

Kind Attn: - Mr. PRASANTH

100Rs.



11/8/2003
S. No. 4763 Date 11/8/2003 Rs. 100/-
Sold to Modi Properties and Investments Pvt. Ltd.
S/o Mr. Satish Modi
For Whom Self
Sedho
L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/97 R No: 1/2003
5-4-76/A Cellar, Ranigunj
SECUNDERABAD - 500 003.

WORK ORDER FOR ADDITIONAL WORKS

This work order for amenities is made and executed on this day of 1st September 2003 by and between: -

M/s Modi Properties and Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, 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 33 years.

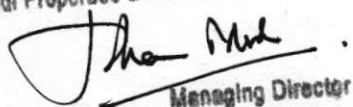
HEREINAFTER called the FIRST PARTY which expression shall mean and include all its Partners from time to time, legal representatives, successors, executors, administrators and assignees etc.,

AND

Mr. KULDEEP SINGH, Son of Shri Hoshiar Singh, aged about 34 years, residing at 203, Green View Towers, Street No. 4, Habsiguda, Hyderabad - 500 007.

HEREINAFTER called the SECOND PARTY which expression shall mean and include his heirs, legal representatives, successors, executors, administrators and assignees etc.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

WHEREAS the Second Party is the absolute owner and possessor of Flat No. 502 on Fifth Floor, total super build up area of admeasuring 900 sft, area 36 sq. yards of Undivided share of land in the building complex known as MAYFLOWER PARK at Survey No. 174, situated at Mallapur, Near Nacharam, Ranga Reddy District morefully described in the schedule hereunder, hereinafter called the schedule property.

WHEREAS the Second party intends to get his Flat constructed approached the First party with a request to furnish the flat with additional amenities and the First Party agreed to undertake the job of furnishing the flat with the provisions described in the Schedule B annexed to this Agreement for a total sum of Rs. 1,00,000/- (Rupees One Lakh Only) subject to the term and conditions mentioned hereunder.

NOW THEREFORE IT IS AGREED BETWEEN PARTIES AS UNDER:-

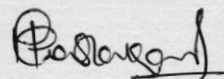
1. The Second Party hereby agree to pay a total sum of Rs. 5,76,000/- (Rupees Five Lakhs Seventy Six Thousand Only) to the First Party towards the flat cost, and Rs.1,00,000/- (Rupees One Lakh Only) towards the work order to provide the additional works in the schedule premises.
2. The Second Party hereby agrees to pay the interest at the rate of 10% p.a. all amounts due by them to the First Party under this Agreement, from the due date as payment till the amount are duly paid.
3. The First Party agrees to furnish the Apartment with the provisions mentioned in the schedule B in about a period of three months.
4. If the First Party is not able to complete the job of finishing as agreed above owing to unavoidable circumstances or those beyond the control of the First Party, the Second Party shall not be entitled to any damages and for compensation whatsoever, but shall be entitled to receive back the money paid by him to the First Party towards the price of finishing the flat with.
5. Rate of interest P.A., from the date of such disability as notified by the First Party, which the Second party shall accept in full and final satisfaction of his claim under this agreement, if any including the claims of for any liquidated damages or otherwise.
6. It is agreed that the Second party shall pay a sum of Rs. 100/- (Rupees Hundred only) towards the legal cost of this Agreement.

All that Flat No. 502, in Fifth floor, in F Block, Admeasuring 900 sft., along with 36 sq. yards of undivided share of land out of total land of 4.8 Acres, in the building complex known as Mayflower Park at Sy. No. 174, Situated at Mallapur, Near Nacharam, Ranga Reddy district and bounded by:

NORTH	Open to Sky & Flat No.501
SOUTH	20' wide road
EAST	Basket Ball Court
WEST	Flat No. 503 & 4' wide passage

IN WITNESS WHEREOF, the parties hereto have signed this Work Order for amenities on the date, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. 
- 2.

For Modi Properties & Investments Pvt. Ltd.


FIRST PARTY
Managing Director

SECOND PARTY

SCHEDULE "B"

Annexure to Work Order

With reference to the work order dated 1st September 2003 entered between M/s Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, having its 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. Sri Satish Modi, aged about 33 years

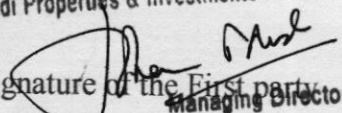
AND

Mr. KULDEEP SINGH, Son of Shri Hoshiar Singh, aged about 34 years, residing at 203, Green View Towers, Street No. 4, Habsiguda, Hyderabad – 500 007

And the details of furnishing work to be carried in respect of Flat No. 502 on fifth floor in F Block (property details) are:

1. Electricity connection charges	14,000
2. Water connection charges	5,000
3. Plumbing Chares	5,350
4. Shelves & Others	20,650
5. Marble Flooring	45,000
6. Kitchen Platform with Granite Provision	10,000

For Modi Properties & Investments Pvt. Ltd.


Signature of the First party
Managing Director

Signature of the Second Party