

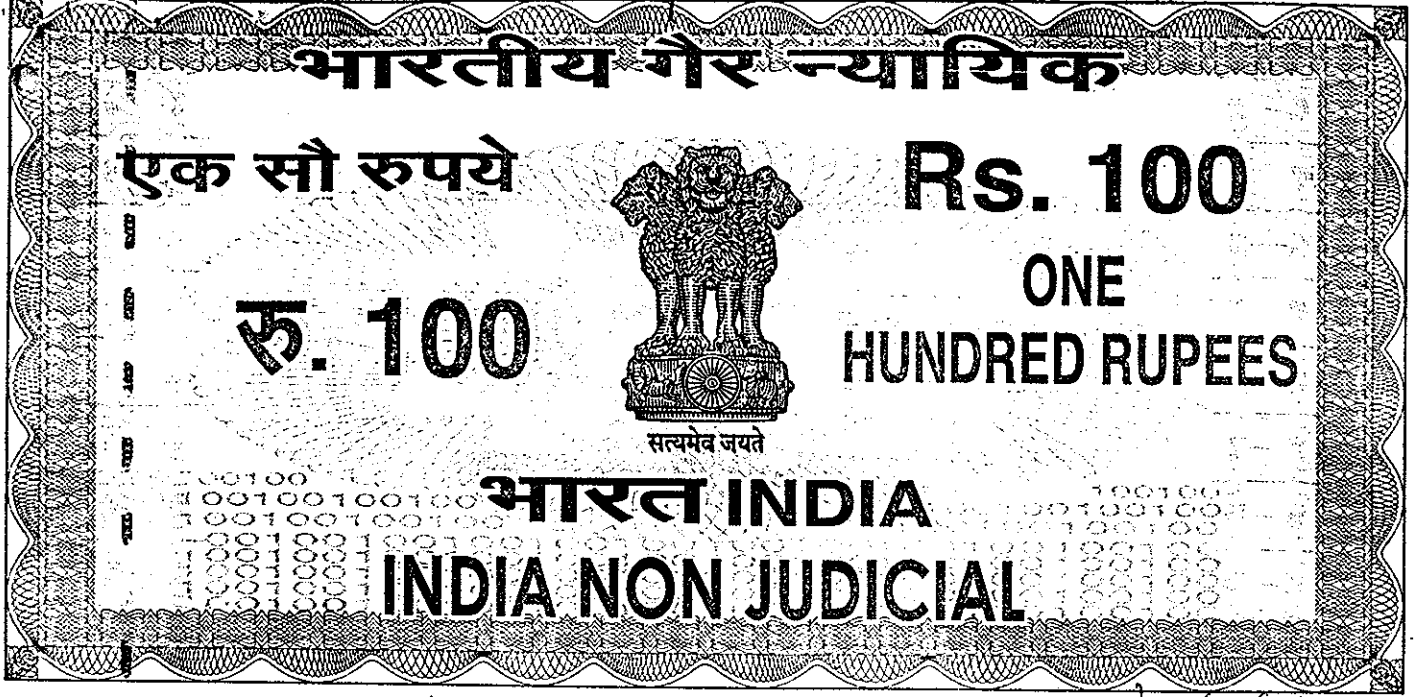
SCANNED

931

895/08

A-411

A.1002



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 9096 Date 5/3/08 Rs. 100 = Sec
 Sold to Leela G Chimalg
 By A. Rao
 For Whom Sri Sai Builders

G 362212
LEELA G CHIMALG!
 STAMP VENDOR
 No. 02/2007
 5-4-76/A, (Lalier Rangun)
 SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31 day of March 2008 at Secunderabad by and between:

M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by its partner Sri Nareddy Kiran Kumar, Son of Madhusudhan Reddy, aged about 34 years, Occupation: Business hereinafter called the "Builder" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

AND

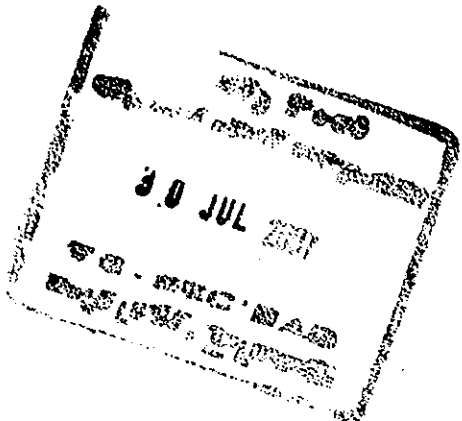
MRS. M. UMA NAGALAKSHMI, DAUGHTER OF MR. M. SAMBASIVA RAO, aged about 33 years, residing at H. No. 1-1-336/85, Shubhamastu Apartments, Flat No. 201, Viveknagar, Chikkadpally, Hyderabad - 500 020., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Sri Sai Builders

