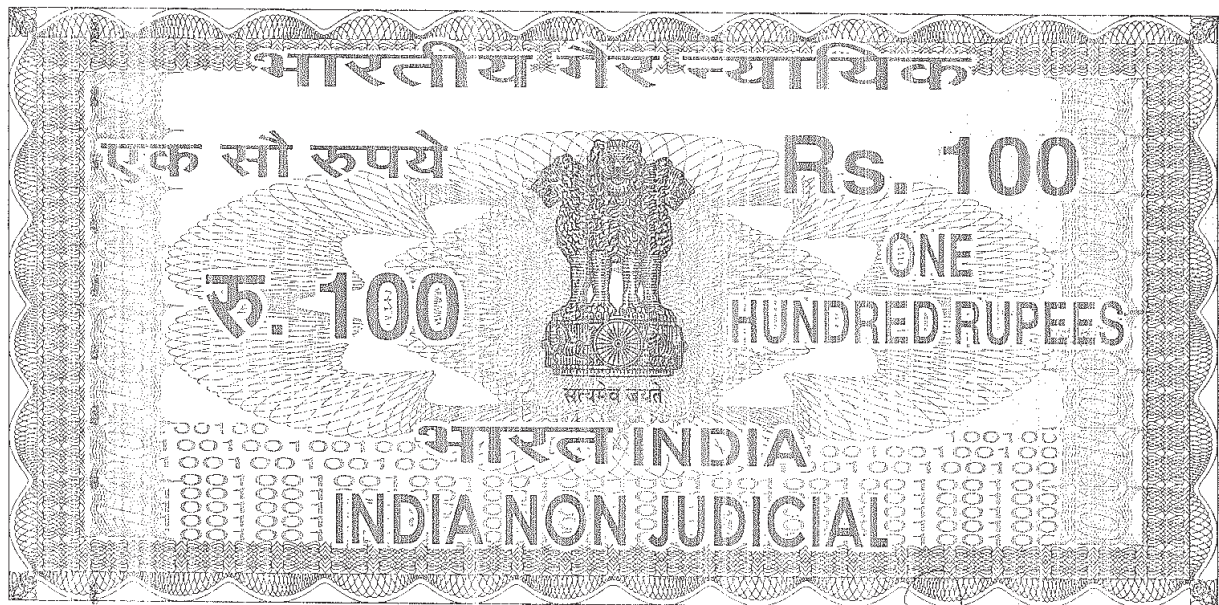




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 972140

16952 08/11/2011 100/-
Ramesh
C.N. Reddy
Neha & Modi Homes

K. SATISH KUMAR
Licenced Drama Vendor
LIC.No.15-19-015/2000
REN.No.15-19-015/2009
H.No.5-2-08, Filmavathipet (V),
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.93-9055156

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 30th day of November 2011 at SRO, Uppal, Ranga Reddy District 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, Son of Sri Satish Modi, aged about 41 years, Occupation: Business and Mr. Bhavesh V. Mehta, Son of Late Vasanth U. Mehta, aged about 46 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. ANIL KONGARI, SON OF Mr. BALRAM KONGARI aged about ____ years, Occupation: Service, Flat No. 402, Vijaya Vamsi Residency, Karthikeya Nagar, Nacharam Hyderabad – 500 076., 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 & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 10th November 2011 for purchase of a bungalow along with an identifiable plot of land (plot no. 360) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55 situated at Cherlapally Village, 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. 360, admeasuring 408 sq. yds., under a Sale Deed dated 30.11.2011 registered as document no. 8518/11 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.

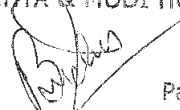
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay a sum of Rs. 8,68,000 (Rupees Eight Lakhs Sixty Eight 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 already paid the above said amount of Rs. 8,68,000/- (Rupees Eight Lakhs Sixty Eight Thousand Only) for development charges before entering this agreement which is admitted and acknowledged by to the Builder
3. The Buyer shall liable to pay the development charges on land 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. 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.
5. 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.

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner



6. 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.
7. 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.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 360, admeasuring about 408 sq. yds., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55 in the project known as "Silver Oak Bungalows Phase – III" situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	30' wide road
South	Open Land (Sy. No. 30)
East	Plot No. 361
West	Open Land (Sy. No. 30)

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:

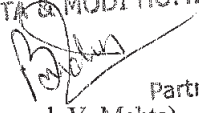
1.

FOR MEHTA & MODI HOMES

Partner

(Soham Modi)
BUILDER

2.

