

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

L 376137

Cr. A. Rio

K. SATISH KUMAR

8.V.L. No:13/2000, R. No: 26/2008 8-2-30 PREMAVATHIPET (V) R. NAGAR (M), R.R. DIST.

### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11 day of February 2008 at Secunderabad by and between:

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

1. MRS. C. S. SUNANDHA, WIFE OF DR. C. RAVI, aged about 31 years 25 DR. C. RAVI SON OF C. VASANTHA PILLAI aged about 38 years residing at 2-2-185/56/1, Megacity No. 1086, Baghamberpet, Hyderabad - 500 013, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

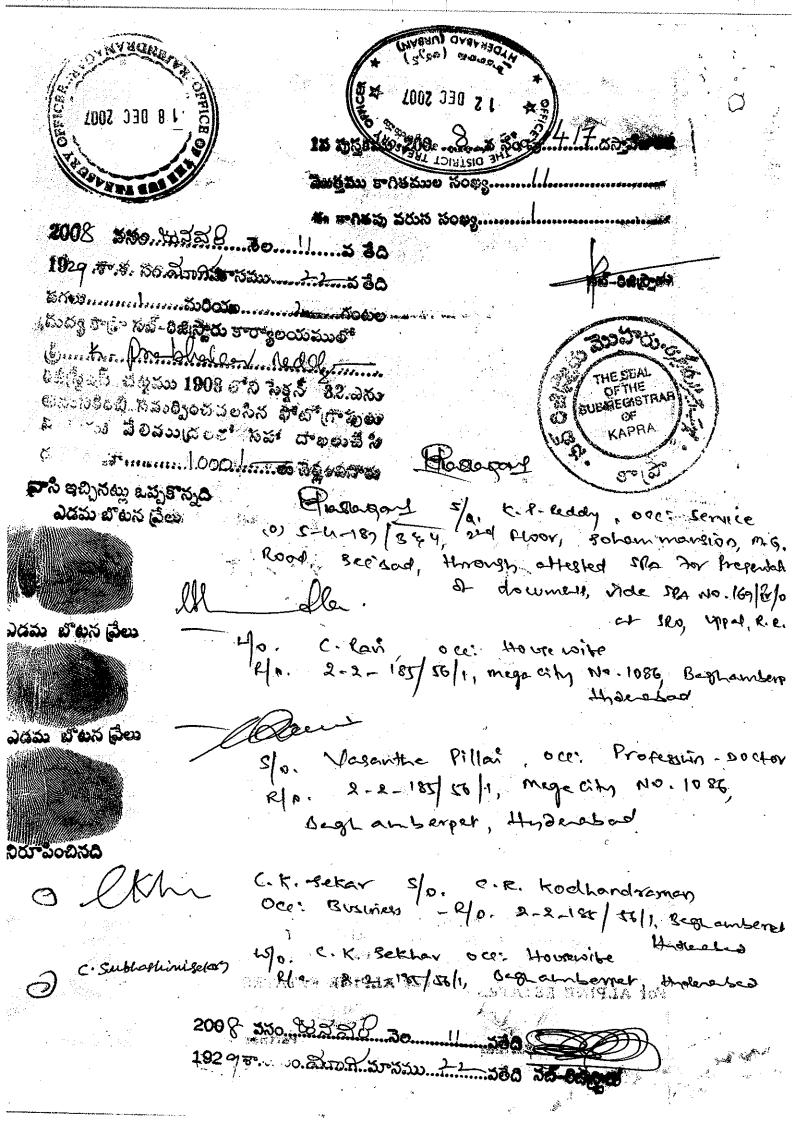
FOI ALPINE ESTADA

FOR ALPINE ESTATES

MODERA

Pertner

Bar



#### WHEREAS:

- A. The Buyer under a Sale Deed dated 11. 03. 08 has purchased a semi-finished, deluxe apartment bearing no. 306, 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. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Old Village, Mallapur, 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 two cars bearing nos. B-88 & B-88A, admeasuring 200 sft. This Sale Deed is registered as document no. 416/09, 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. 306 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 AS UNDER THAT:

- 1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 306 on the third floor in block no. 'B', admeasuring 1625 sft. of super built up area and undivided share of land to the extent of 81.25 sq. yds. A reserved parking space for for two cars on the stilt floor bearing nos. B-88 & B-88A, admeasuring about 200 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand only) in the following manner:

Installment	Amount(Rs.)	Due date of payment	
I	15,24,000/-	24.01.2008	
<u> </u>	4,80,000/-	24.02.2008	
III y and And Andre	8,00,000/-	01.10.2008	

FOR ALPINE ESTATES

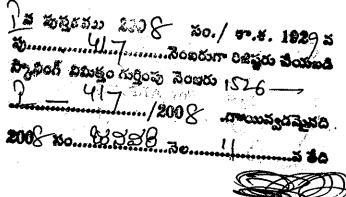
For ALPINE ESTATES

Dettner

M ar

Page 2

Andrews Andrews Andrews	13 න්ලූහනා 200		
Maria.	మొక్తము కాగ్రితముల సంఖ్య//		
	ఈ కాగితపు వరున సంఖ్య 9		
The state of the s			
Hamilton Company			
ENDORGEMENT Certified that the following			
Safetar	ounts have been paid in respect of this document:		
1. In the shape of stamp paper	RS. 100 THE SEAL		
2. in the shape of challan (u/s	41 of i.S. Art 1890) Rs. 100 THE SEATOFTHE		
4. adjustment of stamp dury	U/5.16 of LS. Act 1800 16 Rs. 26260 KAPIRA		
E. Transfer Duty:	u/s.16 of LS. Act.1899, If any Rs. 7 (WG) KAPIRA		
1. in shape of challan			
2. In the shape of cash	Rs		
ia. Registration fees:	Rs.		
1. In the shape of challan			
2. in the shape of ciel	Rs. 1000		
IV. User Charges	Rs.		
1. in the shape of challan	N3.		
2. in the shape of carn	Rs. Lo. /		
the mape of Cath	Rs. 1001 -		
	iotal		
A CHARLES TO SERVICE	Rs. 29 460 -		
t sales	SUB REGISTRAR		
The second secon	KAPRA		
· · · · · · · · · · · · · · · · · · ·			
er e e	1 5 50 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		



- 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. 306 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 01<sup>st</sup> October 2008 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 ESTATE

For ALPINE ESTATES

Partner

Page 3

1వ పుస్తకము 200 ...వి నం పు.417 ఈ కాగితపు వరున సంఖ్య......

en de la companya de la co 

The control of the co



 $(\mathcal{A}_{\mathcal{A}},\mathcal{A$ 

 $(x,y) = \int_{\mathbb{R}^n} dx \, dx \, dx$ 

The second of th

the state of which is a second of the second

1. aga 4

• 44 a.m.

da takupan 1997. Dan pangan

State of the second

to go .

- 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.

FOI ALPINE ESTATE

FOI ALPINE ESTATES

M7 00050

Partner

CONTRACTOR OF THE STAND OF THE

- 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. 29.360-/- is paid by way of challan no. 705802, dated 29.01.08 drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District and VAT an amount of Rs. 28.360-/- paid by the way of pay order No. 138310 dated 29.01.08, HDFC Bank, S. D. Road, Secunderabad.

FOI ALPINE ESTATES

For ALPINE ESTATES

Partner



Zursgerff

An Mark National B

Bran, H

amelitics of the

#### 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. 306 on the third 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., reserved parking space for two cars bearing nos. B-88 & B-88A, admeasuring about 200 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. 305
West By	Flat No. 307

#### **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:

For ALPINE ESTAT

For ALPINE ESTATES

WITNESS:

BUYER.



Brayer St.

#### SCHEDULE 'C'

SPECIFICATIONS				
Item	Deluxe Apartment	Luxury Apartment		
Structure	RCC			
Walls	4"/6" solid cement blocks			
External painting	Exterior emulsion			
Internal painting	Smoo	th finish with OBD		
Flooring	Vitrified tiles	Marble slabs		
Door frames	W	Vood (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.
- 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:

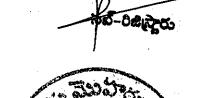
1. CKM

2 C. Subhashimi Beller

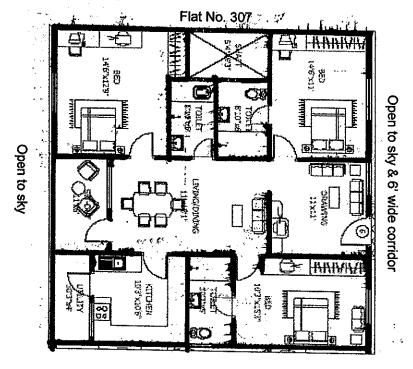
Partner BUILDER

BUYER.

