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Rs. 100 ONE HUNDRED RUPEES

IIRGINDIA

ISSINDIA NON JUDICIAL

eod வக்கி அன் ANDHRA PRADESH Vendor L. No: 106/96/ 1. 1/2/2008 100/ R. No: 18/2008 Regimental Ezzaz, Eec'bad 25/

AGREEMENT FOR CONSTRUCTION

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

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

MRS. TAYARAMMA THATAVA, WIFE OF MR. RAMA KRISHNA EDUKULLA, aged about 32 years, residing at H. No. 4-4-81/3/102, ABC Nivas, Karthikeya Nagar, Nacharam, Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and ginclude his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc)

FOR ALPINE STAT

For ALPINE ESTATES

QUEEDIN

T. Thayaramma

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2008 వసం. మాలక్ష్మి...నెల... 3/... 3 & a చగలు........గంటల మద్య కాస్టా నట్-కటిక్కెట్ ఇ ర్యాలయముల్లో 6. le-pro-bhaloor reddy రిజిణ్దీవన్ చర్మకు 1000 ోది సెక్షన్ 32.ఎను అనునరించి సమర్పించవలసేన ఫోటోగాఫులు వురియు వేలివుండలత్కి సహాదాఖలుచేసి



ఎడను బొటన **ప్రేలు** 💎

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J. Predep Sto. J. Dhornoj oze: Same Rls. 1-10-263, New Boningoly, Suber.

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WHEREAS:

- A. The Buyer under a Sale Deed dated 31.03.08 has purchased a semi-finished, Deluxe apartment bearing no. 203, on the second floor in block no. 'A' admeasuring 1075 sft. (i.e., 860 sft. of built-up area & 215 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
 - a. Proportionate undivided share of land to the extent of 53.75 sq. yds.
 - b. A reserved parking for One Car bearing no. A-25, admeasuring 100 sft.

This Sale Deed is registered as document no. 890/2008, 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 semifinished apartment as per the agreed specifications.

- B. The Buyer is desirous of getting the construction completed with respect to the scheduled
- C. The Buyer as stated above had already purchased the semi-finished Deluxe apartment bearing no. 203 on the second floor in block no. '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

- 1. The Builder shall complete the construction for the Buyer a Deluxe apartment bearing no. 203 on the second floor in block no. 'A', admeasuring 1075 sft. of super built up area (i.e., 860 sft. of built-up area & 215 sft. of common area) and undivided share of land to the extent of 53.75 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. A-25, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 20,66,000/- (Rupees Twenty Lakhs Sixty Six
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 20,66,000/-(Rupees Twenty Lakhs Sixty Six Thousand only) in the following manner:

	T.,		
	Installment	A	
	¥	Amount(Rs.)	Due 1 / 0
	1		Due date of payment
- 1	YY	11,46,000/-	08.04.2008
- 1		2 45 0001	
1	TTT	3,45,000/-	08.05.2008
ı	11,1	5.75.000/	
		5,75,000/-	01.07.2009
			V1.07.2009
	• /		

FOR ALPINE ESTATES

For ALPINE ESTATES

Partner

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	మొత్తము కాగితముల సంఖ్య
	ఈ కాగితవు వర్గు సంఖ్య
ENDORSEMENT Certified that the following an	nov; est son paid in respect of this document:
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Linthon	
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 in shape of challan in the shape of cash 	Rs. C
II. Registration foes:	Rs. —
1. in the shape of challan	
2. in the shape of cash	Rs. 1000 (->
V. User Change	Rs.
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	SUB REGISTRAR KAPBA
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1. in shape of challan 2. in the shape of cash III. Registration fees:

IV. User Car and 1. in the \mathfrak{S}^{\perp}

- 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 Deluxe apartment bearing no. 203 on the second floor in block no. 'A' 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 August 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

T. Thoyaramma.

THE SEAL OF KAPRA

- 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 ESTAT

For ALPINE ESTATES

Partner

T. Thoyaramma.

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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. 100/- is paid by way of challan no. 156131, dated 19.3.08, drawn on State Bank of Hyderabad, 1505/00 gwd9 Branch, Hyderabad and VAT an amount of Rs. 20,660/- paid by the way of pay order No. 139642 dated 15.03.08, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

For ALPINE ESTATES

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Partner

T. Thayaramma.

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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. 203 on the second floor in block no. 'A' admeasuring 1075 sft. of of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 53.75 sq. yds., reserved parking space for one car bearing no. A-24, 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 & 6' wide corridor
South By	Open to sky
East By	Flat No. 202
West By	Flat No. 204

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 ESTATES

For Alpine Estates

BUYER.

