

AP17/10

100Rs.



No. 15902 Date 15/07/02 Rs. 100/- 28011
 To H. Pralokar Reddy S/o. K. Padma Reddy R/o. Hrd. G. NARSAIAH
 For Whom Modi Properties & Investments Pvt Ltd. Secd. S.V.L. No. 6/90
 R.No. 45/02-2004
 Nacharam. R.R. Dist

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 18th of July, 2002 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. BIJON KISHORE ROY, S/o. Late Bireswar Roy, aged 65 years, resident of H.No. 3-38-51, 31/1 & 2, Shobana Colony, West Maredpally, Secunderabad - 500 026 hereinafter jointly 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.

[Signature]
 Managing Director

[Signature]

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated , registered with sub-registrar Uppal, as document No. , an semi-finished apartment bearing No. 106 on the first floor, of Block A admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 yards, and a reserved Car & Scooter parking space in Block No. A admeasuring about 100 & 15 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**.

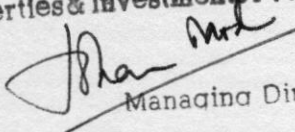
The **PURCHASER** has requested the **BUILDER** to complete the unfinished work in the **SCHEDULE APARTMENT** along with the other apartments in the above mentioned group housing scheme known as the MAYFLOWER PARK.

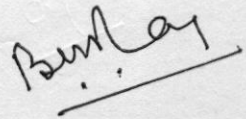
The **PURCHASER** has agreed to pay the **BUILDER** a total consideration of **Rs. 80,300/-** (Rupees Eighty Thousand Three Hundred Only) for the completion of the unfinished work in the **SCHEDULE APARTMENT** on the terms and conditions given under.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration **Rs. 80,300/-** (Rupees Eighty 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.
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
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.


Managing Director



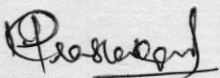
DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 106 on the first 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 Car & Scooter parking space in Block A admeasuring about 100 & 15 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:

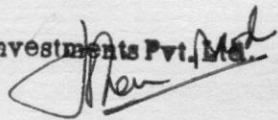
North By: 4' wide passage
South By: 40' wide road
East By: Flat No. 105
West By: Flat No. 107

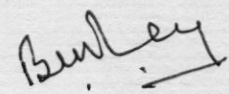
IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

Witnesses:

1. 
2. Biswajit Roy.

For Modi Properties & Investments Pvt. Ltd.


(BUILDER) Managing Director


(PURCHASER)