



8464 10/02/2003 AP 23 IX 08837

Name Mallikarjuna

S/o. M. G. Road

For Whom Modi Properties & Investments (P) Ltd.

K. S. Srinivas
S.V.L. No. 28/03, G. S. Srinivas
CITY CIVIL COURT
RECORDED NO. 13

WORK ORDER FOR AMENITIES

This work order for amenities is made and executed on this day of 17 Feb 2003 by and between: -

M/s Modi Properties and 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

Miss. ANTOLENA MARTIN, Daughter of Sri Louis Martin, aged about 32 years residing at A-513, Mayflower Park, Mallapur, Hyderabad - 500 076.

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

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

Antolena

WHEREAS the Second Party is the absolute owner and possessor of Flat No. 515 on Fifth Floor, undivided share land admeasuring 700 sft. area 28 sq. yards of Undivided share of land in the building complex known as MAYFLOWER PARK at Survey No. 174, situated at Mallapur, Near Nacharam, Ranga Reddy 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. 42,000/- (Rupees Fourty Two Thousand Only) subject to the term and conditions mentioned hereunder.

NOW THEREFORE IT IS AGREED BETWEEN PARTIES AS UNDER:-

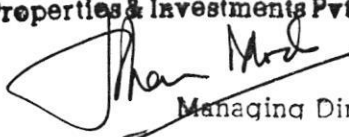
1. The Second Party hereby agree to pay a total sum of Rs. 4,66,000/- (Rupees Four Lakhs Sixty Six Thousand only) to the First Party towards the B schedule furnishing and out of which a sum of Rs. 47,000/- (Rupees Fourty Seven Thousand Only) is herewith paid the receipt of which the First Party hereby acknowledge and the balance is agreed to be paid as provided hereunder

I installment of Rs. 45,000/- payable on or before 27.02.2003

II installment of Rs. 4,11,000/- payable on or before 01.03.2003

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 Hundred only) towards the legal cost of this Agreement.

For Modi Properties & Investments Pvt. Ltd


Managing Director



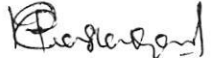
All that Flat No. 515, in Fifth floor, in B Block, Admeasuring 700 sft., along with 28 sq. yards of undivided share of land out of total land of _____ sq. yards of undivided share of land of _____ sq. yards in the building complex known as Mayflower Park at Sy. No. 174, Situated at Mallapur, Near Nacharam, Ranga Reddy district and bounded by:

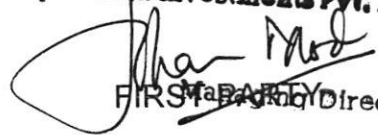
NORTH	Jogging Track
SOUTH	Cut-Out
EAST	Flat No. 516
WEST	4' wide passage

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

for Modi Properties & Investments Pvt. Ltd.

WITNESSES:

1. 
(R. PRASHANT REDDY)
2. 
(SRIDHAR)


FIRST PARTY Director



SECOND PARTY

SCHEDULE "B"

Annexure to Work Order

With reference to the work order dated 17th February 2003 entered between M/s Modi Properties & 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. Sri Satish Modi, aged about 32 years

AND

Miss. ANTOLENA MARTIN, Daughter of Sri Louis Martin, aged about 32 years residing at A-513, Mayflower Park, Mallapur, Hyderabad – 500 076.
And the details of furnishing work to be carried in respect of Flat No. 515 on fifth floor in B Block (property details) are:

Electricity & water Connection Charges of Rs. 12,000/-
Plumbing Charges of Rs. 3,500/-
Extra Specification Provided 26,500/-

For Modi Properties & Investments Pvt. Ltd.

Signature of the Managing Director

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Signature of the Second Party