

1000Rs.



Date : 19-10-2001 Serial No : 18,978

Denomination : 1,000

Purchased By AP 23 III H 38032

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

M. SATYANARAYANA
Sub Registrar
EX. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

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

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

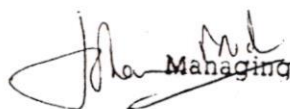
THIS AGREEMENT is made and executed on this the ____ day of _____, 2001
by and between

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

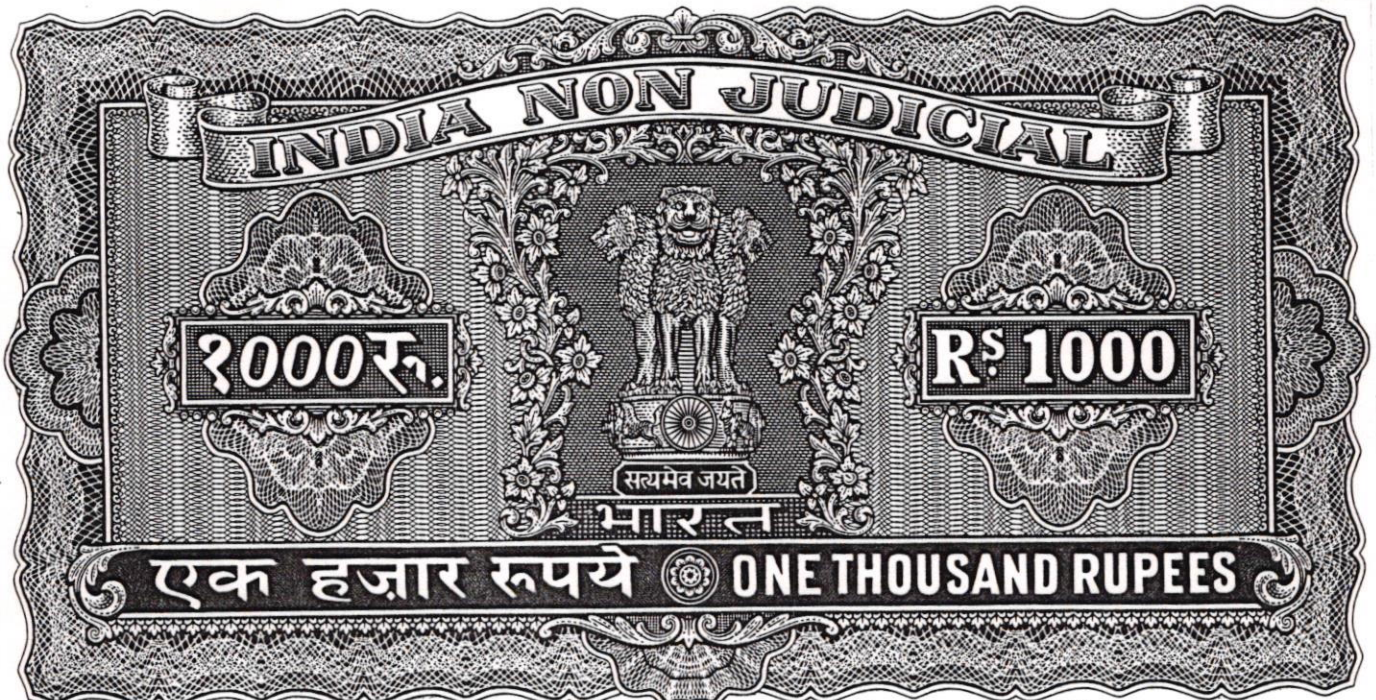
Mr. Pujesh M Davda S/o. Late Shri Mahendra Davda, aged 24 years, residing at M/s. Shakti Metdor Limited, 247, Teachers Colony, East Maredpally, Secunderabad - 500 026, hereinafter called the "**Buyer**" (Which expression where the context so permits shall mean and include his heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd.


Managing Director



1000Rs.



Date : 19-10-2001 Serial No : 18,979 Denomination : 1,000

Purchased By : AP 23 III H 38033

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

1910
M. SATYANARAYANA
Sub Registrar
EX. OFFICIO Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES AND
INVESTMENTS PVT. 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. 508 on the fifth floor, of Block A admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 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.

Modi
Managing Director

Builder

1000Rs.



