

868572001

500Rs.



Date : 03-10-2001 Serial No : 17,982 Denomination : 500

Purchased By :

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

AP 23 II M

55619

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
Managing Director

(Signature of Mr. Soham Modi)
(Signature of Mr. Younus Mulla)



Date : 03-10-2001 Serial No : 17,983 Denomination : 500

Purchased By :

AP 23 II M 55620

T. RAVINDER
S. 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

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 511 & 512 on the fifth floor, of Block A admeasuring 900 Sq. ft along with an undivided share of land to an extent of 36 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**.

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. 44,000/- (Rupees Forty Four 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.

[Signature]
Managing Director

[Signature]

[Signature]



Certified that the stamp duty borne
by the document is denoted U/s 16
of I.S. 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

..... registered on dated
..... apartment bearing No. 11 &
..... along with
..... and a covered car parking space of 100 sq. ft.
..... as a package in the ground floor of the
..... situated in Survey No. 174, Village
..... R.R. District, has been referred to the
..... from the R.E. Office.

..... the R.E. Office to complete the registration of the
..... along with the other documents to be submitted
..... as the RAYILOWER PARK.

..... the R.E. Office has received the RAYILINK a total consideration of Rs. 4.10 Lacs
..... for the completion of the registered work in
..... terms and conditions of the R.E. Office.



26/9/2007 - 50074522

A P 23 U-N

Ko. 649

RUY

E. NARTHER
SVL No. 42.95

R. No. 1/2001-2003
RAM NAGAR, HYD'BAD.

T. Ravi sb P. S. Narayanan

Modi Properties and Investments (Pvt)

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

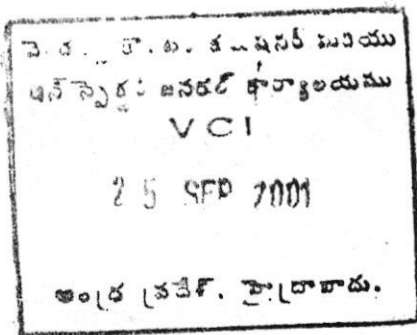
1. The **PURCHASER** agrees to pay a total consideration of **Rs. 44,000/-** (Rupees Forty Thousand Only) for the completion of the unfinished works in the **SCHEDULE APARTMENT** as per the specifications mentioned in the Builders Brochure.
2. The **PURCHASER** shall pay the total consideration mentioned 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.
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

[Signature]
Managing Director

[Signature]

[Signature]



Certified that the stamp duty borne
by the document is denoted U/e 16
of I.S. 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

11/09/01

NOTICE TO THE PUBLIC

THE PUBLIC is hereby notified that the Government of Karnataka has decided to pay a total consideration of Rs. 4 lakhs for the acquisition of the unfinished work in the S.R.O. Uppal and for the completion of the unfinished work in the S.R.O. Uppal.

THE PUBLIC is hereby notified that the Government of Karnataka has decided to pay a total consideration of Rs. 4 lakhs for the acquisition of the unfinished work in the S.R.O. Uppal and for the completion of the unfinished work in the S.R.O. Uppal.

THE PUBLIC is hereby notified that the Government of Karnataka has decided to pay a total consideration of Rs. 4 lakhs for the acquisition of the unfinished work in the S.R.O. Uppal and for the completion of the unfinished work in the S.R.O. Uppal.



No. 8111111 Date 26/9/2001 Rs. 800/- 74523 A P 23 II-14
 Sold To T. Ravi & T.S. Narayanan Rb. Gys
 For Whom Modi Properties and Investments (P) Ltd

R. N. A.
 R. N. A.
 R. N. A.
 R. N. A.

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.
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**.

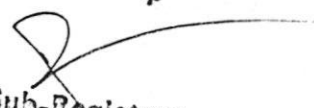
For Modi Properties & Investments Pvt. Ltd

[Signature]
 Managing Director

[Signature]
[Signature]

తెలంగాణ రాష్ట్ర ప్రభుత్వం
ఆర్థిక శాఖ
VCI
25 SEP 2001
అంశ కరెక్ట్, ప్రామాణిక.

Certified that the stamp duty here
by the document is correct U/s 16
of I.G. / c. 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

1. The Sub-Registrar has received the original copy of the Sale Deed registered in the name of the Sub-Registrar and the same is being kept in the office of the Sub-Registrar for the purpose of the stamp duty.

2. The Sub-Registrar has received the original copy of the Sale Deed registered in the name of the Sub-Registrar and the same is being kept in the office of the Sub-Registrar for the purpose of the stamp duty.

3. The Sub-Registrar has received the original copy of the Sale Deed registered in the name of the Sub-Registrar and the same is being kept in the office of the Sub-Registrar for the purpose of the stamp duty.

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5. The Sub-Registrar has received the original copy of the Sale Deed registered in the name of the Sub-Registrar and the same is being kept in the office of the Sub-Registrar for the purpose of the stamp duty.



Date : 03-10-2001 Serial No : 17,987 Denomination : 100

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

AP 231P 37376

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. 511 & 512 on the fifth floor, in Block 'A', admeasuring 900 sft of super built up area together with proportionate undivided share of land to the extent of 36 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.

Shan Modi
Managing Director

K. S. S. S. S.
K. S. S. S. S.



Date : 03-10-2001 Serial No : 17,988 Denomination : 100

Purchased By :

AP 231P 37375

I. RAVINDER
 /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

North By: Jogging Track
 South By: Flat No. 510
 East By: 4' wide passage & Flat No. 513
 West By: Main 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:

Witnesses:

1.

2.

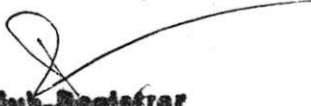
For Modi Properties & Investments Pvt. Ltd

(BUILDER) Managing Director

(PURCHASER)



Certified that the Stamp Duty borne
by the applicant is credited L/s 16
of L.S. No. 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

Joining Date
Date No. 210
4 weeks passed Date No. 213
Main Road

Sub-Registrar
Date No. 210
4 weeks passed Date No. 213
Main Road

IN WITNESS WHEREOF the parties hereto have signed this agreement in a form of their
respective after understanding the contents with free will and without any influence or
pressure in presence of the witnesses

For Sub-Registrar Date No. 210

(Signature)

(Signature)