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K. SATISH KUMAR SVL.No.13/2000 R.No.16/2009 5-2-30, Premavathipet (V), Rajendranagar (M), R.R. Dist.

# AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 25<sup>th</sup> day of March 2010 at SRO, Kapra, Ranga Reddy District 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 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years, Occupation: Business, hereinafter called the "Builder" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

## **AND**

DR. MEERA LAL, WIFE OF MR. S. K. LAL, aged about 58 years, Occupation: Associate Professor, residing at 58, Celebrity Homes, Shamirpet Village & Mandal, Ranga Reddy District, 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 Estates

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Partner

CI Suud 1వ పుస్తకము 2010 ే.మీ..వ నం పు..Ω. మొత్తము కాగితముల సంత్య.... ఈ కాగితపు వరుస సంఖ్య.. ...... 36 10 \$150. -08/PCA 9327.4 34.2. 35 సుద్య తాణా సమ్-నిటిస్ట్రారు హార్యాలండుములో ofthe 1....le. Probhale ఆడ్డిషన్ భ్రామం 1998 లోని 7/4**న ఈ.**ఏను KAPRA ఇనుగుబిడ్స్ సమత్పించ్ దలి**సిన హేబో బ్రాఫులు** වර්ගමන වීමන**ාල්ලන් මණ යෙන**ේ ර් బ్రాసీ ఇచ్చినట్లు ఒప్పకొన్నది Programa ఎడవు బొలన వేలు K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 167 / Security () dated 3.08.07 registerer at SRO, UPP-1 Ranga Reddy District. Meera hal మ బొలన విభా DR. Meera lat Mo. S.K. Lal Oce: - Associate Professor 58, Celebrily Homes, Shamirpet (VIllage & Mand RO. Range Reddy Dist. బాపించినది Service Reary \$10, And Redory Service Rp. 11-18712, Rd 140 Vencalgamana 0 ce, Beroomagar, Hyderesof colony, Green ASIIS B. RAJ KUMAR So, MUKUNO ROW Oce: Seevice - Rior Alwal, second. 

#### WHEREAS:

- A. The Buyer under a Sale Deed dated 25.03.2010 has purchased a semi-finished, deluxe apartment bearing flat no. 405, on the fourth floor in block no. 'B' admeasuring 1625 sft.(i.e., 1300 sft. of built-up area & 325 sft. of common area) of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 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 81.25 sq. yds
  - b. A reserved parking for one car admeasuring about 100 sft.

This Sale Deed is registered as document no. 249/10, 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.

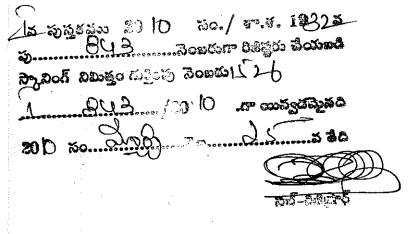
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing flat no. 405 on the fourth floor in block no. 'B' and the parties hereto have specifically 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 **UNDER THAT:**

- 1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 405 on the fourth floor in block no. 'B', admeasuring 1625 sft. of super built up area (i.e., 1300 sft. of built-up area & 325 sft. of common area) and undivided share of land to the extent of 81.25 sq. yds., and a reserved parking space for one car on the stilt floor admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only).
- 2. The Buyer already paid an amount of Rs. 21,25,000/-(Rupees Twenty One Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by the builder.

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3. The Buyer shall pay to the Builder the Balance consideration of Rs. 7,55,000/(Rupees Seven Lakhs Fifty Five Thousand Only) in the following manner:

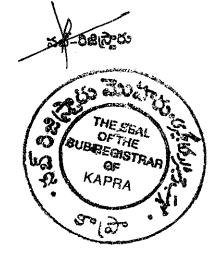
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| Tu stallmont | Amount(Rs.) | Due date of payment |
| Installment  | 5,55,000/-  | 15.04.2010          |
| I            | 2,00,000/-  | On Completion       |
|              | 2,00,000.   |                     |

- 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 flat no. 405 on the fourth 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 30<sup>th</sup> April 2010 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.

