



No. 650 Date 27/9/2001 Rs. 1000/- 52304
 Sold T. Lavi No. T.S. Narayana Le Hyd
 For Whom Modi Properties & Investment, Mr. Ltd.

R. Gopi
 SUB-REGISTRAR
 Ex-Office Stamp
 UPPAL, R.R. DIST.

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 28th day of Sept, 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

Mr. P Vijaya Bhaskara Reddy S/o. Shri. P Laxman Reddy aged 31 years, residing at Flat No. 304, Sai Sampada Plaza, Street No. 6, Habsiguda, Hyderabad, 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

P. Vijaya Bhaskara Reddy



Get this stamp duly filled
by the person to whom it is issued
of the date of the stamp and the
registration No. 2228/20/...
in S.O. 1100 and no other stamp
duty as can be claimed on this Stamp

Sub-Registrar

THE HON. THE DISTRICT JUDGE, DISTRICT COURT, DISTRICT OF ...

...

...

...

...



S. No. 651, Date 27/9/2018 Rs. 1000/-
 Sold to T. Kavi. S. No. T.S. Narayana Re 452318
 For Whom Modi Properties & Investment, Pvt. Ltd.

R/GOP
 SUB-REGISTRAR
 Ex-Office Stamp
 UPPAL, R.R. DISTRICT

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 415 on the fourth floor, of Block A admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 yards, and a reserved scooter parking space in block No. A admeasuring about 15 sft, 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

PURK...



Certified that the stamp duty herein
by the Government is donated 1/5/16
of 1.327/00 to the Collector of Sale Deed
registered as No. 8523/1997
in S.A.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar



S. No. 652, Date 27/9/2001 Rs. 1000/- 52311

Sold to T. Lal. S/o T. L. ... Paragana ...

For Whom Modi Properties & Investment, Pvt. Ltd.

GOPI
SUB-REGISTRAR
Ex-Office Stamp, Ven.
UPPAL, R.R. DIST.

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. 1,15,800/-** (Rupees One Lakh Fifteen Thousand Eight Hundred 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.

Sh. Mod.
Managing Director

Sub Registrar



Certified that the above Bill is
by the Government of Karnataka
of 1.3.7 or on the subsequent day of
registered as No. 8573/2001/...
in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು
1 ಜೂನ್ 1980

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು
1 ಜೂನ್ 1980



S. No. 653, Date 27/9/201, Rs. 1000/-
 Sold. T. Laxmi. No. T. S. Parayana Ke Hyd
 For Whom. Modi Properties & Investment, Pvt. Ltd.

52312

REGISTRAR
 Office Stamp Vengal
 UPPAL, R.R. DIST

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 1,15,800/-** (Rupees One Lakh Fifteen Thousand Eight Hundred 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 & Investment, Pvt. Ltd.

Sha. Mod
 Managing Director

Sub Reddy



Certified that the stamp has been
by the U.S. Department of State
of U.S. Department of State, Office of the Sub-Registrar
registered as No. _____
in S.A.O. Upral and is subject of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

OFFICE OF THE SUB-REGISTRAR
U.S. DEPARTMENT OF STATE
WASHINGTON, D.C.
[Faint, mostly illegible text follows, appearing to be a certificate or receipt.]



S. No. 6654 Date 27/9/2000 Rs. 1000/-

52313

Sold to T. S. Parayana & Hyd

For Whom Modi Properties & Investment, Pvt, Ltd.

GOPT
SUB-REGISTERED
Ex-Office Stamp
UPPAL, R.R. DIST.

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 & Investment Pvt. Ltd.

[Signature]
Managing Director

[Signature]



Certified that the stamp duty borne
by the document is denoted 1/16
of 1/4 of 1/6 on the subsequent. The Deed
registered as No. 8523/2001
in S.A.O. Upral and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar



344454 26/9/2001 7453

AP 23 II-N

T. Ravi & T.S. Narayana Rao - Hyd

Modi Properties and Investments (P) Ltd

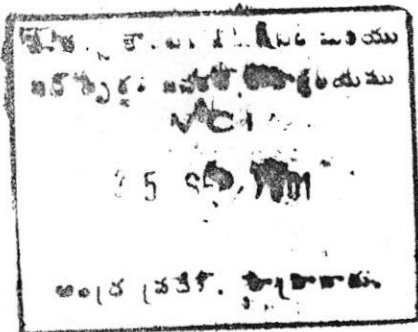
R. NARAYAN
SVL NO. 2/06
R No. 1/2001-2003
RAJ NAGAR, HYD'BAD.

