



Date : 16-03-2001 Serial No : 6,116

Denomination : 1,000

AP 23 III F 74557

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

75000  
3750

### AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 11th day of May, 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

x Arun.



presented to the stamp office  
by the Government of India  
of 1.5.2000 on the subsequent  
registered number of 4068/2001  
at M.D. Office and no refund of stamp  
but as can be seen on the stamp.

*[Handwritten signature]*



Date : 16-03-2001 Serial No : 6,114 Denomination : 1,000

Purchased By :

Y.S.R. MURTHY  
S/O Y. CHANDRA SEKHAIR,  
SEC"BAD.

AP 23 III F 74555

*S.P. Subbarama Prasad*  
**S.P. SUBBARAMA PRASAD**  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

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

AND

Mrs. Aruna Naik, W/o. Shri Nageswar Rao aged 30 years, residing at Flat No. 421B, 4<sup>th</sup> 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 sub-registrar 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 Pvt. Ltd.

*John Modi*  
Managing Director

x *Aruna*



406 P / 2001  
 2001

*[Handwritten signature]*



Date : 16-03-2001 Serial No 29 M/F 115 Denomination : 1,000

74556

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

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

For Whom :  
MODI PROPERTIES & 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. 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, Ltd

*[Signature]*  
Managing Director

*[Signature]*





Date : 16-03-2001 Serial No : 6,117 Denomination : 500  
 AP 23 II M 06139

Purchased By :

Y.S.R. MURTHY  
 S/O Y. CHANDRA SEKHAIR,  
 SEC"BAD.

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

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. Ltd.

*Shan Moh*  
 Managing Director

Y Arung.



Specified that the stamp was to be  
by the post office is deposited by 10  
at 10 AM on the subsequent day. It was  
registered as of 4068/2001  
at 4:00 PM and no refund of stamp  
was at that time.

*[Signature]*  
Postmaster



Date : 16-03-2001 Serial No : 124 Denomination : 100  
 AP 231 N 64987

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

S.P. N. BIL. V. PRASAD  
 Ex. Officio Stamp Vendor  
 G.S.O., C&IG Office, Hyd

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 31<sup>st</sup> 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.

*John Moh*  
 Managing Director

*Y. Arung*



Certified that the stamp Duty herein  
by the document is denoted 18 16  
of 1895 Act on the subsequent Sale of  
registered as No. of 4068/2001  
of S.O. 1895 and no refund of Stamp  
Duty as can be shown on this Stamp.

  
Notary Public



Date : 16-03-2001 Serial No : 6,125 Denomination : 100

Purchased By : **AP 23 1 N**  
Y.S.R. MURTHY  
S/O Y. CHANDRA SEKHAR,  
SEC "BAD."

64988

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

For Whom :  
MODI PROPERTIES & INVESTMENTS  
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.

*John Modi*  
Managing Director,

x *Aravind*

certified that the stamp Duty Income  
by the document is denoted by 16  
of 1.5 A on the subsequent date of  
registered as No of 4068/2001  
of P.R.O. Uppal and no refund of Stamp  
Duty as can be claimed on this Stamp.



Sub-Registration



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

Denomination : 50

Purchased By :

Y.S.R. MURTHY  
S/O Y. CHANDRA SEKHAIR,  
SEC"BAD.

*S.P.N. S.D. VASAPRASAD*  
S.P.N.S.D. VASAPRASAD  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

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 coercion in presence of the witness:

For Modi Properties & Investments Pvt. Ltd.

Witnesses:

1.

*Murthy*

2.

*R. Paul*  
*(Ravindran)*

*Man Mohan*  
Managing Director  
(BUILDER)

*Arund*  
(PURCHASER)



1. If the stamp is not  
 by the...  
 of the...  
 registered in the...  
 at 42.0...  
 Bug as can be seen on the stamp.

சுயம்சம் - சிவசுந்தரி