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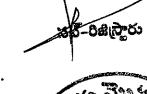
- 11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she 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.

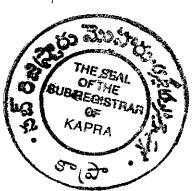
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- 19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The 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.
- 22. 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. 29,800/- is paid by way of challan no. 534937 dated 24.03.2010, drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs.28,800/- paid by the way of pay order no. 154944, dated 23.03.20 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estate

For Alpine Estates

Partner

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#### SCHEDULE 'A'

#### SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-11 Gts., forming part of Sy. No. 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 deluxe apartment bearing flat no. 405 on the fourth floor in block no. 'B' admeasuring 1625 sft. of of super built-up area (i.e., 1300 sft. of built-up area & 325 sft. of common area) together with proportionate undivided share of land to the extent of 81.25 sq. yds., and a reserved parking space for one car admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 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. 404                   |
| West By  | Flat No. 406                   |

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:

WITNESS:

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For Alpine Fatabes

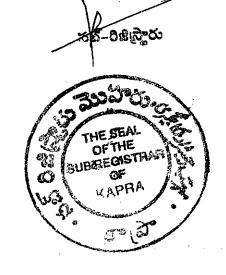
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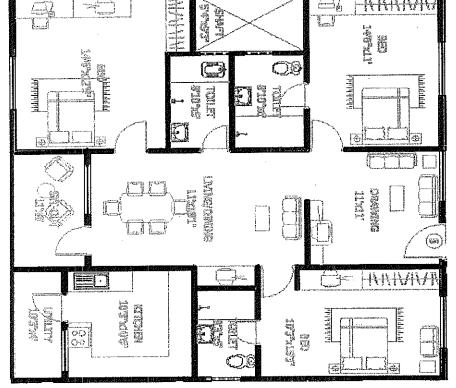
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| IN SURVEY NOS.                             | 1/1, 2/1/1 & 1                | 91                |                   |               |          | SITUATED A      |
|  | MALLAPUR                      | VILLAGE,          | UPPAL             |               | M        | ANDAL, R.R. DIS |
| BUILDER:                                   | M/S. ALPINE                   | ESTATES, REF      | PRESENTED BY ITS  | S PARTNERS    |          |                 |
|  | 1. SRI RAHU                   | L B. MEHTA, S/    | O. LATE MR. BHAR  | AT U. MEHTA   |          |                 |
|  | 2. SRI YERR                   | AM VIJAY KUM      | AR, S/O. SRI YERR | AM SHANKAR    | AIAH     |                 |
| BUYER:                                     | DR. MEERA                     | LAL, WIFE OF M    | IR. S. K. LAL     |               |          |                 |
| REFERENCE:<br>AREA: 81.                    |                               | ALE:<br>. YDS. OR | INCL:<br>SQ. MT   | RS.           | EXCL:    |                 |
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For Alpine Estate Flat No. 404 For Alpine Estat

WITNESSES:

Open to Sky

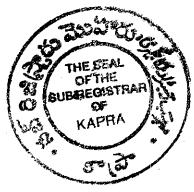
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



#### M/S. ALPINE ESATES

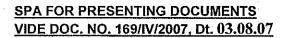
A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS:

- 1. MR. RAHUL B. MEHTA
  S/O. LATE 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.

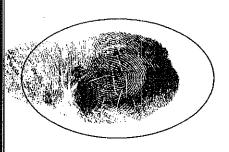








MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.





#### **BUYER:**

DR. MEERA LAL W/O. MR. S. K. LAL R/O. 58, CELEBRITY HOMES SHAMIRPET VILLAGE & MANDAL RANGA REDDY DISTRICT.

