

4301/06. 100Rs.

4310



4302

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S. No. 108AA 317021
Sold to R. Rajesh
S/o R. Narayana
For Whom Modi Developers - sealed

08AA 317021
LEENA G. CHITRA
STAMP
L. No: 10, 11
5-4-76/A
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 31st day of January, 2006 by and between:-

M/s. Modi Developers., a company represented by its partner Mr. Sourabh Modi, S/o Mr. Satish Modi, aged about 34 years, residing at Plot No 280, Road No 25, Jubilee Hills, Hyderabad – 500 034, hereinafter called the "BUILDER" (which expression shall mean and include its heirs, successors, representatives, executors, etc.) of the ONE PART.

AND

Dr. Tejal Modi, W/o. Mr. Soham Modi, aged about 35 years, Occupation: Doctor, residing at Plot No 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034., hereinafter called the "Purchaser" (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominee, assignee etc.) of THE OTHER PART.

Modi

For MODI DEVELOPERS

Sourabh Modi
PARTNER

WHEREAS:

THE PURCHASER has purchased a semi-finished apartment bearing No.102, on the First Floor, admeasuring 1486 sq. ft. of built up area along with 327 Sft. of common area, along with an undivided share of land to an extent of 72.52 Sq. Yards, and a reserved car parking space No. 3a&3b, as a package, in the group housing scheme known as, 'Palm Springs' situated in part of Survey Nos. 143,144,145, situated at Kompally village, Quthbullapur Mandal, Ranga Reddy District, hereinafter referred to as the SCHEDULE APARTMENT, from the BUILDER.

The PURCHASER has requested the BUILDER to complete the unfinished work in the SCHEDULE APARTMENT along with the other apartments in the above-mentioned group-housing scheme known as the **Palm Springs**.

The PURCHASER has agreed to pay the BUILDER a balance consideration of Rs. 6,75,000/- (Rupees Six Lacs Seventy Five Thousand Only) for the completion of the unfinished work in the SCHEDULE APARTMENT on the terms and conditions given under.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. THE PURCHASER agrees to pay the balance consideration of Rs. 6,75,000/- (Rupees Six Lacs Seventy Five Thousand Only) for the completion of the unfinished works in the SCHEDULE APARTMENT as per the specifications mentioned in the Builders Brochure.
2. THE PURCHASER shall pay the total consideration mentioned above to the BUILDER in 2 installments as determined by the BUILDER depending upon the progress of the work. The PURCHASER agrees to pay these installments within 7 days of receiving an intimation to do so from the BUILDER. It is specifically agreed that the total consideration shall be paid as per the schedule given hereunder.

 ♦ Rs. 6,75,000/- (Rupees Six Lacs Seventy Five Thousand Only) has paid by PURCHASER.
3. In case the PURCHASER is availing a housing loan from a Bank or Housing Finance Company, the PURCHASER shall instruct the Bank of Housing Finance Company to release the total consideration in installments as mentioned above directly in favour of the BUILDER.
4. The BUILDER agrees to complete the unfinished works in the SCHEDULE APARTMENT on or before Dec 31st 2006 with a further grace period of 6 months.
5. The PURCHASER has delivered the possession of the SCHEDULE APARTMENT to the BUILDER for completing the unfinished work.
6. The possession of the SCHEDULE APARTMENT shall be handed over by the BUILDER to the PURCHASER only after the entire consideration and charges mentioned in this agreement are paid to the BUILDER by the PURCHASER.
7. It is specifically agreed that the PURCHASER shall not be entitled to ask for possession of the SCHEDULE APARTMENT till the entire consideration and charges mentioned in this agreement are paid to the BUILDER by the PURCHASER.

