

100Rs.



Name Modi Properties & Investments Pvt. Ltd.
S/o. D/o. W/o. Modi Properties & Investments Pvt. Ltd.
For Whom Modi Properties & Investments Pvt. Ltd.

25578

A-P 23 I T

K. Srinivas
O.V.L. No. 26/98, B. No. 32/20
CITY CIVIL COURT
SECUNDERABAD

WORK ORDER FOR AMENITIES

This work order for amenities is made and executed on this day 2nd July 2002 by and between: -

M/s. Modi Properties & 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 32 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

Sri I. Raghavendra Rao, S/o Shri I. V. Rao, aged about 38 years, Occupation: Service, Residing at 6-1-298/1, V. P. Colony, Padmarao Nagar, Secunderabad - 500 025.

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

Soham Modi

WHEREAS the Second Party is the absolute owner and possessor of Flat No. 414 on Second Floor, undivided share land admeasuring 700 sq. ft. area 28 sq. yards in the building complex known as MAYFLOWER PARK at Survey No. 174, situated at Mallapur, Near Nacharam, Rangareddy 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. 57,114/- (Rupees Fifty Seven Thousand One Hundred and Fourteen 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. 4,66,000/- (Rupees Four Lakhs Sixty Six Thousand only) to the First Party towards the B schedule furnishing and out of which a sum of Rs. 55,000/- (Rs. Fifty Five Thousand only) is herewith paid the receipt of which the First Party hereby acknowledge and the balance is agreed to be paid as provided hereunder

I installment of Rs. 2,50,500/- payable on or before 10th June 2002

II installment of Rs. 2,05,500/- payable on or before 01st October 2002

2. The Second Party agrees that the decision of the First Party in selecting the materials and colors is final.
3. 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.
4. The First Party agrees to furnish the Apartment with the provisions mentioned in the schedule B in about a period of Three months.
5. 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.
6. 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.
7. It is agreed that the Second party shall pay a sum of Rs. 100/- /- (Rupees 100 only) towards the legal cost of this Agreement.



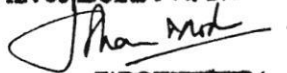
SCHEDULE PROPERTY

All that Flat No. 414, in fourth floor, in B Block, Admeasuring 700 sft, along with 28 sq. yards of undivided share of land out of total land of 223.00 sq. yards of undivided share of land of - sq. yards in the building complex known as Mayflower Park at Sy. No. 174, Situated at Mallapur, Near Nacharam, Ranga Reddy district and bounded by:

NORTH	Jogging Track
SOUTH	Cut-out
EAST	4' wide passage
WEST	Flat No. 413

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

For Modi Properties & Investments Pvt. Ltd.


FIR ~~SECRETARY~~

WITNESSES:

1, 

2.

SECOND PARTY

SCHEDULE "B"

Annexure to Work Order

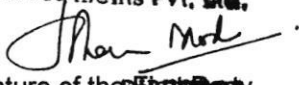
With reference to the work order dated 2nd July 2002 entered between M/s. Modi Properties and Investments Pvt. Ltd., a company incorporated under the companies act 1956, having its office at 5-4-187/3&4, III floor, Soham Mansion, M.G.Road, Secunderabad – 500 003, represented by its Managing Director Mr. Soham Modi, S/o. Satish Modi aged about 32 years.

And

Mr. I. Raghavendra Rao, S/o Shri I. V. Rao aged about 38 years, Occupation: Service, Resident of 6-1-298/1, V. P. Colony, Padmarao Nagar, Secunderabad – 500025, the details of the furnishing work to be carried in respect of Flat No. 414 on the fourth floor in B Block (property details) are:

1. Masonary works of Rs. 26,260/-
2. Electrical Charges of Rs. 9,200/-
3. Plumbing Charges of Rs. 9,654/-
4. Water & Electricity connection Rs. 12,000/-

For Modi Properties & Investments Pvt. Ltd.


Signature of the ~~First Party~~

Signature of the Second Party