

ಆಂಧ್ರವಿವೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH

K. Prinivas

SVL No.26/98, R.No.11/2007 City Civil Court SECUNDERABAD

Sold to Monday Suntill Estates

For Whom were the suntill the Estates

## AGREEMENT FOR CONSTRUCTION

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

M/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, If 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, S/o. 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

MR. SEVVA LUDER REDDY, SON OF MR. S. CHINNAPPA REDDY, aged about 55 years, residing at C-2, Telecom Officers Colony, Padmarao Nagar, Secunderabad- 500 025, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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FOR ALPINE ESTATES

Partner

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#### WHEREAS:

- A. The Buyer under a Sale Deed dated 31.01.08 has purchased a semi-finished, Deluxe apartment bearing no. 213, on the second floor in block no. 'B' admeasuring 1550 sft. (i.e., 1240 sft. 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-28 admeasuring 100 sft.

This Sale Deed is registered as document no. 215 2008 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 semi-finished Deluxe apartment bearing no. 213 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. 213 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 77.50sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-28, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 22,75,000/- (Rupees Twenty Two Lakhs Seventy Five Thousand only).
- 2. The Buyer has already paid an amount of Rs. 6,33,571/- (Rupees Six Lakhs Thirty Three Thousand Five Hundred and Seventy One Only) before entereing into this Agreement and the Builder admit and acknowledge the said receipt.

3. the Buyer shall pay the balance amount of Rs. 16,41,429/- (Rupees Sixteen lakhs Forty One Thousand Four Hundred and Twenty Nine only) in the following manner:

FOR ALPINE ESTATES

For ALPINE ESTATES

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Installment	Amount(Rs.)	Due date of payment
I	2,73,571/-	01.01.2008
II	2,73,571/-	01.04.2008
III	2,73,571/-	01.07.2008
IV	2,73,571/-	01.10.2008
V	2,73,571/-	01.01.2009
VI	2,73,574/-	01.04.2009

- 4. 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.
- 5. 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.
- 6. 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.
- 7. The Buyer has handed over the vacant and peaceful possession of the semi-finished Deluxe apartment bearing no. 213 on the second floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
- 8. 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.
- 9. 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.
- 10. 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. Al Reddy Page 3

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- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.

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Partner

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- 19. 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.
- 20. 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.
- 21. 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.
- 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.
- 23. 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.

24. Stamp duty and Registration amount of Rs. 23,70/- is paid by way of challan no. 7081/, dated 31.01.06, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs. 22,750/- paid by the way of pay order No. 138362 dated 30.01.08, HDFC Bank, S. D. Road, Secunderabad.

FOR ALPINE ESTATES

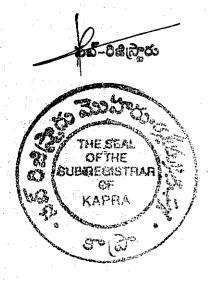
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#### SCHEDULE 'A'

#### 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
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. 213 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-28, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. No. 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
South By	Flat No. 214 & Open to sky
East By	Open to sky
West By	6' wide corridor & Open to sky

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:

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For ALPINE ESTATES

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WITNESS:

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## SCHEDULE 'C'

SPECIFICATIONS						
Item	Deluxe Apartment	Luxury Apartment				
Structure		RCC				
Walls	4"/6"	solid cement blocks				
External painting	Ex	cterior emulsion				
Internal painting	Smoo	th finish with OBD				
Flooring	Vitrified tiles	Marble slabs				
Door frames	W W	Vood (non-teak)				
Doors & hardware	Panel door	s with branded hardware				
Electrical		ng with modular switches				
Windows	Aluminum s	liding 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 counte 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:

WITNESS:

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:

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For ALPINE ESTATES

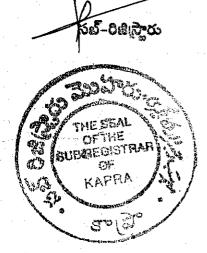
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Partner BUILDER

