

5000Rs.

4843/2001



Date : 08-05-2001 Serial No : 9,465 Denomination : 5000

AP 23 IV E

68333

[Signature]
S.P.N.B.L. VARA PRASAD
Sub Registrar

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

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

FOR Whom :
MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 7th day of July, 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.

AND

Mr. R N Rama Murthy S/o. Late Shri R V Narasaramappa, aged 37 years, residing at 2-16-129, Prasanth Nagar, Uppal, Road No. 3, Hyderabad - 39, 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.

[Signature]
Managing Director

[Signature]

121000
6070



It is hereby certified that the stamp Duty Income
by the document is denoted U/S 16
of I.S. Act on the subsequent Sale
registered as No. of 4843/2001
in S.O. Uppal and no refund of Stamp
Duty can be claimed on this Stamp.

[Signature]
Sub-Registrar

2. 11. 2009

AGREEMENT FOR CONSTRUCTION OF SEMI-PRIVATE

THIS AGREEMENT is made and entered into on this the _____ day of _____ between _____

M/s. A.P. Properties & Investments Pvt. Ltd., having its registered office at _____, 4th Floor, Subash Marg, New Delhi, 110004, represented by _____, Managing Director, M/s. Subash Marg, New Delhi, 110004, and _____, hereinafter referred to as the "PARTY" (which expression shall include its heirs, successors, representatives, executors, and assigns).

M/s. A.P. Properties & Investments Pvt. Ltd., being a company incorporated under the Companies Act, 1956, and having its registered office at _____, 4th Floor, Subash Marg, New Delhi, 110004, and _____, hereinafter referred to as the "PARTY" (which expression shall include its heirs, successors, legal representatives, executors, and assigns).

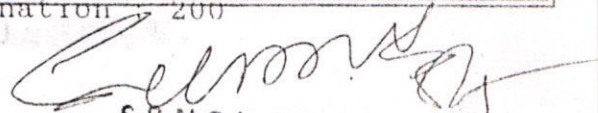
200Rs.



Date: 05-05-2001 Serial No: 9,467 Denomination: 200

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

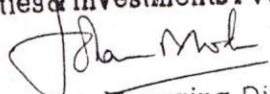
For Whom :
MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

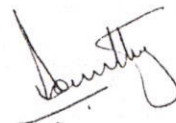

S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG OFFICE, Hyd
నీతి, రిజిస్ట్రార్, సబ్ రిజిస్ట్రార్
మరియు ఎక్స్-ఆఫీషియో స్టాంప్ వెండర్
గవర్నమెంట్, క. వి. స. గవర్నమెంట్
హైదరాబాద్.

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 416 on the fourth 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 admeasuring about 15 sft, in block No. A, 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.


Managing Director





It is certified that the stamp duty payable
by the document is denoted U/S 16
of I.S. Act on the subsequent Sale deed
registered as No. of 4843/2001
at H.L.O. Uppal and no refund of stamp
duty can be claimed on this stamp.

[Signature]
Sub-Registrar

WHEREAS:

The PURCHASER has purchased vide sale deed dated _____, registered with sub-
registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 4 to on
the fourth floor of Block A measuring 700 sq. ft along with an undivided share of land
to an extent of 28 sq. yards, and a reserved scooter parking space measuring about 12 sq.
in block No. A, as a package, in the group housing scheme known as the MAYFLOWER
PARK situated at Survey No. 174, Mallapur Village, Uppal Revenue Mandal, Ranga
Municipality, R.R. District, hereinafter referred to as the SCHEDULE APARTMENT
from the BUILDER

For More Information, please contact the Sub-Registrar, Uppal.



Date : 08-05-2001 Serial No : 9,469 Denomination : 200

Purchased By :

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

For Whom :

MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC 'BAD

[Signature]
S.P.N.B.L. VARA PRASAD
SUD. REGISTRAR
EX. OFFICE - 10, CAMP VENDOR
G. S. Office (చిట్టలపేట) పాపం నెలల
కార్యాలయం, క. వి. న. కార్యాలయం
హైదరాబాద్

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. 1,21,000/- (Rupees One Lakh Twenty One 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 a total consideration of Rs. 1,21,000/- (Rupees One Lakh Twenty One Thousand Only) for the completion of the unfinished works in the **SCHEDULE APARTMENT** as per the specifications mentioned in the Builders Brochure.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]



Whereas that the stamp Duty levied
by the document is denoted U/S 16
of I.S Act on the subsequent Sale Deed
registered as No. of 4843/2001
at S.O. Uppal and no refund of stamp
Duty as can be claimed on this Stamp.

[Signature]
Sub-Registrar

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 MAYA TOWER PARK.

