

Denomination

Purchased By Y.S.R. MURTHY

S/O Y. CHANDRA SEKHAR, SEC"BAD.

Ex.Officio 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 11 day of

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, hereinaster referred to as the BUILDER (which expression shall mean and include its heirs, successors, representatives, executors, etc) of the ONE PART.

For Modi Properties & Investments Pvt, Ltd.

Managing Director



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S.P. SUB. LICHARA PRASAD Ex. Officio Stamp Vendor

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AND

Mrs. Aruna Naik, W/o. Shri Nageswar Rao aged 30 years, residing at Flat No. 421B, 4th Block, Janapriya Township, Mallapur, Hyderabad, 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

WHEREAS:

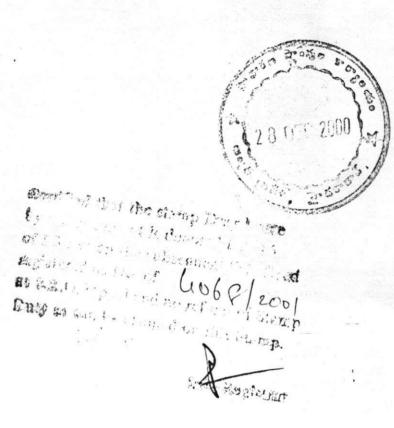
The PURCHASER has purchased vide sale deed dated _____, registered with subregistrar Uppal, as document No. ____, an semi-finished apartment bearing No. 412 on the fourth floor, of Block A admeasuring 450 Sq. ft along with an undivided share of land to an extent of 18 sq. yards, and a reserved scooter parking space 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 Pyt, Ltd.

Managing Director,

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Seriah 29 1167115 Date: 16-03-2001 74556

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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. 75,000/-(Rupees Seventy 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 of Rs. 75,000/- (Rupees Seventy Five 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 Ltda

Managing Director,





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SEC"BAD.

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

- 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.

Managing Director

S.P.N.BLL HYARA PRASAD

G.S.O., C&IG Office, Hyd

Ex.Officio Stamp Vendor



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S/O Y. CHANDRA SEKHAR,

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

- 4. The BUILDER agrees to complete the unfinished works in the SCHEDULE APARTMENT on or before 31st December 2001.
- 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.

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For Whom:

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PVT, LTD, 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. 412 on the fourth 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 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.

Managing Director

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Serial No : 6,126 Date: 16-03-2001

Denomination

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For Whom:

MODI PROPERTIES & INVESTMENTS

VT, LTD, SEC"BAD.

North By:

Jogging Track

South By:

Flat No. 411

East By:

4' wide passage and 413

West By:

Main Gate and 40' wide road

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 For Modi Properties & Investments PVI: HIGH coercion in presence of the witness:

Managing Director

(BUILDER)

S.P.N. SUD, WARASPRASAD

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