

322/2001

500Rs.



Date : 12-01-2001 Serial No : 1,008 Denomination : 500

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC"BAD.16403
AP-23-II-I

S.P.N.B.L. VARA PRASAD

Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI PROPERTIES & INVESTMENT
(P) LTD., SEC"BAD.**AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT**

THIS AGREEMENT is made and executed on this the 17th day of JAN., 2001
by and between

M/s. Modi Properties & Investments Pvt. Ltd., having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M G Road, Secunderabad - 500 003, represented by its Managing Director Mr. Soham Modi, S/o. Mr. Satish Modi, aged about 30 years, hereinafter referred to as the **BUILDER** (which expression shall mean and include its heirs, successors, representatives, executors, etc) of the ONE PART.

For Modi Properties & Investments Pvt. Ltd

W2 h2 l2 e2

Soham Modi
Managing Director

Soham Modi

On 28.12.2000 the Stamp Duty, being
the amount is Rs. 100/- 10
on the subsequent Sale Deed
registered as No. of
at S.R.O. Uppal and no refund of Stamp
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Sub-Registrar.



500Rs.



Date : 12-01-2001 Serial No : 1,009 Denomination : 500

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC BAD.

16404
AP-23-II-L

S.P.N.B.J. VARA PRASAD

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G.S.O., C&IG Office, Hyd

For Whom :

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AND

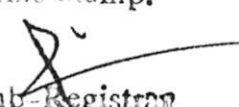
Mr. D Chaterjee S/o. Late Shri. K Chaterjee aged 46 years, residing at Qtr NO. C-12, CCI Township, Adilabad - 504 003, A P, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd


Managing Director

W2. Lullu

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Sub-Registrar.



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2. The above document is produced in the form of a

3. The above document is produced in the form of a

500Rs.



Date : 12-01-2001 Serial No : 1,010 Denomination : 500

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC"BAD.

16405
AP-23-II-I

S.P.N.B. VARA PRASAD
S.P.N.B. VARA PRASAD
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENT
(P) LTD., SEC"BAD.

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated ____, registered with sub-registrar Uppal, as document No. ____, an semi-finished apartment bearing No. 116 on the first floor, of Block A admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 sq. yards, and a reserved scooter parking space in block No. A admeasuring about 15 sft, as a package, in the group housing scheme known as the MAYFLOWER PARK situated at Survey No. 174, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, R.R. District, hereinafter referred to as the **SCHEDULE APARTMENT**, from the **BUILDER**.

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

W2 L11270

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500Rs.



Date : 12-01-2001 Serial No : 1,011 Denomination : 500

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC BAD.

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AP-23-II-I

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Ex.Officio Stamp Vendor
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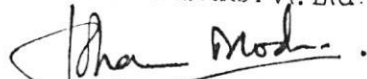
For Whom :

MODI PROPERTIES & INVESTMENT
(P) LTD., SEC BAD.

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 MAYFLOWER PARK.

The **PURCHASER** has agreed to pay the **BUILDER** a total consideration of **Rs. 98,000/-** (Rupees Ninety Eight Thousand Only) for the completion of the unfinished work in the **SCHEDULE APARTMENT** on the terms and conditions given under.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

W. S. S. S. S.

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500Rs.



Date : 12-01-2001 Serial No : 1,012 Denomination : 500

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SECnd BAD.

16407

AP-23-II-L

[Signature] 12/1
S.P.N.B.L. VARA PRASAD
Sub-Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI PROPERTIES & INVESTMENT
(P) LTD., SECnd BAD.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 98,000/-** (Rupees Ninety Eight 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 or 3 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 on or before the date of completion given hereunder.

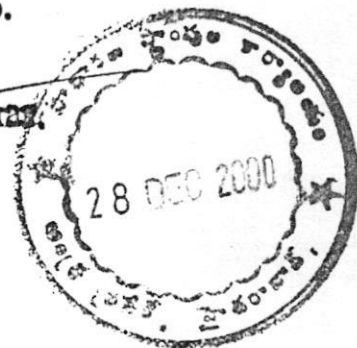
For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]

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Sub-Registrar.



500Rs.



Date : 12-01-2001 Serial No : 1,013 Denomination : 500

Purchased By :
Y.S.R. MURTHY
O Y. CHANDRA SEKHAR,
SEC BAD.

16408
AP-23-II-I

S.P.N.B. VARA PRASAD
S.P.N.B. Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENT
(P) LTD., SEC BAD.

3. In case the **PURCHASER** is availing a housing loan from a Bank or Housing Finance Company, the **PURCHASER** shall instruct the Bank or 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 31st December 2001.
5. The **PURCHASER** has delivered the possession of the **SCHEDULE APARTMENT** to the **BUILDER** for completing the unfinished work.

