

100Rs.



S. No. 3816 Date 2-7-03 Rs. 100/- 44977
 Sold to M.ODI property & Investment (P) LTD. AP 23 IZ L-a. Chimalgi
 S/o. ————— LEELA G. CHIMALGI
 For Whom self second. STAMP VENDOR
 L No: 13,97 R No: 1/2003
 5-4-76/A Cellar, Ranigunj
 SECUNDERABAD - 500 003.

AGREEMENT OF SALE

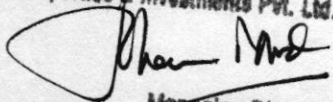
This **Agreement of Sale** is made and executed on this 02nd day of July 2003 at Secunderabad by and between

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 called the "**Builder**" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

AND

Mrs. Lalitha Kumari, W/o. Mr. M. A. Qaiyum, aged 29 years, residing at P. O. Box No. 4979, Al-Khobar, Kingdom of Saudi Arabia (K.S.A.), hereinafter called the "**Buyer**" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART.

For Modi Properties & Investments Pvt. Ltd.


 Managing Director



WHEREAS:

- A. The Builder is the absolute owner and is possessed of all that land forming a part of survey No. 174, admeasuring 4 acres 32 guntas, situated at Mallapur village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy district (hereinafter the said land is referred to as "**The SCHEDULE LAND**") by virtue of under given registered sale deeds executed in favour of the Builder by the former owner M/s. Kissan Cement Pipe Company.

Sale Deed Dated	Schedule and area of land	Document No	Registered with
3/10/96	1 acre 10 guntas	25/97	Sub Registrar Uppal, R. R. Dist., Book No. 1. Volume No. 2485, Page No. 169 to 186.
31/12/97	1 acre 3 guntas	562/98	Sub Registrar Uppal, R. R. Dist., Book No. 1. Volume No. 2682, Page No. 31 to 48.
22/09/98	1 acre	7989/98	Sub Registrar Uppal, R. R. Dist., Book No. 1. Volume No. 2845, Page No. 53 to 66.
24/02/99	1 acre along with A C Sheet Shed 1500 sft	1491/99	Sub Registrar Uppal, R. R. Dist., Book No. 1. Scanning No. 1507-1/99.
07/04/99	19 guntas	2608/99	Sub Registrar Uppal, R. R. DST., Book No. 1. Scanning No. 2015/99.
Total Area:	4 acres 32 guntas.		

The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement.

- B. Originally, the Schedule Land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No. 1883 in Book-I, Volume No. 304, Page 188 to 190 in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.
- C. The Builder on the Schedule Land is constructing at his own cost blocks of residential apartments as a group Housing Scheme, named Mayflower Park, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.
- D. The Builder has obtained the necessary technical approval from HUDA Vide permission No 4549/P4/HUDA/99 dated 7/9/99 and building permit No. BA/236/99-2000 dated 22/9/99 from Kapra Municipality for construction of 9 blocks of residential apartments as stated above on The Schedule Land.
- E. The Buyer is desirous of purchasing an apartment in the proposed building and has approached the Builder.
- F. The Builder has agreed to sell an apartment together with proportionate undivided share in land and parking space as a package.
- G. The Builder and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Builder agrees to sell for a consideration and the Buyer agrees to purchase an apartment together with proportionate undivided share in land and a parking space, as a package, as detailed here below in a group of residential apartments, collectively named as Mayflower Park, proposed to be constructed on The Scheduled Land (such apartment hereinafter is referred to as Schedule Apartment) and is more fully described in Schedule 'B' annexed to this agreement.
- a) Apartment No. 506 on the fifth floor, in Block No. E, admeasuring 900 sft of super built up area.

For Modi Properties & Investments Pvt. Ltd.


Managing Director

X 

Schedule 'B'
Schedule of Apartment

All that portion forming apartment No. 506 on the fifth floor, in Block E, 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 E 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 marked in red in the plan enclosed and bounded as under:

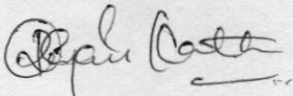
North By:	40' wide road
South By:	Cut out
East By:	Passage & Flat No. 501
West By:	Passage & Flat No. 505

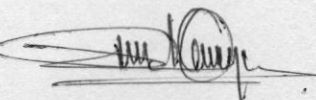
Schedule 'C'
Specification of Construction

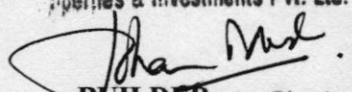
Structure	RCC.
Walls	Hallow Blocks/table brick with two coats sponge finish.
Flooring	Gray Mosaic tiles.
Windows	Aluminum.
Doors	Molded MS frames with flush doors.
Toilets	Ceramic 4 ft dado, standard sanitary and CP fittings.
Kitchen	Stone/Ceramic kitchen platform with stainless steel sink.
Painting	Cement paint on exterior, OBD on interior walls, enamel on doors.
Electrical	Concealed copper/Aluminum wiring.
Plumbing	GI/PVC pipes.
Water Supply	Water supply through borewell & Municipal water connection.
Lifts	One 8 passenger lift for each block.

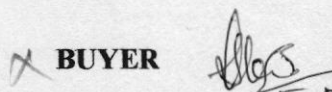
IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

Witnesses:

1. 

2. 

Properties & Investments Pvt. Ltd.

BUILDER
Managing Director


BUYER

Plan showing Apartment No. 506 on the fifth floor in block E of Mayflower Park situated at Survey No.174, Mallapur Village, Uppal Revenue Mandal. Ranga Reddy District.

Builder: M/s. Modi Properties & Investments Pvt. Ltd.
Buyer: Mrs. Lalitha Kumari, aged 29 years, residing at P. O. Box No. 4979, Al-Khobar, Kingdom of Saudi Arabia (K.S.A.)
Flat Area: 900 Sft.
Undivided Share of Land: 36 Sq. yds.

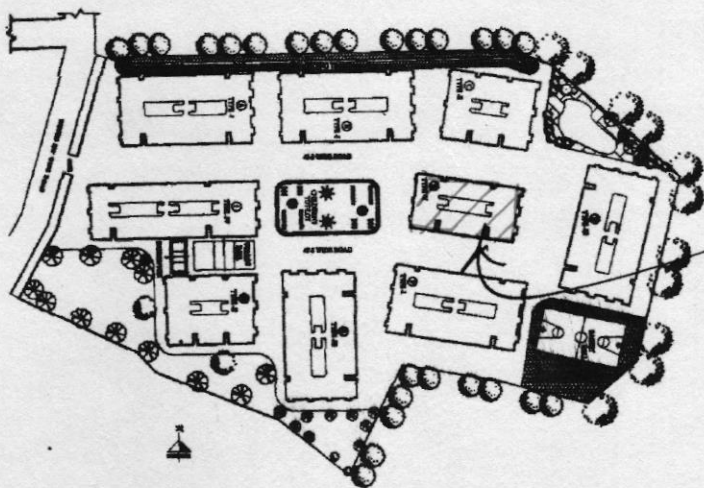
Boundaries :

North By: 40' wide road
South By: Cut out
East By: Passage & Flat No. 501
West By: Passage & Flat No. 505



Modi Properties & Investments Pvt. Ltd.

Managing Director



For Modi Properties & Investments Pvt. Ltd.

Managing Director

Witnesses:

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

BUILDER

BUYER