भारतINDIA **SE INDIA NON JUDICIALS**

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STAMP VENDOR No. 112/2600

5-4-76/A, Cellar Rapigun SECUNDERABAD-500 00

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the day of September 2007 at Secunderabad by and between:

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II. floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U Mehta, aged about 27 years, Occupation: Business and Mr. Yerram Vijay Kumar, Sto. Sri Yerram Shankaraiah, aged about 43 years, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

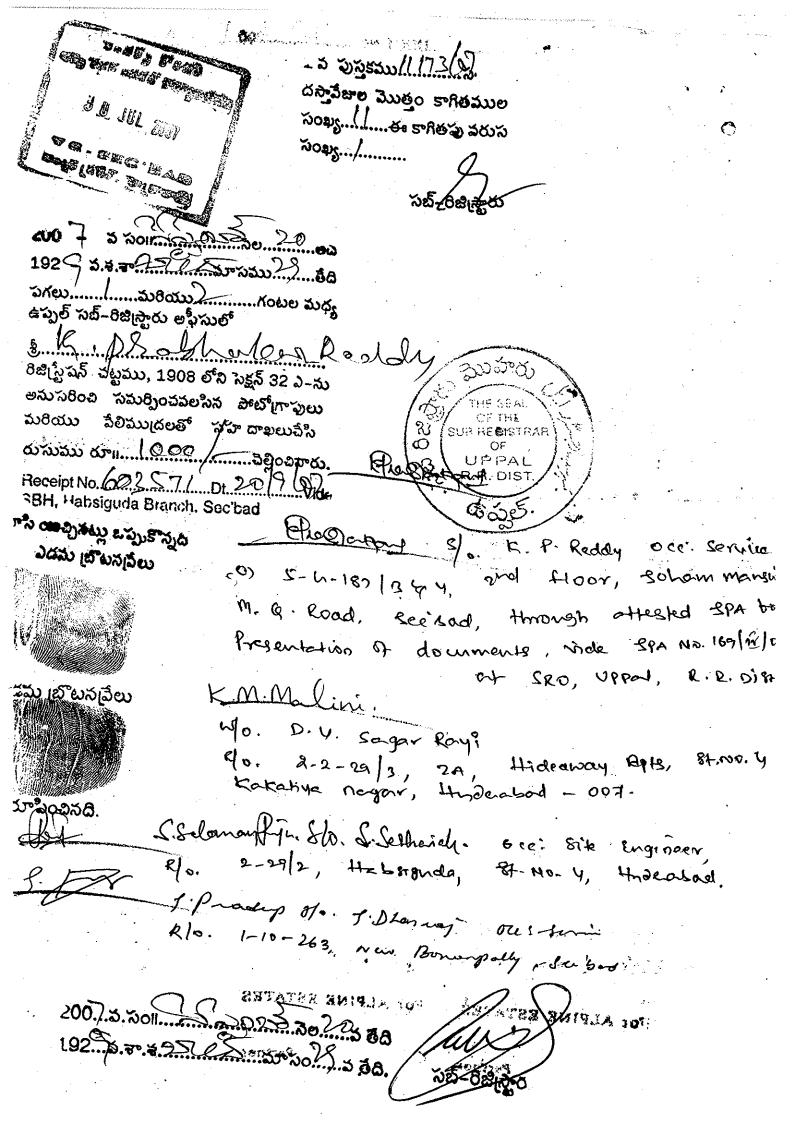
AND

MRS. KOLLA MARGARET MALINI, WIFE OF MR. D. V. SAGAR RAYI, aged about 42 years, residing at 2-2-29/3, 2A, Hideaway Apartments, Street No-4, Kakatiya Nagar, Habsiguda, Hyderabad-500 007, 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 alpine estate:

For ALPINE ESTATES

unalen K.M. Maleni



WHEREAS:

- A. The Buyer under a Sale Deed dated 20.9.07 has purchased a semi-finished, Luxury apartment bearing no. 207, on the second floor in block no. 'B' admeasuring 1700sft. (i.e., 1360 sft. of built-up area & 340 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:
 - a. Proportionate undivided share of land to the extent of 85.00 sq. yds.
 - b. A reserved parking for Two Cars bearing no. B-67 & B-67A, admeasuring 200 sft.