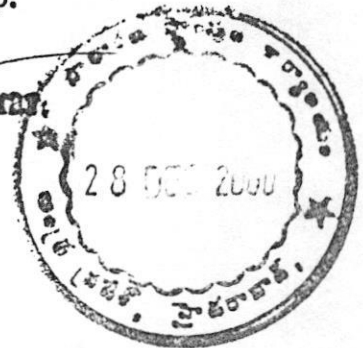
For Modi Properties & Investments Pvt. Ltd.

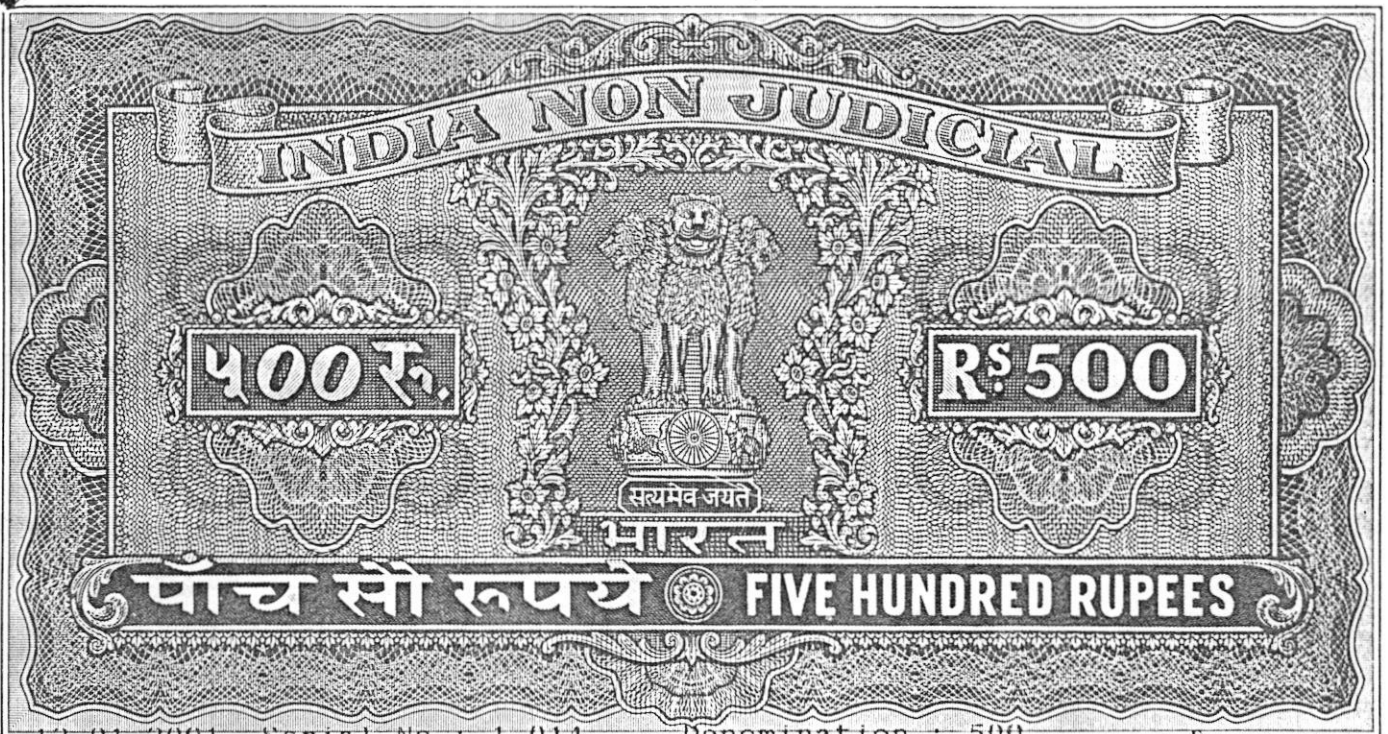
Shan Modi
Managing Director

W. K. K. K.

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Sub-Registrar:





Date : 12-01-2001 Serial No : 1,014 Denomination : 500

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAIR,
SEC' BAD.

16403
AP-23-II-I

S.P.N.B.L. VARA PRASAD
S.P.N.B.L. VARA PRASAD
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENT
(P) LTD., SEC' BAD.

