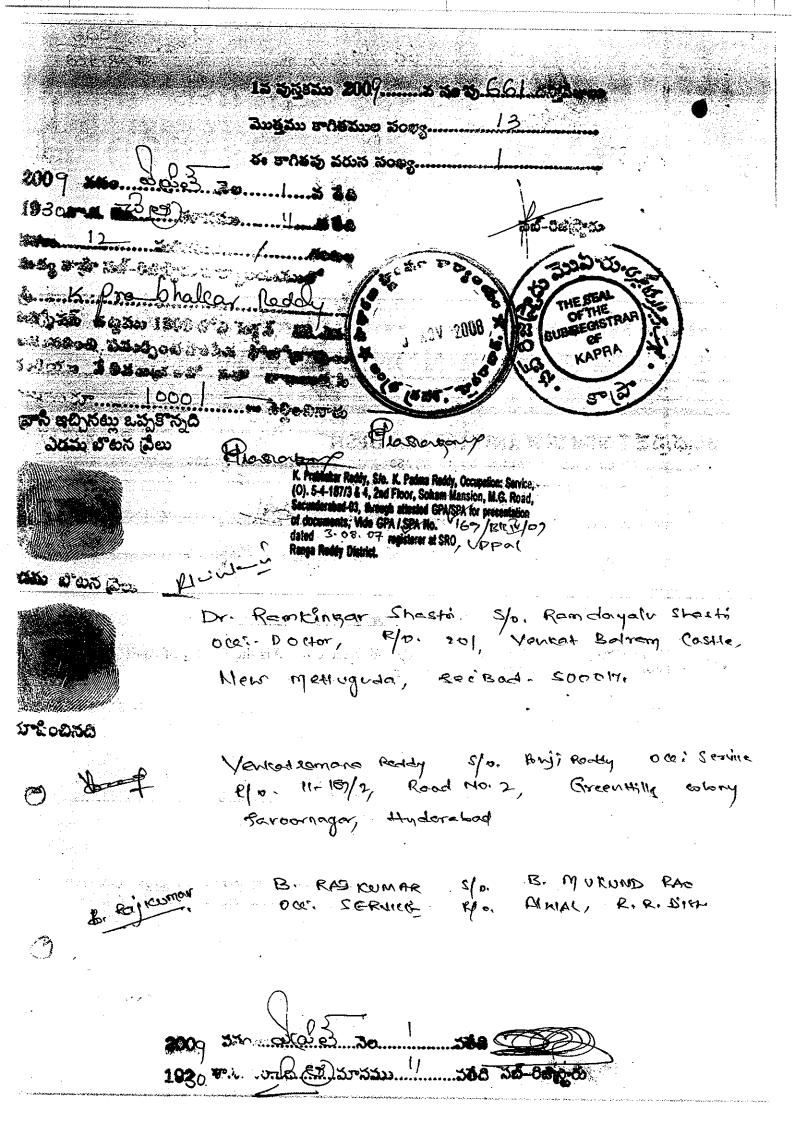


DR. RAMKINKAR SHASTRI SON OF MR. RAMDAYALU SHASTRI aged about 35 years, residing at 201, Venkat Balram Castle, New Mettuguda, Secunderabad - 500017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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- A. The Buyer under a Sale Deed dated 01.04.2009 has purchased a semi-finished, deluxe apartment bearing no. 303, on the third 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 bearing no. B-86 & B-86A, admeasuring 200 sft.
  - This Sale Deed is registered as document no. 660/2009 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. 303 on the third 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 flat no. 303 on the third 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. A reserved parking space for two cars on the stilt floor bearing no. B-86 & B-86 A, admeasuring about 200 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 30,10,000/- (Rupees Thirty Lakhs Ten Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 30,10,000/-(Rupees Thirty Lakhs Ten Thousand only) on or before 14th April 2009.

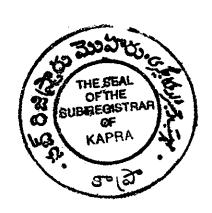
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- 3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
- 4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
- 5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
- 6. The Buyer has handed over the vacant and peaceful possession of the semi-finished deluxe apartment bearing flat no. 303 on the third 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 14th April 2009 with a grace period of 6 months 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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- 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.

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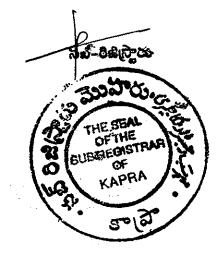
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- 18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The 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, and 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. 31,100/- is paid by way of challan no. 967843, dated 31.03.2009, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.30,100/- paid by the way of pay order No. 31.03.2009 dated 147872, HDFC Bank, S. D. Road, Secunderabad.