The PURCHASER has agreed to pay the BUILDER a total consideration of Rs.
1,21,000/- (Rupees One Lakh Twenty One 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:

I The PURCHASER agrees to pay a total consideration of Rs. 1,21,000/- (Rupees One
Lakh Twenty One Thousand Only) for the completion of the unfinished work in the
SCHEDULE APARTMENT as per the specifications mentioned in the Builders
Brochure.

For Special Provision (Printed in Part 1, 1st)



Date : 08-05-2001 Serial No : 9,468 Denomination : 200

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

For Whom :
MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

S.P.N. B. VARA PRASAD
S.P.N. B. VARA PRASAD
Ex. Officio Stamp Vendor
G.S. 088, Sec' Bad, Hyderabad

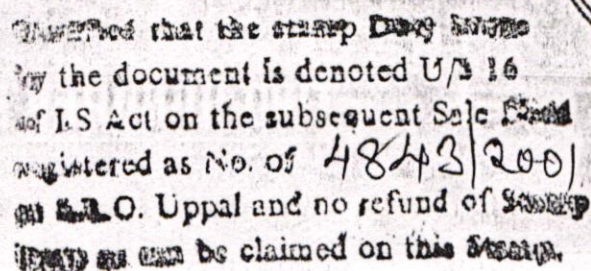
అధికారి - సీల్ & స్టాంప్ విభాగం
జి.ఎస్. 088, సెక్ బాద్, హైదరాబాద్
పి. వి. వెంకటేశ్వరం, క. వి. వి. వెంకటేశ్వరం
హైదరాబాద్

- 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.
- 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**.

For Modi Properties & Investments Pvt. Ltd.

John Mark
Managing Director

Santhi

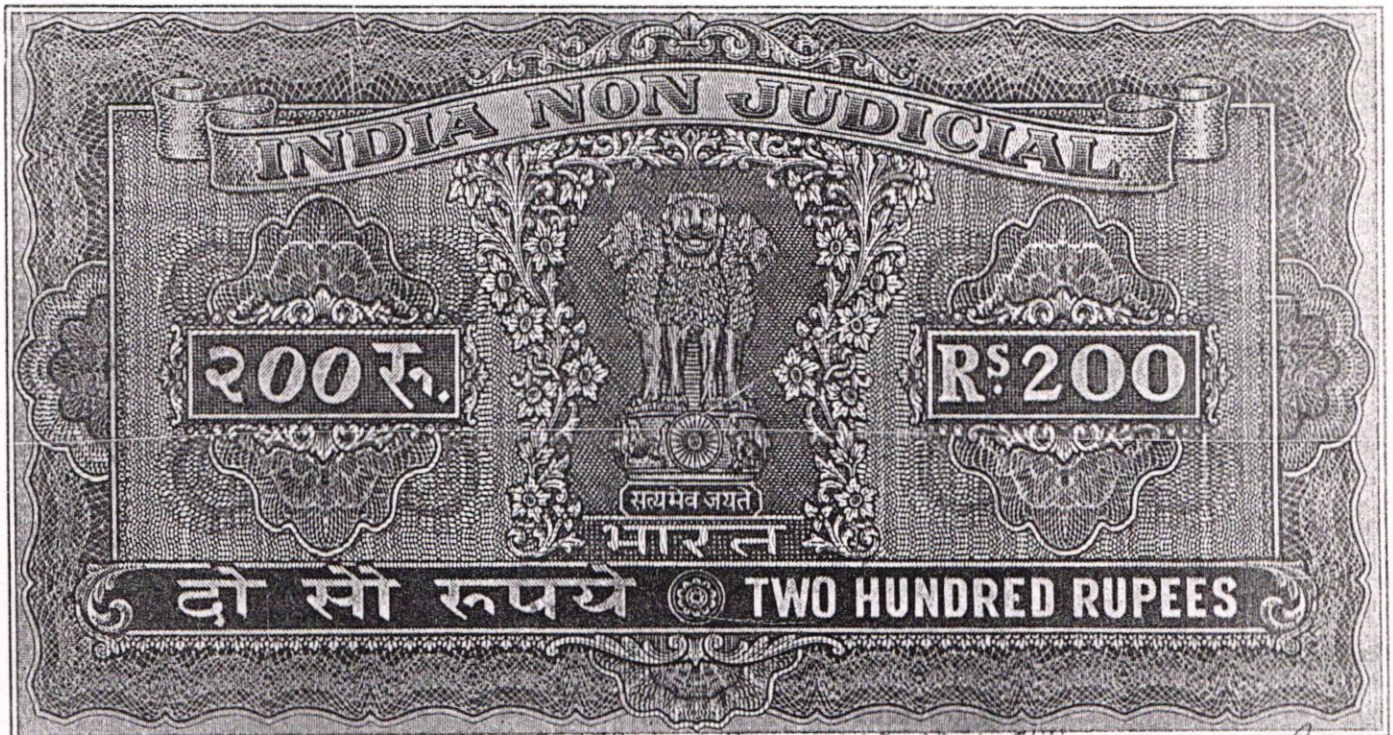


2. The PURCHASER shall pay the total consideration mentioned above to the BUILDER in 2 or 3 installments as determined by the BUILDER depending upon the progress of the work. The PURCHASER agrees to pay these installments within 7 days of receiving an intimation to do so from the BUILDER. It is specifically agreed that the total consideration shall be paid on or before the date of completion given hereunder.

the PURCHASER shall instruct the Bank or Housing Finance Company to release the total consideration in installments as mentioned above directly in favor of the PURCHASER.

