

4674/08

RECORDED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

CS
578

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3813

5/8/08

100/-

Sec

G. Venkatesh

G. A. Rao

Modi and Modi Constructions

L. Chinnay
P 532015
LEELA G. CHIMALGI
STAMP VENDOR
N 12/2/08
554-76/A, Velsa Rangunji
SECUNDERABAD-500 003

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 30th day of June 2008 at Secunderabad by and between:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years. Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

AND

1. MR. KARUNAKARAM VENKATA KRISHNA MURTHY, SON OF MR. K. R. C. DAS aged about 42 years
2. MRS. ARUNA KARUNAKARAM, WIFE OF MR. MR. KARUNAKARAM VENKATA KRISHNA MURTHY, aged about 41 years. both are residing at 24-143/21/16, Vishnupuri, Anand Bagh, Malkajgiri, Hyderabad - 500 047. 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 MODI & MODI CONSTRUCTIONS

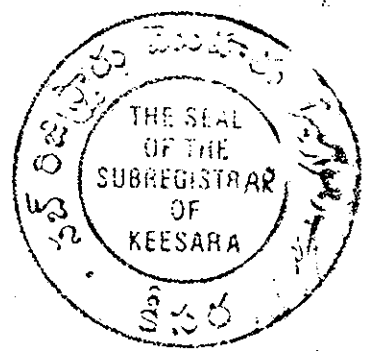
[Signature]
Partner

కామవేదిక
 ఆంధ్రప్రదేశ్

1.1 APR 2008 వ పుస్తకము 200% సు.11పు... 4674
 దస్తావేజు మొత్తం కారితము సంఖ్య: 9
 కారితము వరుస సంఖ్య: 1

2008 మం. 202 నెం. 2 వ తది
 1930 చ.క.క. చ.క. మం. 4 వ తది
 చ.క.క. 11 మం. 1 నెం. 1 వ తది
 కారితము - అభిమాని అభిమాని
 కె. పి. లక్ష్మణం కె. పి. లక్ష్మణం
 అభిమాని అభిమాని 1908 లో నెం. 12 వ తది
 అభిమాని అభిమాని అభిమాని అభిమాని
 చ.క.క. 1000/- లు చెల్లించారు.
 ప్రతిపక్షాధికారి అభిమాని
 అభిమాని అభిమాని

సబ్-రెజిస్ట్రార్




అభిమాని



అభిమాని
 K. Prabhakar Reddy s/o. K. P. Reddy occ: Senior
 (C) S-N-187/3 & 4, 2nd floor, Solam mansion
 M. G. Road, Sec 3rd, through attested GPA for
 Presentation of documents, vide GPA No. 12/12/08
 at SRO, Keesara, R.R. Dist

నిరూపించినది


1. 
 (K. Prabhakar Reddy)

s/o. Ramachandran Rao occ: Business
 R/o. 1-54, Krishnanagar, HB colony, Kuchiguda
 And.

2. 

YENKAT GOUD s/o. YADANA GOUD
 occ: BUSINESS R/o. 10, Sri Sri APJS
 NAGOLE, HYD.

2008 మం. 203 నెం. 2 వ తది
 1930 చ.క.క. చ.క. మం. 4 వ తది
 చ.క.క. 11 మం. 1 నెం. 1 వ తది


 సబ్-రెజిస్ట్రార్
 కె.ఎస్.ఆర్.

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 12th March 2008 for purchase of a house along with an identifiable plot of land (plot no. 14) in the project known as Nilgiri Homes, situated at Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District. 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. 14 admeasuring 179 sq. yds. under a Sale Deed dated 30.06.08 registered as document no. 4673/08 in the Office of the Sub-Registrar, Keesara, R. R. District. 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:

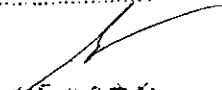
1. The Buyer has agreed to pay in advance a sum of Rs. 16,88,500/- (Rupees Sixteen Lakhs Eighty Eight Thousand Five Hundred Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer has already paid an amount of Rs. 4,17,000/- (Rupees Four Lakhs Seventeen Thousand Only) before entering into this agreement and the Builder admitted and acknowledged the receipt for said consideration.
3. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 12,71,500/- (Rupees Twelve Lakhs Seventy One Thousand Five Hundred Only) on or before 15.03.2008
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.
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 1 month from the due date.