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 Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director

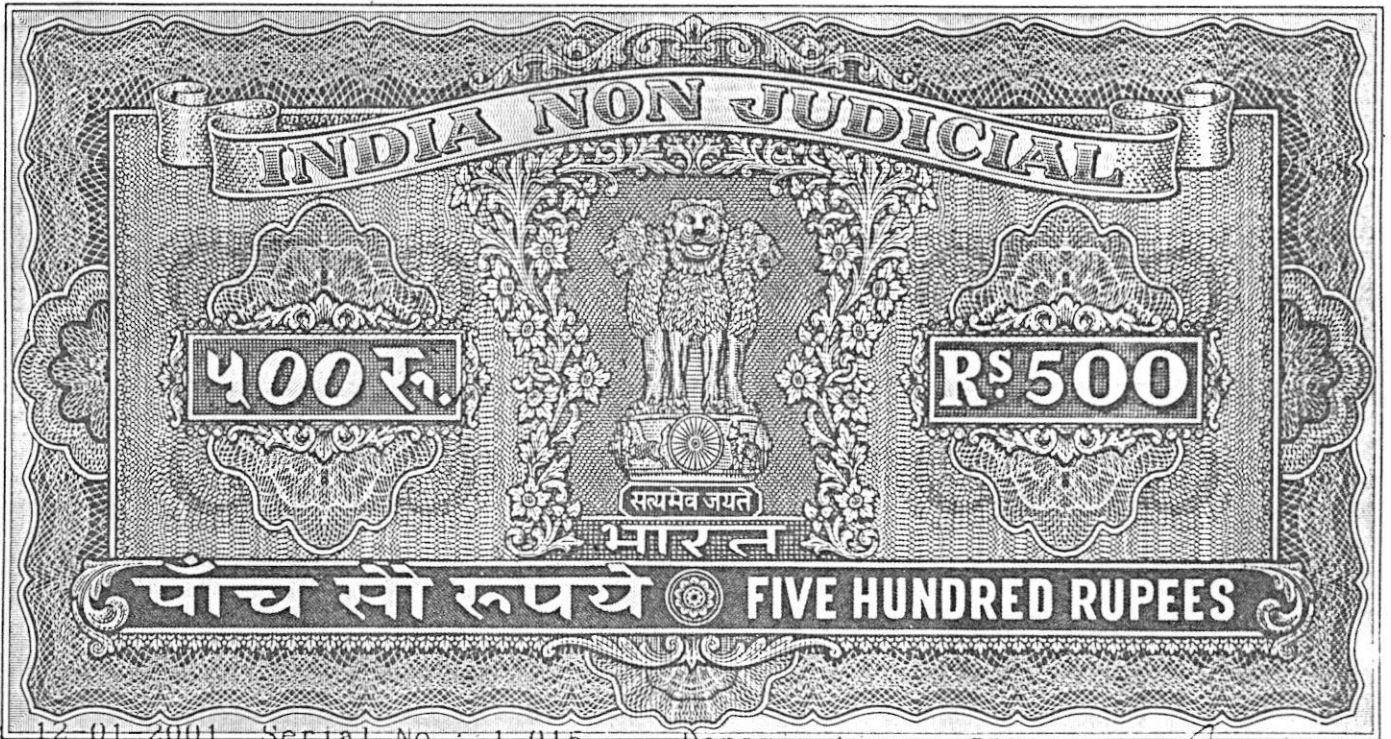
W. B. L. S. G.

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Sub-Registrar



500Rs.



Date 12-01-2001 Serial No : 1,015 Denomination : 500

16410

AP-23-II-L

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC"BAD.

S.P.N.B. L. V. PRASAD
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENT
(P) LTD., SEC"BAD.

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 116 on the first floor, in Block 'A', admeasuring 700 sft of super built up area together with proportionate undivided share of land to the extent of 28 sq. yards and a reserved Scooter parking space in Block 'A' admeasuring about 15 sft, forming part of the group of residential apartments collectively named as Mayflower Park situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District and bounded as under:

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

W2 Lullager

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500Rs.



Date : 12-01-2001 Serial No : 1,016 Denomination : 500

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC"BAD.

16411
AP-23-II-L

S.P.N.B. S. VARA PRASAD
S.P.N.B. S. VARA PRASAD
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENT
(P) LTD., SEC"BAD.

North By: Jogging Track

South By: Cut-out

East By: Flat No. 101

West By: Flat No. 115

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

W2 hall 20/10

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of I.S Act on the subsequent Sale Deed
registered as No. of
of A.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.

Sub-Registration





Date : 12-01-2001 Serial No : 1,017 Denomination : 500

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAIR,
SEC"BAD.

16412

AP-28-II-I

S.P.N.B. VARA PRASAD
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENT
(P) LTD., SEC"BAD.

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 witness:

For Modi Properties & Investments Pvt. Ltd.

Witnesses:

1.

[Signature]

2.

[Signature]

[Signature]
Managing Director,
(BUILDER)

[Signature]
(PURCHASER)

Certified that the stamp Duty borne
by the document is denoted by the
of L.S. Act on the subsequent Sale deed
registered as No. of
O. Uppal and no refund of Stamp
Duty can be claimed on this Stamp.

for the Registrar

