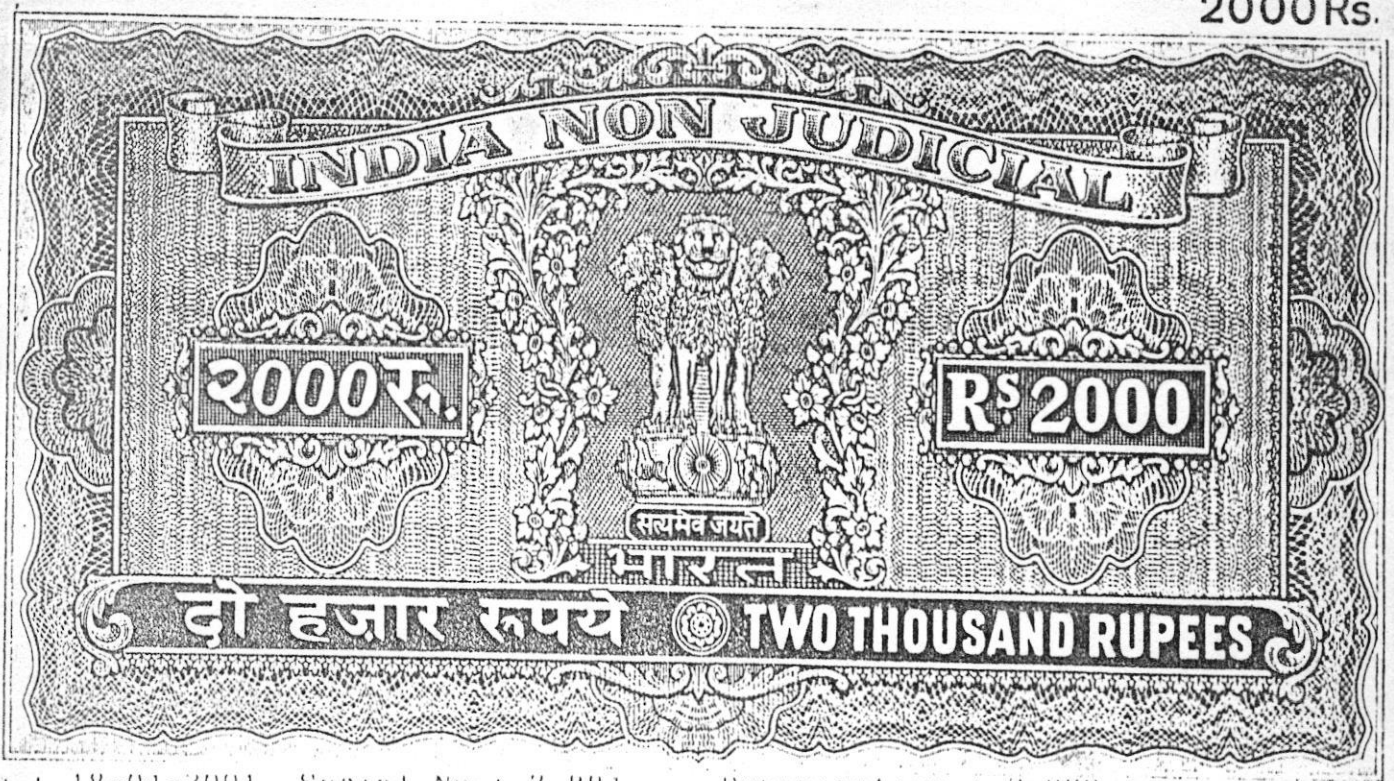




Date : 18-04-2001 Serial No : 7,884 Denomination : 2,000

Purchased By : AP-23-V 03651

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

18/4/01
Sub Registrar
Ex. Officer Stamp Vendor
G.S.O., C&IG Office, Hyd

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 ____ 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

Shri. Jayant Desai, S/o. Shri Bheem Rao Desai, aged 51 years, residing at Flat No. 114, Welcome Courts Apartments, Tarnaka, Secunderabad, 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.

Soham Modi
—Managing Director

J. Desai



Date : 18-04-2001

Serial No : 7,885

Denomination : 2,000

03652

Purchased By :

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

Sub Registrar

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

For Whom :

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

-2-

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 208 on the Second 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**.

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.

For Modi Properties & Investments Pvt. Ltd

John Moh
Managing Director

John Moh
John Moh

X *John Moh*



Date : 18-04-2001 Serial No : 7,886 Denomination : 500
 AP 29 II M 06342

Purchased By :
 A.S.R. MURTHY
 S/O A. CHANDRA SIKHAR,
 SEC' BAD

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

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

-3-

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.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration **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.
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]



Date : 18-04-2001 Series AP 23, 10 7.887 7313 : Denomination : 100

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

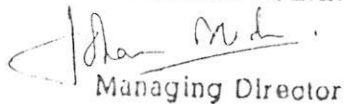
ksa. 18/4
Sub Registrar
Ex. Office Stamp Vendor
G.S.O., C&IG Office, Hyc

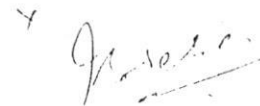
For Whom :
MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

-4-

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**.
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.


Managing Director





date : 18-04-2001 Serial AP 23 10 8873135 Denomination : 100

Purchased By :

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

KSC 18/4
Sub Registrar
EX. OFFICIO Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

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

-5-

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 208 on the second 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:

North By:	4' wide passage
South By:	40' wide road
East By:	Flat No. 207
West By:	Flat No. 209 and 4' wide passage

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

X
18-4-2001



Date : 18-04-2001 Serial No : 7,889 Denomination : 50

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

16/04/2001
Sub Registrar
Ex. Office Stamp Vendor
G.S.O., C&IG Office, Hyd

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

-6-

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:

[Signature]
Managing Director
(BUILDER)

1.

[Signature]
(PURCHASER)

2.