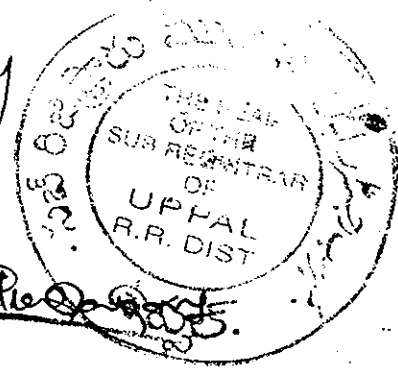


వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య.../.....

సబ్-రిజిస్ట్రారు

2007 వ సం॥...నెల...వ తేది  
1927 వ.శ.శా...మాసము...వ తేది  
పగలు...మరియు...గంటల మధ్య  
ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. P. Abhakar Reddy  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ॥ 1000/- చెల్లించినారు.

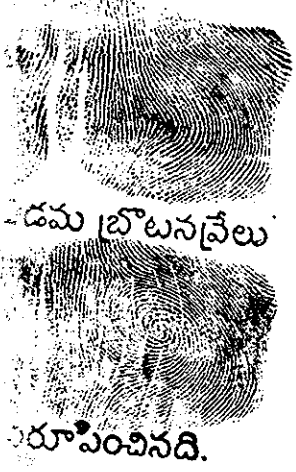


Receipt No. 605565 Di. 20/9/07 Vide  
SBH, Mahisiguda Branch. Sec'bad

దాఖలు లభించినట్లు  
ఎడమ బొటనవ్రేలు

K. P. Abhakar Reddy

K. P. Abhakar Reddy, S/o. Mr. K. P. Reddy, Occupation: Service,  
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G. Road, Secunderabad.  
Attested SPA, through Special Power of Attorney, Vide Doc. No. 169/2007/07  
Registered at SRO, Uppal, R. R. Dist



ఎడమ బొటనవ్రేలు  
...రూపించినది.

K. P. Reddy

K. Marsihma Reddy S/o. K. Venkat Reddy  
Occ: Service - R/A. S-7, Select House Apts,  
East Maredpally, Sec'bad - 026.

...

K. Srinivas Murthy S/o. Rameshchander Rao occ. Busin  
R/o. 101, Sri Sai Apts, Nagale x Road, Hyderabad

3 For Kinem Sh Ramulu occ. Business R/o Uppal R.R. Dist

2007 వ. సం॥...నెల...వ తేది  
1927 వ. శ. శా...మాసము...వ తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A. The Buyer under a Sale Deed dated 20-9-07 has purchased a semi-finished, Deluxe apartment bearing no. 214, on the second floor in block no. 'B' admeasuring 1175 sft. (i.e., 940 sft. of built-up area & 235 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:
- Proportionate undivided share of land to the extent of 58.75 sq. yds.
  - A reserved parking for One Car bearing no. B-29, admeasuring 100 sft.

This Sale Deed is registered as document no. 11264/07 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.

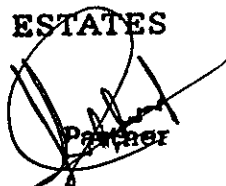
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished Deluxe apartment bearing no. 214 on the second floor in block no. 'B' and the parties hereto have specifically 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:

- The Builder shall complete the construction for the Buyer a Deluxe apartment bearing no. 214 on the second floor in block no. 'B', admeasuring 1175 sft. of super built up area (i.e., 940 sft. of built-up area & 235 sft. of common area) and undivided share of land to the extent of 58.75 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-29, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 19,17,500/- (Rupees Nineteen Lakhs Seventeen Thousand Five Hundred only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 19,17,500/- (Rupees Nineteen Lakhs Seventeen Thousand Five Hundred only) in the following manner:


Installment	Amount(Rs.)	Due date of payment
I	10,77,500/-	21.09.2007
II	3,15,000/-	21.10.2007
III	5,25,000/-	01.04.2009

For ALPINE ESTATES

  
Partner

For ALPINE ESTATES

  
Partner

  
Partner

1st సస్టెము 11265/67  
 గిఫ్తావేజాల మొత్తం రాగిజముల  
 సంఖ్య 11 ఈ వాగిరపు వయస్  
 సంఖ్య 2