Partner

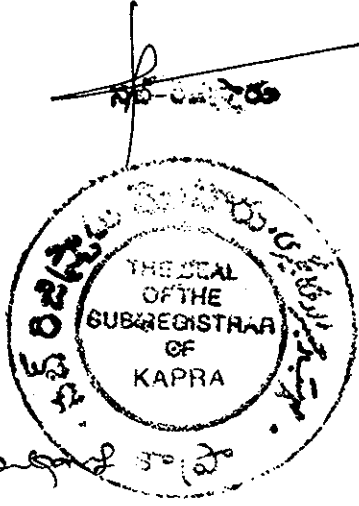
X M. Uma

5/3/08



1వ పుస్తకము 2008.....వ సం పు 895.....వ పేజీలు
 మొత్తము కాగితముల సంఖ్య.....11.....
 ఈ కాగితపు వరుస సంఖ్య.....1.....

2008 వ సం... జూలై... నెల... 31... వ తేదీ
 1929 శా.శ. సై. (అ.కా.సం)... 11... వ తేదీ
 పగలు..... 2..... గంటలు
 మధ్య కాస్తా సబ్-రెజిస్ట్రార్ కార్యాలయములో
 శ్రీ... K. Preethalar Reddy
 రిజిస్ట్రేషన్ కార్యాలయములో సెక్షన్ జి.ఎను
 అనుసరించి సమన్వయించినందున ఛోటా గ్రాపులు
 వారియి వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ..... 1000..... తప్పింపబడినారు



వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు



ఎడమ బొటన ప్రేలు



నిరూపించినది

①

Ukatar Reddy S/o. G. Vinji Reddy occ. Service
 R/o. 1-10-54, H.A Colony, Montoli, Hyderabad

②

P. Pradeep H/o. G. Dhanraj occ. Service
 R/o. 1-10-263, New Begumpally, Sec 5, Hyd.

2008 వ సం... జూలై... నెల... 31... వ తేదీ
 1929 శా.శ. సై. (అ.కా.సం)... 11... వ తేదీ సబ్-రెజిస్ట్రారు

WHEREAS:

- A. The Buyer under a Sale Deed dated 31.03.2008 has purchased a semi-finished standard apartment bearing no. 411, on the fourth floor in block no. 'A', admeasuring 485 sft. of super built up area in residential apartments styled as Gulmohar Gardens together with
- Proportionate undivided share of land to the extent of 29.83 sq. yds.
 - A reserved two wheeler parking bearing no. 56 admeasuring about 15 sft.
- This Sale Deed is registered as document no. 894/08, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the standard apartment bearing no. 411 on the fourth floor in block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a standard apartment bearing no. 411 on the fourth floor in block no. 'A' admeasuring 485 sft. of super built up area and undivided share of land to the extent of 29.83 sq. yds. A reserved two wheeler parking bearing no. 56 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only).
- The Buyer shall pay to the Builder the balance consideration of Rs. 4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only) and the Builder admit and acknowledge the receipt for above said consideration.
- The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
- The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

For Sri Sai Builders


Partner

X M. Uma

1వ పుస్తకము 2008.....న సం. 895.....న
 మొత్తము కారితముల సంఖ్య..... 11
 ఈ కారితపు వరుస సంఖ్య..... 2

[Signature]
 సబ్-రిజిస్ట్రారు

ENDORSEMENT

Certified that the following amount has been paid in respect of this document:

I. Stamp Duty:

- 1. In the shape of stamp duty..... Rs. 100 / -
- 2. In the shape of stamp duty..... Rs. 4250 / -
- 3. In the shape of stamp duty..... Rs. =
- 4. a guarantee stamp duty as per of I.S. Act.1899, if any..... Rs. =

II. Transfer Duty:

- 1. In shape of challan..... Rs. =
- 2. in the shape of cash..... Rs. =

III. Registration fees:

- 1. In the shape of challan..... Rs. 1000 / -
- 2. in the shape of cash..... Rs. =

IV. User Charges

- 1. In the shape of..... Rs. 100 / -
- 2. in the shape of..... Rs. =

[Signature]
 SUB-REGISTRAR
 KAPRA

1వ పుస్తకము 2008 సం./ క.న. 1929వ
 సం. 895.....నెంబరుగా రిజిస్టరు చేయబడి
 ప్యాబుల్ నిమిత్తం గుర్తింపు నెంబరు 1526 -
 సం. 895 / 2008 గా యివ్వడమైనది
 2008 సం. మార్చి నెంబరు 3 / వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు



5. The Buyer has handed over the vacant and peaceful possession of the semi-finished standard apartment bearing no. 411 on the fourth floor in block 'A' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st March 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.

