

2045/2001

500Rs.



Date: 12-11-2001

APR 2001 06025

Y.S.R. MUNDA
S/O Y. SATISH MODI, AGED ABOUT 31 YEARS,

5-4-187/3
M/G ROAD, SOHAM MANSION, SECUNDERABAD - 500 003

Ram-!
(P. RAMA LAKSHMI),

S/O P. SATISH MODI, AGED ABOUT 31 YEARS,
5-4-187/3, M/G ROAD, SOHAM MANSION, SECUNDERABAD - 500 003

AGREEMENT FOR CONSTRUCTION OF SEMI-FINISHED FLAT

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

UNASS

Padma

Padma

50550
2530



COPIES OF THIS DEED TO BE
BY THE SECRETARY AND NOTED UP 16
OF THE SECRETARY'S OFFICE
REGISTERED IN THE
AT S.R.O. TIRUPATI AND NO REFUND OF STAMP
DUTY AS CONTAINED ON THIS STAMP.

Sub-Registrar

25000

500Rs.



Date : 02-03-2001 Serial No : 00073

AP27EM 06026

Purchased by :
Y.S.R. MURTHY
S/O Y. PADMA SINGH, S/o. M.

Ram.
(P. RAMA LAKSHMI)

For Witness :
Y.S.R. MURTHY & S/O Y. PADMA SINGH
S/o. M.

AND

1. **Mr. V Narsi Reddy** S/o. Shri. V Venkat Reddy, aged 50 years, residing at 304, Anitha Apts, D D Colony, Bagh Amberpet, Hyderabad.
2. **Mrs. V Padma Latha** W/o. Mr. V Narsi Reddy, aged 45 years, residing at at 304, Anitha Apts, D D Colony, Bagh Amberpet, Hyderabad.

hereinafter jointly called the "**Buyer**" (Which expression where the context so permits shall mean and include their heirs, successors, legal representative, executors, nominee, assignee etc.) of THE OTHER PART

For Modi Properties & Investments Pvt. Ltd.

Mani Modi
Managing Director

V Narsi
Padma



Consolidated Stamp Duty Form
by the U.S. Customs and Border Protection U/S 16
of 15 U.S.C. 2601 et seq. and 19 U.S.C. 2601
registered at the U.S. Customs and Border Protection
at S.H.S. 15 U.S.C. 2601 et seq. and 19 U.S.C. 2601
Duty as shown on this Stamp.

Sub-Registrar:

500Rs.



Date: 02-03-2001 Serial: A99311 M. 06027

Purchased by:
Y.S.P. MATHY
S/O A. CLAYPA SETHI, S. P. DAD

Ram
(P. RAMA LAKSHMI)

For Whom:
Modi Properties & Investments
Pvt. Ltd. S. P. DAD

WHEREAS:

The **PURCHASER** has purchased vide sale deed dated _____, registered with sub-registrar Uppal, as document No. _____, an semi-finished apartment bearing No. 506 on the fifth floor, of Block H admeasuring 450 Sq. ft along with an undivided share of land to an extent of 18 sq. yards, and a reserved scooter and car parking spaces admeasuring about 15 sft and 100 sft respectively, in Block 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 M. L.
Managing Director

Uppal

Pachure



Paid by the stamp Tax Stamp
by the company has paid US\$ 16
of 10% on the net event Sale Deed
registered at S.R.O.
at S.R.O. Upon hand no refund of Stamp
Duty as can be claimed on this Stamp.

~~Sub-Registration:~~

INDIA NON JUDICIAL

500 रु.

R5 500

सत्यमेव जयते

भारत

पाँच सौ रुपये

FIVE HUNDRED RUPEES

Purchased By :
Y.S.R. MURRY
S/O Y. CHANDRA SHEKHAR, SIC BAR

Rama-
(P. RAMA LAKSHMI)

FOR ROOM 1
MOBILE PROPERTIES & INVESTMENTS
PVT. LTD. SEC 6A/1.

The **PURCHASER** has agreed to pay the **BUILDER** a total consideration of **Rs. 50,550/-** (Rupees Seventy Two 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

UNAP

Padme



Certified that the stamp Duty form
by the document is denoted U/S 16
of 1922 on the Instrument Sale Deed
register of ...
at ...
Duty ...
Stamp.

27/2/01

Sub-Registrar



Date : 02-04-2004 Serial No : 0.476

AP 231N 64931

Particulars of the

A. S. H. YOUNG

$$S/T^2 = 0, \quad \text{THA} = 3A/3B; \quad \gamma = 1/2, \quad \beta = 1/2.$$

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

PA 2, 100, 500, 1000.

