



No. 24445 Date 26/9/2007 Rs. 500-74524

A P 23 L-14

Sold to T. Ravi & P. S. Narayana

Rb. 642

R. NARENDER

SVL No. 42.95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD.

When Modi Properties and Investments Pvt Ltd

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 28th day of Sep, 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 31 years, hereinafter referred to as the **BUILDER** (which expression shall mean and include its heirs, successors, representatives, executors, etc) of the ONE PART.

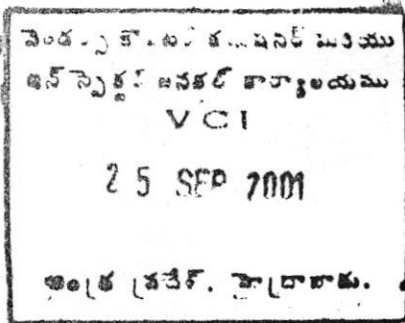
AND

Miss. Patnam Saroja D/o. Shri. P Padmanabha Rao, aged 33 years, residing at H.No. 12-8-433, Modis Compound, Mettuguda, Secunderabad - 500 017, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include her heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd

Soham Modi
Managing Director

Saroja



Certified that the stamp duty has been
by the ...
of I.S. Act in the subject ...
registered as No. 8524/2001 ...
in S.A.O. Uppal and no refund ...
duty as can be claimed on this stamp

Sub-Registrar

THE OFFICE OF THE REGISTRAR

... made and entered on this the ... day of ...

... the Registrar of ...
... the ...
... the ...

AND

... the ...
... the ...
... the ...



No. 244446... Date 26/9/2007... 74525

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Sold To T. Ravi Sh. T. S. Narayana Rb. Hyd

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R. NARESH
SVL No. 42 95
Ctn. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

From Modi Properties and Investments W Ltd

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 202 on the second floor, of Block A admeasuring 450 Sq. ft along with an undivided share of land to an extent of 18 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

Sh. Mod
Managing Director

S. m. ja.



No. 211117 Date 26/9/2007 No. 500

74526
To T. Ravi & T. S. Narayana R. Co. Ltd

Modi Properties and Investments CP CO

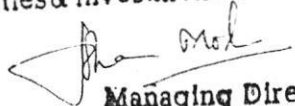
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R. N. N. N.
S.V.L. NO. 1/2007
RAM NAGAR, 11/1/2007

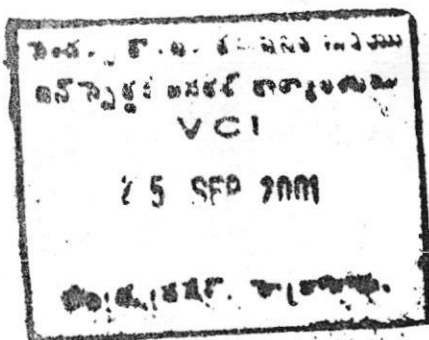
The **PURCHASER** has requested the **BUILDER** to complete the unfinished work in the **SCHEDULE APARTMENT** along with the other apartments in the above mentioned group housing scheme known as the **MAYFLOWER PARK**.

The **PURCHASER** has agreed to pay the **BUILDER** a total consideration of **Rs. 70,000/-** (Rupees Seventy 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

Soja



Certified that the stamp duty borne
by the applicant is denoted 1/3 16
of 1.5. And on the subsequent sale deed
registered as No. 8524/2001
in S.R.O. Uppal and no refund of stamp
duty as can be claimed on this Stamp

Sub-Registrar

சென்னை நகராட்சித் துறைமுகத்துறைமுகம்
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84444-8 Date 26/9/2007 Rs. 500/- 7527

T. Ravi & T-S. Narayang

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R. NARENDER

SVL No. 42/95

CD No. 1/2001-2003

RAM NAGAR, HYD'BAD.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 70,000/-** (Rupees Seventy 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.