For MODI DEVELOPERS


PARTNER

SCHEDULE OF PROPERTY HEREBY SOLD


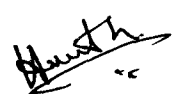
All that portion-forming a semi finished apartment No.102 on the First Floor, admeasuring 1486 Sq. ft of built up area and 327 sft of common area, together with proportionate undivided share of land to the extent of 72.52 Sq. Yards out of land admeasuring 1acre 27 guntas, and a reserved car parking space No. 3a&3b, forming part of the group of residential apartments collectively named as 'PALM SPRINGS' situated in part of Survey No's 143, 144, 145, Kompally Village, Quthbullapur Mandal & Municipality, Ranga Reddy District marked in red in the plan enclosed and bounded as under

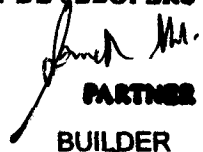
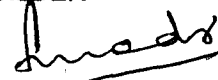
North	Open to Sky
South	Open to Sky
East	Open to Sky
West	By Corridor

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witnesses.

For MODI DEVELOPERS

WITNESSES:

1. 
2. 


PARTNER
BUILDER

PURCHASER

ANNEXURE 1-A

1. Description of the property : A Semi-finished Flat No.102, 1st Floor
'Palm Springs'
Survey Nos.143,144,145, Kompally, R.R.District
2. Nature of roof : RCC
3. Type of structure : Structural Beams
4. Age of the Building : New
5. Total extent of site : 72.52 Sq. Yards
6. Built up area particulars : 1486 sft Builtup area,
327 sft Common/Parking area
7. Annual Rental Value : Rs.
8. Municipal taxes : Unassessed
9. Vendor's estimate value of
the Land and Building : Rs.6,75,000/-

CERTIFICATE

I hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI DEVELOPERS

Date: 31-1-2006


PARTNER

Place: Medchal

Signature of the Vendor.

N. J. STAMP WORTH RS. 100/- AND THE

D. S. D. 6650/-

R. F. 3375/-

U/c 100/-

TOTAL: 10125/-

HAS BEEN REMITTED / PAID IN S. B. H. MEDCHAL BRANCH VIDE RECEIPT





NO. 472860 CHALLAN NO. - DT: 16.2.2006

For MODI DEVELOPERS


PARTNER

EXECUTANT.

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF REGISTRATION ACT 1908

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH (BLACK AND WHITE)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
		<p align="center">SELLER</p> <p align="center">Modi Developers Mr. Sourabh Modi (PARTNER) Plot 280, Rd.No.25, Jubilee Hills, Hyderabad – 500 034.</p>
		<p align="center">Purchaser</p> <p align="center">Mrs. Tejal Modi</p> <p align="center">Plot No 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034.</p>

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 fingerprints in the for prescribed, through my representative, Sri. Sourabh Modi as I/We cannot appear personally before the Registering officer in the office of Sub-Registrar of Assurances. Modi


Signature of the Representative:

For MODI DEVELOPERS


PARTNER

Signature of the Executant

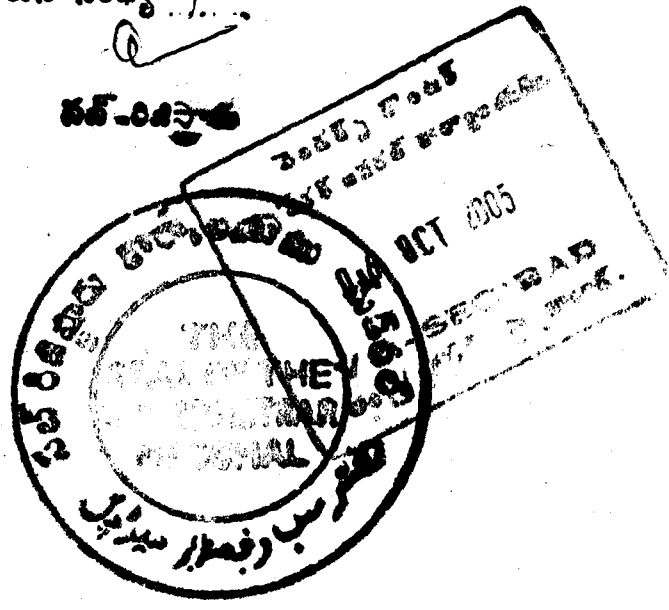
Signature of Witnesses:

1. 
2. 