SO EUC. KAPRA

SCHEDULE 'C'

Item	Deluxe Apartment	T		
Structure	- Land y Apartment			
Walls		RCC		
External painting		" solid cement blocks		
	1	Exterior emulsion		
Internal painting	Smo	ooth finish with OBD		
Flooring	Vitrified tiles			
Door frames		Marble slabs		
Doors & hardware	Den et t	Wood (non-teak)		
	Panel doors with branded hardware			
Electrical	Copper wiring with modular switches			
Windows	Aluminum sliding windows with grills			
Bathroom	Designer ceramic tiles with Superior designer ceramic tiles			
	7' dado	i i i i i i i i i i i i i i i i i i i		
Sanitary	Branded sanitary ware	dado with bathtub in one bathroom.		
	_	Branded sanitary ware with counter top		
P fittings	Branded CP Fittings	basins.		
itchen platform	Granite slab, 2 ft ceramic	Superior Branded CP Fittings		
	tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS		
lumbing	sink with drain board			
ofts	GI & PVC pipes			
	Lofts in e	ach 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
- 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 ESTATES

For Alpine Estates

Partner

BUILDER

BUYER.

WITNESS:

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THE SEAL OF THE GUDDESSTRAN OF KAPRA

REGISTRATIO	JN PLAN SI	OWING FLAT NO. 20	03 IN BLOCK NO. 'A' ON SECOND	FLOOR
	BEA	RING PERMISES NO. 3-3	3-27/1, IN PROJECT KNOWN AS "	MAYFLOWER HEIGHTS"
IN SURVEY N	DS. 1/1,	2/1/1 & 191		SITUATED AT
	MAI	LAPUR VILLAGE,	UPPAL	MANDAL, R.R. DIST.
BUILDER:	M/S.	ALPINE ESTATES REPE	RESENTED BY ITS PARTNERS	
	1. SI	RI RAHUL B. MEHTA, S/C	D. LATE MR. BHARAT U. MEHTA	
	2. SF	RI YERRAM VIJAY KUMA	R, S/O. SRI YERRAM SHANKARAI	АН
BUYER:	MRS	S. TAYARAMMA THATAV	A, WIFE OF MR. RAMA KRISHNA	EDUKULLA
REFERENCE: AREA:	53.75	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up A	Area = 1078 and = Ac. 4	5 sft. -11 Gts.		,
		· ·		
		Flat No. 2	204	A .
• • • • • • • • • • • • • • • • • • • •	. 1			N

Open to sky & 6' wide corridor

Flat No. 202

For ALPINE ESTATES

For ALPINE ESTATES

Partner SIG. OF THE BUILDER

SIG. OF THE BUYER

Open to sky

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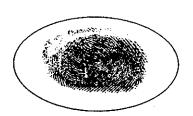
THE SEAL OF THE GUEREGISTRAR OF KAPRA

CHOTOGRAPHS 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





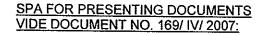
BUILDER:

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

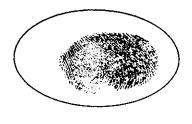
- 1. MR. RAHUL B. MEHTA
 SON OF LATE SRI. BHARAT U. MEHTA
 R/O. PLOT NO. 2-3-577
 UTTAM TOWERS, D. V. COLONY
 MINISTER ROAD
 SECUNDERABAD 500 003.
- 2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.







