

869 H/2001

1000Rs.



Date : 03-10-2001 Serial No : 17,978 Denomination : 1,000

Purchased By :

AP 23 III H 02773

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 & INVESTMENTS

PVT. LTD., SEC' BAD

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 5th day of Oct., 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

1. Mr. Younus Mulla S/o. Late Shri Mohd Mulla, aged 44 years, residing at 34, Sitaramnagar Colony, Sikh Village, Secunderabad.
2. Mrs. Feroze Mulla W/o. Shri Younus Mulla, aged 31 years, residing at 34, Sitaramnagar Colony, Sikh Village, Secunderabad.

hereinafter jointly called the "Buyer" (Which expression where the context so permits shall mean and include their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

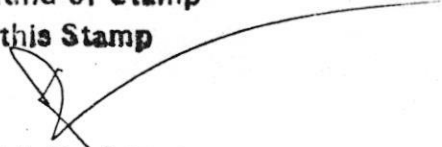
For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director

[Signature]
[Signature]



Confirmed that the stamp duty borne
by the Government is credited U/s 16
of the Act on the subsequent Sale Deed
registered as No
in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp


Sub-Registrar

17. THE REGISTRAR HAS TO BE ADVISED OF THE SALE OF THE PROPERTY

1. The sale of the property is to be made in accordance with the provisions of the Act.

2. The sale of the property is to be made in accordance with the provisions of the Act.

3.

4. The sale of the property is to be made in accordance with the provisions of the Act.



Date : 03-10-2001 Serial No : 17,979 Denomination : 1,000

Purchased By : **AP 23 III H 02774**
 T. RAVINDER
 S/O T. SATYANARAYANA,
 SEC' BAD

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

For Whom :
 MODI PROPERTIES & 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. 413 & 414 on the fourth floor, of Block A admeasuring 1400 Sq. ft along with an undivided share of land to an extent of 56 yards, and a reserved scooter and car parking space in block No. A admeasuring about 15 and 100 sft respectively, 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.

Shan Modi
 Managing Director

[Signature]
[Signature]



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by the applicant is correct U/s 16
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in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar



Date : 03-10-2001 Serial No : 17,980 Denomination : 1,000

Purchased By : **AP 23 III H 02775**
 I. RAVINDER
 S/O I. SAIYANARAYANA,
 SEC' BAD

M. Saiyanarayana
M. SAIYANARAYANA
 Sub Registrar
 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. 87,000/-** (Rupees Eighty Seven Thousand Only) for the completion of the unfinished work in the **SCHEDULE APARTMENT** on the terms and conditions given under.

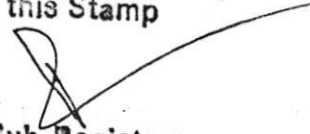
For Modi Properties & Investments Pvt. Ltd

Sho. Mod
 Managing Director

Secy/Mod
Secy/Mod



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Sub-Registrar

प्रमाणित किया जाता है कि दस्तावेज पर उक्त अंकित स्टाम्प शुल्क का भुगतान किया गया है और
उक्त दस्तावेज के अन्तर्गत भू-संपत्ति का कोई भी अंश अगले किसी भी दस्तावेज में
बिना उक्त अंकित स्टाम्प शुल्क के नहीं रजिस्ट्रार के कार्यालय में दर्ज किया जा सकेगा।
प्रमाणित किया जाता है कि दस्तावेज पर उक्त अंकित स्टाम्प शुल्क का भुगतान किया गया है और
उक्त दस्तावेज के अन्तर्गत भू-संपत्ति का कोई भी अंश अगले किसी भी दस्तावेज में
बिना उक्त अंकित स्टाम्प शुल्क के नहीं रजिस्ट्रार के कार्यालय में दर्ज किया जा सकेगा।



Date : 03-10-2001 Serial No : 17,981 Denomination : 1,000

Purchased By : AP 23 III H 02776
 I. RAVINDER
 S/O I. SATYANARAYANA,
 SEC' BAD

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

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

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of Rs. 87,000/- (Rupees Eighty Seven 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.

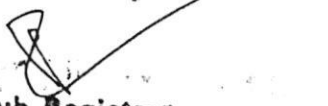
John Modi
 Managing Director

Leela Devi

Leela Devi



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Sub-Registrar



Date: 03-10-2001 Serial No: 17,484 Denomination: 100

Purchased By :
T. RAVINDER
S/O T. SATYANARAYANA,
SEC' BAD

AP 23 IP

37373

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

For Whom :
MODI PROPERTIES & 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

[Signature]

[Signature]



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Sub-Registrar

అనుబంధము 2-వ అంశము ప్రకారముగా పై పత్రము 18-29-2001 తేదీన
ఉత్పాదించబడినదిగా గుర్తించబడినదిగా ఉన్నది. అందుచేత పై పత్రము
పై ఉన్న స్టాంపు దురుపయోగముగా భావించబడినదిగా గుర్తించబడినదిగా
ఉన్నది.

అందుచేత పై పత్రము పై ఉన్న స్టాంపు దురుపయోగముగా భావించబడినదిగా
ఉన్నది.

అందుచేత పై పత్రము పై ఉన్న స్టాంపు దురుపయోగముగా భావించబడినదిగా
ఉన్నది.



Date : 03-10-2001 Serial No : 17,985 Denomination : 100

AP 23 IP 37374

Purchased By :

T. RAVINDER
S/O I. SATYANARAYANA,
C. BAD

M. SATYANARAYANA
Sub Registrar

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

For Whom :

MODI PROPERTIES & 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.

John Modi
Managing Director

Neelam

701031/Modi



Date : 03-10-2001 Serial No : 17,986 Denomination : 100

AP 23 IP

37375

Purchased By :

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 & INVESTMENTS
PVT. LTD., SEC' BAD

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 413 & 414 on the fourth floor, in Block 'A', admeasuring 1400 sft of super built up area together with proportionate undivided share of land to the extent of 56 sq. yards and a reserved Scooter and car parking space in Block A admeasuring about 15 and 100 sft respectively, 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

[Signature]
Managing Director

[Signature]

[Signature]

50 Rs.



Date : 03-10-2001 Serial No : 17,989

Denomination : 50

Purchased By :

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

M. SATYANARAYANA

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

For Whom :

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

North By:
South By:
East By:
West By:

Jogging Track
Cut-out & Staircase
4' wide passage
4' passage & Flat No. 411 & 412

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.

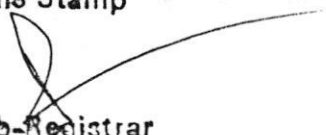
For Modi Properties & Investments Pvt. Ltd
(BUILDER) Managing Director

(PURCHASER)

Feroz Mulla

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Sub-Registrar