

2000Rs.



Date : 12-03-2001 Serial No : 3,650 Denomination : 2,000

03444

Purchased By :

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

Rama
(P. RAMA LAKSHMI)

1. 4-187/3, III Floor, Soham Mansion, M G Road, Secunderabad - 500 003, Andhra Pradesh.
2. B.O., D.H.G. Office, Andhra Pradesh.

For Whom :

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

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

113000
5050

THIS AGREEMENT is made and executed on this the 13th day of March, 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

Rama



Confirmed that the Stamp Duty ~~is~~
 By the Government is denoted U/S 16
 of I.S. Act on the subsequent Sale Deed
 registered as the of
 at S.R.O. Uppland no refund of Stamp
 Duty as can be claimed on this Stamp.

[Signature]
 Sub-Registrar

[Faint, mostly illegible text, possibly a continuation of the document or a separate page. Some words like 'The', 'and', 'of' are visible.]

2000Rs.



Date : 12-03-2001 Serial No : 5,656 03445 Nomination : 2,000

Purchased **AP-23-V**
Y.S.R. MURTHY
S/O Y. CHANDRA SLKHAR
SEC BAD.

Ram
(P. RAMA LAKSHMI)
12-03-2001
G. Bad., Civil Office, Hyderabad

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

AND

Mr. N Surender Raj S/o. Late Shri N Ramanna aged 47 years, residing at H No. 12-10-587/44/9, Mehdi Bhavi, 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

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 104 on the first floor, of Block H admeasuring 700 Sq. ft along with an undivided share of land to an extent of 28 sq. yards, and a reserved scooter parking space admeasuring about 15 sft, in block No. H, 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

X *Lakshmi*



Certified that the stamp Duty borne
by the document denoted 11/8 16
of 15/21 on subsequent Sale Deed
registered at S.R.O. Uptal and no refund of Stamp
Duty as per the provision of the Stamp Act.

Sub-Registrar

(H. P. S. A. 11)

421

ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16
ದಿನಾಂಕ 15/21 ರಲ್ಲಿ ದಾಖಲಾದ
ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16
ದಿನಾಂಕ 15/21 ರಲ್ಲಿ ದಾಖಲಾದ
ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16
ದಿನಾಂಕ 15/21 ರಲ್ಲಿ ದಾಖಲಾದ

ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16
ದಿನಾಂಕ 15/21 ರಲ್ಲಿ ದಾಖಲಾದ
ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16
ದಿನಾಂಕ 15/21 ರಲ್ಲಿ ದಾಖಲಾದ
ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16
ದಿನಾಂಕ 15/21 ರಲ್ಲಿ ದಾಖಲಾದ

ಪಾದರ ಪಂಚ ಕಂಠ ಸಂಖ್ಯೆ 11/8 16



AP 23 III F 74438

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

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

Rama
(P. RAMA LAKSHMI)
S/O. C&IG Officer, 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.

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.

For Modi Properties & Investments Pvt. Ltd.

Jha Mod
Managing Director

y. Narasimha

50 Rs.



Date : 12-03-2001 Serial No : 5,660 Denomination : 50

Purchased By :

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

For Whom :

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

Ram
(P. RAMA LAKSHMI) for
G.S.O., C&M Office, Hyd

North By: 4' wide passage
South By: Landscaped Gardens
East By: Flat No. 103
West By: Flat No. 105

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.

Murthy

2.

Shiver

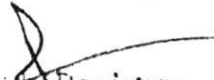
For Modi Properties & Investments Pvt. Ltd.

Shan Modi
Managing Director,
(BUILDER)

Narasimha
(PURCHASER)



Certified that the stamp Duty borne
by the applicant is dated 11/3 16
of US
registered
at
Duty stamp
Stamp.


Sub-Registrar



Date : 12-03-2001 Serial **AP 231 N 659** Denomination : 100

64951

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

Ram
(P. RAMA LAKSHMI)
S/O Y. CHANDRA KILUVU
G.S.O., CAIG OFFICE, HSY

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

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**.

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 104 on the first floor, in Block 'H', 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 admeasuring about 15 sft, in Block 'H', 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.

Modi
Managing Director

Rama Lakshmi



On 28 Nov 2000
By the duty home of 11/3 16
of 11/3 16 of 11/3 16
at 11/3 16 of 11/3 16
Duty at 11/3 16 of 11/3 16
Stamp.

Sub-Registrar:

500Rs.



Date : 12-03-2001 Serial No : 3,657 Denomination : 500

AP 23 11 M 06077

Purchased By :

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

For Whom :

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

Ram
(P. RAMA LAKSHMI) ar
S/O Y. CHANDRA SEKHAR
SEC BAD.

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.
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 1st July 2001.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

X *[Signature]*



Certified that the Stamp Duty being
by the amount of Rs. 16
of I.S. 1000 per cent Sale Deed
registered as of
at S.R.O. 1000 per cent of Stamp
Duty of Rs. 16 per cent Stamp.

Sub-Registrar:

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