This Sale Deed is registered as document no. 11172/07 in the office of the Sub-Registrar, Uppal, 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 semi-finished Luxury apartment bearing no. 207 on the second floor in block no. 'B' 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:

- 1. The Builder shall complete the construction for the Buyer a Luxury apartment bearing no. 207 on the second floor in block no. 'B', admeasuring 1700 sft. of super built up area (i.e., 1360 sft. of built-up area & 340 sft. of common area) and undivided share of land to the extent of 85.00 sq. yds. A reserved parking space for for two cars on the stilt floor bearing nos. B-67 & B-67A, admeasuring about 200 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 29,15,500/- (Rupees Twenty Nine Lakhs Fifteen Thousand Five Hundred only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 29,15,500/- (Rupees Twenty Nine Lakhs Fifteen Thousand Five Hundred only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
I	15,95,500/-	25.08.2007
II	4,95,000/-	25.09.2007
III	8,25,000/-	01.10.2008

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For ALPINE ESTATES

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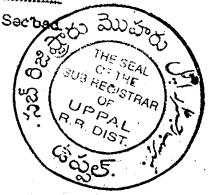
K.M. Malini

దస్తావేజుల మొత్తం కాగితముల సంఖ్య......ఈ కాగితపు వరుసు పంఖ్య............................../

and of Act 1 of leaves of Act 1 of leaves .. of 2007. Date 20 I hereby certify that the proper deficing on the basis of the agreed Market Value consideration of Rs. 28 15500 / being higher than the consideration agreed Market Value. SR.O. Uppfl

An amount of Rs. (98 00 Towards Stary Duty Including Transfer duty and Rs... (000/ towards Registration Fee was paid by the party through Cirplian Receipt Mumber 60357 Dated 200 9 Oak SBH Habsiguda Branch, Secred

> 6.B.H. Habsigude A/c No. 0 1950050784 ef S.R.O. Spoal



- 3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
- 4. 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 1month from the due date.
- 5. 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.
- 6. The Buyer has handed over the vacant and peaceful possession of the semi-finished Luxury apartment bearing no. 207 on the second floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
- 7. 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.
- 8. 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.
- 9. The Builder shall complete the construction of the Apartment and handover possession of the same by 01st October 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.

FOR ALPINE ESTATES

FOR ALPINE ESTATES

Partner

K. M. Malini.

13 పుస్తకము సంగ (శా.శ) పు./// క్రీల్స్ సెంబరుగా రిజిష్టరు చేయబడి ప్యానింగు నిమిత్తం గుర్తింపు సెంబరు/// స్ట్రేహ్.1-200) ఇవ్వడమేన 200 సెడ్డెమ్మ్ 20 శ్రీట



- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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 Mayflower Heights project.
- 15. 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 Mayflower Heights 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.
- 16. 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.
- 17. 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.

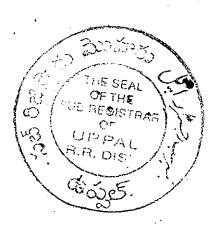
FOI ALPINE ESTATES

For ALPINE ESTATES

Partner

K.M. Malini.

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- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.

23. Stamp duty and Registration amount of Rs. 2095/- is paid by way of challan no. 6035), dated 20.9.07, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 29,155/- paid by the way of pay order No. 13222/ dated 19.9.07, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

For ALPINE ESTATES

Partner

KM. Malini.

