

10

85-22/1001

C-110

1000Rs.



Date : 27-09-2001 Serial No : 6,635 Denomination : 1,000

Purchased By :

For Whom :

T. RAVI

MODI PROPERTIES &

S/O T.S. NARAYANA  
R/O HYD

INVESTMENT, PVT.LTD.

Sub Registrar  
Ex-Officio Stamp Vendor  
S.R.O. UPVAL

### AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 28<sup>th</sup> 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.

For Modi Properties & Investments Pvt. Ltd.  
*Soham Modi*  
Managing Director

Venkatesh





Date : 27-09-2001 Serial No : 6,636 Denomination : 1,000

Purchased By :

T RAVI

For Whom :

MODI PROPERTIES &

S/O T.S. NARAYANA

R/O HYD

INVESTMENT, PVT.LTD.

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. JEPAL

AND

Mr. R D Venkatesh S/o. Shri. R Subramanyam, aged 34 years, residing at 12-2-419/12, Alpati Nagar, Mehdiapatnam, Hyderabad - 500 028, 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 & Investment.

*The Modi*  
Managing Director

*Venkatesh*



Certified that the stamp duty borne  
by the document is denoted L/s 16  
of I.3.7 on the subsequent Sale Deed  
registered as No ... 802/2001 ...  
in S.R.O. Uppal and no refund of Stamp  
duty as can be claimed on this Stamp

Sub-Registrar

1/9 WHITE HILL





Date : 27-09-2001 Serial No : 6,637 Denomination : 1,000

Purchased By :

For Whom 2300

T. RAVI

MODI PROPERTIES &

S. T.S. NARAYANA

INVESTMENT, PVT.LTD.

R/O HYD

Sub Registrar  
Ex-Officio Stamp Vendor  
S.R.O. UPPAL

#### WHEREAS:

The **PURCHASER** has purchased vide sale deed dated \_\_\_\_\_, registered with sub-registrar Uppal, as document No. \_\_\_\_\_, an semi-finished apartment bearing No. 110 on the first floor, of Block C admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 yards, and a reserved scooter and car parking space in block No. C 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.

*She Moh*  
Managing Director

Venkatesh





Date : 27-09-2001 Serial No : 6,638 Denomination : 1,000

Purchased By :

T. RAVI

For Whom :

MODI PROPERTIES &

INVESTMENT, PVT.LTD.

T.S. NARAYANA

R/O HYD

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

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. 1,53,300/- (Rupees One Lakh Fifty Three Thousand Three 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.

*The Modi*  
Managing Director

Venkatesh



Certified that the stamp duty borne  
by the document is denoted U/s 16  
of 1872 of the subsequent rule used  
registered as No. 8522/1001 ...  
in S.P.O. Uppal and no refund of stamp  
duty as can be claimed on this Stamp

Sub-Registrar

TO THE HON'BLE JUDGE, CIVIL COURT, VI, HYDRABAD  
IN RE: THE APPLICANT, along with the other applicants in the above mentioned  
case, who are known as the 'JOINT OWNERS'.

THE APPLICANT has agreed to pay the BINDER a total consideration of Rs.  
1,00,000/- (one lakh) and has deposited the same (Rs. 1,00,000/-) for the  
purpose of the proposed sale to the BINDER. APPLICANT on the same day  
has been made.





Date : 27-09-2001 Serial No : 6,639 Denomination : 1,000

Purchased By :

For Whom :

T. RAVI

MODI PROPERTIES &

S/O T.S. NARAYANA  
R/O HYD

INVESTMENT, PVT.LTD.

Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 1,53,300/-** (Rupees One Lakh Fifty Three Thousand Three 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 & Investments Pvt. Ltd

*[Signature]*  
Managing Director

*Venkatish*



Certified that the stamp duty borne  
by the document is of Rs 16  
of 13/00 on the subsequent sale deed  
registered as No 8822/200/...  
in S.P.O. Upal and no refund of Stamp  
duty as can be claimed on this Stamp

Sub-Registrar

THE HONORABLE DISTRICT JUDGE, DISTRICT COURT, BILASPUR

1. The Plaintiff has filed a suit for declaration of title and possession of the land situated at village of Bilaspur, District of Bilaspur, State of Chhattisgarh, India, in the name of the Plaintiff, against the Defendant, who claims to be the owner of the said land.

2. The Plaintiff has filed a suit for declaration of title and possession of the land situated at village of Bilaspur, District of Bilaspur, State of Chhattisgarh, India, in the name of the Plaintiff, against the Defendant, who claims to be the owner of the said land.



S. No. 6640 Date 27/9/2001 1000/-  
 Sold... To... Law? So T.S. Paragana Co. Hyd  
 For Whom Modi Properties & Investment, Pvt. Ltd.

52321

R. Gopi  
 SUB-REGISTRAR  
 Ex-Office Stamp Vendor  
 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 1<sup>st</sup> July 2002.
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.

