

WHEREAS:

- A. The Buyer under a Sale Deed dated 31.08.07 has purchased a semi-finished, Deluxe apartment bearing no. 210, on the second floor in block no. 'B' admeasuring 1550 sft. (i.e., 1240sft. of built-up area & 310 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 77.50sq. yds.
 - b. A reserved parking for one car bearing no. B-25 admeasuring 100 sft.

This Sale Deed is registered as document no. 10462 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 Deluxe apartment bearing no. 210 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 Deluxe apartment bearing no. 210 on the second floor in block no. 'B', admeasuring 1550 sft. of super built up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) and undivided share of land to the extent of 77.50 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-25, admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 22,47,000/- (Rupees Twenty Two Lakhs Forty Seven Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 22,47,000/(Rupees Twenty Two Lakhs Forty Seven Thousand only) in the following manner:

| Installment | Amount (Rs.) | Due date of payment |
|-------------|--------------|---------------------|
| I | 11,89,000/- | 12.07.2007 |
| II | 3,96,000/- | 12.082007 |
| III | 6,62,000/- | 01.04.2009 |

For ALPINE ESTATES

FOI ALPINE ESTATES

Partner

Page 2

1 వ పుస్తకము కాగ్రీక్ కింగ్రెస్ట్రి దస్తావేజుల మొత్తం కాగ్రతముల సంఖ్య..!!...ఈ కాగ్రితపు వరుహ సంఖ్య...!

- Alons ment Under Section 42 of Actiff of 184 No 10663 of 2007 Date 3/186 I hereby certify that the proper deficit stamp duty of Rs. 19900/Rupees 1 has been levied in respect of this instrument. from Sri Bil Reddy on the basis of the sgreed Markey Value consideration of Rs. 224) 000/- being higher than the consideration agreed Market Value. SR.O. Uppal Hegistration Endorsement An amount of Rs. 9900 Including Transfer duty and Rs. (000/ towards Registration Fee was paid by the party through Challan Receipt Number 21.00 Dated 3166 at SBH Habsiguda Branch, Sec bad

> 6.8.H. Habelguda A/c No. ∂1∌∂00507æ e/ S.R.O. Uppal

- 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 1 month from the due date.
- 5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor 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 Deluxe apartment bearing no. 210 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 April 2009 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

1 ప పుస్తకము! కాగ్ కే సింగ్లు దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!!...ఈ కాగితపు వరుస పంఖ్య...!

1. ລ ລາວຮວນ ກວາເ (ຈາ.ຈ) ກາ ໃດໄດ້ 82 67 ລວຍປາກາ 8ສີກູ່ປາ ລີໜຸນຜູ້ ລາງຄວານ ຄວນສຸດ ເນື່ອ ລາວພຸປາ ຄວາມ 1-2007 ສຸລາຜູ້ ຊຸກ 200 ກ່ຽວກັກ ຄວາມ ຊຸກ ຊຸກ ລີຢ



- 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.

For ALPINE ESTATES

For ALPINE ESTATES

Dortman

1 వ పుస్తకముల లోక్లక్లేసింగ్లు దస్తాపేజుల మొత్తం కాగితముల సంఖ్య...(..... ఈ కాగితపు పరుస సంఖ్య....(.....



- 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. 20,995/- is paid by way of challan no. 603140, dated 31.08.07, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad and VAT an amount Rs. 22,470/- paid by way of Payorder No. 135188, dated 30.08.2007, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For ALPINE ESTATES

For Alpine Estates

Partner

1 వ పుస్తకము(శాగ్రీ కేసింగ్ ఎ దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!/....ఈ కాగితపు పరుస సంఖ్య..........

නව්-8ස්_{ද්රීව}ර

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 |
| West By | Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part) |

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished Deluxe Apartment No. 210 on the second floor in block no. 'B' admeasuring 1550 sft. of of super built-up area (i.e., 1240 sft. of built-up area & 310 sft. of common area) together with proportionate undivided share of land to the extent of 77.50 sq. yds., reserved parking space for one car bearing no. B-25, admeasuring about 100 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 | Open to sky & Flat No.211 | |
|----------|--------------------------------|--|
| South By | Flat No. 209 & Open to sky | |
| East By | 6' wide corridor & Open to sky | |
| West By | Open to sky | |

WITNESSES:

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

For ALPINE ESTATES

FOR ALPINE ESTATES

WITNESS:

الميمهر 1.