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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 semi-finished deluxe apartment bearing flat no. 303 on the third 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) together with proportionate undivided share of land to the extent of 81.25 sq. yds., reserved parking space for two cars bearing nos. B-86 & B-86A, admeasuring about 200 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. 302
West By	Flat No. 304

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:

WITNESESS

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For Alpine Estates

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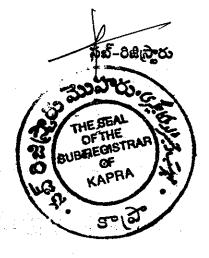
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	SCHEDULE OF SPECIF	ICATION FOR
	COMPLETION OF COL	NSTRUCTION
Item	Deluxe Apartment	Luxury Apartment
Structure		RCC
Walls	4"/6"	solid cement blocks
External painting	Ez	xterior emulsion
Internal painting	Smoo	oth finish with OBD
Flooring	Vitrified tiles	Marble slabs
Door frames	V	Vood (non-teak)
Doors & hardware	Panel door	s with branded hardware
Electrical	Copper wiri	ing with modular switches
Windows	Aluminum s	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 e	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:

WITNESESS:

1. Raj roman

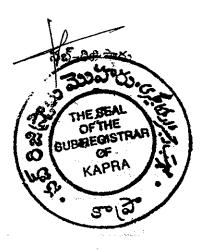
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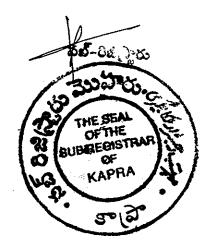
BUYER.



KEGISTIMITUR F	AN SHOWING FLAT NO	D. 303 IN BLOCK NO. '	B' ON THIRD FI	LOOR
	BEARING PERMISES NO	. 3-3-27/1, IN PROJEC	CT KNOWN AS "	MAYFLOWER HEIGHTS
N SURVEY NOS.	1/1, 2/1/1 & 191		SI	TUATED AT
	MALLAPUR VILLAGE,	UPF	PAL N	IANDAL, R.R. DIST.
BUILDER:	M/S. ALPINE ESTATES, F	REPRESENTED BY ITS	S PARTNERS	
	1. SRI RAHUL B. MEHTA,	S/O. LATE MR. BHAR	AT U. MEHTA	
	2. SRI. YERRAM VIJAY K	UMAR S/O. SRI. Y. SH	IANKARAIAH	
BUYER:	DR. RAMKINKAR SHASTI	RI SON OF. MR. RAMI	DAYALU SHAST	RI
REFERENCE: AREA: 81	SCALE: .25 SQ. YDS. OR	INCL: SQ. MTR:	s. 🗀	EXCL:
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Open to sky	Flat No. 304		de corridor & Open to s	♣ N
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SIGN. OF THE BUYER

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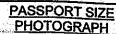


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### PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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FINGER PRINT IN BLACK (LEFT THUMB)





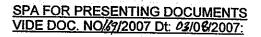






A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS

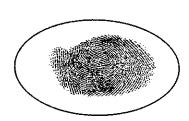
- 1. SRI. RAHUL B. MEHTA S/O. LATE SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD - 500 003.
- 2. SRI. YERRAM VIJAY KUMAR S/O. SRI YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.



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

#### BUYER:

DR. RAMKINKAR SHASTRI S/O. MR. RAMDAYALU SHASTRI R/O. 201, VENKAT BALRAM CASTLE. **NEW METTUGUDA,** SECUNDERABAD - 500017

















SIGNATURE OF WITNESSES:

1.

For Alpine Extate

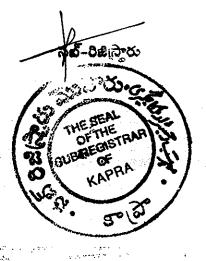


For Alpine Estates ~ CDDDDD:

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)



# ?

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

C.S.No./Year: 000732/2009 of SRO: 1526(KAPRA)

01/04/2009 13:18:53

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SINo ·	Thumb Impression	Photo	Name and Address of the Party	PartySignatur e
1		PARKA BATA 200-121	(CL) RAMKINKAR SHASTRI 201,VENKAT BALRAM CASTLE,NEW METTIGUDA,SECBAD.	the state of the s
2	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECBA D.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECBA D.	
4		German Em	(EX) K.PRABHAKAR REDDY (SPA FRO PRESENTIGN DOCS) 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECBA D.	Acores (





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Family Members Details

	, , , , , , , , , , , , , , , , , , , ,			
:>o	Name	Relation	Date of Birth	Age
	Maa	Wife	08/02/84	22

పుంచకం/చేశ్రిక

BHARAT SCOUTE .

आयकर विभाग INCOMETAX DEPARTMENT PRABHAKAR REDDY K PADMA REDDY KANDI: 45/04/497/4 พรัยยะการ



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508 17-12-1964 Blood Gr.