Jha Mid
Managing Director

Saija



3. 50. 244449 Date 26/9/2007 No. 74528

4. 50. 244449 T. Rawl 86 T. S. Narayana

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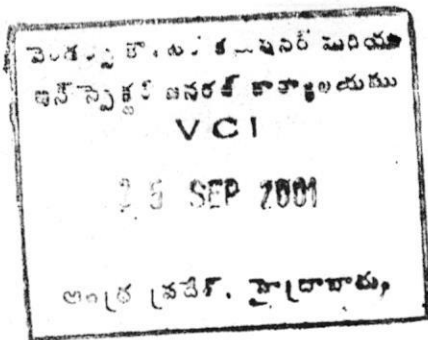
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R. NARAYAN
SVL No. 42/95
D. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

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.

John mod
Managing Director

Sarfa



Certified that the stamp duty hereon
by the document is denoted L/s 16
of 1.5. 70 on the subsequent sale deed
registered as No. 8524/2001
in S.O. Upnal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

Sub-Registrar

Sub-Registrar

Sub-Registrar



Q. No. 24450. Dated 26/9/2007 Rs. 500 74529

A P 23 II-N

From T. Ravi to T. S. Narayana Rao. Ltd

Modi Properties and Investments Pvt. Ltd

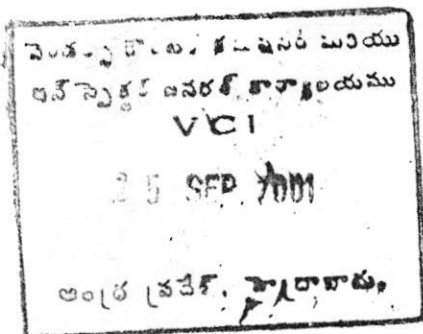
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R. NARAYANA
DVL No. 12/95
P. No. 1/77/1-2003
RAJ. SEC. HYD'BAD.

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.

[Signature]
Managing Director

[Signature]



Certified that the stamp duty borne
by the document is noted U/s 16
of 1376 on the subsequent sale Deed
registered as No. 8524/1001
in S.A.O. Upnal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

అంబేడ్కర్, హైదరాబాద్

అంబేడ్కర్, హైదరాబాద్

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T. Ravi & T. S. Narayana Rb. 142
Modi Properties and Investments Co. Ltd

R. NARENDER
SVL No. 42 05
R. No. 1/2001-2003
RAM NAGAR, 16 D'BAD.

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 202 on the second floor, in Block 'A', admeasuring 450 sft of super built up area together with proportionate undivided share of land to the extent of 18 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:

North By: Flat No. 201
South By: Flat No. 203
East By: 30' wide road
West By: 4' wide passage & Flat No. 216

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:

Witnesses:

1.

[Signature]

2.

[Signature]

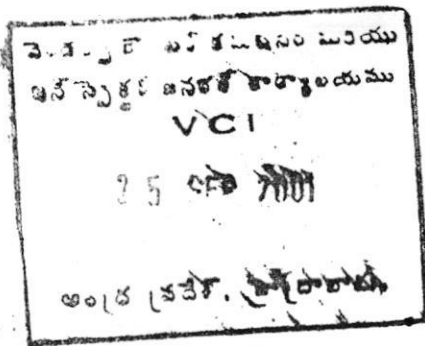
Per Modi Properties & Investments Pvt. Ltd.

[Signature]

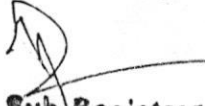
(DIRECTOR)

[Signature]

(PURCHASER)



Certified that the stamp duty hereon
by the document is denoted U/s 16
of I.S. Act on the subsequent Sale Deed
registered as No 8524/100/...
in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp


Sub-Registrar

DECLARATION OF THE PARTIES

That the above mentioned property is situated in Block 'A' of the
apartment complex and is owned by the said parties who are
jointly and severally liable for the payment of the stamp duty
on the said property and they have agreed to pay the same
in full and without any reservation or condition.

Witness my hand and seal this 1st day of 1999.

That the above mentioned property is situated in Block 'A' of the
apartment complex and is owned by the said parties who are
jointly and severally liable for the payment of the stamp duty
on the said property and they have agreed to pay the same
in full and without any reservation or condition.

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