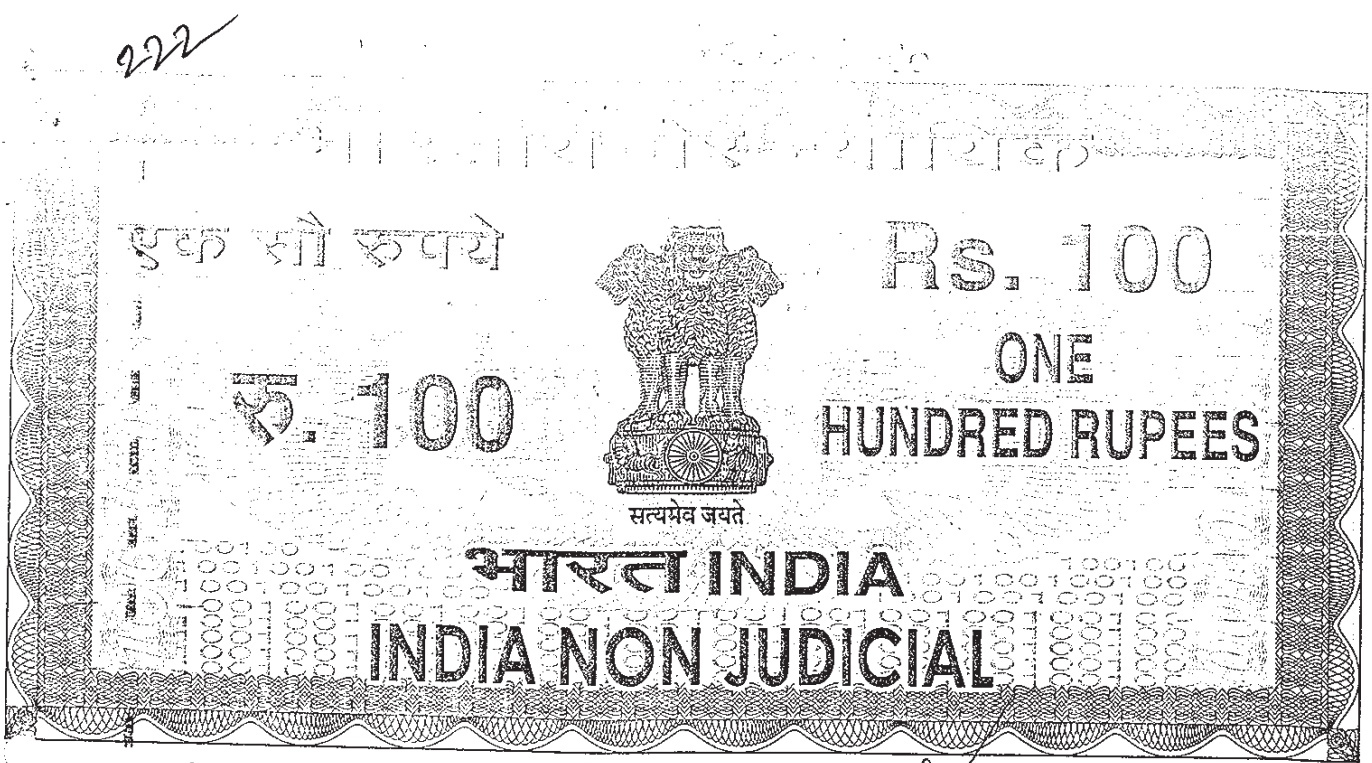




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 487311

S.No. 70243 Date 30/11/2006 Rs. 100/-
Name D. Phanikumar
S/o. D/o. Mr. D. S. Murthy
For Whom Mehta & Modi Homes

K. SRINIVAS
S.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 22nd 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 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.)

AND

MR. V. S. RADHA KRISHNA MURTY, SON OF LATE MR. V. SREERAMA CHANDRA MURTY, aged about 41 years, residing at H. No. 16/75-1, Satyanarayanapuram, Gudivada – 521 301, Krishna District, A.P., 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 u/s 16 of I.S. Act on the subsequent Sale deed registered as No. of 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 1864 No. of 200.... Date

I hereby certify that the proper deficit stamp duty of Rs. 141.60 Rupees.....