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 Mod
Managing Director

For B. K. Reddy



Certified that the stamp duty borne
by the applicant is denoted 1/3 16
of 1.5. / on the subsequent sale deed
registered as No. 8023/1957...
in S.A.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

శ్రీ. వి. పి. ఎస్. కమిషన్, హైదరాబాద్, తెలంగాణ ప్రభుత్వం ద్వారా
మంజూరైనది. మంజూరి తేదీ: 1958. మొ. 5 రూ. 100.

మంజూరి తేదీ: 1958. మొ. 5 రూ. 100. శ్రీ. వి. పి. ఎస్. కమిషన్,
హైదరాబాద్, తెలంగాణ ప్రభుత్వం ద్వారా.



55901

No. 244467 Date 26/9/2007 Rs. 100

AP 2310

Ruy

Sold To T. Ravi & T. J. Narayana RCo. Ltd.
 Whom Modi Properties and Investments (P) Ltd

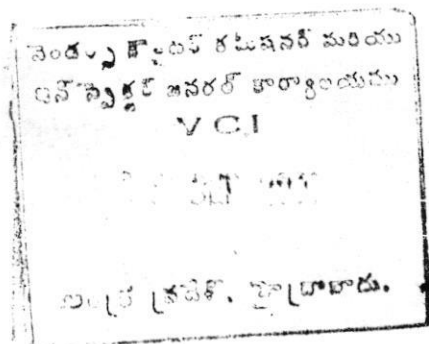
DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 415 on the fourth 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 in Block 'A' admeasuring about 15 sft, 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]
 R. S. Reddy



Certified that the stamp is valid
by the Sub-Registrar, District of ...
of
registered as No. 8823/100/...
in S.R.O. Department of ...
duty as can be claimed on this Stamp

Sub-Registrar

...

...



No. BU 456 Date 26/9/2001 Rs. 100 5590

Sold To P. Ravi 16 P.S. Narayang R. No. 416 AT 100

R. NARAYAN
SVL No. 416
R. No. 1/2 of 2003
RAM NAGAR, HYDRABAD

Wherein Modi Properties and Investments (P) Ltd

North By: Jogging Track
South By: Cut-out
East By: Flat No. 416
West By: 4' wide passage

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Pub-Recd



55903

24457

26/9/2009 Rs. 100

28 2310

R. N. N.

R. N. N.

SVL No. 22/03

R. No. 1/2/01-3/03

RAM NAGAR, HYD'BAD.

T. Ravi & T. S. Narayana Rao. 440

Modi Properties & Investments (P) Ltd.

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.

Ray

2.

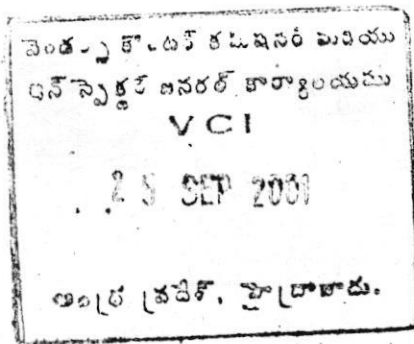
S. S. S.

For Modi Properties & Investments Pvt. Ltd.

(BUILDER)
Managing Director

(PURCHASER)

R. B. Reddy



Certified that the stamp duty borne
by the applicant is accepted U/s 16
of I.S. 7 on the subsequent file deed
registered as No. 8523/2001
in S.A.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp


Sub-Registrar

It is to be noted that the parties have signed this document in token of
the contents of the document and the contents of the document will not be
subjected to any further scrutiny.

For the Registrar

(Signature)

(Date)