1. Hoddy
BUYER.

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REGISTRATION PLAN SHOWIN	<b>G</b> FLAT NO. 213	IN BLOCK NO. 'B'	ON SECOND FLO	OOR
BEARING P	ERMISES NO. 3-3-2	27/1, IN PROJECT	KNOWN AS "MAY	FLOWER HEIGHTS"
IN SURVEY NOS. 1/1, 2/1/1 &	191			SITUATED AT
MALLAPUR	VILLAGE,	UPPAL		MANDAL, R.R. DIST.
BUILDER: M/S. ALPINE	ESTATES REPRE	SENTED BY ITS P	PARTNERS	
1. SRI RAHL	IL B. MEHTA, S/O.	LATE MR. BHARA	T U. MEHTA	
2. SRI YERR	AM VIJAY KUMAR	, S/O. SRI YERRAN	M SHANKARAIAH	
BUYER: MR. SEVVA	LUDER REDDY, SO	ON OF MR. S. CHIN	NAPPA REDDY	
	ALE: YDS. OR	INCL: SQ. MTRS.		EXCL:
otal Built-up Area = 1550 sft. Out of U/S of Land = Ac. 4-11 Gts				
Flat No. 214 & Open to sky		FOR ALPINE	Open to sky	For ALPINE ESTA
VITNESSES:	Open to sky		A CONTRACT	Per SIG. OF THE BUILDER
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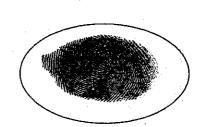
# HOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

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.

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:**

MR. SEVVA LUDER REDDY S/O. MR. S. CHINNAPPA REDDY R/O, C-2 TELECOM OFFICERS COLONY PADMARAO NAGAR SECUNDERABAD- 500 025.

SIGNATURE OF WITNESSES:

For ALPINE ESTATES

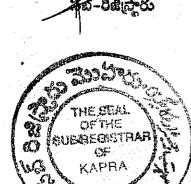
For ALPINE ESTATES

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Partner

SIGNATURE OF EXECUTANTS

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## INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



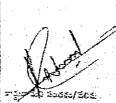
DRIVING LICENCE DLRAP01044992006 YUAYA HUMAH HAMAHAMAH 12-2-3-11 PAN HATAH SECUNDERABAD

Segrattice Insued on: 10.82-2006 Describe Authority BIA SECURDERABAD



Family Members Details

SaNo	Name		Date et	Age
- 5	f-b-		Birth	2.
*	ishe w	/ife	08/02/84	72



D.P.L. No.11 BHARAT SCOUTE ...

110063196/06

Class Of Vehicle

Validaty

Non-Fransport

LMV.MCWG

16-12-2014

Transport Hazardous Validity Badge (ko.

Reference No. Original LA

DOB

202931983

RTA SECUNDRABAD 17-12-1964

Blood Gr. Date of 1st issue

13-09-1993



HOUSEHOLD\_CARD

Card No F.P Shop No

: PAP167881501086 : 815

2000

• ಮೆಟ್ರ್ ಇವರು

Name of Head of

Household

: Mehta, Rahul

do@/#g 500

ಭಾರತ

Father/ Husband name : Bharai

තුරුකම්ත්/Date of Birth : 04/12/1980

ప్రభుమ్మ Age

: 26

ಶೃತ್ತಿ /Occupation ...

: Own Business

200 30 House No. : 2-3-577,401,UTTAM TOWERS

50 /Street Colony

: MINISTER ROAD D V COLONY

Ward

: - 5 2 Ward-2 : = 0, 5 6

Circle

ಪಲ್ಲ್ /District

Circle VIII : ಶ್ರಾವರ್ಷವು / Hyderabad

(Rs.) : 100,000

:No. (1) : 45339/(Double ) me (1) : Navratna Enterprises IOC

No. (2) :/-re (2) :

## INDIAN UNION DRIVING LICENCE NDHRA PRADESH

DRIVING LICENCE



FOR ALPINE ESTATE

OLDAP01+193822002 PRABHAKAN HEDDY K PADAN REDOV 2-3-64/1824 JAISWAL GARDEN AMBERPET HYDERARRO

SEM-12002 DUPLICATE

Frencing Whyers

For Alpine Estates

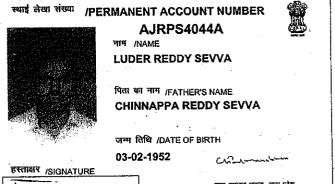
Partner

1వ	• <b>స్ప</b> ్టకము	2008	నం ప <u>ు. 316</u>
			************************



इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें गुख्य आयकर आयुक्त, आयकर भवन, बशीर बाग, हैदराबाद - 500 004.

In case this card is lost/found,kindly inform/return to the issuing authority: Chief Commissioner of Income-tax, Aayakar Bhavan, Basheerbagh, Hyderabad - 500 004.



er of Income-tax, Andhra Pradesh

AlReddy

1వ పుస్తకము	2008వ స	ం పుసె.!డిడస్తావేఱలు
మొక్తము కాగి	తముల సం <sub>ఖ్య</sub>	••••••••••
ఈ కాగితపు వ	రున సంఖ్య	