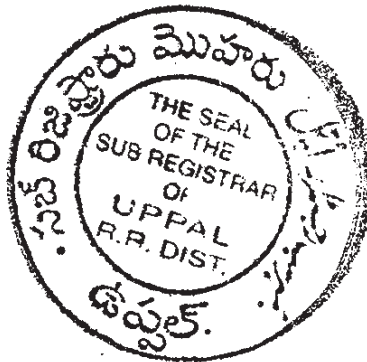
has been levied in respect of this instrument from Sri.....

on the basis of the agreed Market Value consideration of Rs. 1424000 being higher than the consideration agreed Market Value.

S.R.O. Uppal

Witness

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



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 25th November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 222) 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. 222, admeasuring 272 sq. yds. under a Sale Deed dated 22-12-06 registered as document no. 20240/06 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. 14,24,000/- (Rupees Fourteen Lakhs Twenty Four 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 shall pay to the Builder the above said development charges of Rs. 14,24,000/- (Rupees Fourteen Lakhs Twenty Four Thousand Only) in the following manner:

Installment	Due date of Payment	Amount (Rs.)
I	2 nd December 2006	12,08,000/-
II	Within 7 days of casting of 1 st slab	2,16,000/-

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

Stamp duty is payable on the
document is stamped with 15% of the
value of the subsequent Sale deed registered
in the name of of
S.R.O. Uppal and no refund of stamp duty
can be claimed on this stamp.


SUB-REGISTRAR

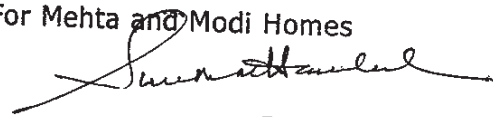
5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, 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.

For Mehta and Modi Homes



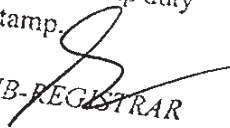
Partner

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. of 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. 222, admeasuring about 272 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. 221
South	Plot No. 223
East	40' wide road
West	Plot No. 233

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:

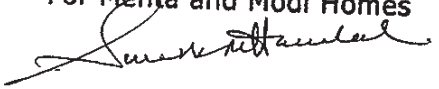
WITNESS:

1. 
2. 

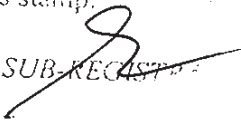
For Mehta and Modi Homes


Partner
(Soham Modi)
BUILDER

For Mehta and Modi Homes

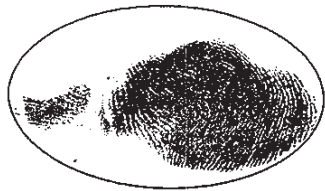

Partner
(Suresh U. Mehta)
BUILDER

Certified that the stamp duty borne by this
document is denoted n/s 16 of 15. And
no the subsequent Sale deed registered
n. No.....of.....
G.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.

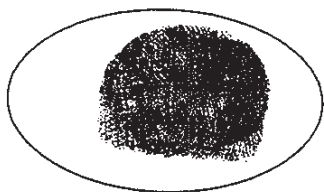
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

M/S. MEHTA & MODI HOMES,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. 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. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

SIGNATURE OF EXECUTANTS

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.....ofat
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

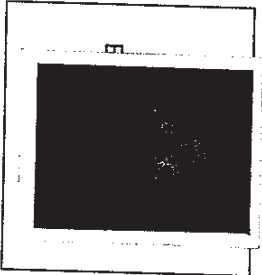
PURCHASER:

MR. V. S. RADHA KRISHNA MURTY
S/O. LATE MR. V. S. CHANDRA MURTY
R/O. H.NO. 16/75-1
SATYANARAYANAPURAM
GUDIVADA - 521 301
KRISHNA DISTRICT.



REPRESENTATIVE:

Mr. P. Mahalakshmi
W/o. Mr. P. Gopalakrishna
H.NO. - 6/15, MD-3330
Ordinance factory
Yedduruncilarum, medak dist



SIGNATURE OF WITNESSES:

1. *[Signature]*

For Mehta and Modi Homes

For Mehta and Modi Homes

2. *[Signature]*

Partner

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. P. Mahalakshmi, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Uppal, Ranga Reddy District.

P. Mahalakshmi Devi

SIGNATURE OF THE REPRESENTATIVE

[Signature]
SIGNATURE OF SUB-REGISTRAR

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


SUB-REGISTRAR