1

పరిశీలన

Instrument Under Section 42 of Act 11 of 186  
 No. 11265 of 2007. Date 22/9/67

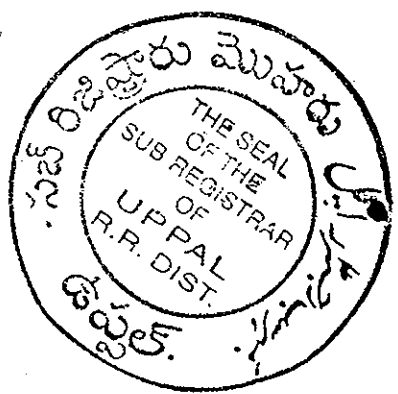
I hereby certify that the proper deficit  
 stamp duty of Rs. 19075/- Rupees 19075 -  
thousand and seventy five only  
 has been levied in respect of this instrument  
 from Sri. K. P. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 1917500/- being  
 higher than the consideration agreed Market  
 Value.

9/11/11  
 Sub-Registrar  
 and Collector U/S 41 & 4  
 INDIAN STAMP ACT  
 dated 22/9/67

Registration Endorsement

An amount of Rs. 19075/- towards Stamp Duty  
 including Transfer duty and Rs. 1000/-  
 towards Registration Fee was paid by the party  
 through Challen Receipt Number 682565  
 Dated 20/9/67 at SRI Subsiguda Branch, Sec'bad.

S. B. N. Hazriguda  
 A/c No. 0109005078  
 of 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 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. 214 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 01<sup>st</sup> 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**

  
Partner

**For ALPINE ESTATES**

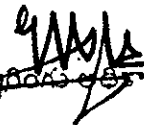
  
Partner

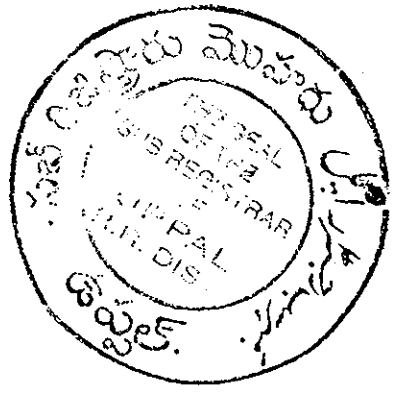


1 వ పుస్తకము (1265/07) పంపిణీ  
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సంఖ్య...||...ఈ కాగితపు వరుస  
సంఖ్య.....?

1  
సబ్-రిజిస్ట్రార్


2 వ పుస్తకము సం|| (శా.శ) పు...1265/07  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు...1-2007 ఇవ్వడమైన  
2007. సం|| పంపిణీ చేసిన తేదీ.....

  
రిజిస్ట్రార్



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



Partner

For ALPINE ESTATES



Partner




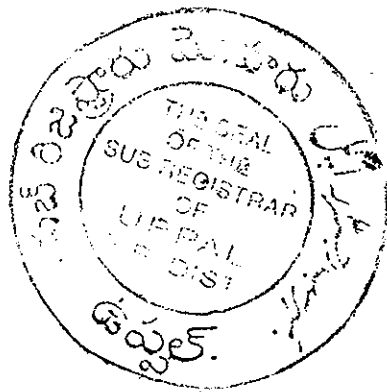
పుస్తకము 1126 167

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 1/ ఈ కాగితపు పరుప

పరిష్కారము

  
సహాయక రిజిస్ట్రార్





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. 20170/- is paid by way of challan no. 603565, dated 20.9.07, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 19,125/- paid by the way of pay order No. 135123 dated 19.9.07, HDFC Bank, S. D. Koad, Secunderabad.

For ALPINE ESTATES

  
Partner

For ALPINE ESTATES

  
Partner

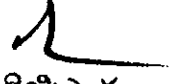


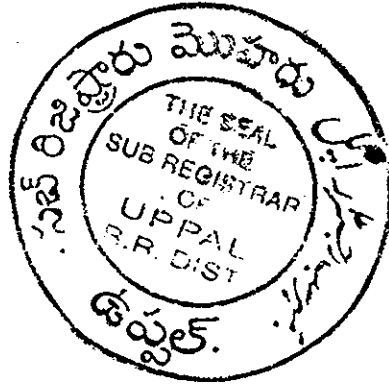
1 వ పుస్తకము. 11265/17

దస్తావేజాల మొత్తం కాగితముల

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సంఖ్య... క.....