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SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-11 Gts., forming part of Sy. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, are bounded as under:

	North By	Sy. No. 2/1/2 (road)
	South By	Village
	East By	Village
į	West By	Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)
		33. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished Luxury Apartment No. 207 on the second floor in block no. 'B' admeasuring 1700 sft. of of super built-up area (i.e., 1360 sft. of built-up area & 340 sft. of common area) together with proportionate undivided share of land to the extent of 85.00 sq. yds., reserved parking space for two cars bearing nos. B-67 & B-67A, admeasuring about 200 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village Mallapur, Uppal Mandal, R.R. 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. 206
ļ	West By	Open to sky

WITNESSES:

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:

FOR ALPINE ESPATES

FOR ALPINE ESTATES

05°00'11

Partner

BUILDER

K.M. Molini.

BUYER.

WITNESS:

1. DeJu.

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SPECIFICATIONS	3			
Item	Deluxe Apartment	Luxury Apartment		
Structure		RCC		
Walls	4"/6"	solid cement blocks		
External painting	Е	xterior emulsion		
Internal painting	Smoo	oth finish with OBD		
Flooring	Vitrified tiles	Marble slabs		
Door frames	V	Vood (non-teak)		
Doors & hardware	Panel door	Panel doors with branded hardware		
Electrical	Copper wiring with modular switches			
Windows	Aluminum sliding windows with grills			
Bathroom	Designer ceramic tiles with 7' dado			
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins.		
C P fittings	Branded CP Fittings	Superior Branded CP Fittings		
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.		
Plumbing		GI & PVC pipes		
Lofts	Lofts in each bedroom & kitchen			

Note:

1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.

2. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted.

3. Changes in walls, door positions or other structural changes shall not be permitted.

4. Only select alterations shall be permitted at extra cost.

5. Specifications / plans subject to change without prior notice.

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:

FOI ALPINE ESTATES

WITNESS:

1. detu.
2. J. J.

For ALPINE ESTATES

Partner

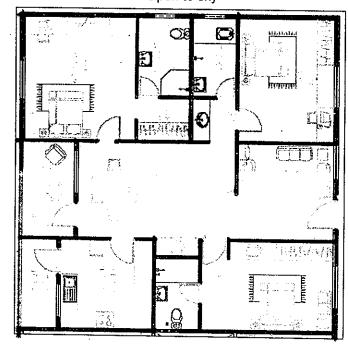
BUILDER

K.M. Malini,

BUYER.

REGISTRATIO	N PLAN SI	HOWING FLAT NO. 20	07 IN BLOCK NO. 'B' ON SECOND I	FLOOR
(BEA	RING PERMISES NO. 3-3	3-27/1, IN PROJECT KNOWN AS "M	AYFLOWER HEIGHTS"
IN SURVEY NO	S. 1/1,	2/1/1 & 191		SITUATED AT
	MAI	LLAPUR VILLAGE,	UPPAL	MANDAL, R.R. DIST
BUILDER:	M/S	ALPINE ESTATES REPF	RESENTED BY ITS PARTNERS	
	1. SI	RI RAHUL B. MEHTA, S/C	D. LATE MR. BHARAT U. MEHTA	
	2. SI	RI YERRAM VIJAY KUMA	R, S/O. SRI YERRAM SHANKARAIA	AH ·
BUYER:	MRS	S. KOLLA MARGARET M/	ALINI, WIFE OF MR. D. V. SAGAR R	AYI
REFERENCE: AREA:	85.00	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up A				

Open to sky



6' wide corridor & Open to sky

Flat No. 206

For ALPINE ESTATE

For ALPINE ESTATES

Partner

SIG. OF THE BUILDER

K.M. Mal

SIG. OF THE BUYER

Open to sky

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CF THE SUB REGISTRAR OF UP PAL R.R. DIST.

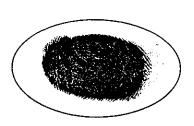
HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUILDER:

M/S. ALPINE ESATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD — 500 003.
REPRESENTED BY ITS PARTNERS

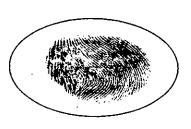
- 1. MR. RAHUL B. MEHTA
 SON OF LATE SRI. BHARAT U. MEHTA
 R/O. PLOT NO. 2-3-577
 UTTAM TOWERS, D. V. COLONY
 MINISTER ROAD
 SECUNDERABAD -- 500 003.
- 2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.





SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/ IV/ 2007:

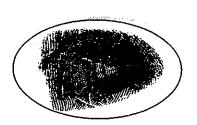
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.





BUYER:

MRS. KOLLA MARGARET MALINI W/O. MR. D. V. SAGAR RAYI R/O. 2-2-29/3, 2A HIDEAWAY APARTMENTS, STREET NO-4 KAKATIYA NAGAR HABSIGUDA HYDERABAD-500 007.





SIGNATURE OF WITNESSES:

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2. 1.

For ALPINE ESTATES

For ALPINE ESTATES

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Partnei

SIGNATURE OF EXECUTANTS

K.M. Malini

SUB RECOVERANTE OF THE SUB RE

P&INDKOLLA<<MARGARET<MALINI<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<>F\.265170<01ND6412283F1502039<<<<<<<<<<<<

K.M. Malini.						भारत गण
and serial an seam (Place of Issue HYDERABAD and serial affine /Date of Issue 0.4/02/2005	BELLARY	INDIAN F	Rd and ann /Given Names MARGARET MALINI	KOCLA KOCLA	टार्पूच /Type	भारत गणराज्य REPUBLIC OF INDIA
atentifier at Refly /Date of Explry 03/02/2015		28/12/1964		1	F 2265170	INDIA



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेसा की चाती है कि वे वाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो !

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

मात गणराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



M. S. REDDY
को पासपोट अधिकारी
For Passport Officer

K.M. Malmi.

पंजीकरण

थिरेगों में रहने वाले मारतीय नागरिकों को सताह दी जाती है कि वे अपने को निकटतम मारतीय मिलन / शैकी पर पंडोङ्गत करवा लें।

चेतातजी

यह प्रभावें भारत सरकार की सन्धति है। प्रस्तेवें अधिकारी से इस पासवोटें के संदर्भ में कोई सुवता जिल्ले पर दिसमें इसे मुदुर्द करना शामित है, उसका तुरना अनुवानन किया करें।

मह पारतोर्ट हाक क्षांप किसी भी देश से बाहर न मेबा बाए। यह पासतोर्ट पारक मा उपके बाग पारिकृत क्षांत्र के कार्य में से होता चाहिए। इसमें किसी भी प्रकार के फेरवरन मा विकृत नहीं किया बातर चाहिए।

पारपोर्ट पुत्र करना, पोर्स हो जाना या नष्ट हो जाने पर उसकी विपोर्ट तरकात मारत में निकटण्य पारपोर्ट ऑफिकर्रा को (तदा. और पारक दिरेश में हो) निकटलम मारतीय जिल्ला को और स्वार्तीय पूरित को दी जानी शाहिए। निक्तियन पूछनाछ के परवात ही हतिपूरक सम्पर्वेट करी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REDARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

MEDIATELY.

PASSIONT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.

IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS. THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT B. ISSUED.

KOLLA SANUEL KANALAKARA RAO	** HANNAH SHKUNTHALA	MAYL DAVID VIDYA SAGAR	DNO-2-29/3,2A HIDEAWAY	APTS STRNO-4 KAKTIYA NAGAR	HABSIGUDA HYDERABAD
KOLLA	# HAK	RAYI	DAC-2	KPTS	HABS

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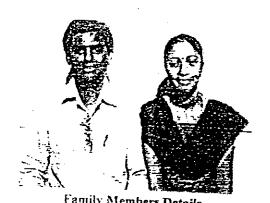
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Name of Head of

: Mehia, R란딩

Household ব্ৰহ্মীকুত্ৰ কুবা

\$ 100

Father/Husband name : Bharai

ভারুনত/Date of Birth : 04/12/1930

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INDIAN UNION DRIVING LICENCE NDURA PRADES



DRIVING LICENCE DCDAP01-193822983

PRABHAKAR HEDDY K PADAK KEDDY 7-3-6-7-10224 JAISWAL EMADEN AMBERPET HYDERABOO

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