

250

2988/07



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*L. G. Chimala*  
 F. 646551  
**LEELA G. CHIMALA!**  
 STAMP VENDOR  
 No. 02/2004  
 6-4-76/A, Cellar, Ranigunj  
 SECUNDERABAD-500 003

No. 2031 Date 22/2/07 Rs. 100  
 Paid to D. Phani Kumar  
 For D. N. Murthy  
 For Whom Mehta & Modi Homes

See Back

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 1<sup>st</sup> 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 and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, 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. GARIMELLA SRIRAMAKRISHNA SHRI, SON OF MR. G. N. SOMAYAJULU, aged about 35 years, residing at 409A, Nagilla Towers, Shyamlal Building, 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

For Mehta and Modi Homes

*Suresh U. Mehta*  
 Partner

*Phani Kumar*  
 Partner

*G. N. Somayajulu*

2007, 7000  
 31 JAN 2007  
 S.R.O. UPPAL  
 R.R. DIST.

Certified that the stamp duty borne by this document is denoted w/s 16 of I.S. Act on the subsequent Sale deed registered No. 2988 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


  
 SUB-REGISTRAR

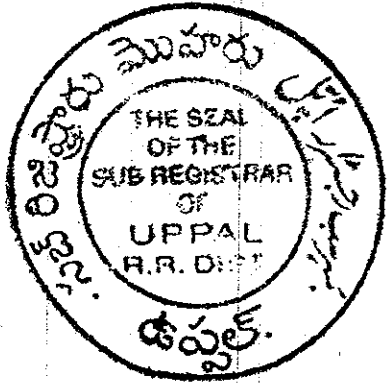
Government Under Section 42 of Act II of 1864  
 No. 2988 of 2007, Date 1/03/07

I hereby certify that the proper deficit stamp duty of Rs. 19,675/- Rupees (Nineteen thousand Six Hundred and seventy five only) has been levied in respect of this instrument from Sri. Soham Modi on the basis of the agreed Market Value consideration of Rs. 19,67,000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

1/03/07

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



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 29<sup>th</sup> November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 250) 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. 250 admeasuring 411 sq. yds. under a Sale Deed dated 01.03.2007 registered as document no. 2985/07 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.

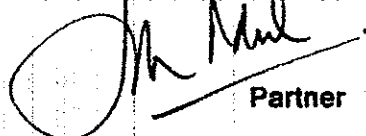
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 19,67,000/- (Rupees Seventeen Lakhs Sixty 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 the following amounts before entering into this agreement, which is admitted and acknowledged by the Builder.

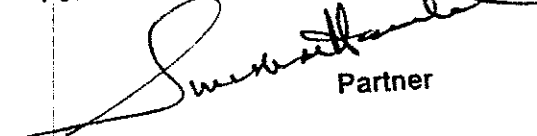
Date	Mode of Payment	Amount
23.10.2006	Cheque No. 777339	25,000/-
25.11.2006	Cheque No. 777329	2,00,000/-
07.12.2006	Cheque No. 777341	4,75,000/-
	Total Amount Received	7,00,000/-
	Less: Amount appropriated towards Sale Deed	4,93,500/-
	Balance appropriate towards Development Charges	2,06,500/-

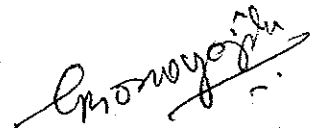
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 17,60,500/- (Rupees Seventeen Lakhs Sixty Thousand Five Hundred Only) before 23<sup>rd</sup> December 2006.
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

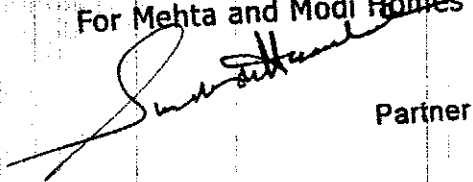


Certified that the stamp duty on the  
document is deposited w/s 16 of 1971  
by the subsequent Sale deed registered  
as No. 2988 of 2007 at  
S.S.O. Uppal and no refund of stamp duty  
can be claimed on this stamp.

