

8056/2001

1000Rs.



Date : 04-09-2001 Serial No : 1002336 Denomination : 1,000

Purchased by AP 23 III H

1. RAVINDER
S/O 1. SATYANARAYANA,
SEC' BAD.

[Signature]
M. SATYANARAYANA
13, OFFICE ROAD,
G. S. O. 1, 1000 OFFICE.

For Whom :
MODI PROPERTIES & INVESTMENT
PVT LTD., M.G. ROAD, SEC' BAD.

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 13th day of Sept, 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.

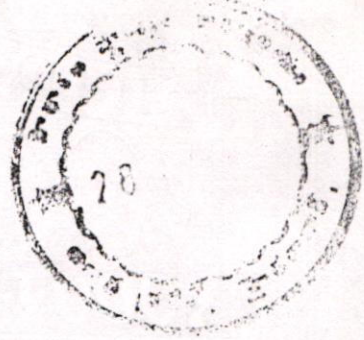
AND

Mr. Rajesh Deshpande S/o. Shri. B G Deshpande aged 31 years, residing at Flat No. 301, Kanchi Residency, 11-19, P & T Colony, Dilsukh Nagar, Hyderabad, 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

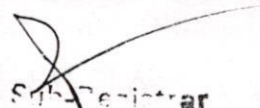
For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director

[Signature]



Certified that the stamp Duty borne
by the document is denoted U/s 16
of I.S. Act on the subsequent Sale Deed
registered as No8056/2001....
in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp


Sub-Registrar

THIS IS TO CERTIFY THAT THE STAMP DUTY BORN BY THE DOCUMENT IS DENOTED U/S 16 OF I.S. ACT ON THE SUBSEQUENT SALE DEED REGISTERED AS NO8056/2001.... IN S.R.O. UPPAL AND NO REFUND OF STAMP DUTY AS CAN BE CLAIMED ON THIS STAMP

and in the presence of the Sub-Registrar, Uppal, on the 2nd day of May 2001.

ATTESTED by the Sub-Registrar, Uppal, on the 2nd day of May 2001.

2/2

Sub-Registrar, Uppal, on the 2nd day of May 2001.



Date : 04-09-2001 Serial No : 16,639 Denomination : 1000

02367

Purchased By : **AP 23 III H**

M. RAVINDER
S/O L. SATHYANARAYANA,
SEC' BAD.

[Signature]
M. SATYANARAYANA 20/1
EX. OFFICER STAMP
G.S.O., CHIDAMBARAM

FOR Whom :
MODI PROPERTIES & INVESTMENT
PVT LTD., M.G. ROAD, 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. 303 on the third floor, of Block A admeasuring 450 Sq. ft along with an undivided share of land to an extent of 18 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**.

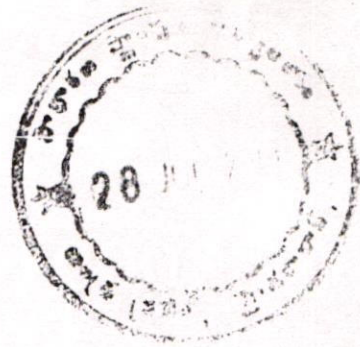
The **PURCHASER** has requested the **BUILDER** to complete the unfinished work in the **SCHEDULE APARTMENT** along with the other apartments in the above mentioned group housing scheme known as the MAYFLOWER PARK.

The **PURCHASER** has agreed to pay the **BUILDER** a total consideration of **Rs. 91,000/-** (Rupees Ninety One 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.

[Signature]
Managing Director

[Signature]
B. K. Rao



Certified that the above is a true and correct copy
by the Revenue Officer, 1/8/10
of U.S. Act on the subject of Sub-Board
registered as No. 8058/2001
in S.R.O. Upreti and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar



Date : 04-09-2001 Serial No : 167640 Denomination : 1,000

Purchased By **AP 23 III H**
 I. RAVINDER
 S/O I. SAIHYANARAYANA,
 SEC' BAD.

02368

[Signature]
M. SATYANARAYANA
 EX. OFFICIO Stamp Vendor
 G.S.O., C&IG Office, Sec' Bad.

For Whom :
 MODI PROPERTIES & INVESTMENT
 PVT LTD., M.G. ROAD, SEC' BAD.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 91,000/-** (Rupees Ninety One 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.
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**.