  
సబ్-రిజిస్ట్రార్



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

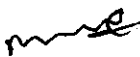
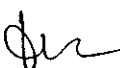
All that portion forming semi-finished deluxe Apartment No. 214 on the second floor in block no. 'B' admeasuring 1175 sft. of super built-up area (i.e., 940 sft. of built-up area & 235 sft. of common area) together with proportionate undivided share of land to the extent of 58.75 sq. yds., reserved parking space for one car bearing no. B-29, 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 & Flat No. 213
South By	Flat No. 215 & Open to sky
East By	Open to sky
West By	Stair case & 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:

WITNESS:

1. 
2. 

**For ALPINE ESTATES**

  
Partner

**For ALPINE ESTATES**

  
Partner

**BUILDER**

  
**BUYER.**

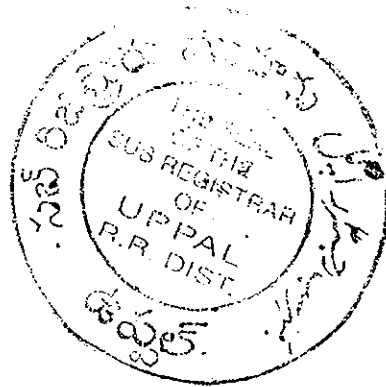
1. కర్నూలు కమ్యూనిటీ కలెక్షన్ నంబర్ 11265407

2. కర్నూలు జిల్లా మొత్తం కార్గిటముల

సంఖ్య 4..... ఈ కార్గిటపు చర్య

సంఖ్య 6.....

2  
సహ-రెజిస్ట్రార్



SCHEDULE 'C'

<b>SPECIFICATIONS</b>		
<b>Item</b>	<b>Deluxe Apartment</b>	<b>Luxury Apartment</b>
Structure	RCC	
Walls	4"6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth 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 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:

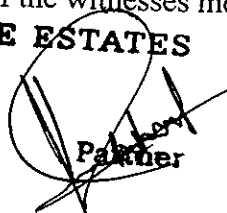
1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted.
3. Changes in walls, door positions or other structural changes 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 ESTATES**

**For ALPINE ESTATES**

WITNESS:

  
Partner

  
Partner


1. 

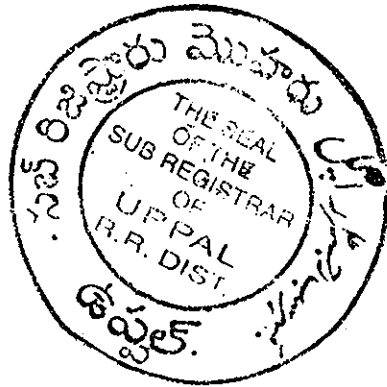
**BUILDER**

2. 

  
**BUYER.**

1వ పుస్తకము (1265) నంబు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...||...ఈ కాగితపు వరుస  
సంఖ్య...7.....

  
సబ్-రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

FLAT NO. 214 IN BLOCK NO. 'B' ON SECOND FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

**IN SURVEY NOS.**

1/1, 2/1/1 & 191

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. ALPINE ESTATES REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, S/O. LATE MR. BHARAT U. MEHTA