13-09-1993

16,12,2014

HOUSEHOLD\_CARD

Card No F.P Skop No

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Name of Head of : Mehta, Rahul Household

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Father/ Lusband name : Bharai

තුරුකම්ර/Date of Birth : 04/12/1989

వచున్ను/Age : 26

వృత్తి /Occupation : Own Business

nod no littouse No. : 2-3-577,405 LITTAM TOWERS

వ్రే /Street .... -- ARMISTER ROAD

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Ward. Circle

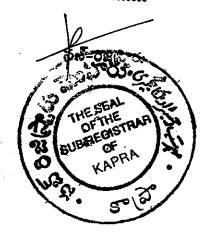
Circle VIII ਡੜ੍ਹਾ /District ೆ ತ್ರಾಜಿಕಾಹಾಮ / Hydershed

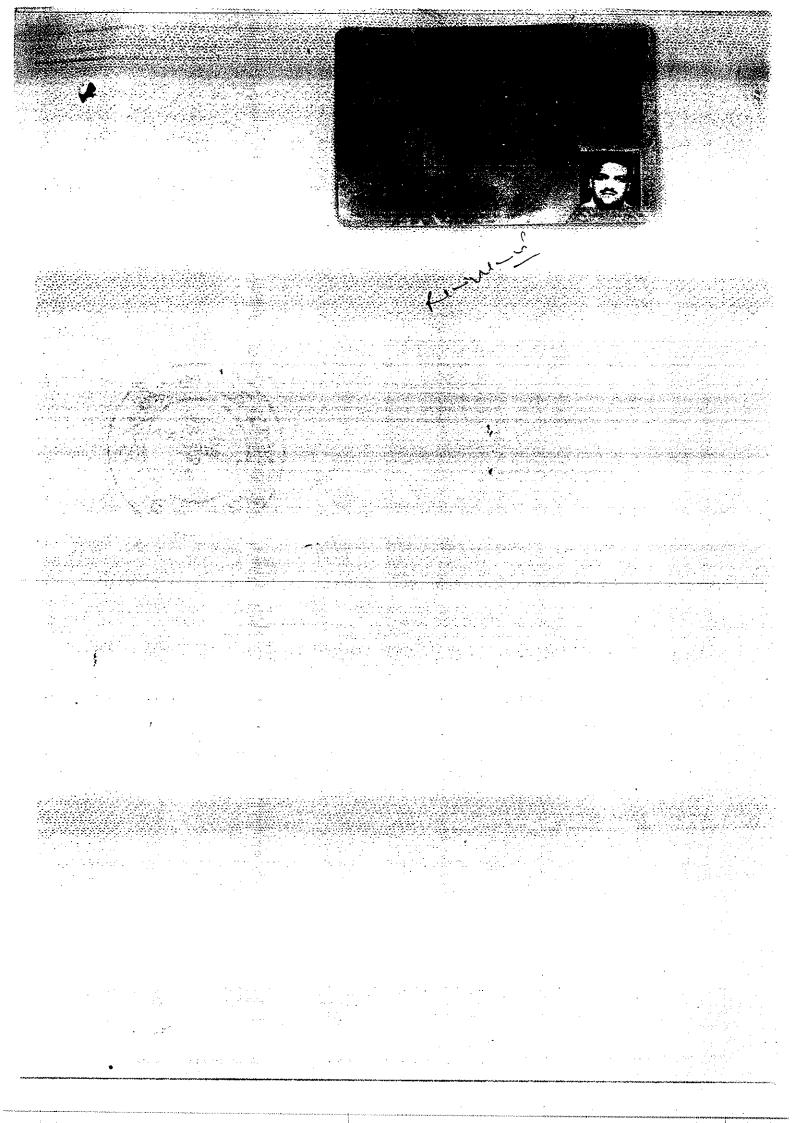
(Rs.) ; 100,000

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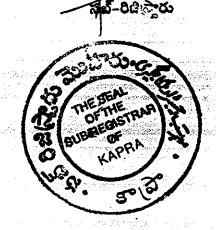
me (1) : Navrzina Enterprises I/X

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### WITNESSES NO. 1

**Customer Relations Division** 





Name: Ch.Venkata Ramana Reddy

Designation: Customer Relations Executive

Signature:

We-

Valid upto: 30 April 2009

Blood Group : O +ve <

Address: 5-4-187/3&4, Ilnd Floor.

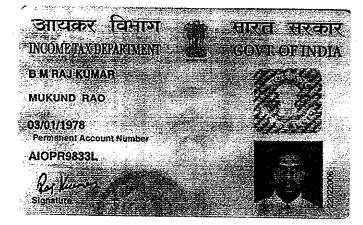
M.G Road, Secunderabad-500003. Ph:040-66335551, 040-27544058 vvvv.modiproperties.com

Resi.Add.: # 11-187/2, Road No.2, Green Hills Colony, Saroor Nagar, Hyderabad. Ph:9393381666, 9246165561

In case of Emergency Call

- 1. Employee must display this card while on duty
- 2. This card has to be surrendered while leaving the organization
- 3. The loss of the card must be reported to the Admin, Div.Immediately

### WITNESSES NO. 2



बार्चक केंग सेवा बचाई, स्मार्क्स डी स्ट्र तीसरी मीवल, ट्रेड वर्ल्ड, ए की, कमेंडा विस्स कम्पाइंड एस. बी. मार्ग, लोअर फ्रेंस, मुन्दई , 400 013

lf this cord is lost/someone's lost card is found, please inform/return to Income Tax PAN Services Unit, NSDL 3rd Floor, Trade World, A. Ving, Kamala Mills Compound.
S. B. Marg. Flower Parel, Munical, 400 013