*Sh. M. D.*  
 Managing Director

Venkatesh



Certified that the stamp duty borne  
by the assessee is denoted 1/16  
of 1.37 on the subsequent sale deed  
registered as No. 8522/200/.....  
in S.O. Uppal and no refund of stamp  
duty as can be claimed on this Stamp

Sub-Registrar





S. No. 6641 Date 27/9/2001 Rs. 1000/-  
 Sold To T. Law P. No. 7-5 Paragana Kotha  
 For Whom Modi Properties & Investments, Pvt. Ltd.

52322

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

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

Venkatesh





Certified that the stamp Duty borne  
by the document is denoted L/s 16  
of I.S. Act on the subsequent sale Deed  
registered as No. 85.22/2001 ...  
in S.R.O. Uppal and no refund of Stamp  
duty as can be claimed on this Stamp

Sub-Registrar



26/9/2007 No. 74531

4 P 23 II-N

T. Ravi & T-S Narayana Re. And

Modi Properties and Investments (P) Ltd.

R. NARENDRA  
SVL NO. 4000  
R No. 1/2001/03  
1000, HIGRAD.

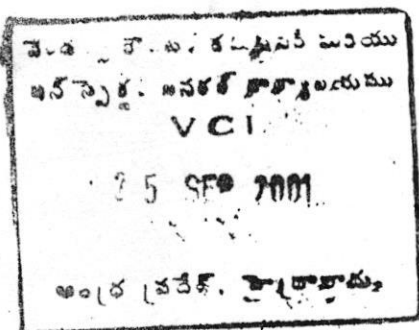
#### DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 110 on the first floor, in Block 'C', 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 and car parking space in Block 'C' 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.

*Man Modi*  
Managing Director

*Venkatesh*



Certified that the stamp duty borne  
by the document is denoted U/s 16  
of 1.3.7 on the subsequent sale deed  
registered as No. 8522/2001  
in S.R.O. Upnal and no refund of Stamp  
duty as can be claimed on this Stamp

Sub-Registrar

25 SEP 2001

DECLARATION OF THE SUB-REGISTRAR

All the documents bearing stamp duty in the name of the Sub-Registrar, Upnal, are duly registered and the stamp duty is paid by the parties to the documents. The Sub-Registrar, Upnal, is not aware of any document bearing stamp duty which has not been registered and the stamp duty is not paid by the parties to the documents. The Sub-Registrar, Upnal, is not aware of any document bearing stamp duty which has not been registered and the stamp duty is not paid by the parties to the documents. The Sub-Registrar, Upnal, is not aware of any document bearing stamp duty which has not been registered and the stamp duty is not paid by the parties to the documents.

100Rs.



55904

AP 23 14

2005 26/9/2007 Rs. 100/-

T. Ravi to P. S. Narayana K. Hyd

Modi Properties and Investments P. Ltd.

R. NARENDER  
SVL NO. 42/95  
R. NO. 1/2001-2003  
RAM NAGAR, HYD'BAD.

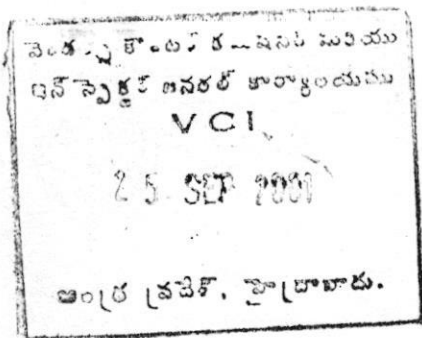
North By: Jogging Track  
South By: Lift and Cut-out  
East By: Flat No. 111  
West By: Flat No. 109

For Modi Properties & Investments Pvt. Ltd.

*Tha Moh*  
Managing Director

Venkatesh





Certified that the stamp duty borne  
by the applicant is denoted U/s 16  
of 13, 1961 on the subsequent sale deed  
registered as No. 8522/200/...  
in S.R.O. Uppal and no refund of stamp  
duty as can be claimed on this stamp

Sub-Registrar

Sub-Registrar

Sub-Registrar

Sub-Registrar

Sub-Registrar



S.No. 32875 Date 20/8/2001 No. 1001

Name Malleshi

S/o D/o W/o Malleshi

For Whom Modi Properties &amp; Investment Pvt. Ltd.

96875

AT 23 IP

C.V.L. No. 28000, D. No. 24/2001  
CITY CIVIL COURT  
SECUNDERABAD

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.

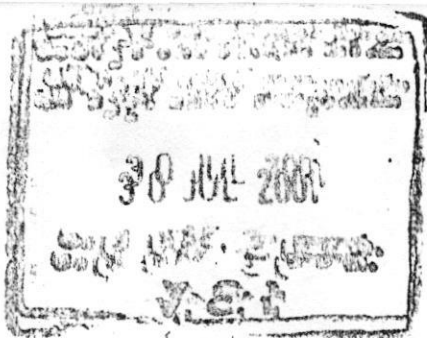
2.

For Modi Properties &amp; Investments Pvt. Ltd.

  
(MANAGING DIRECTOR)

(PURCHASER)

Venkatesh



Certified that the stamp duty borne  
by the applicant is denoted L/s 16  
of I.S. 70 on the subsequent sale deed  
registered as No. 8522/2001  
in S.A.O. Uppal and no refund of Stamp  
duty as can be claimed on this Stamp

  
Sub-Registrar