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





SIGNATURE OF WITNESSES:

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For ALPINE ESTATES

For ALPINE ESTATES

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SIGNATURE OF EXECUTANTS

T. Thayasaymma.

13 HJANO 2008	సం పు.్
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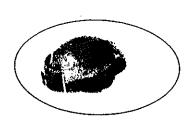
ுHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH** RI ACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





BUYER:

MRS. TAYARAMMA THATAVA W/O. MR. RAMA KRISHNA EDUKULLA R/O. H. NO. 4-4-81/3/102 **ABC NIVAS** KARTHIKEYA NAGAR **NACHARAM** HYDERABAD - 500 076.





REPRESENTATIVE:

MC. E GANETH 40. MR. E-RAJAMALIAIAH R/o. 4-no: - 2-2-1108/2/A TILAKNAGAR HNDERABAD- 64

SIGNATURE OF WITNESSES:

For ALPINE ESTATES

For ALPINE ESTATES

SIGNATURE OF EXECUTANTS

NOTE: 'If the Buyer(s) is/are not present before the Sub Pegistrar, the following request should be signed. I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, GANESH as I / We cannot appear personally before the Registering Officer in the

Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

THE REPRESENTATIVE

T. Thayairamma.

SIGNATURE(S) OF BUYER(S)

నవ-రిశిస్తారు

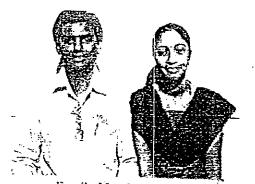




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Family Members Details

	TO O COMING		•
Name .	Relation	Date of Birth	Age
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సంతకం/కేచిక

D.P.L. No.114 BHARAT SCOUTE . A. H0063135-06

Class Of Vehicle

Validity

Non-Fransport

18.17.2011

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Hazardons Validity
Badge No.
Peterence No.

Origina! LA

DOB

202931983

PTA SECUNDRABAD

17.17.1964

Blood Gr.

Date of 1st Issue

1309,1993



HOUSEHOLD_CARD

Card No F.P Shop No

: PAPI67881501086 : 815

*: *:

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Name of Head of

Household

: Mohta, Rahul

රෙලී/අරු විය

: 2000

Father/ Husband name: Bharai

තුවුවම්ධ/Date of Birth : 04/12/1980

ందున్ను/Age

: 26

ಕೃತ್ತ /Occupation

: Own Business

aod.30.Mouse No. : 2-3-577,491 JULTAM TOWESS

: MINISTER ROAD

බය /Street Colony

; 0 // CGEONY

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: = { 2 Ward- 2 : = 2, 5 8

Circle

Circle VIII

ឧទ្ទា /District

: ಪ್ರದರ್ಶ≕≃ / Hyderabai

(Rs.) : 100,000

No. (1): 45339/(Double)

me (I) : Navratna Enterprises JOC No. (2) :/

10 (2)

INDIAN UNION DRIVING LICENC NDIRA PRADESH



DRIVING LICENCE DLDAP01* (93822962

PRABHAKAR REDDY K PADME REDDY 2-3-64/10224 JAISWAL GANDEN AMBERRET нур<u>е</u>па**ка**й

COURT DISPLICATE

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For ALPINE ESTATES

For ALPINE ESTATES CREDITION 11.11

Partner

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రం కా గితపు వరున సం _{త్యా}	
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इसके दुवारा, मारत गणराज्य के राष्ट्रपति के नाम पर, उन झब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेशा की जाती है कि ने वारक की दिना रोक-टोक, आज़ादी से जाने-जाने हैं, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें पिसकी उसे आवश्यकता हो।

PREBIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARES TO PASS FREEL' WITHOUT LET OR HINDRANCE. AND TO AFFORD HIM OR HER. EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED. These are to request and require in the name of this

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



भारत गणराज्य REPUBLIC OF INDIA

राष्ट्रीय कोड /Country Code पासपोर्ट मं. /Passport No. Ρ IND F9911291 उपनाम /Sumame THATAVA दिये जये ज्यान /Given Names TAYARAMMA रस्ट्रीयसा /Nationality गन्निधि /Date of Birth 05/08/1976 INDIAN F ज्ञान स्थान /Place of Birth VIJAYAWADA AP जारी करने का स्थान /Place of issue

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