

11172/2000

500Rs.



S. No. 12851 Date 14.12.2000 R.B. 5002

A.P. 7-11-E

Bond To Elizabeth Antha we 97935

For Whom Self

G. NARSAIAH
S.V.L. No 6/90
R. NO 4 99 2001
Nacharam, R.R. Dist

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

THIS AGREEMENT is made and executed on this the 27th day of December 2000 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 30 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

G. Narasiah

Contd..2.



Certified that the stamp Duty borne
by the document is denoted U/S 16
of I.S. Act on the subsequent Sale Deed
registered as No. of 11/72/2000
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.

Sub-Registrar.



500Rs.



2. No... (R88) ... 14/12-2000 R3... 901-
Sold to... Elizabeth Anitha w/o Praveen Kumar A.P. 7-II-E
P.V. Ke Hyd 97936
P.V. Ke Hyd

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4 99 2001
Nacharam, R.R. Dist

:: 2 ::

A N D

Mrs. Elizabeth Anitha, W/o. Shri. Praveen Kumar, P.V., aged 30 years, residing at Plot No.98, HCL Nagar, Nacharam, Hyderabad, hereinafter jointly called the "Buyer" (Which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominee, assignee etc.) of THE OTHER PART.

For Modi Properties & Investments Pvt. Ltd

John Moh
Managing Director

Contd..3.

G. Narasiah



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by the document is denoted U/S 16
of LS Act on the subsequent Sale Deed
registered as No. of 11172/2000
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.

Sub-Registrar.



500Rs.



18853 14.12.2000 R. No. 1-97937 A.P. 7-II-1
Elizabeth Aithia u/s. praveen Kumar p.v. to Hpt
Self

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4,99-2001
Nacharam, R.R. Dist

:: 3 ::

WHEREAS

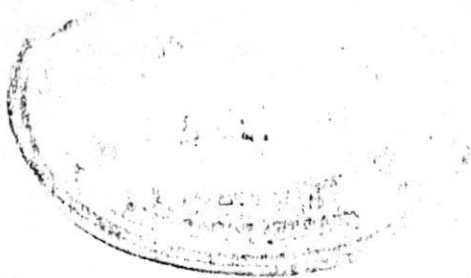
The PURCHASER has purchased vide sale deed dated _____, registered with sub registrar Uppal, as document No. _____, an semi-finished apartment bearing No.405, on the Fourth Floor, of Block H, admeasuring 700 Sq. ft, along with an undivided share of land to an extent of 28 Sq. yards, and a reserved scooter parking space in block No.H, admeasuring about 15 sft, as a package, in the group housing schedme 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 Moh
Managing Director

x G. Narasimha

Contd..4.



Verified that the stamp Duty borne
by the document is denoted U/ 16
or 15 Act on the subsequent Sale Deed
Registered as No. of 11172/2030
at R.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.


Sub-Registrar



500Rs.



C No. 18854 Date 12.10.00 Vol. 97938
Elizabeth Antera w/o. Praveen Kumar p.v. & Hyd
self

A.P. 7-D-E

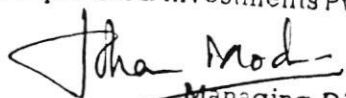
G. Narasiah
G. NARSAIAH
S.V.L. No 6/90
R. NO. 4,99 2001
Nacharam, R.R. Dist

:: 4 ::

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.98,000/- (Rupees Ninty Eight 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


Managing Director

x  Contd..5.



14 DEC 2004



Certified that a stamp Duty borne
by the donor of the land of
of IS Act and registered as No. **11/72/2002**
at S.R.O. Uppal and to the Stamp
Duty as can be claimed on this Stamp.

Sub-Registrar.



500Rs.



1885

14.12.2000

A.P. 7-11-E

Elizabeth Antha w/o. praveen Kumar P.V. K. Heyd

SC

G. NARSAIAH

B.V.L. No 6/90

R. NO. 4/99 2001

Nacharam, R.R. Dist

:: 5 ::

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS

1. The PURCHASER agrees to pay a total consideration of Rs.98,000/- (Rupees Ninty Eight 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.

Sh. Modi
Managing Director

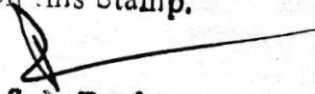
Y. G. Anand

Contd..6.



14 DEC 1900

Certified that the stamp Duty borne
by the document is denoted by 16
of 15 Act on the rubric of the deed
registered as No. of **11172/2000**
at S.R.O. Uppal and no fee of Stamp
Duty as can be claimed on this Stamp.


Sub-Registrar



500Rs.



18886

14.12.2000

Edigabath Antha

Praveenkumar

A.P. 7-11-A

P.V. K. Hyd.

self

G. NARSAIAH

S.V.L. No 6/90

R. NO. 4.99 2001

Nacharam, R.R. Dist

:: 6 ::

3. In case the PURCHASER is availing a housing loan from a Bank or Housing Finance Company, the PURCHASER shall instruct the Bank of 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.