FOR MEHTA & MODI HOMES

Partner

(Bhavesh V. Mehta)
BUILDER


BUYER.

ANIL KUMAR KONGARI
BALRAM KONGARI

3475

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

K ANIL KUMAR
BALRAM KONGARI

16/07/1977
Permanent Account Number
AMLPK4161F


Signature



AND

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 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 41 years, Occupation: Business and Mr. Bhavesh V. Mehta, Son of Late Vasanth U. Mehta, aged about 46 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

Mr. ANIL KONGARI, SON OF Mr. BALRAM KONGARI, aged about 34 years, Occupation: Service, Flat No. 402, Vijaya Vamsi Residency, Karthikeya Nagar, Nacharam, Hyderabad – 500 076., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

WHEREAS:

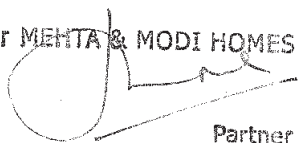
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

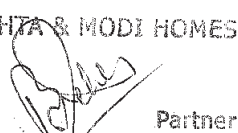
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

For MEHTA & MODI HOMES



Partner

For MEHTA & MODI HOMES



Partner

REGISTRATION PLAN SHOWING

PLOT NO. 360, FORMING A PART

IN SURVEY NO.

31, 40(P), 41(P), 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. BHAVESH V. MEHTA, SON OF LATE VASANTH U. MEHTA

BUYER:

MR. ANIL KONGARI, SON OF MR. BALRAM KONGARI

REFERENCE:
AREA:

408

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Open Land (Sy. No. 30)

82'-10"

Plot No. 360

30' wide road

44'-4"

Plot No. 361



For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIG. OF THE VENDOR**SIGN. OF THE BUYER****WITNESSES:**

1.

2.

AND

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 being represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 41 years, Occupation: Business and Mr. Bhavesh V. Mehta, Son of Late Vasanth U. Mehta, aged about 41 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

Mr. ANIL KUMAR KONGARI, SON OF Mr. BALRAM KONGARI, aged about 34 years, Occupation: Service, Flat No. 402, Vijaya Vamsi Residency, Karthikeya Nagar, Nacharam, Hyderabad – 500 076., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 7-28.5 Gt. forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
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4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K Parekh, Shri Parvesh B Parekh and Shri Piyush J Parekh were the absolute owners and possessors of the land admeasuring about Ac. 1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

REGISTRATION PLAN SHOWING

PLOT NO. 360, FORMING A PART

IN SURVEY NO.

31, 40(P), 41(P), 42, 44, 45 & 55

Situated at

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

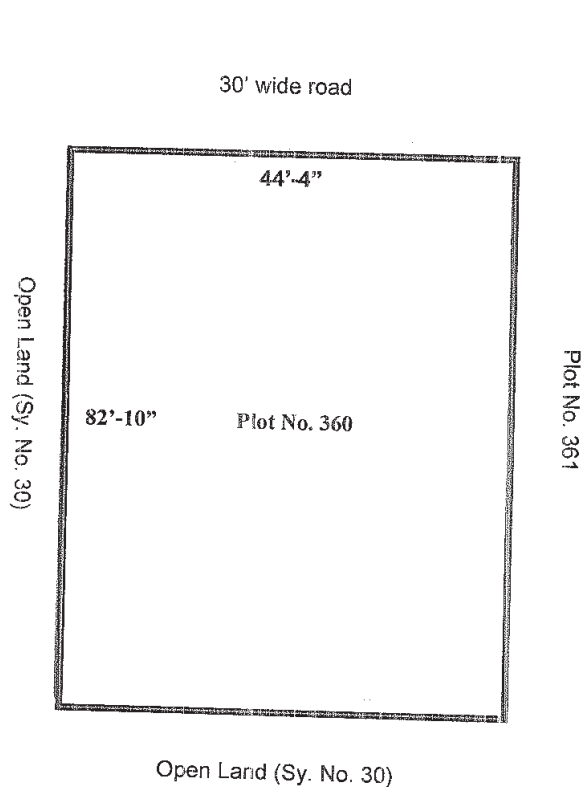
2. MR. BHAVESH V. MEHTA, SON OF LATE VASANTH U. MEHTA

BUYER:

MR. ANIL KUMAR KONGARI, SON OF MR. BALRAM KONGARI

REFERENCE:
AREA:

408

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****WITNESSES:**

1.

2.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGN. OF THE VENDOR