2. SRI YERRAM VIJAY KUMAR, S/O. SRI YERRAM SHANKARAI AH

**BUYER:**

MR. K NARSIMHA REDDY, SON OF MR. K.VENKAT REDDY

**REFERENCE:**

**AREA:** 58.75

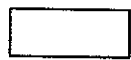
**SCALE:**

SQ. YDS. OR

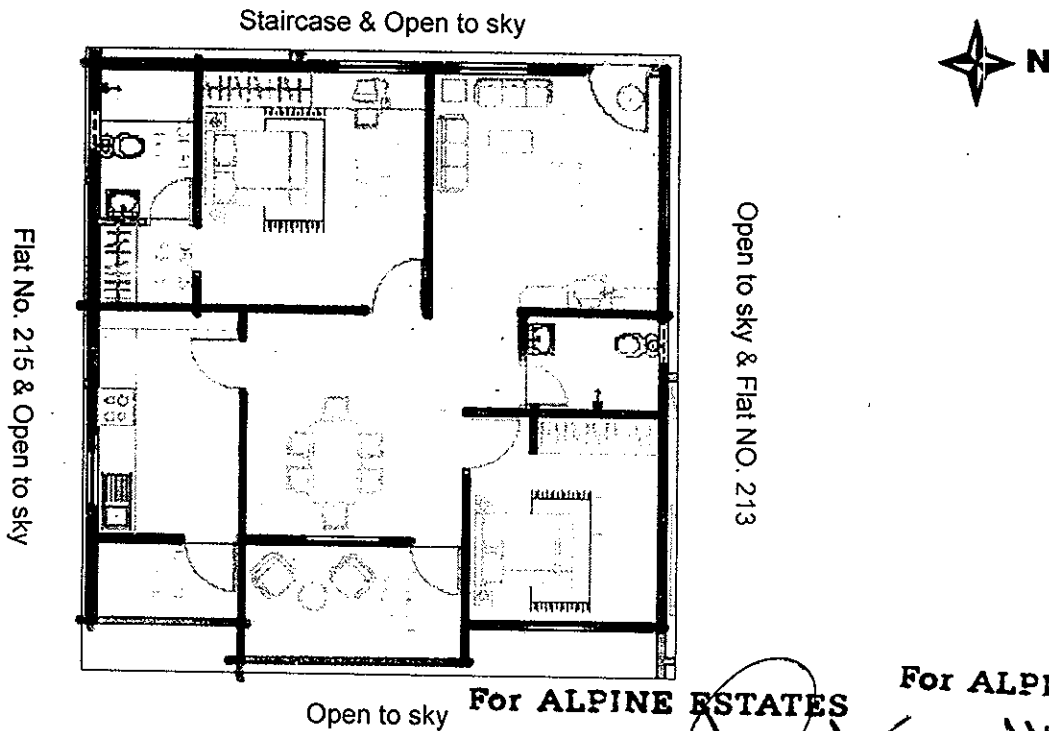
**INCL:**  
SQ. MTRS.



**EXCL:**



Total Built-up Area = 1175 sft.  
Out of U/S of Land = Ac. 4-11 Gts.



Open to sky

**For ALPINE ESTATES**

**For ALPINE ESTATES**

*[Signature]*  
Partner

**WITNESSES:**

- [Signature]*
- [Signature]*

*[Signature]*  
Partner

**SIG. OF THE BUILDER**

*[Signature]*  
**SIG. OF THE BUYER**

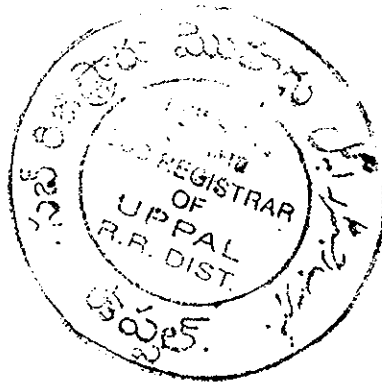
1 ప పుస్తకము 126.5.67

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 11... ఈ కాగితపు వరుస

సంఖ్య... ←

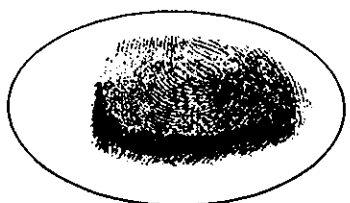


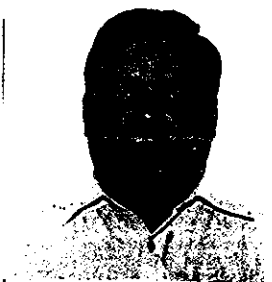




  
మన్ రిజిస్ట్రార్

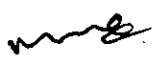
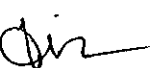


✓





**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
			<b>BUILDER:</b>  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.
			
			<b>SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/ IV/ 2007:</b>  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.
			


SIGNATURE OF WITNESSES:  
 1.   
 2. 

