

Furchased By : I. KAVINDEK

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

S/O I.SAIYANAKAYANA, SEC'BAD

For Whom : MODI PROPERTIES & INVESTMENTS PVI.LID., SEC'BAD

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 5 14 day of DC 1., 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, Sitaranmagar Colony, Sikh Village, Secunderabad.

2. Mrs. Feroze Mulla W/o. Shri Younus Mulla, aged 31 years, residing at 34, Sitaramnagar Colony, Sikh Village, Secunderabad.

hereinaster 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 P

Managing Director

28 JUL 2001

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S/O T.SAIYANARAYANA, SEC'BAD

Date

FOR Whom:
MODI PROPERTIES & INVESTMENTS
PVI.LID., 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.

-Managing Director

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S/O T.SAIYANARAYANA, SEC'BAD

Date

FOR Whom:
MODI PROPERTIES & INVESTMENTS
PVI.LID., 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.

Managing Director

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For Whom : MODI PROPERTIES & INVESTMENTS PVT.LID., 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 Pyt, Ltd.

Managing Director

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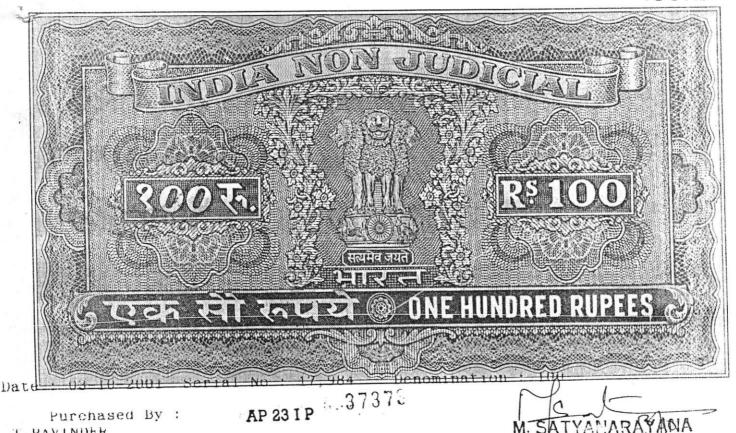
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for Whom: MODI PROPERTIES & INVESTMENTS PVI.LID., SEC'BAD

- 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

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for Whom: MODI PROPERTIES & INVESTMENTS PVI.LID., 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 Pyt. Ltd.

Managing Director

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for Wnom : MODI PROPERTIES & INVESTMENTS PVI.LID., 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:

Fer Modi Properties & Investments Pvt. Ltd.

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Serial No :

Denomination

Purchased By :

1. KAVINDEK

3/O 1. SAIYANARAYANA,

SEC'BAD

for Whom :

MODI PROPERTIES & INVESTMENTS

PVI.LID., SEC'BAD

Jogging Track

Cut-out & Staircase

East By:

4' wide passage

West By:

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 For Medi Properties & Investments Pyt. Ltd. coercion in presence of the witness:

Sub Registrar Ex Officio Stamp Vendor

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

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* 15 MAY 1999