

8521/2001

5000Rs.



S. No. 6655 Date: 27/9/2001 Rs. 1000/- 05078
 Sold: T. S. S. Narayana Reddy
 Where: Modi Properties & Investment Pvt. Ltd.

COPI
 SUB-REGISTRAR
 Office Stamp Vendor
 UPPAL, R.R. DIST

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 28th 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.

AND

Mr. S V Ramana Murthy S/o. Shri. Venkateshwarlu, aged 54 years, residing at F/F6 'R' Block, Manjushankara Apartments, Moula-Ali PO, Hyderabad - 500 040, 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 Pvt. Ltd.

Soham Modi
 Managing Director

S V Ramana Murthy



Certified that the stamp duty has been
by the amount of Rs. 16
of 1.3. For on the subsequent sale Deed
registered as No. 8521/2001
in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

1000Rs.



Date : 27-09-2001 Serial No : 6,652 Denomination : 1,000

Purchased By :

For Whom :

T. RAVI

MODI PROPERTIES &

S/O 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. 301 & 302 on the third 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 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

Managing Director

[Handwritten signature]



Certified that the Stamp Duty Memo
by the deed is deleted U/s 16
of 1872 on the subsequent sale Deed
registered as No. 8521/100/...
in S.R.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

1000Rs.



Date : 27-09-2001 Serial No : 6,632 Denomination : 1,000

Purchased By :

T RAVI

S/O T.S. NARAYANA

R/O HYD

For Whom :

MODI PROPERTIES &

INVESTMENT, PVT.LTD.

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. 1,82,000/-** (Rupees One Lakh Eighty Two 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

[Handwritten signature]



Certified that the stamp duty hereon
by the U/s 10
of 1.3.1901 and subsequent sale deed
registered as No. 8521/2001/...
in S.P.O. Uppal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

1000Rs.



Date : 27-09-2001 Serial No : 6,633 Denomination : 1,000

Purchased By :

For Whom 3:02

T RAVI

MODI PROPERTIES &

S/O T.S. NARAYANA

INVESTMENT, PVT.LTD.

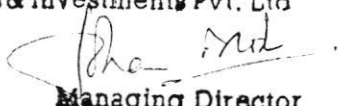
R/O HYD

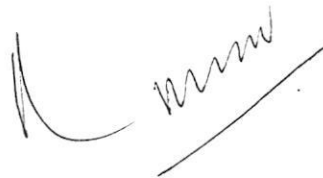
Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 1,82,000/-** (Rupees One Lakh Eighty Two 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


Managing Director





Certified that the stamp Duty borne
by the document is canceled U/s 16
of I.S.A. on the subsequent Sale Deed
registered as No. 8521/2009.....
in S.A.O. Upal and no refund of Stamp
duty as can be claimed on this Stamp

Sub-Registrar

1000Rs.



Date : 27-09-2001 Serial No : 6,634 Denomination : 1,000

Purchased By :

For Whom :

RAVI

MODI PROPERTIES &

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

INVESTMENT, PVT.LTD.

Sd/- Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

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.
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**.

Per Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]



Whereof the stamp duty borne
by the Government is deleted L/s 16
on 1.3.70 on the subsequent sale Deed
registered as No. 8521/2001....
in S.P.O. 11901 and no refund of stamp
duty as can be claimed on this stamp

Sub-Registrar

100Rs.



55905

To 24459 Date 26/9/2009 Rs. 100

AP 2370

Ruy

To T. Ravi Na. P. Narayana Rao & Co. Hyd
Whom Modi Properties and Investments Pvt. Ltd.

RAM LACAR, HYD. BAD.

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 301 & 302 on the third 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 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:

North By:	Jogging Track
South By:	Flat No. 303
East By:	30' wide road
West By:	Flat No. 316 & 4' wide passage

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)