For More Information See Page 100

(b) 1. 10. 1966, AM



Date : 08-05-2001 Serial No : 9,470 Denomination : 200

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

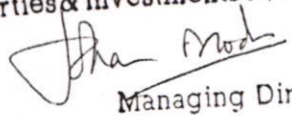
For Whom :
MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC' BAD

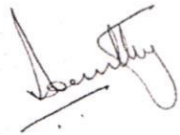
S P.N.B. L. VARA PRASAD
Ex.Officio Stamp Vendor
G.S.O.,

అను ఎక్స్-అఫీషియో స్టాంపు వెండి
కార్యాలయము, క. ఇ. బ. కార్యాలయము
హైదరాబాదు

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.
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**.

For Modi Properties & Investments Pvt. Ltd.


Managing Director





certified that the stamp Duty levied by the document is denoted U/S 16 of L.S Act on the subsequent Sale Deed registered as No. of 4843/2001 in M.R.O. Uppal and no refund of Stamp Duty as can be claimed on this Stamp.

[Signature]

APARTMENT on or before 31st December 2001.

5. The PURCHASER has delivered the possession of the SCHEDULE APARTMENT to the RENTIER for completing the unfinished work.

6. The possession of the SCHEDULE APARTMENT shall be handed over by the BUYER to the PURCHASER only after the entire consideration and charges mentioned in this agreement are paid to the BUYER by the PURCHASER.

For Model Trepanning Investments Ltd.

10/11/1911



Date : 08-05-2001 Serial No : 9,471 Denomination : 200

Purchased By :

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

For Whom :

MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

S.P.N. B. VARA PRASAD
S.P.N. B. VARA PRASAD
Ex. Officio Stamp Vendor
G.S.O.,
ఆంధ్ర ప్రదేశ్, పశ్చిమ గోదావరి జిల్లా, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, పశ్చిమ గోదావరి జిల్లా, హైదరాబాద్
హైదరాబాద్, క. వి. న. కార్యాలయం
హైదరాబాద్.

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**.

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 416 on the fourth 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 admeasuring about 15 sft, in Block 'A', 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

Santhi



Whereas that the stamp duty charge by the document is denoted U/S 16 of L.S Act on the subsequent Sale deed registered as No. of 4843/2001 in M.O. Uppal and no refund of stamp duty can be claimed on this Stamp.

1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331

7. It is specifically agreed that the PURCHASER shall not be entitled to sue for possession of the SCHEDULE APARTMENT till the entire consideration and charges mentioned in this agreement are paid to the BUILDER by the PURCHASER.

DESCRIPTION OF THE SCHEDULE APARTMENT

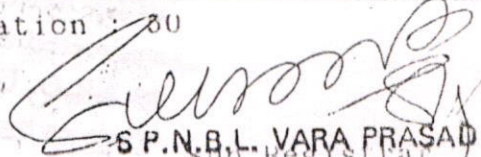
Kangra Reddy District and bounded as under

50 Rs.



Date : 08-05-2001 Serial No : 9,479 Denomination : 50

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


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

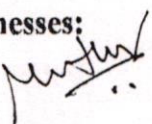
For Whom :
MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

North By:	Jogging Track
South By:	Cut out
East By:	Flat No. 401 & 4' wide passage
West By:	Flat No. 415

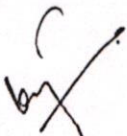
IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

Witnesses:

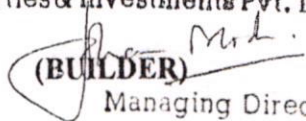
1.



2.



For Modi Properties & Investments Pvt. Ltd.


(BUILDER)

Managing Director

(PURCHASER)





Whereas that the stamp duty payable
for the document is denoted U/3 16
of LS Act on the subsequent Sale deed
registered as No. of 4843/2001
in S.R.O. Uppal and no refund of stamp
duty can be claimed on this stamp.

[Signature]

Logging Track
Cut out
Flat No. 401 & 4, wide passage
Flat No. 412

North By:
South By:
East By:
West By:

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 Model Properties Investments Pvt. Ltd.

(SIGNED)

Witness:

[Signature]

(SIGNED)

[Signature]