
II	Within 7 days of casting of 1 <sup>st</sup> slab	92,600/-

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

S.S. Ramana

(GIA Holder)

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 19224 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

  
~~SUB-REGISTRAR~~

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.

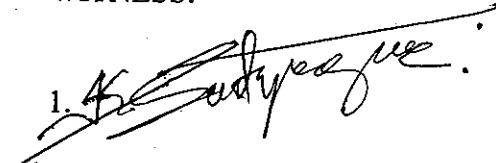

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.213 admeasuring about 230 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.214
South	Plot No.212
East	40' wide road
West	Plot No.218

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:

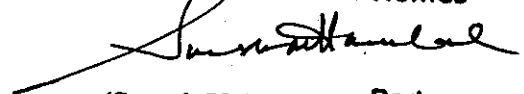
WITNESS:

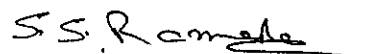
1.   
 2. 

For Mehta and Modi Homes

  
 (Soham Modi) Partner  
 BUILDER

For Mehta and Modi Homes

  
 (Suresh U. Mehta) Partner  
 BUILDER



BUYER.

(GPA Holder)

Certified that the stamp duty borne by this document is denoted u/s 10 G. 13 Act as No. 1923 of 2006 at E.L.O. Uppal and no refund of stamp duty can be claimed on this stamp.

SITB-REGISTRY

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

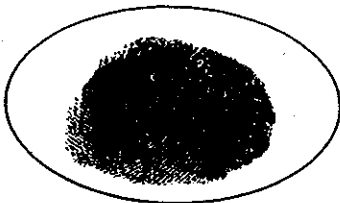
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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 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. SATYAVOLU RAVI KRISHNA  
S/O. MR. S. S. RAMA RAO  
R/O. A1-35, T. V. COLONY  
RAMANTHPUR  
HYDERABAD - 500 039.



REPRESENTATIVE COM GPA:

M.L. S. S. RAMA RAO  
S/O. S. NARAYANA RAO  
R/O. A1-35, TV colony  
Ramantapur, Hyd-039



SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANTS

(GPA Holder)

Certified that the stamp duty borne by this  
document is denoted u/s 16 of I.S. Act  
on the subsequent Sale deed registered  
as No. 19284 of 2006 at  
S.R.O. Uppal and no refund of stamp duty  
can be claimed on this stamp

  
~~SUB REGISTRAR~~