




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 226008

Date : 09-10-2007 Serial No : 10,846 Denomination : 100

Purchased By :

G.VIN KATESH
S/O.G.A.RAO
SECUNDERABAD


Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

For Whom :

MAHTA & MODI HOMES

SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

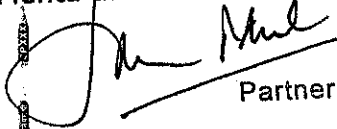
This Agreement for Development charges made and executed on this the ___ day of October 2007 at Secunderabad by and between:

M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 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.)

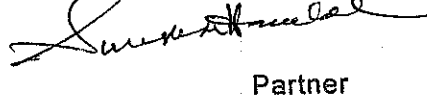
AND

MRS. JHANSI LAKSHMI SAKAMURI, W/o. MR. SAKAMURI DURGA PRASAD, aged about 52 years, residing at C/o. Mr. V. G. Prasad, Flat No. 203, Vijaya Towers, Kalyan Nagar, III phase, Motinagar, Hyderabad - 500 018., hereinafter referred to as the Vendee (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:

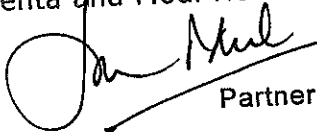
- A) The Buyer has entered into an Agreement of Sale dated 02.03.2006 for purchase of a bungalow along with an identifiable plot of land (plot no.67) in the project known as Silver Oak Bungalows, situated at Sy. Nos. 35 to 39, Cherlapally, Hyderabad. As per the terms and conditions of the said agreement 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.67 admeasuring 310 sq. yds. under a Sale Deed dated _____ 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:

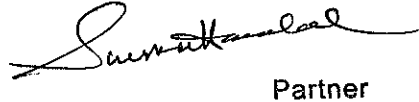
1. The Buyer has agreed to pay in advance a sum of Rs.11,38,500/- as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said consideration for development charges of Rs.11,38,500/- (Rupees Eleven Lakhs Thirty Eight Thousand Five Hundred Only) in the following manner:

Date	Mode of Payment	Amount
30.01.2006	Cash	25,000/-
24.02.2006	Wire Transfer	1,02,427/-
02.05.2006	Wire Transfer	12,23,684/-
14.12.2006	Wire Transfer	3,11,430/-
15.03.2007	Wire Transfer	3,06,950/-
24.05.2007	Wire Transfer	3,02,025/-
20.07.2007	Wire Transfer	2,40,120/-
23.08.2007	Wire Transfer	4,43,520/-
Total Amount Received		29,55,156/-
Less: Appropriate amount towards Saledeed		4,34,000/-
Appropriate amount towards Developments Agreement		11,38,500/-
Balance towards Construction Agreement		13,82,656/-

For Mehta and Modi Homes


Partner

For Mehta and Modi Homes


Partner



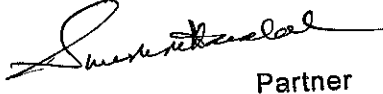
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3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall 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.
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.
9. Stamp duty and Registration amount of Rs. _____/- is paid by way of challan No. _____, dated _____, drawn on SBH, Habsiguda, Hyderabad.

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. 67 admeasuring about 310 sq. yds. forming part of Sy. Nos. 35, 36, 37, 38 and 39, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, bounded on:

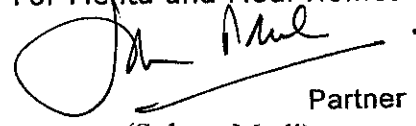
North	40' wide road
South	Neighbours land
East	Plot No. 65 & 66
West	Road

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:

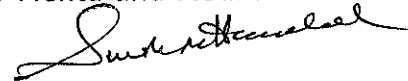
WITNESS:

- 1.
- 2.

For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes


Partner
(Suresh U. Mehta)
BUILDER



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BUYER.

NEW JERSEY

Motor Vehicle
Commission

CLASS: D

AUTO DRIVER LICENSE



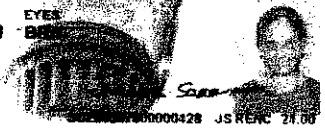
S0212 40173 55622
DOB: 05-16-1952

JHANSI L. SAKABINE
1 GENOVA CT
EDISON NJ 08917-1200

ISSUED: 03-17-2009 EXPIRES: 03-30-2010

ENDOR:

SEX HGT EYES
F 5-01 BRN



0000428 JS RENC 21.00