For Sri Sai Builders


Partner

X M. Uma

1వ పుస్తకము 2008 సం 895

మొత్తము కాగితములు 11

ఈ కాగితపు పనులు పదియై 3

~~సీ-08/సీ-08~~



13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc.. that may be necessary for execution of the Gulmohar Gardens project.
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed..
16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

For Sri Sai Builders


Partner

X *M. Uma*

1వ కర్ణాటక సంఖ్య 895

మొదటి భాగము సంఖ్య 11


ఈ భాగము వరుస సంఖ్య 4

[Handwritten signature]



19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
20. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
22. Stamp duty and Registration amount of Rs. 5350 =/- is paid by way of challan No. 758/50, dated 31.03.08, and VAT paid an amount of Rs. 4350 =/- by way of Payorder No. 19654, dated 31.03.08, both drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District.

For Sri Sai Builders

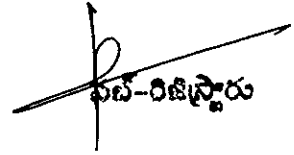

Partner

x M. Uma

1వ పుస్తకము 2008.....చ సం పు. 895.....దస్తావీజులు

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు వరుస సంఖ్య..... 5.....


సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE 'B'


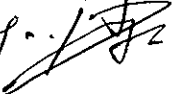
SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 411 on the fourth floor, in block no. 'A', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 56, admeasuring about 15 sft., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Flat no. 410
West By	Open to sky

IN WITNESSES WHEREOF this Construction Agreement is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For Sri Sai Builders


Partner

BUILDER

x M. Uma

BUYER

1వ పుస్తకము 2008.....వ సం.పు 895.....దస్తావేజులు
మొత్తము కాగితముల సంఖ్య.....11.....
ఈ కాగితపు వరుస సంఖ్య.....60.....

~~సచి-రిజిస్ట్రారు~~





SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Mosaic	Ceramic Tiles	Marble slabs
Flooring - Bedrooms	Mosaic	Ceramic Tiles	Marble tiles
Door frames	Wood (Non-teak)	Wood (Non-teak)	Wood (Non-teak)
Doors	Moulded main door, others flush doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Standard fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Lofts	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For Sri Sai Builders


Partner

BUILDER

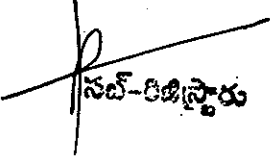
X 

BUYER.

1వ పుస్తకము 2008.....వ సం వు 895 కచ్చివేజులు

మొత్తము గానికమున సంఖ్య..... 11

ఈ కారితపు వరుస సంఖ్య..... 7


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 411 IN BLOCK NO. 'A'

ON FOURTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

BUILDER:

M/S. SRI SAI BUILDERS REPRESENTED BY ITS PARTNER

SRI NAREDDY KIRAN KUMAR, SON OF SRI MADHUSUDAN REDDY

BUYER:

MRS. M. UMA NAGALAKSHMI, DAUGHTER OF MR. M. SAMBASIVA RAO

REFERENCE:

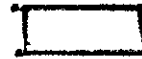
AREA: 29.83

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.



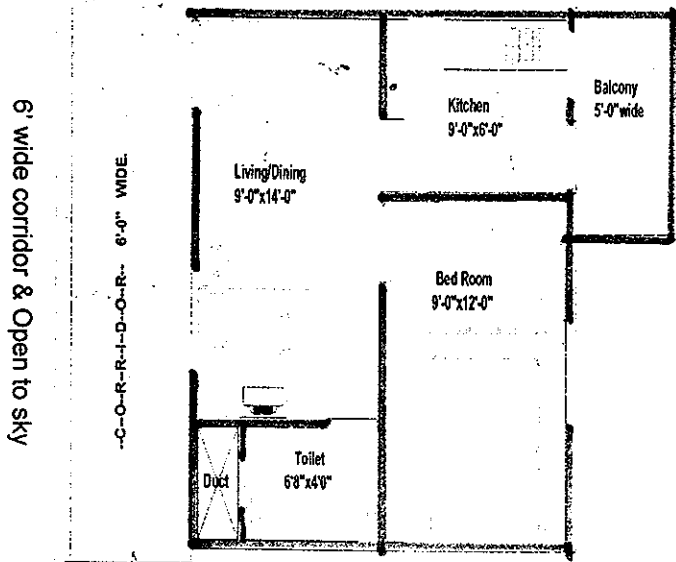
EXCL:



Total Built-up Area = 485 sft.

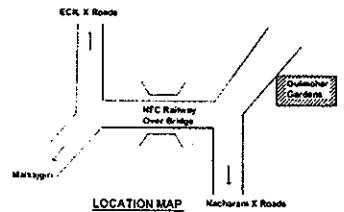
Out of U/S of Land = Ac. 4-00 Gts.

