

4067/2001

5000Rs.



Date : 08-05-2001 Serial No : 9,466 Denomination : 5,000

AP 23 IV E 68384

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

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

S.P.N.B.L. VARA PRASAD
EX. OFFICER Stamp Vendor
G.S.O., CRIG OFFICE, Hyd

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

113000
5650
THIS AGREEMENT is made and executed on this the 11th day of May, 2001
by and between

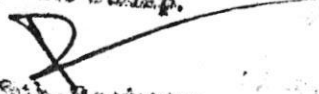
M/s. Modi Properties & Investments Pvt. Ltd., having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M G Road, Secunderabad - 500 003, represented by its Managing Director Mr. Soham Modi, S/o. Mr. Satish Modi, aged about 31 years, hereinafter referred to as the **BUILDER** (which expression shall mean and include its heirs, successors, representatives, executors, etc) of the ONE PART.

For Modi Properties & Investments Pvt Ltd
Soham Modi
Managing Director

D. Jayaram



identified that the stamp duty has been
by the document is denoted by the
of I.S. Act on the subsequent date fixed
registered as No. of 40 67/2001
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.


Sub-Registrar

100Rs.



Date : 08-05-2001 Serial No : 9.472 Denomination : 100

AP 28 10 73255

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC' BAD

For Whom :

MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

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

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

AND

Mr. D Jaya Raj S/o. D Balaraj aged 40 years, residing at H No. 12-10-587/9, Vyas Nagar, Seethaphalmandi, 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

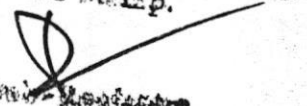
For Modi Properties & Investments Pvt. Ltd.

Modi
Managing Director

D. Jayaraj



Examined that the stamp being issued
by the carrier is cancelled by the
at 10:00 on the subsequent date and
registered as No. of 4062/2001
at A.M.O. Uppal and no return of stamp
any as can be claimed on this stamp.


Sub-Registrar

100Rs.



Date: 08-03-2001 Serial No: 9472 Denomination: 100
Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC' BAD

AP 23 10 73296

Sub-Registrar
S.P.M.B.L. VARA PRASAD
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. 316 on the third 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**.

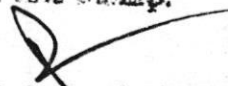
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

D. Jayaraj



stated that the stamp is to be
by the Government is denoted by
of I.S. Act on the subsequent date. Registered
registered as No. of 4067/2001
at A.M.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.


Sub-Registrar

100Rs.



Date : 08-05-2001 Serial No : 9474 Denomination : 100

AP 23 IO 73257

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC' BAD

For Whom :

MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

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

Sub Registrar
Ex. Office Stamp Vendor
G.S.O., C&IG Office, Hyd

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. 1,13,000/-** (Rupees One Lakh Thirteen 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.

Mani Modi
Managing Director

S. Jayaram



[Handwritten:] at 0956Z JAN 78
by the Commanding Officer's signature
of U.S. Post Office Subpostoffice No. 1
(Registered as No. of)
(at D.D.O. Uppland no record of Stamp)
(only one can be claimed on this stamp.)

Sub-Engineer

100Rs.



Date : 08-05-2001 Serial No : 9,475 Denomination : 100

AP 23 IO 73255

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC' BAD

[Signature]
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. 1,13,000/-** (Rupees One Lakh Thirteen 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.

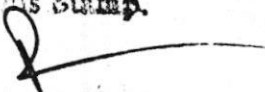
For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]



certified that the stamp being issued
by the document is denoted by 16
of I.S. Act on the subsequent date. It is
registered as No. of 4067/2001
at S.A.O. Uppal and no refund of Stamp
may be claimed on this Stamp.


Sub-Registrar



Date : 08-05-2001 Serial No : 9,476 Denomination : 100

AP 23 IO 73297

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC' BAD

S. N. B. L. V. A. PRASAD
S.P.N.B.L. VARA PRASAD

Sub-Registration
Ex-Officio Stamp Vendor
G.S.O., CRIG Office, Hyd

For Whom :

MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD

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.

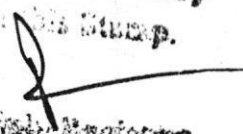
Manoj
Managing Director

P. Jayaraj



Stamp of the State of New York
at New York City
on the 27th day of February
1901
At 12.00. O'clock and no other of stamp
only at one to be claimed on the Stamp.

4067 (2001)


Sub-Registrar

100Rs.



Date: 08-08-2001 Serial No.: 9,477 Denomination: 100

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SENHAR,
SEC' BAD

AP 23 10 73300

[Signature]
S.P.N.R. VARA PRASAD
S.D. LAKSHMAN
Asst. Officer to Stamp Vendor
G.S.O., CRIG 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. 316 on the third 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]



identified that the stamp listed above
by the name of the person who
of the name of the person who
registered as the name of
at S.E.O. Uppal and to refund of stamp
Stamp as can be claimed on this stamp.

And-Registered

50 Rs.



Date : 08-05-2001 Serial No : 9,478

Denomination : 50

Purchased By :

Y.S.R. MURTHY
S/O Y. CHANDRA SEKHAR,
SEC' BAD

S.P.N.B.L. VARA PRASAD
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: Cut out
East By: 4' Wide Passage and Flat No. 301
West By: Flat No. 315

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.

M. S. R.

2.

R. R. R.
(Ravindar)

For Modi Properties & Investments Pvt. Ltd.

John M. R.
(BUILDER)

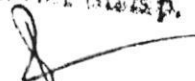
Managing Director

(PURCHASER)

D. Jayaram



Stamp of the Government of Karnataka
by the Government of Karnataka
of 15 May 1991, 11:00 AM, 11:00 AM
registered at No. of 4067/2001
at A.D. Uppal and no record of stamp
Buy as can be changed in this stamp.


Sub-Registrar