SIGNATURE OF WITNESSES:

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For Alpine Estates



For Alpine Estates

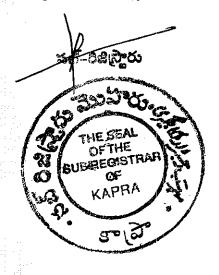
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# Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000884/2010 of SRO: 1526(KAPRA)

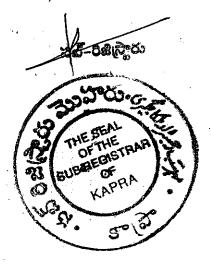
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|       | 702 (001-2-7)  | 2500-2010 1/14/18 [1526-1-2010-884]  | (CL) DR.MEERA LAL<br>58, CELEBRITY HOMES,<br>SHAMIRPET<br>(V),R.R.DIST.  | Meera hal       |
| 2     | Manual<br>Enclosure  | Manual<br>Enclosure  | (EX) M/S ALPINE<br>ESTATES REP BY RAHUL<br>B.MEHTA 5-4-187/3 & 4<br>IIFLOOR, SOHAM<br>MANSION,M.G.ROAD,<br>SECBAD. |                 |
| 3     | Manual<br>Enclosure  | Manual<br>Enclosure  | (EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3 & 4 IIFLOOR, SOHAM MANSION,M.G.ROAD, SECBAD.           |                 |
| 4     | 12 PAR SHAP AREA SHAPE S | PARTIE AND ASSAULT STATE SEAL STA | (EX) K.PRABHAKAR<br>REDDY (SPA HOLDER) 5-<br>4-187/3 & 4 IIFLOOR,<br>SOHAM<br>MANSION,M.G.ROAD,<br>SECBAD.         | Roscort         |

Witness Signatures .0000

U-CiUSe Operator Signature Sub-Registrar Signature

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|-------------|-------------|-----------|--|
| మొత్తము కాగ | తముఐ సంఖ్య. | 2         | 5 • • • • • • • • • • • • • • • • • • •          |
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स्थाई लेखा संख्या ·/PERMANENT ACCOUNT NUMBER





नाम /NAME SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

ETTINY ISIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh



Family Members Details

| <u></u> |        |               |                  |     |
|---------|--------|---------------|------------------|-----|
| 7. ° c  | Name . | 15 (12 (10 p) | Date of<br>Birth | Age |
| :       | i dan  | Nife          | 08/02/84         | ŽZ  |

BHARAT SCOUTE #

HOUSEHOLD CARD

Card No F.P Shop No

: PAP167881501086

್ತಿ ಕೊಳ್ಳಾಗ ಸಂಪಂಕ

Name of Head of

: Mehta, Rahul

Household হওটার্ব কুনে

Father/ Husband name: Bharnt

නුවූරජීය/Date of Birth : 04/12/1980

awanyAge

: 26

აკე /Occupation

: Oyn Business

god Bouffouse No. 124-577,491 LITTAM TOWERS

ad /Street

: MEGISTER ROAD

Colony

: 0 Y COLONY

Ward

Circle

≝çr /District

Circle YUF

1 British and Hydersteil

(Rs.) 🚦 100,000

No. (I) : 45339/(Exhable ) me (I) : Navratna Enterprises IOC

No. (2) :/

te (2)

PRABHAKAR REDDY K PADMA REDDY KANDI

आयकर विभाग

INCOME TAX DEPARTMENT

15/01/1974

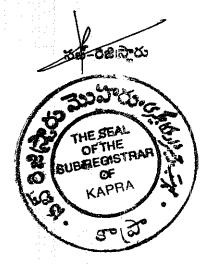
Permanent Account Number : AWSPP8104E

भारत सरकार GOVT. OF INDIA





| 13         | పుస్తకము     | 2010                  | నం పుది.42.పస్తావేజులు |
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| <b>ĕ</b> § | కాగికపు క    | కున సం | `\$\g        | ].          |      | · <b>\$</b> |

