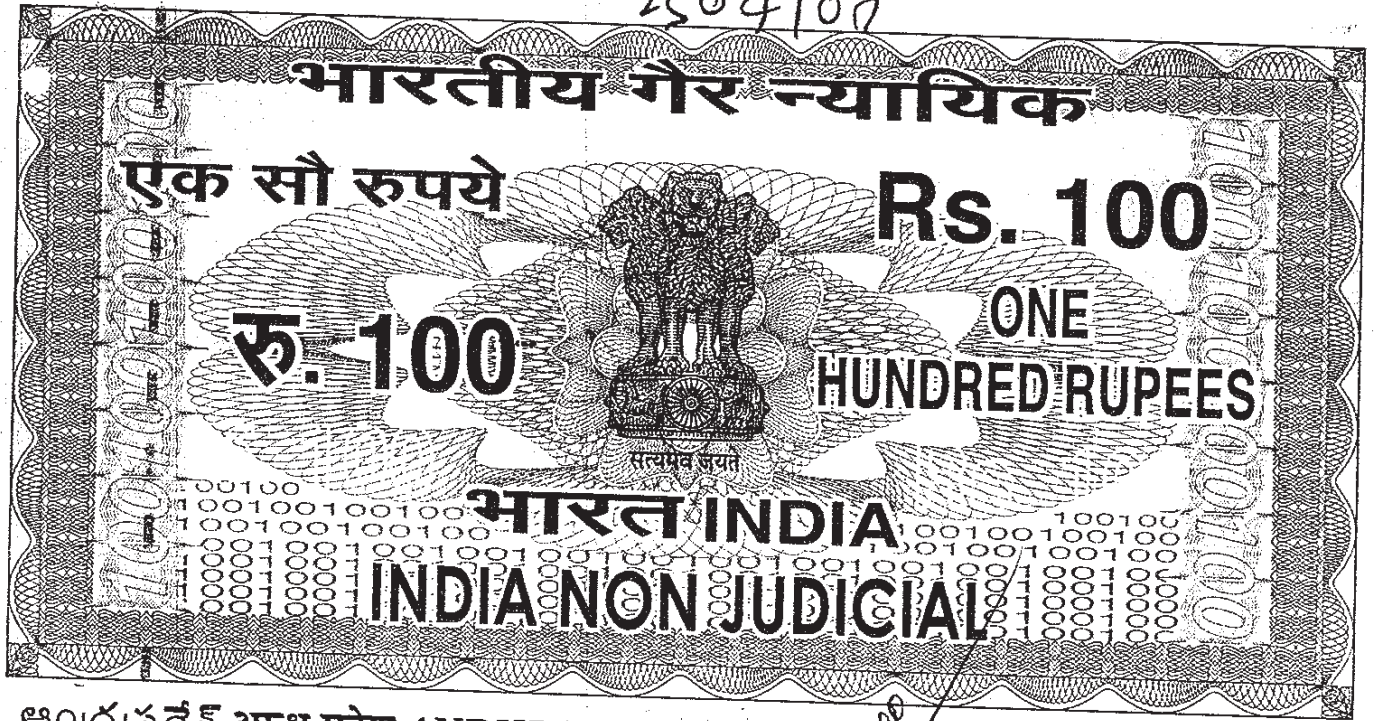




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114993

71515  
Date 06/12/2006 100/-  
Name D. Phani Kumar  
S/o. D. Venkatesh  
mehta & modi Homes

K. SRINIVAS  
S.V.L. No. 26/98, R.No. 39/200-  
City Civil Court,  
SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 22<sup>nd</sup> day of December, 2006 at Secunderabad by and between:

464900  
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

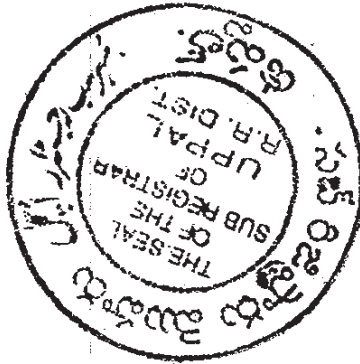
MR. ATKURU RAVI SANKAR, SON OF MR. A. V. GOPALA KRISHNA MURTHY, aged about 39 years, residing at FF3, Surya Apartments, Revenue Employees Colony, Hotel Kandhari Road, Vijayawada - 520 010, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner



INDIAN STAMP ACT

Sub Registrar

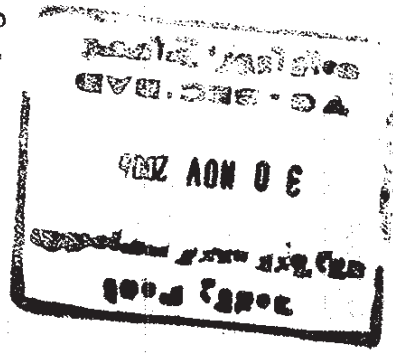
S.R.O. Uppal

I hereby certify that the proper deficit stamp duty of Rs. 14.54/Ruppes. fourteen hundred and forty five only has been levied in respect of this instrument from Sri. S. Venkatesh on the basis of the agreed Market Value consideration of Rs. 14,64,500/- being higher than the consideration agreed Market Value.