Date : 19-10-2001 Serial No : 18,980 Denomination : 1,000

Purchased By : AP 23 III H 38034

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

[Signature]
M. SATYANARAYANA
SUB REGISTRAR

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

FOR WHOM :
MODI PROPERTIES AND
INVESTMENTS PVT. 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.

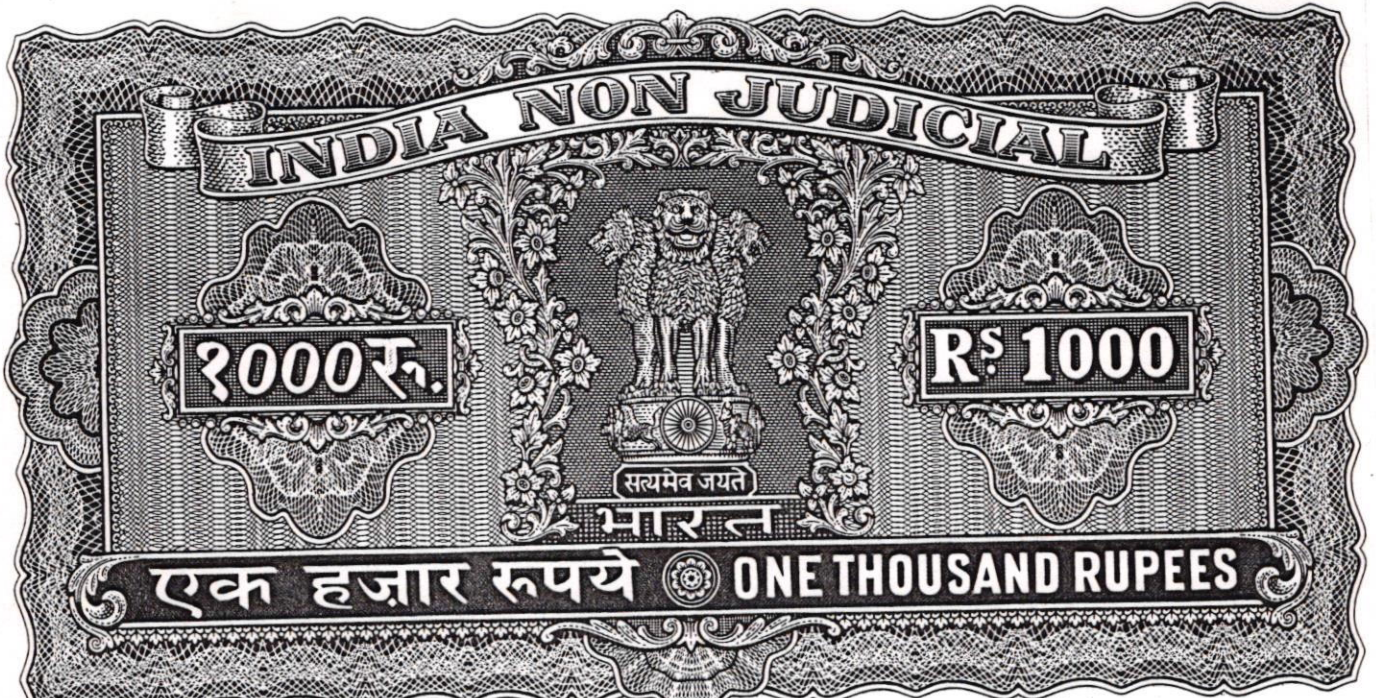
The **PURCHASER** has agreed to pay the **BUILDER** a total consideration of **Rs. 95,000/-** (Rupees Ninety Five Thousand Only) for the completion of the unfinished work in the **SCHEDULE APARTMENT** on the terms and conditions given under.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]

1000Rs.



Date : 15-10-2001 Serial No : 18,981 Denomination : 1,000

Purchased By : AP 23 III H 38035

I. RAVINDER
C/O I. SATYANARAYANA,
SEC' BAD

19/10
M. SATYANARAYANA

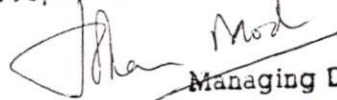
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

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

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 95,000/-** (Rupees Ninety Five 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


Managing Director



500Rs.



Date : 19-10-2001 Serial No : 18,982 Denomination : 500

Purchased By :

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

AP 23 II M 55680

M. SATYANARAYANA
Sub Registrar

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

FOR WHOM :

MODI PROPERTIES AND
INVESTMENTS PVT. 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.

