

3174/2007

2000Rs.



Date : 11-04-2001 Serial No : 7,639 Denomination : 2,000
03027

Purchased By :
Y.S.R. MURTHY,
S/O Y. CHANDRA SEKHAR, SEC-BAD.

S.P.N.B.L. VARA PRASAD
S.D. 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 16th day of April, 2001
by and between

58000
49000
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. V Mutyalu S/o. Late Shri V Narsaiah aged 46 years, residing at H No. 12-10-410/2, Sithaphalmandi, Secunderabad - 500 061, 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

Certified that the stamp duty borne
by the document is deposited Rs. 16
of LS Act on the subsequent day filed
registered as per of
at S.D.O. [unclear] of Stamp
Duty as per [unclear] of Stamp.


[unclear]



30210



Date : 11-04-2001 Serial No. : 7,640 Denomination : 2,000

03628

Purchased By :

Y. S. R. MURTHY.

S/O Y. CHANDRA SEKHAR, SEC-BAD.

S. N. B. L. VARA PRASAD
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. 114 on the first floor, of Block A admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 sq. 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.

John Modi
Managing Director

X R 15



Certified that the stamp duty borne
by the document is denoted IN 16
of IS Act on the subsequent Sale Deed
registered as No. 17
of A.R.O. Uppland no refund of Stamp
Duty is due on this Stamp.


A. R. O. Uppland

500Rs.



Date : 11-04-2001 Serial No : 7,611 Denomination : 500
AP 23 II M 06320

Purchased By :

Y. R. MURTHY,

S/O Y. CHANDRA SEKHAR, SEC-BAD.

S.P.N.B.L. VARA PRASAD
Sub Registrar

EX. OFFICIO Stamp Vendor
G.S.O., CMIG Office, Hyd

For Whom :

MODI PROPERTIES & INVESTMENTS

PVT LTD, SEC-BAD.

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. 98,000/-** (Rupees Ninety Eight 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

Managing Director

X



Certified that the stamp is valid
by the document is denoted U.P. 16
of I.S. Act on the subsequent Sale of
registered as No. of
at P.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.

[Signature]
P.R.O. Uppal

100Rs.



Date : 11-04-2001 Serial Number : AP 237 642 73095 Denomination : 100

Purchased By :
Y. S. R. MURTHY,
S/O Y. CHANDRA SEKHAR, SEC-BAD.

S.P.N.B.L. VARA PRASAD
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
MODI PROPERTIES & INVESTMENTS
PVT LTD, SEC-BAD.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 98,000/-** (Ninety Eight 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.

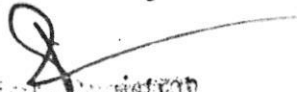
For Modi Properties & Investments Pvt. Ltd.

John Moh
Managing Director

x *D. H. S.*



Certified that the stamp Duty borne
by the document is denoted UP 16
of 1957 Act on the subsequent Sale deed
registered as No. of
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.


Registrar



Date : 11-04-2001 Serial No : 7,643 73035 Denomination : 100
AP 23 IO

Purchased By :

Y. S. R. MURTHY.

Y. CHANDRA SEKHAR, SEC-BAD.

[Signature]
S.P.N.B.L. VARA PRASAD
Sub-Registrar
Ex. Officio Stamp Vendor

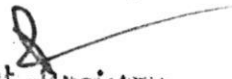
3. In case the **PURCHASER** is availing a housing loan from a Bank or Housing Finance Company, the **PURCHASER** shall instruct the Bank or Housing Finance Company to release the total consideration in installments as mentioned above directly in favour of the **BUILDER**.
4. The **BUILDER** agrees to 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 & Investments Pvt. Ltd

[Signature]
Managing Director



Certified that the stamp Duty ~~is~~
by the document is denoted U/S 16
of I.S. Act on the subsequent Sale ~~is~~
registered as No. of
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.


Sub-Registrar



Date : 11-04-2001 Serial No : 7,645 Denomination : 100
 AP 23 10 7310

Purchased By :

Y. S. R. MURTHY,
 S/O Y. CHANDRA SANKHAR, SEC-BAD.

[Signature]
 S. N. B. L. VARA PRASAD
 Sub Registrar
 Ex. Office Stamp Vendor
 G.S.O., C&IG Office, Hyd

For Whom :

MODI PROPERTIES & INVESTMENTS
 PVT LTD, SEC-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**.

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 114 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 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]

Certified that the stamp Denoted by the document is denoted of I.S. Act on the subsequent registered as No. of at A.R.O. Uppal and no refund of Stamp Duty as can be claimed on this Stamp.



Sub-Registrar

100Rs.



Date : 11-04-2001 Serial No. **AP 23 10** 14 7310 Denomination : 100

Purchased By :

Y. S. R. MURTHY.

20 Y. CHANDRA SEKHAR, SEC-BAD.

[Signature]
S.P.N.B.L. VARA PRASAD
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: Stair Case and Cut out
East By: Flat No. 115
West By: Flat No. 113

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.

[Signature]

2.

[Signature]
(RAVINDRA)

For Modi Properties & Investments Pvt. Ltd.

[Signature]
(BUILDER) *[Signature]*
Managing Director

[Signature]
(PURCHASER)

Whereof the stamp Duty borne
by the document is denoted U/S 16
of I.S. Act on the subsequent Sale Good
registered as No. of
at A.R.O. Uppal and no refund of Stamp
Duty can be claimed on this Stamp.


Sub-Registrar