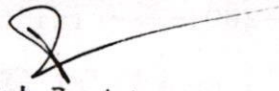
For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director

[Signature]



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registered as No 8056/2004
in S.R.O. Uppal and no refund of Stamp
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Sub-Registrar

NOTICE OF THE SALE OF THE PROPERTY

The Board of Directors of the Company has resolved to sell the property situated at No. 1, Street, in the City of Madras, and to appoint a Valuer to value the same.

The Valuer shall pay the total consideration for the property to the Company, and the Company shall be bound to accept the same. The Valuer shall also be bound to pay the costs of the sale.

The Board of Directors of the Company has resolved to sell the property situated at No. 1, Street, in the City of Madras, and to appoint a Valuer to value the same.



Purchased By : **AP 23 II M** 55510
 T. RAVINDER
 S/O T. SATHANARAYANA,
 SEC' BAD.

[Signature]
M. SATYANARAYANA
 EX. OFFICER Stamp & V.
 G.S.O., CMIG OFFICE.

FOR Whom :
 MODI PROPERTIES & INVESTMENT
 PVT. LTD., M.G. ROAD, SEC' BAD.

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

[Signature]
 Managing Director

[Signature]
 B. Tiger



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duty as can be claimed on this Stamp

Sub-Registrar

The REGISTRAR, Uppal, is directed to complete the registered work in the following manner:-
1. The REGISTRAR, Uppal, shall not accept any document for registration unless the stamp duty is deposited in full.
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3. The REGISTRAR, Uppal, shall not accept any document for registration unless the stamp duty is deposited in full.
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Date : 04-09-2001 Serial No : 16,642 Denomination : 500

Purchased By : **AP 23 II M** 55511

I. RAVINDER
S/O I. SATHYANARAYANA,
SEC' BAD.

M. Satyanarayana
M. SATYANARAYANA
EX. OFFICIO Stamp Vendor
G.S.O., CRIG Office, B

For Whom :
MODI PROPERTIES & INVESTMENT
PVT LTD., M.G. ROAD, SEC' BAD.

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. 303 on the third 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:

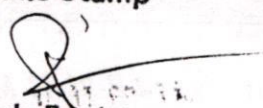
For Modi Properties & Investments Pvt. Ltd

John Mod
Managing Director

B. Tipu



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in S.R.O. Uppal and no refund of Stamp
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Sub-Registrar

It is specifically agreed that the PURCHASER shall not be entitled to claim
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

The apartment forming Apartment 15, 503 on the third floor in Block 'A', comprising
120 sq. ft. of super built up area together with proportionate undivided share of land to the
extent of 18 sq. ft. and a reserved covered parking space in Block 'A' adjoining
apartment 15, is formed out of the group of residential apartments collectively known as
'A' tower, situated at Malleshwara Village, 14th Cross, 1st Stage, Bangalore - 560004.
It is a ready built and bonded apartment.



Date : 04-09-2001 Serial No : 16,643

Denomination : 500

Purchased By : **AP 23 II M 55512**

I. RAVINDER
S/O I. SATHYANARAYANA,
SEC' BAD.

M. Satyanarayana
M. SATYANARAYANA
S.O. Office Stamp
G.S.O., C&IG Office, 13

For Whom :
MODI PROPERTIES & INVESTMENT
PVT LTD., M.G. ROAD, SEC' BAD.

North By:	Flat No. 302
South By:	Flat No. 304
East By:	30" Wide Road
West By:	4' wide passage

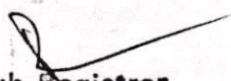
For Modi Properties & Investments Pvt. Ltd

John Moh
Managing Director

B. Kishor

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duty as can be claimed on this Stamp




Sub-Registrar

1500 14.11.2001

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Stamp No. 304	Stamp No. 304
Stamp No. 304	Stamp No. 304

Sub-Registrar



Date : 04-09-2001 Serial No : 16,644 Denomination : 50

Purchased By :

1. RAVINDER
S/O I. SATHYANARAYANA,
SEC' BAD.

[Signature]

M. SATYANARAYANA
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, B.

For Whom :

MODI PROPERTIES & INVESTMENT
PVT LTD., M.G. ROAD, 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:

Witnesses:

1. *[Signature]*

2. *[Signature]*

For Modi Properties & Investments Pvt. Ltd

[Signature]
(BUILDER)

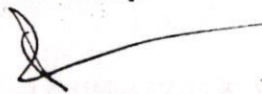
Managing Director

(PURCHASER)

[Signature]



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registered as No. 8057/2004.
In S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp


Sub-Registrar