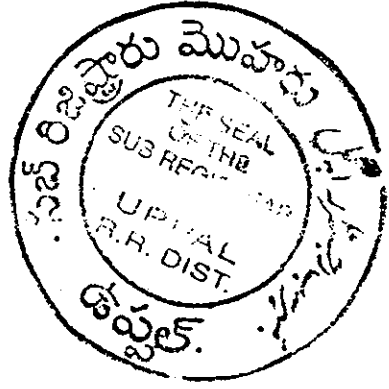
For ALPINE ESTATES  
  
 Partner

For ALPINE ESTATES  
  
 Partner

SIGNATURE OF EXECUTANTS  


1వ పుస్తకము!! (2065) 10/10  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...!!...ఈ కాగితపు వరుస  
సంఖ్య...9.....

  
~~పబ్లికేషన్~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

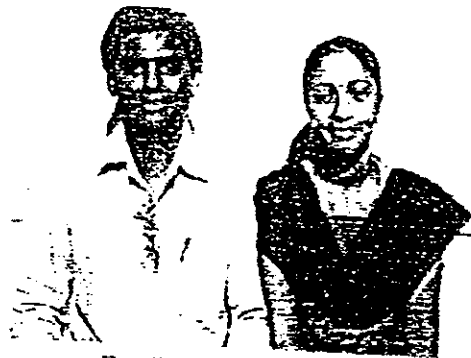
DRIVING LICENCE  
DLRAP01044992006

VIJAYA BHARAT  
SHANKARAJAH  
22-23  
FAN BAZAR

SECUNDERABAD

MOSES 195-06 Class Of Vehicle Validity

Non-Transport Transport LMV/MVVO 15-12-2010  
Hazardous Vehicle  
Badge No.  
Reference No. 202911243  
Original LA RTA SECUNDERABAD  
DOB 17-12-1964  
Blood Gr.  
Date of 1st Issue 13-09-1993



Family Members Details

Sl. No.	Name	Relation	Date of Birth	Age
1	Bharat	Wife	08/02/84	22

D.P.L. No. 114  
BHARAT SODH & SONS

**HOUSEHOLD CARD**

Card No : PAP167881501086  
F.P Shop No : 815  
Name of Head of Household : Mohan Babu  
Father/Husband name : Bharat  
Date of Birth : 04/12/1960  
Age : 26  
Occupation : Own Business  
House No. : 1-3-577, 4th JYVA, ALPINE ESTATES  
Street : MINISTER ROAD  
Colony : D.V. COLONY  
Ward : 2  
Circle : VIII  
District : Secunderabad / Hyderabad

(Rs.) : 100,000  
No. (1) : 45335 (Double)  
No. (2) : /  
No. (3) : /

**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

DRIVING LICENCE  
OLDAP01193822002

PRABHAKAR REDDY K  
K PADMA REDDY  
7-3-04/10224  
JAISHAL GARDEN  
AMBERPET  
HYDERABAD



DUPLICATE  
RTA HYDERABAD

For ALPINE ESTATES

For ALPINE ESTATES

*(Signature)*  
Partner

*(Signature)*  
Partner

1వ పుస్తకము 126567

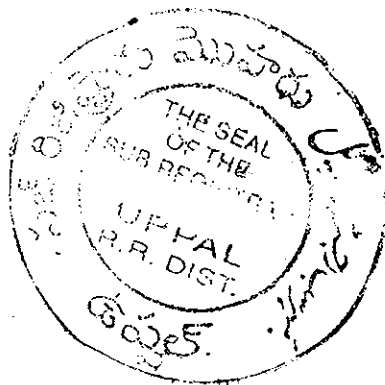
దస్తావేజుల మొదటి కాగితములు

అంకం... 11

అంకం... 10

1

సచివ-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH



DRIVING LICENCE  
DLRAP010380112006

K NARSIMHA REDDY  
K VENKAT REDDY  
F.NO. 500 HOUSE AP  
E.MAR

SECUNDERABAD



*K Reddy*  
Signature  
Issued on: 21/11/2006

*JPH*  
Licencing Authority  
RTA-SECUNDERABAD

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV	20/11/2011
<u>Transport</u>		
<u>Hazardous</u>		
<u>Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	911911998	
<u>Original LA.</u>	RTA SECUNDRABAD	
<u>DOB</u>	20/09/1956	
<u>Blood Gr.</u>	X	
<u>Date of 1st issue</u>	26/12/1998	

*K Reddy*

1 వ పుస్తకము! గె. బి. వ. తి. గా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...!!... ఈ కాగితపు వరుస  
సంఖ్య...!!.....

సబ్-రిజిస్ట్రార్