No. 2304 of 2007 Date 22/12/2006

SUB-REGISTRAR

Certified that the stamp duty borne by this document is denoted as 16 of I.S. Act on the subsequent Sale deed registered as No. 2304 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 27<sup>th</sup> day of November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 227) 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. 227, admeasuring 281 sq. yds. under a Sale Deed dated 22.12.07 registered as document no. 2302/07 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. 14,64,500/- (Rupees Fourteen Lakhs Sixty Four 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 shall pay to the Builder the balance development charges of Rs. 14,64,500/- (Rupees Fourteen Lakhs Sixty Four Thousand Only) in the following manner:

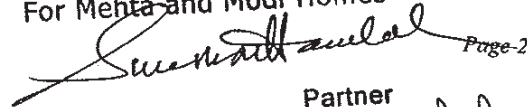
| Installment | Due date for Payment                                                    | Amount (Rs.) |
|-------------|-------------------------------------------------------------------------|--------------|
| I           | 5 <sup>th</sup> December 2006                                           | 12,16,000/-  |
| II          | 15% of sale consideration within 7 days of casting 1 <sup>st</sup> slab | 2,48,500/-   |

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

Page-2



~~SUB-REGISTER~~

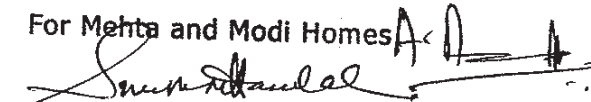
Certified that the stamp duty has been paid on the subsequent Sale deed registered as No. 2254 of 2008 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

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

SUB-REGISTRAR

Notified that the stamp duty on the subsequent Sale deed registered as No. 2854 of 2008 S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 227, admeasuring about 281 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  
South  
East  
West

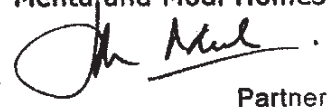
Plot No. 226  
40' wide road  
40' wide road  
Plot No. 228

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. 

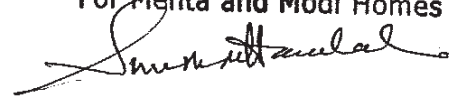
For Mehta and Modi Homes



Partner

(Soham Modi)  
BUILDER

For Mehta and Modi Homes



Partner

(Suresh U. Mehta)  
BUILDER

  
BUYER.

STAMP REGISTRAR

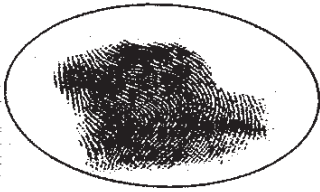
Certified that the stamp duty borne by this document is denoted as 16 of I.S. Act of the subsequent Sale deed registered as No. 2204 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

# 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

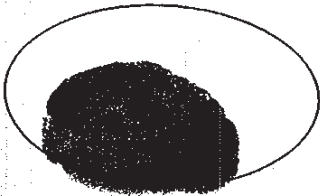
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



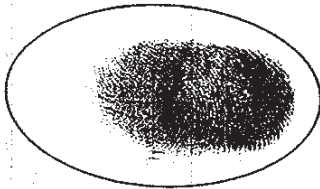
## BUILDER:

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, 3<sup>RD</sup> 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

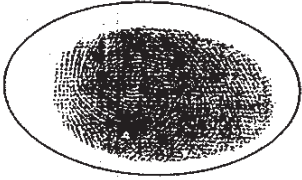
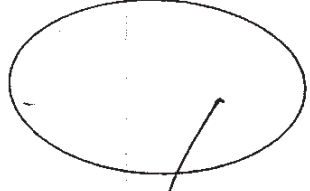
SIGNATURE OF EXECUTANTS

Certified that the stamp duty herein payable  
on the subsequent Sale deed registered  
as No. 2504 of 2007 at  
S.R.O. Uppal and no refund of stamp duty  
can be claimed on this stamp.

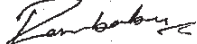
SUB-REGISTRAR



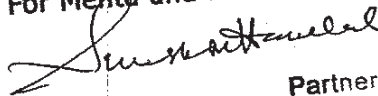
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                          | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                                                 | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                             |
|---------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |  |                             | <b>PURCHASER:-</b><br>MR. ATKORI RAVI SHANKAR<br>S/o. MR. A.V. G. KRISHNA MURTHY<br>R/o. FF3, SURYA APTS,<br>REVENUE EMPLOYEES COLONY<br>HOTEL KANDARI ROAD,<br>VIJAYAWADA - 010 |
|         |  | PHOTO<br>BLACK & WHITE<br> | <b>REPRESENTATIVE:</b><br>MR. G. PRADEEP KUMAR<br>S/o. G. DHANRAJ<br>R/o. 1-10-263<br>COMSARY BAZAR<br>NEW BOWNEPALLY<br>SEC 13 AD                                               |

## SIGNATURE OF WITNESSES

- 
- 

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 send herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Sri G. Pradeep Kumar as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances .....

  
 Signature of the Representative

Signature of Witnesses:

  
 Signature(s) of BUYER(s)

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. 284 of 2005 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp

~~Sub-Registrar~~  
*[Signature]*