Managing Director



Date : 19-10-2001 Serial No : 18,983 Denomination : 100

Purchased By :

AP 23 IP

T. RAVINDER
S/O T. SATYANARAYANA,
SEC BAD

M. SATYANARAYANA
Sub Registrar
EX. OFFICIO Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI PROPERTIES AND
INVESTMENTS PVT. 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.

[Signature]
Director

[Signature]

100Rs.



Date : 19-10-2001 Serial No : 18,984 Denomination : 100

Purchased By :

AP 23 IP 37540

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


M. SATYANARAYANA
Sub Registrar
EX. OFFICIO Stamp Vendor
G.S.O., CWIG Office, hyd

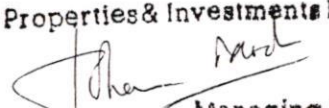
For Whom :

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

DESCRIPTION OF THE SCHEDULE APARTMENT

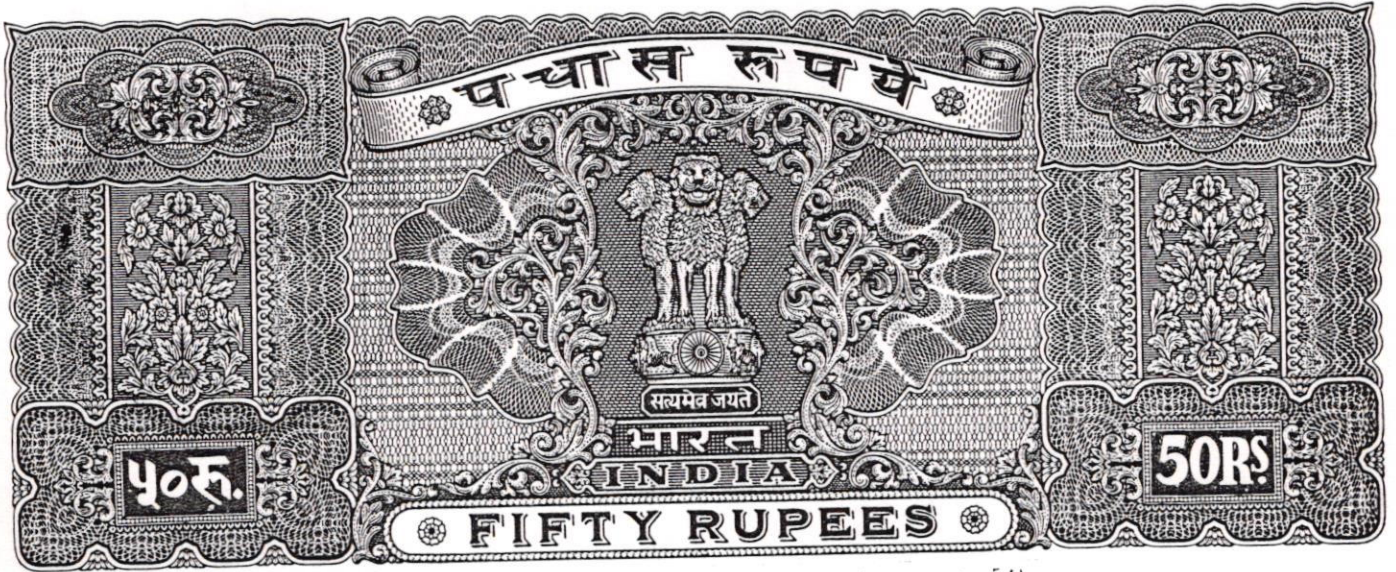
All that portion forming apartment No. 508 on the fifth floor, in Block 'A', admeasuring 700 sft of super built up area together with proportionate undivided share of land to the extent of 28 sq. yards and a reserved Scooter parking space in Block 'A' admeasuring about 15 sft, forming part of the group 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.


Managing Director



50 Rs.



Date : 19-10-2001 Serial No : 18,985 Denomination : 50

Purchased By :

1. RAVINDER
S/O T. SATYANARAYANA,
SEC' BAD

M. SATYANARAYANA
Sub Registrar
EX. OFFICIO Stamp Vendor
G.S.O., C&IG Office, Hyd

FOR WHOM :

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

North By: 4' Wide passage
South By: 40' Road
East By: Flat No. 507
West By: 4' wide passage & Flat No. 509

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)