



(4) 80 Date 6.6.88 Rs 2/-

25/50  
- P.V.M. 8/8 205/1005

B. Ramchandra  
L. NO. 26.67 R. NC. 6/87  
STAMP VENDOR,  
CITY CIVIL COURT,  
SECUNDERABAD - A. P.

AGREEMENT FOR SALE OF PROPERTY

This Agreement made on the 13<sup>th</sup> day of June 1988 between SHRI SATISH MODI S/o. Manilal C. Modi aged 44 years, owner of an Office premises admeasuring One Thousand Six Hundred and Fifty Square Feet or 2nd Floor in a Commercial Complex known as "S.M.MODI COMMERCIAL COMPLEX" hereinafter called the "VENDORS" which term shall mean and include his heirs, executors and assigns of the ONE PART.

A N D

SMT.P.KALYANI, Wife of Late P.Satyanarayana Murthy represented by her Power of Attorney holder and sister Smt.J.Punyavathi, Wife of J.V.Rama Rao, aged 40 years, House Wife, residing at Quarter No.86, S & T Colony, Trimalgery, Secunderabad, hereinafter called the "VENDEE" of the OTHERPART which term shall mean and include her nominee or nominees.

WHERE AS IT IS AGREED AS FOLLOWS:

1. The said Shri Satish Modi is the absolute Owner of the said office premises which is more particularly described in the schedule and plan attached has agreed to sell to the said VENDEE the said office premises free from all encumbrances for a sum of Rs.2,25,000/- (Rupees Two Lakhs and Twenty Five Thousand only). Where as Rs.2,00,000/- (Rupees Two Lakhs only)

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has been paid to the "VENDOR" as part purchase consideration, amount, the receipt of which the said Satish Modi hereby acknowledges and the balance amount of Rs.25,000/- (Rupees Twenty Five Thousand Only) shall be paid on registration.

2. The said "VENDORS" have furnished copies of the title to the property and the "VENDEES" have verified the same. However, the "VENDOR" further assures the "VENDEES" that the property is free from all encumbrances. All the easements, common pathways and other common facilities provided for the use and benefit of the Owners of the Complex exists. The "VENDOR" and the "VENDEE" mutually agreed to payment of consideration amount as follows:

1. On signing of this presents Rs.1,41,000/- paid by three cheques:

a.	Cheque No.0018108 dt.11.4.1988	Rs.	11,001-00
b.	Cheque No.0018109 dt.12.4.1988	Rs.	1,25,000-00
c.	Cheque No.0018110 dt.13.4.1988	Rs.	<del>5,000-00</del>
d.	Cheque No.0018117 dt.2-6-1988	Rs.	<u>59,000-00</u>
		Rs.	<u>2,00,000-00</u>

Balance of Rs.25,000/- (Rupees Twenty Five Thousand Only) will be paid on registration.

It is also agreed between the parties that the "VENDORS" herein shall also act as Underwriter for the property to ensure that a good and reliable tenant is provided and managed by the "VENDORS" who also have a business of Underwriting and Estate Management - even after the registration of the property in favour of Vendee/ Nominee/Nominees. The Underwriter and/or Occupant of the premises shall jointly and severally ensure the following:

1. Interest free deposit of Rs.25,000/- (to be adjusted as consideration payable by Vendee on registration)
2. A monthly rent of Rs.4,500/- per month net of all outgoings like property tax etc from 16.6.1988

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3. Escalation of Rs.225/- (Rupees Two Hundred and Twenty Five Only) per month in rent every year.

It is expressly understood that entire risk, responsibility as also loss/gains if any shall be the responsibility of the Vendors alone. The arrangement can be terminated only on mutual consent or on default of monthly payment not rectified within 30 days of written notice.

The "VENDOR" also agreed to contest any case or suit failed for the peaceful enjoyment of schedule property by the "VENDEE" at his own expense to confirm absolute and irrevocable title to the "VENDEE".

*J. Penyarathi*  
The "VENDOR" also declares that the schedule property is free from all encumbrances, lease mortgage including, building plan, site plan, corporation sanction, for construction permission of Urban Land Ceiling Authority.

This Agreement is executed today the 13<sup>th</sup> day of May 1988 and signed before the witnesses present.

VENDOR : *Satish*

VENDEE :

*J. Penyarathi*

WITNESSES :

1. *[Signature]*
2. *J. Nagema*

**ADDENDUM TO AGREEMENTS DT: 13.06.88 AND 01.06.91**

Further to our agreement dated 13.06.88 and subsequent addendum dated 01.06.91 we hereby confirm that considering the circumstances and the need, we have by mutual agreement agreed to the following.

1. We have by mutual consent agreed to extend the agreement dated 13.06.88 and subsequent addendum dated 01.06.91 upto end of December 1992 i.e. 31.12.92.
2. To pay a sum of Rs.4,500/- (Rupees Four thousand five hundred only) per month from 1st January 1992 till the end of the year i.e., upto December'92.

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All other terms of the agreement dated 13.06.88 and its subsequent addendum will remain the same except the payment of monthly total rent including escalation now agreed to between us viz. a sum of Rs.4,500/- (Rupees Four thousand five hundred only).

This addendum of agreement is executed today the 9th December 1991 in presence of witnesses.

WITNESS

1. G. Ravi
2. J. Naganna

for VENDOR Sobal maha J. Punyan  
Sobal maha

J Punyarathi  
for VENDEE Sobal maha