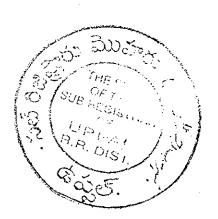
2. Ju

Partner

BUILDER

1 వ పుస్తకముగ్నాడక్లన్లో సంగ్యా దస్తావేజుల మొత్తం కాగితముల సంఖ్య......... ఈ కాగితపు వరుస సంఖ్య........

పేట్-రిజ్మిస్తార:



SCHEDULE 'C'

| Item | Deluxe Apartment | Luxury Apartment | |
|-------------------|---|--|--|
| Structure | RCC | | |
| Walls | 4"/6" solid cement blocks | | |
| External painting | Exterior emulsion | | |
| Internal painting | Smoo | oth finish with OBD | |
| Flooring | Vitrified tiles | Marble slabs | |
| Door frames | Wood (non-teak) | | |
| Doors & hardware | Panel doors with branded hardware | | |
| Electrical | Copper wiring with modular switches | | |
| Windows | Aluminum | Aluminum sliding windows with grills | |
| Bathroom | Designer ceramic tiles with 7' dado | Superior designer ceramic tiles with 7' dado with bathtub in one bathroom. | |
| 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.

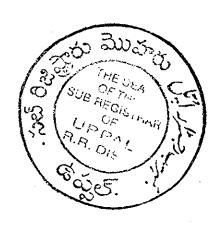
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For ALPINE ESTATE

WITNESS:

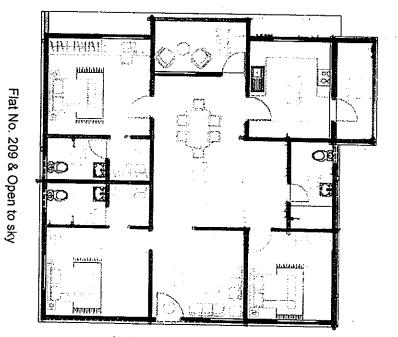
BUILDER

Partne



| REGISTRATIO | N PLAN SI | OWING FLAT NO. 21 | 0 IN BLOCK NO. 'B' ON SECONE | O FLOOR |
|--------------------------------------|---------------------------|-------------------------|------------------------------|---------------------|
| | BEA | RING PERMISES NO. 3-3 | -27/1, IN PROJECT KNOWN AS " | 'MAYFLOWER HEIGHTS" |
| IN SURVEY NO | | 2/1/1 & 191 | ` | SITUATED AT |
| | MAI | LLAPUR VILLAGE, | UPPAL | MANDAL, R.R. DIST. |
| BUILDER: M/S. ALPINE ESTATES, A PA | | | RTNERSHIP FIRM REPRESENTE | |
| | 1. SF | RI RAHUL B. MEHTA, S/O. | LATE MR. BHARAT U. MEHTA | |
| | 2. SF | RI YERRAM VIJAY KUMAF | R, S/O. SRI YERRAM SHANKARA | IAH |
| BUYER: | MR. | AVINASH MALVIYA, SON | OF MR. OM PRAKASH MALVIYA | 1 |
| REFERENCE: AREA: | 77.50 | SCALE: SQ. YDS. OR | INCL: SQ. MTRS. | EXCL: |
| Total Built-up A Out of U/S of La | rea = 1550 ind = Ac. 4 |) sft. ∣-11 Gts. | | |

Open to sky



Open to sky & Flat No. 211

6' wide corridor & Open to sky

For ALPINE ESTATES

For ALPINE ESTATES

Partner

SIG. OF THE BUILDER

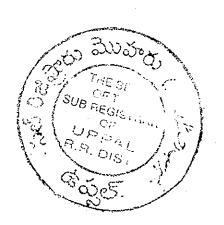
lall

WITNESSES:

1.