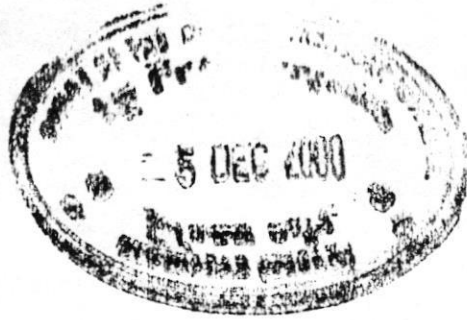
5. The PURCHASER has delivered the possession of the SCHEDULE APARTMENT to the BUILDER for completing the unfinished work.

For Modi Properties & Investments Pvt. Ltd.

Sh. Mohan
Managing Director

x G. Narasimha

Contd..7.



Certified that the stamp Duty borne
by the document is denoted 2 6
of IS on the subsequent deed
registered as No. of 11172/2000
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.

Sub-Registrar



500Rs.



18857 14.12.2000 500/-

Elizabeth Antha w/o. Praveen Kumar

97941

A.P. 7-II-E

P.V. Rao Hyd

Self

G. NARSAIAH

S.V.L. No. 6/90

R. NO. 4/99-2001

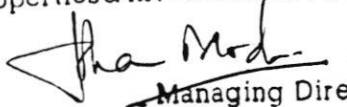
Nacharam, R.R. Dist

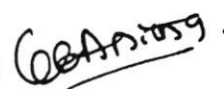
:: 7 ::

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.

For Modi Properties & Investments Pvt. Ltd.

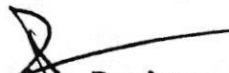

Managing Director

x 

Contd..8.



Certified that the stamp Duty borne
by the document is denoted by 6
of I S Act on the subject of need
registered as No. of 11172/2000
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.


Sd/-Registrar.



500Rs.



No. 12858 Date 14.12.2000 Rs. 500/-
Sold To Elizabeth Anthea who 97942
From

A.P. 7-II-3

G. NARSAIAH
S.V.L. No 8/90
R. NO. 499-2001
Nacharam, R.R. Dist

:: 8 ::

Description of the SCHEDULE APARTMENT

All that portion forming apartment No.405, on the Fourth 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 in Block 'H' 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

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Y. G. Anand

Contd..9.

Certified that the stamp Duty borne
by the document is denoted R. 6
of I S Act on the subject of Deed
registered as No. of 1172/2000
at S.R.O. Uppal and no ref. of Stamp
Duty as can be claimed on this Stamp.

Sub-Registrar.



500Rs.



No. 1259 Date 14.12.2000 Rs. 100/-

Sold To Elizabeth Arthur wife of P. V. Kumar, P. V. Kalyan

For Whom Self

A.P. 7-II-E

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4.99 2001
Nagaram, R.R. Dist

:: 9 ::

and bounded as under:

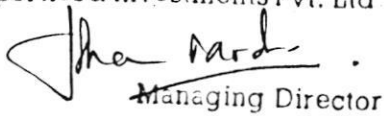
NORTH BY :: 4' Wide Passage.

SOUTH BY :: Landscaped Gardens.

EAST BY :: Flat No. 404.

WEST BY :: 4' Wide Passage and Flat No. 406.

For Modi Properties & Investments Pvt. Ltd

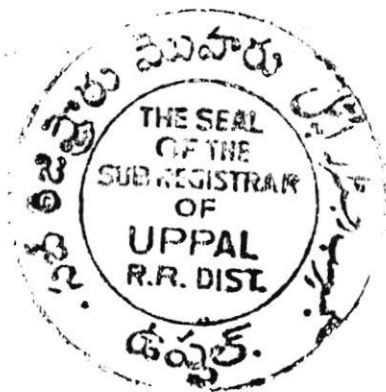

Managing Director



Contd..10.

Verified that the stamp Duty borne
by the document is denoted 2 6
of IS Act on the subject of 2 Feed
registered as No. of 11172/1980
at S.R.O. Uppal and no refund of Stamp
Duty as can be claimed on this Stamp.

Sub-Registrar



500Rs.



No. 12260 Date 14.12.2000 Rs. 500/-

Sold To Elizabeth Antha ex Praveen Kumar P.V. feild. D.P. 1-11-97944

For Whom Self

G. NARSAIAH
S.V.L. No 6/90
R. NO. 4/99-2001
Nacharam, R.R. Dist

:: 10 ::

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

WITNESSES:
1. G. Narasimha

2. Venkatesh

For Modi Properties & Investments Pvt. Ltd.
Managing Director
BUILDER

G. Narasimha
PURCHASER



Sub-Registrar

11172/2000
Certified that the stamp duty borne
by the document is deposited
of IS Act on the subject of
registered as No. of
at R.R.O. Upl. and no part of stamp
Duty as can be claimed on this Stamp.

14 DEC 2000