For MODI & MODI CONSTRUCTIONS

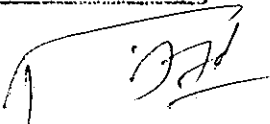


Partner

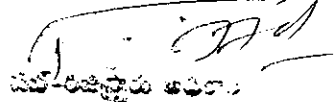
పట్టణము 2008 సం. నెం. 4624
 పట్టణము పేరును గానవేయు సంఖ్య 9
 ధర రూ. 2


 సబ్-రిజిస్ట్రారు

| ENCLOSURE | |
|---|-----------|
| Certificate No. 12088-14624/2008 Date 2/11/08 Rs. 12,715.00 | |
| I. Duty | |
| 1. in the shape of stamp paper | Rs. 100 |
| 2. in the shape of cash | Rs. 16285 |
| 3. in the shape of stamp paper | Rs. |
| 4. in the shape of stamp paper | Rs. |
| 5. in the shape of stamp paper | Rs. |
| II. Transfer Fee | |
| 1. in the shape of stamp paper | Rs. |
| 2. in the shape of cash | Rs. |
| III. Registration Fee | |
| 1. in the shape of stamp paper | Rs. 1000 |
| 2. in the shape of cash | Rs. |
| IV. Paper Charges | |
| 1. in the shape of stamp paper | Rs. 100 |
| 2. in the shape of cash | Rs. |
| Total 17985 | |


 P.C.I.

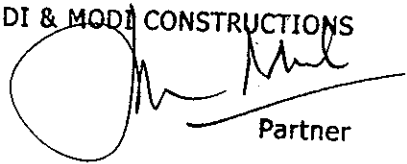
పట్టణము 2008 సం. (కా.కె 1930) సంఖ్య
 4624 పేరునకుగా రిజిస్ట్రారు చేయబడినది. స్వామిగార్
 నమోదు సంఖ్య నెం. 12088-14624/2008
 వస్తున్నది.
 ధర రూ. 2


 సబ్-రిజిస్ట్రారు కార్యాలయం



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 house 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.
10. Stamp duty and Registration amount of Rs. 17,885 /- is paid by way of challan No. 716677, dated 02.07.08, drawn on SBH, Keesara Branch, R. R. District.

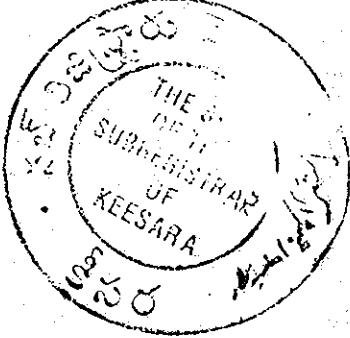
For MODI & MODI CONSTRUCTIONS



Partner

..... 4624
.....
.....

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.....





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 14 admeasuring about 179 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto, bounded on:

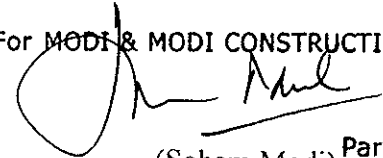
| | |
|-------|---------------|
| North | Plot no. 15 |
| South | 30' wide road |
| East | Plot no. 08 |
| West | 30' wide road |

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 MODI & MODI CONSTRUCTIONS





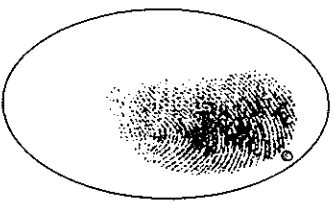

(Soham Modi) Partner
BUILDER

7 వ పేజీ నంబరు 2008 నంబరు 4624
పేజీ నంబరు 9
4

సాక్షులు



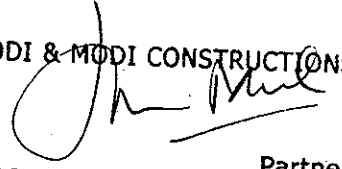
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner
SIGNATURE OF EXECUTANTS

1. ಅಧಿಕಾರಿಗಳ ಹೆಸರು 4674

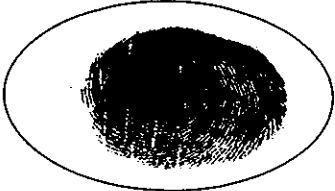
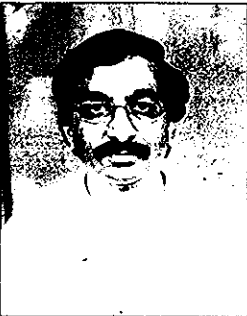




2. ಅಧಿಕಾರಿಗಳ ಸಂಖ್ಯೆ 9

3. ಅಧಿಕಾರಿಗಳ ವಿವರ 5

46-6274



**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 |
|--------|---|---|--|
| |  |  | <p><u>BUYER:</u></p> <p>1. MR.VENKATA KRISHNAMURTHY KARUNAKARAM S/O. MR. K. R. C. DAS R/O. 24-143/21/16 VISHNUPURI, ANAND BAGH MALKAJGIRI HYDERABAD – 500 047.</p> |
| |  |  | <p>2. MRS. ARUNA KARUNAKARAM W/O VENKATA KRISHNAMURTHY KARUNAKARAM R/O. 24-143/21/16 VISHNUPURI, ANAND BAGH MALKAJGIRI HYDERABAD – 500 047.</p> |
| |  |  | <p><u>REPRESENTATIVE:</u></p> <p>MR. M. RAVI PRAKASH S/O. M. R. K. MURTHY R/O. 24-143/21/16 VISHNUPURI, ANAND BAGH MALKAJGIRI HYDERABAD – 500 047.</p> |

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS

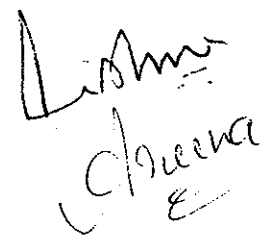

SIGNATURE OF EXECUTANT

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. M. Ravi Prakash, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)




4674
.....
..... 7
..... 6

.....