Signature (s) of BUYER (S)

1 వ పుస్తకము 2006/వ సంవత్సరపు
 దస్తావేజు యొక్క మొత్తము కాగితముల
 సంఖ్య..... 6 ఈ కాగితము వరుస సంఖ్య.../...

2006 వ సం...
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 శ్రీ Saurabh Mode
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ప్రాసెస్ చేయబడినట్లు నిర్ధారించిన
 ఎడమ తొటన ప్రేలు



— Jan M.
 — Jan M.
 s/o. Satish Modi
 Old Guinness P No 280, Road No. 25
 Jubilee Hills, Hyd

నిరూపించినది.

- 1) Shakti V. Bhimrao s/o Late V. Srinivas oo - service
 No 315992, street no 5, Narayanasuda, Hyd
- 2) Amrita V. R. Hemant Kumar s/o V. D. Ramalingam
 Old service No 4-7-183/8c, Lending staff club
 Gramiah Bazar, Hyd

2006 వ సం...
 19...
 ...

1వ పుస్తకము 2006 వ సంవత్సరపు 4301
 దస్తావేజు యొక్క మొత్తము కారితముల
 సంఖ్య... ఈ కారితము వరుస సంఖ్య 1

సబ్-రిజిస్ట్రారు

An amount of Rs. 66,521/- towards stamp duty
 including transfer duty and Rs. 33,757/-
 towards registration fee on the market value
 of Rs. 6,75,000/- was paid by the
 party through challan Receipt No. 472660..
 dated 16/2/06 at SBH Medchal Br., Medchal.

[Signature]
 SUB-REGISTRAR
 MEDCHAL

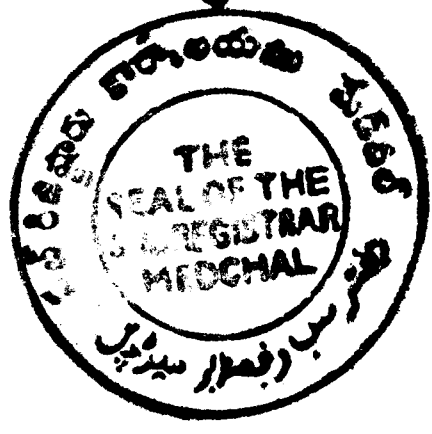


1వ పుస్తకము 2006 / సంఖ్య 1927 కా.
 సంఖ్య 4301 నెలబడిగా రిజిస్టరు
 చేయబడినది గురించి నిర్ణయము గురించి
 నెలబడు (2006) ఆవృత్తమైనది
 2006 సంఖ్య... నెల... పత్ర

[Signature]
 రిజిస్ట్రారు

1 వ నామ 2004 వ సంవత్సరపు.....
కర్తా వేణా యొక్క మొత్తము కాగితముల
సంఖ్య..... ఈ కాగితము వరుస సంఖ్య.....

నామ నిశ్చయము



25/1/2004

1 వ శతాబ్దము 2006/ వ సంవత్సరపు.....
రవాణా యొక్క మొత్తము కాగితముల
సంఖ్య..... ఈ కాగితము వరుస సంఖ్య.....



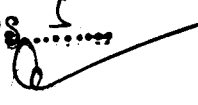
న.సి.స్వామి



1 వ శతాబ్దము 2004 వ సంవత్సరపు..... 6/20/

దస్తావేజు యొక్క మొత్తము కాగితముల

సంఖ్య..... ఈ కాగితము పరుస సంఖ్య.....



నవ.విశ్వేశ్వర



2004

REGISTRAR

1 వ పుస్తకము 2006 వ సంవత్సరపు... 4301

దస్తావేజు యొక్క మొత్తము కారితముల
సంఖ్య... ఈ కారితము వరుస సంఖ్య...

పం.సి.స్టాంపు