Ram.
(P. RAMA LAKSHMI)

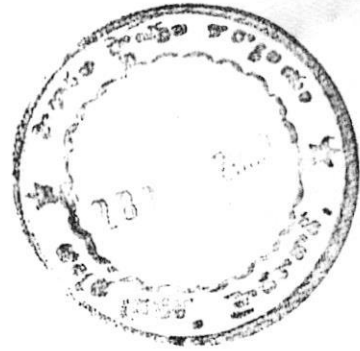
NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The **PURCHASER** agrees to pay a total consideration of **Rs. 50,550/-** (Rupees Fifty Thousand Five Hundred and Fifty 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

Managing Director

U Nist
Padure



Consolidated Land Application

by the Commission dated 11/1/16

and the Commission at the time of the

at the time of the Commission's stamp

Duty of the Commission's stamp.

Sub Registrar:

100Rs.



AP 23 IN 64932

Purchased By :
Y.S.R. MURTHY
S/O Y. CHANDRA SHEKHAR, S/o P.N.

Rama
(P. RAMA LAKSHMI)

For Whom :
MODI PROPERTIES & INVESTMENTS
PVT. LTD. S/o P.N.

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.
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.

John Modi
Managing Director

U Nishit
Padma



Class 1900 Stamp is being
 by the Bureau of Land U.S. 16
 of 1900 and is not a credit file need
 registered as of
 at S.R.C. 1 per and no refund of Stamp
 Duty as can be seen on this Stamp.

~~Sd/-~~ Registrar:



Date : 12-03-2001 Serial No : 2,379

AP 23 IN

64933

Purchased By :
 Y.S.R. Murthy
 R/O Y. CHANDRA SHEKHAR, SEC 24A

Ram. I.
(P. RAMA LAKSHMI) of
19, 1st Street, Madras
G.S.O., 17th Oct 1944, 1944

FOR WHOM :
MODE PROPERTIES & INVESTMENTS
PVT. LTD. SEC. 84B.

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 Modl Properties & Investments Pvt. Ltd

Managing Director

UNIP

Padme



Constitutional Law, Chapter I, Section 1
by the Government of India, dated 16
of 1925, in the Government of India, dated
registered at the
at the Government of India, dated 16
Duty is not to be paid on this stamp.

Sub-Registrar

100Rs.



Date : 02-03-2001 Serial No. 64934

Purchased By : **AP 23 IN**
Y.S.R. MURTHY
870 G. CHAIKAS BLDG, 2ND FLOOR

Ram
(P. RAMA LAKSHMI)

For Whom :
MODI PROPERTIES & INVESTMENTS PVT. LTD.
Pvt. Ltd. 8th Floor

DESCRIPTION OF THE SCHEDULE APARTMENT

All that portion forming apartment No. 506 on the fifth floor, in Block 'H', admeasuring 450 sft of super built up area together with proportionate undivided share of land to the extent of 18 sq. yards and a reserved scooter and car parking spaces admeasuring about 15 sft and 100 sft respectively, 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:

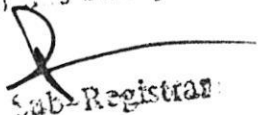
at Modi Properties & Investments Pvt. Ltd.

Modi
Managing Director

NIAP
Padma



Consider that the stamp hereby
by the Government is denoted 1916
at 1916 and the number 28 is used
at 1916 and the number 28 is used
Duty as can be claimed on this Stamp.


Sub-Registrar

100Rs.



Date: 02-03-2001 Serial No: 231 64935

Purchased by:
S/S. B. MUDALI
S/O V. CHANDRA MOHAN, P.O. NO. 1

Rama
(P. RAMA LAKSHMI)

For From:
MODI PROPERTIES & INVESTMENTS
PVT. LTD. SEC. BLD.

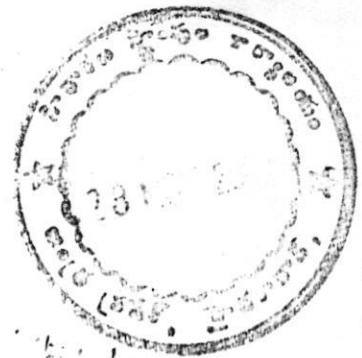
North By: Flat No.507
South By: Landscape Gardens
East By: 4' wide passage and Flat No.505
West By: Landscape Gardens

For Modi Properties & Investments Pvt. Ltd.

Man Mohan
Managing Director

Unnot

Padma



Cardinal ...
by ...
of ...
registered ...
at S.R.O. ... and no ... stamp
Duty as ... of ... stamp.


Sub-Registrar.

50 Rs



Date: 02-03-2001 Series No: 5001

Denomination: 50

Witnessed by:
J.S.R. MURTHY
S/O V. CHANDRA SHASTRI, SRI RAO

Ram
(P. RAMA LAKSHMI)

For whom:
MODI PROPERTIES & INVESTMENTS
PVT. LTD. SRI RAO

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
(BUILDER) Ram
Managing Director

Unish Padme
(PURCHASER)

Unish



15 MAY 1999

అంక ప్రవక్త. పేరరాజు.

by mail duly stamped by the
of F.B.I. on the subject. The
registered at \$1.00 of
at S.R.O. England and no
Duty as can be obtained on this stamp.

Sub-Registrar.