2.

1 వ పుస్తక్షు ఉండికి అగ్ని దస్తావేజుల మొత్తం కాగితముల సంఖ్య..!!...ఈ కాగితపు వరుస సంఖ్య...

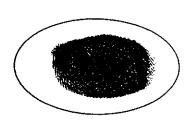


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





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.







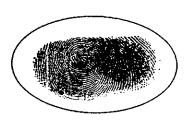
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.





BUYER:

MR. AVINASH MALVIYA S/O. MR. OM PRAKASH MALVIYA R/O. 205, II FLOOR NARMADA ARCADE SNEHAPURI COLONY NACHARAM HYDERABAD - 500 076.





SIGNATURE OF WITNESSES:

1. m

2. Ous

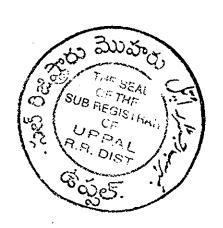
FOI ALPINE ESTATES

For ALPINE ESTATES

in income

SIGNATURE OF EXECUTATIONER

13 పుస్తకముడి 6 కి మీట్లం దస్తావేజుల మొత్తం కాగితముల సంఖ్య...! ఈ కాగితపు వరుస పంఖ్య.. న



INDIAN UNION DRIVING LICENCE DHRA PRADESH



DRIVING LICENCE DLRAP01044992006 VIJAYA BURAH Y BHANKAMAIAH 27-23 PAN BATARY SECUM DE LABAGE

Arquaring ST 10.0**2.20**05

อาก ออาจการครอง อาจกระจัด ครั้งกับ เกลเราย์



| ramity | Members | Details |
|--------|---------|---------|

| | OCI21 | | |
|--------|----------|----------|------|
| 12me | Relation | Date of | ī — |
| 2 2347 | | Birth | 4ži. |
| | Wife | 08/02/84 | 22 |
| | | | |

20060/262

D.P.L. No.114 BHARAT SCOUTE . A.

119753195-196

Class Of Vehicle

Yalide'v

Non-Fransport

Transport

CMM/MCMC

15.17.2016

संबद्धकर्वच्या Vanस्र

Bedge No.

Pelerence lin Original LA.

202931983 PTA SECUNDRABAD

17-12-1364

Blood Gr.

COS

Uele of 1st issue

13.99.1993



HOUSEHOLD CARD

Card No

F.F Shop No

: PAPI6753]501086 : 815

హేహే

: Direct races

ेरिहण हो सिर्दर्श वर्ग Household

: Mohra, Refrei

তত্য়ীকুত্র হৈছে

Friber Hisband name : Bharat

ফুটুর**ই০/D**ate of Birth : 64/12/1986

Schring/Age

್ಳುತ್ತಿ /Occupation

: Own Business

नवर्षानेव Mause No. ् 2-3-577,491 (शहर क्रांट क

So /Street Colons

: MENSTER ROAD : PLY COLOMY

 $w_{\rm srg} u$

Ward.

Circle

Crede Vitt

/District

: Frirenz | Hyderahai

(Ps.) : 200,000

No. (1) : 453394 Double }

me (I) : Nasemba Erterprises FAC

No. (2) +/

15 (Z) :

Indian union driving licence



DRIVINGLICENCE DLDAP61+193822983

PRABHAKAR HEDDY K PADA REDOV 2-3-64718224 JAISWAL ERROEN AMBERPET HYDERACTO

COTTON THE PROPERTY

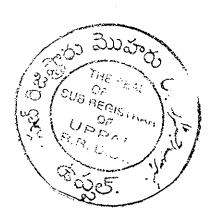
A PARTY OF THE PAR

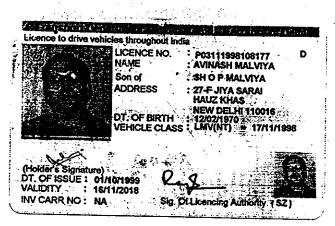
For ALPINE ESTATES

For ALPINE ESTATES

7

NOCOOD Partner 35-8226





Mala

