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18/11/06

19230/06



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
 S.No. 6880 Date 23/11/06
 Name P. Phani Kumar
 S/o. D/o. W/o. P. N. Murthy
 For Whom M/S. Mehta and Modi Homes

C 959682
 K. SRINIVAS
 V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

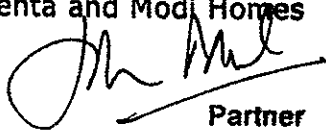
AGREEMENT FOR DEVELOPMENT CHARGES

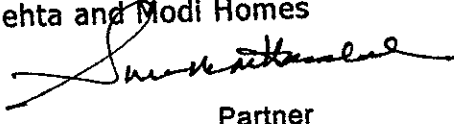
This Agreement for Development charges made and executed on this the 28th day of November, 2006 at Secunderabad by and between:


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. A. AVINASH, SON OF MR. A. V. RAO, aged about 29 years, Residing at D-4, R. K. Residency, Mahatma Nagar, Hasmatpet Road, Bowenpally, Secuderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

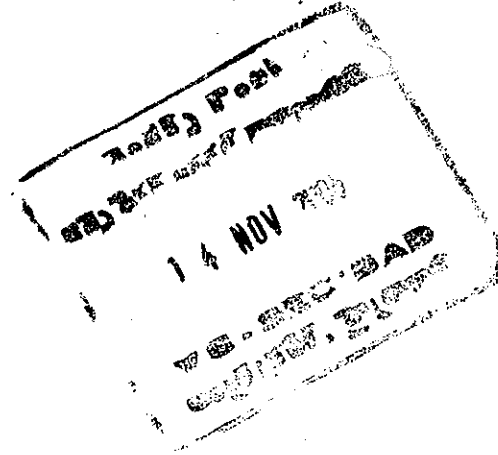
For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner



Certified that the stamp duty borne by this document is denoted w/s 16 of I.S. Act on the subsequent Sale deed registered as No. 19230 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

~~SUB-REGISTRAR~~

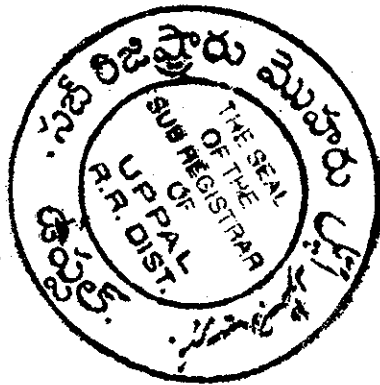


Document Under Section 42 of Act II of 1957 No. 19230 of 2006 Date 6/12/06

I hereby certify that the proper deficit stamp duty of Rs. 15820/- Rupees (Fifteen thousand Eight Hundred and twenty) has been levied in respect of this instrument from Sri. Soham Modi on the basis of the agreed Market Value consideration of Rs. 14,82,500/- being higher than the consideration agreed Market Value.

S.R.O. Uppal dated 6/12/06

[Signature]
Sub Registrar and Collector U/S. VI & 4 INDIAN STAMP ACT



WHEREAS:

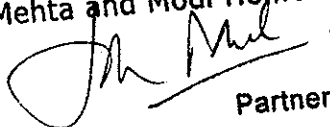
- A) The Buyer has entered into an Agreement of Sale dated 23rd November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 245) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of 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. 245, admeasuring 285 sq. yds. under a Sale Deed dated 28.11.2006 registered as document no. _____ 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.

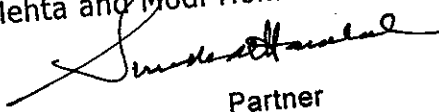
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 14,82,500/- (Rupees Fourteen Lakhs Eighty Two Thousand and 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 an amount of Rs. 2,55,000/- (Rupees Two Lakhs Fifty Five Thousand Only) the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

Date	Mode of Payment	Amount (Rs.)
19.09.2006	Cheque No. 711801	25,000/-
21.11.2006	Cheque No. 850953	2,30,000/-

3. The Buyer shall pay to the Builder the balance development charges of Rs. 12,27,500/- (Rupees Twelve Lakhs Twenty Seven Thousand and Five Hundred Only) on or before 18th November 2006.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

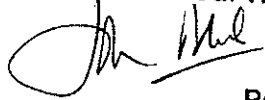


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SUB-REGISTRAR

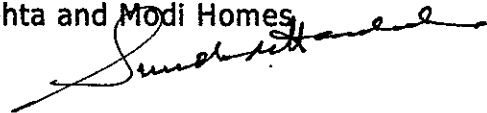
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months 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



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SCHEDULED PLOT

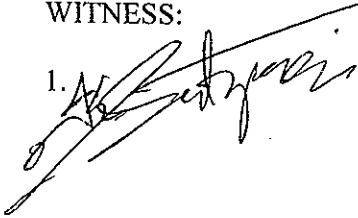
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 245 admeasuring about 285 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 244
South	Plot No. 246
East	40' wide road
West	Plot No. 263

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.



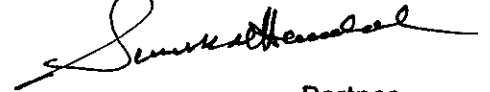
For Mehta and Modi Homes



Partner

(Soham Modi)

For Mehta and Modi Homes



(Suresh U. Mehta) Partner

BUILDER

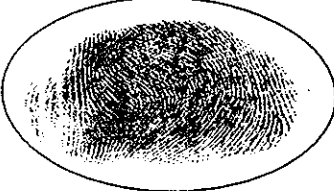

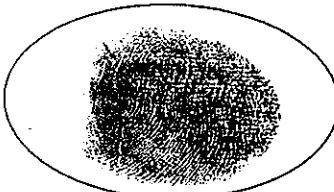



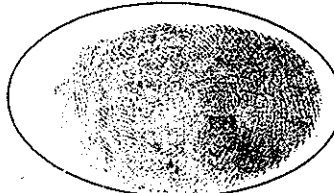



BUYER.

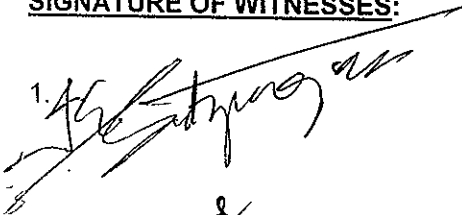
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SUB-REGISTRAR

**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
			<p><u>VENDOR:</u></p> <p>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.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>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.</p> <p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p> <p><u>BUYER :</u></p> <p>MR. A. AVINASH S/O. MR. A. V. RAO R/O. D-4, R.K. RESIDENCY MAHATMA NAGAR HASMATPET ROAD BOWENPALLY SECUDERABAD.</p>
			
			
			

SIGNATURE OF WITNESSES:

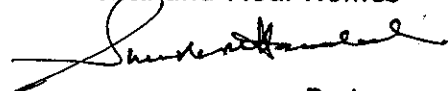
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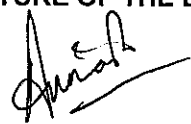
For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner

SIGNATURE OF THE EXECUTANTS



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