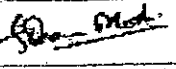


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
AEMPNG725H



नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI


जन्म तिथि / DATE OF BIRTH
18-10-1999

हस्ताक्षर / SIGNATURE


प्रमुख आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh


INDIA ONLY DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLDAPG11153CZ2002


प्रकार / CLASS
K PARAG DEY
2-3-4
जाति / CATEGORY
AMBER
HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD-EZ

For MODI & MODI CONSTRUCTIONS

 Partner

1 వ్యవస్థాపనా 2008 రికార్డులు 6674.....
వస్తువేరకు వా. నా.నా. కార్యదేయము కలపబ్బు 7.....
ఈ కార్యదేయము కలపబ్బు 7.....

సచి-రజిస్ట్రారు



GOVERNMENT OF INDIA GOVERNMENT OF INDIA



भारत गणराज्य REPUBLIC OF INDIA

Country Code: IND
Passport No.: A4158705

Surname: KARUNAKARAM

Given Name: VENKATA KRISHNAMURTHY

Nationality: INDIAN
Date of Birth: MAY 22, 1965 (SIXTY FIVE)

Place of Issue: GUNTUR (A.P.)

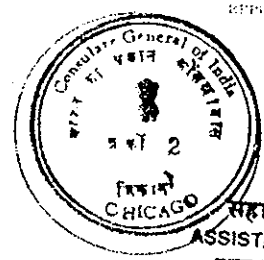
Place of Issue: CHICAGO

Date of Expiry: JULY 28, 98, JULY 27, 2008 F.

आवेदनकर्ता को भारत सरकार के कंसुलरि के कार्यालय में प्रेषित किया गया है।

PLEASE APPLY TO REQUEST AND ACQUIRE IN THE NAME OF THE CONSUL GENERAL OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO AFFORD HIM OTHER, SWIFT ASSISTANCE IN THE EVENT OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के कंसुलरि के कार्यालय में प्रेषित किया गया है।
BY ORDER OF THE CONSUL GENERAL OF INDIA

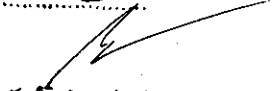


Handwritten signature of V. P. Sharma.

श्री पी. शर्मा
(V. P. SHARMA)
सहायक कंसुलर अधिकारी
ASSISTANT CONSULAR OFFICER
भारत का प्रधान कंसुलावास
CONSULATE GENERAL OF INDIA
चिकागो, इलीनोईस
CHICAGO, ILLINOIS

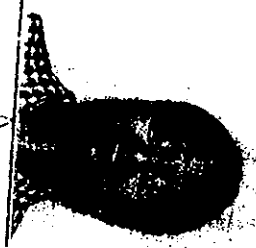
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1 ದತ್ತಾಂಶ ಸಂಖ್ಯೆ 4674
2 ದತ್ತಾಂಶ ಸಂಖ್ಯೆ 9
3 ದತ್ತಾಂಶ ಸಂಖ್ಯೆ 8


ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



Aruna



ARUNA

ARUNAKARDIM E9456820

FEMALE

GUNTUR A.P. (SIXTH SEVEN)

CHICAGO

NOV 27 2004

NOV 26, 2014 (E)

Aruna

भारत सरकार के दूतावास में प्रेषित करने के लिए प्रेषित किया गया है।

THIS IS FOR THE PASSPORT OF THE HONORABLE PRESIDENT OF THE REPUBLIC OF INDIA ALL THE OTHERS MAY CONCERNED AT NEW DELHI FOR PASSPORTS WITHOUT FROM INDIAN AND TO AFFORD HIM OR HER THE ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY BE ANSULATED.

भारत सरकार के दूतावास में प्रेषित करने के लिए प्रेषित किया गया है।



Chaman Lal
(चमन लाल)
(CHAMAN LAL)
उप कौंसल

Vice Consul
भारत का प्रधान कौंसलावास
Consulate General of India
चिकागो, यू.एस.ए.
Chicago, U.S.A.

1 వుద్దకరణ 2008 నిధి పై 4674

వడ్డీ వేరూ నిధి పై 9

ఈ కారణమున దానిని నిధి పై 9

సహ-రిజిస్ట్రారు