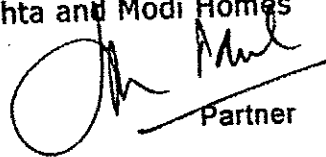
SUR-REGISTRAR

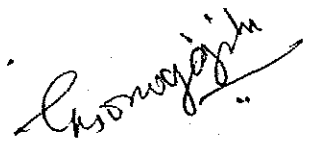
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months from the due date.
6. It is hereby agreed and understood explicitly between the 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



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. 288 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

  
SUB-REGISTRAR

SCHEDULED PLOT

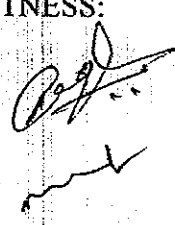
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 250 admeasuring about 411 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

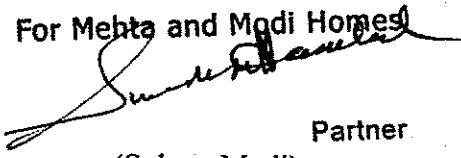
North	Plot No. 249
South	40' wide road
East	40' wide road
West	Plot No. 268

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

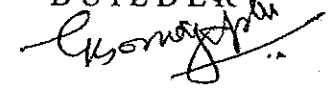
For Mehta and Modi Homes



Partner

(Suresh U. Mehta)

BUILDER







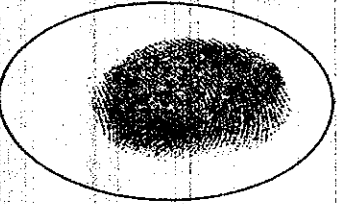

BUYER.

Certified that the stamp duty borne by the  
document is denoted w/s 16 of 1957 Act  
on the subsequent Sale deed registered  
at No. 2988 of 2007 at  
S.R.O. Uppal and no refund of stamp duty  
can be claimed on this stamp.


SUB-REGISTRAR




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

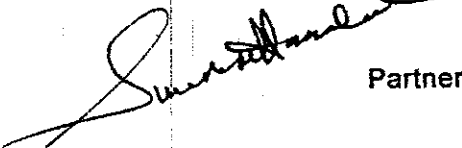
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUILDER:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS  1. MR. 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
			<u>GPA FOR PRESENTING DOCUMENTS:</u>  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.

SIGNATURE OF WITNESSES:


1. 

2. 

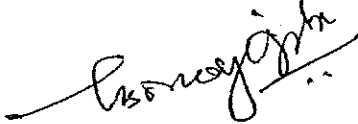
For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner



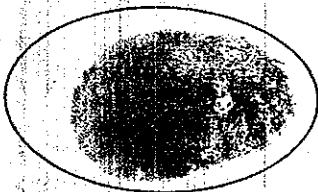
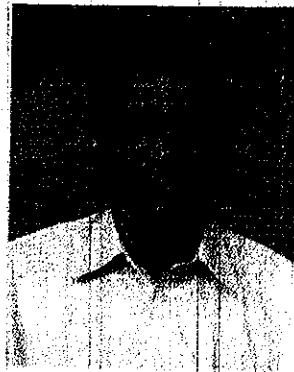
SIGNATURE OF THE EXECUTANTS



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. 988 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

  
~~SUB-REGISTRAR~~

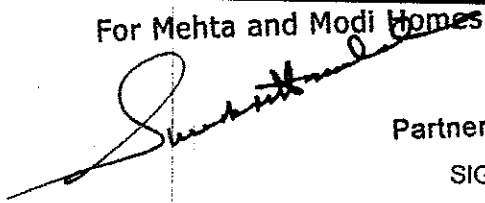
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u>  MR. GARIMELLA SRIRAMAKRISHNA SHRI S/O. MR. G. N. SOMAYAJULU R/O. 409A, NAGILLA TOWERS SHYAMLAL BUILDING BEGUMPET HYDERABAD - 500 016.
			<u>REPRESENTATIVE:</u>  MR. G. N. SOMAYAJULU S/O. R/O. 409A, NAGILLA TOWERS SHYAMLAL BUILDING BEGUMPET HYDERABAD - 500 016.

SIGNATURE OF WITNESSES:

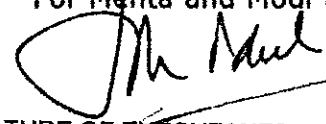
1. 
2. 

For Mehta and Modi Homes



Partner

For Mehta and Modi Homes

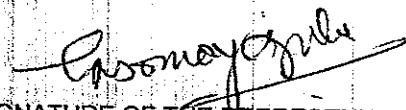


Partner

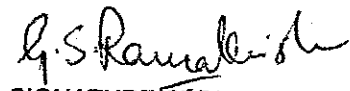
SIGNATURE OF EXECUTANTS

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. G. N. Somayajulu, 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)

Certified that the stamp duty on this document is denoted as 16 of I.S. Act on the subsequent Sale deed registered as No. 2988 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR 