Flat No. 410



Open to sky

Open to sky



WITNESSES:

- 1.
- 2.

For Sri Sai Builders

Partner

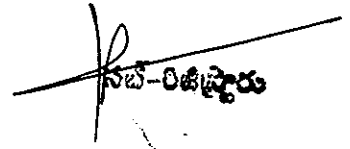
SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ పుస్తకము 2018.....వ సం పు 895.....దస్తావీజాలు

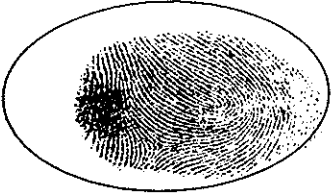

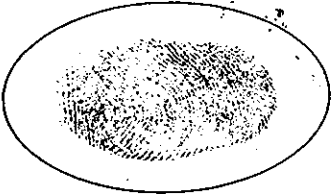

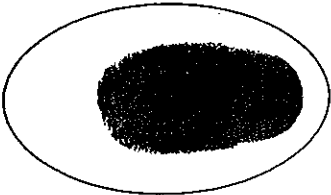

మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితపు పనుల సంఖ్య.....8.....


సచి-రిజిస్ట్రారు



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>BUILDER:</u></p> <p>M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 25 A & B ELECTRONIC COMPLEX KUSHAIGUDA HYDERABAD - 500 062. REPRESENTED BY ITS PARTNER MR. NAREDDY KIRAN KUMAR S/O. MR. MADHUSUDHAN REDDY.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>MRS. M. UMA NAGALAKSHMI D/O. MR. M. SAMBASIVA RAO R/O. H. NO. 1-1-336/85 SHUBHAMASTU APARTMENTS FLAT NO. 201, VIVEKNAGAR CHIKKADPALLY HYDERABAD - 500 020.</p>

SIGNATURE OF WITNESSES:

1.



2.



For Sri Sai Builders

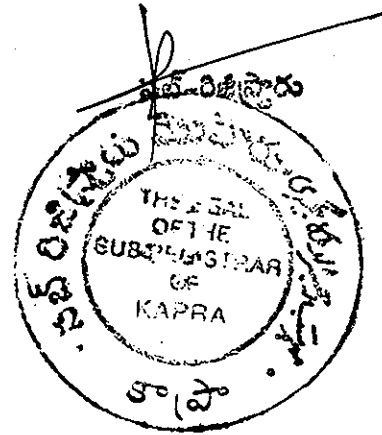


Partner

SIGNATURE OF EXECUTANTS

x M. Uma

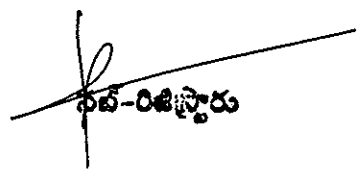
1వ పుస్తకము: వి.వి.కె.....వ సం పు 895 దస్తావేజులు
మొత్తము: కాగితముల సంఖ్య.....11.....
ఈ కాగితపు పత్రము సంఖ్య.....91.....



1వ అర్జీనామె నెంబర్ 8.....వ తం పు 895.....దస్తావీజాలు

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు పనుల సంఖ్య..... 10.....


సబ్-రిజిస్ట్రారు





THE AIRPORTS AUTHORITY OF INDIA ACT, 1947
 SECTION 10(1) AND (2), AND SECTION 11(1) AND (2)
 OF THE AIRPORTS ACT, 1947.

WHEREAS it is expedient to provide for the
 regulation of the movement of aircraft and
 persons and goods thereon, and for the
 purposes aforesaid to confer powers on
 the Authority, and to provide for the
 exercise of those powers, and for other
 purposes connected therewith, it is
 hereby enacted that the Authority may
 make such rules as may be necessary or
 expedient for the purposes aforesaid.

AND WHEREAS it is expedient to provide for
 the regulation of the movement of aircraft
 and persons and goods thereon, and for
 the purposes aforesaid to confer powers
 on the Authority, and to provide for the
 exercise of those powers, and for other
 purposes connected therewith, it is
 hereby enacted that the Authority may
 make such rules as may be necessary or
 expedient for the purposes aforesaid.

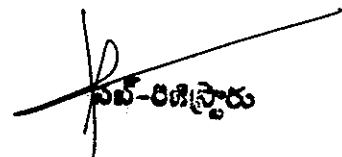


DR. K. S. VENKATESWARAN
 Member, Board of Directors
 For Director General
 Airports Authority of India

1వ పుస్తకము 2008.....చ సం పు 895.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11.....

ఈ కాగితపు వరుస సంఖ్య..... 1/1.....


సబ్-రిజిస్ట్రారు