1వ పుస్తకము 200 ...వి. సం పు...4./.న్.చెప్పెపేజులు ఈ కాగితపు వరున సంఖ్య......7



REGISTRATION P	AN SHOWING	FLAT NO. 306 IN	BLOCK NO. 'B' ON T	HIRD FLOOR		
	BEARING PERMI	SES NO. 3-3-27/1	, IN PROJECT KNOW	VN AS " <b>MAYFL</b>	OWER HEIGHTS"	
IN SURVEY NOS.	1/1, 2/1/1 & 191			·	SITUATED AT	
	MALLAPUR VILL	AGE,	UPPAL		MANDAL, R.R. DIST.	
BUILDER:	M/S. ALPINE EST	TATES REPRESE	NTED BY ITS PARTN	ERS		
	1. SRI RAHUL B.	MEHTA, S/O. LAT	TE MR. BHARAT U. M	EHTA		
	2. SRI YERRAM \	/IJAY KUMAR, S/	O. SRI YERRAM SHA	NKARAIAH		
BUYER:	1. MRS. C. S. SU	INANDHA, WIFE (	OF DR. C. RAVI	*		
No. of Street	2. DR. C. RAVI, S	ON OF MR. VASA	NTHA PILLAI			
REFERENCE: AREA: 81	SCALE:	S. OR American	INCL:		EXCL:	
Total Built-up Area Out of U/S of Land	= 1625 sft. = Ac. 4-11 Gts.					



Flat No. 305
For ALPINE

ESTAT

For ALPINE ESTATES

110000k

Partner

SIG. OF THE BUILDER

C. Subballin eyes,

**WITNESSES:** 

SIG. OF THE BUYER



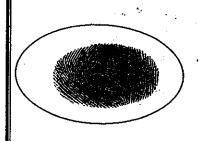
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



1175





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

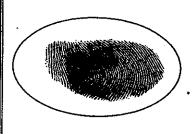
- 1. MR. RAHUL B. MEHTA
  SON OF LATE SRI. BHARAT U. MEHTA
  R/O. PLOT NO. 2-3-577
  UTTAM TOWERS, D. V. COLONY
  MINISTER ROAD
  SECUNDERABAD 500 003.
- 2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.





## SPA FOR PRESENTING DOCUMENTS VIDE DOCUMENT NO. 169/ IV/ 2007:

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





1. MRS. C. S. SUNANDHA W/O. DR. C. RAVI R/O. 2-2-185/56/1 MEGACITY NO. 1086 BAGHAMBERPET HYDERABAD - 500 013.



2. DR. C. RAVI S/O. C. VASANTHA PILLAI R/O. 2-2-185/56/1 MEGACITY NO. 1086 BAGHAMBERPET HYDERABAD - 500 013





SIGNATURE OF WITNESSES:

1. JKh,

2. C. Subhallinigelan

FOI ALPINE ESTATES FOI ALPINE ESTATES

Partner |
Partner |





Street Street

1.2

## INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVINGTICENCE DLRAP01044992006 HANKARATA Y PAN BATARE

SECUMOR ABAD

Services, en Street on 10.02.200\$ PTA-SECUMBERAGA:



Family Members Details

- Cans				
5.56	Name Reli	ution Date of Birth	Age	
,-	isha Wife	08/02/84	22	

పుదకం/ కేటెక

BHARAT SCOUTE .

H0053195/05 Class Of Vehicle

Valletay

Non-Transport

LMV MCWG

18.12.2014

Transport Hazardous Validity. Bedge No.

Reference No. Original LA.

COB

202931983 RTA SECUNDEABAD

17-12-1964

Blood Gr. Date of 1st Issue

13-09-1993



HOUSEHOLD\_CARD.

Card No F.P Shon No : PAP167881501086 . =

juga Juga

Name of Head of

: Mehta Rehul-

Household ব*াড়া* শ্বাব্ৰ ক্লাক

: (\*\*\*<u>\*</u>

Father/Liusband name: Bharai

ক্র**ু ১৪৫/**Date of Birth : 64/12/1930

ತಮನ್ನು√Áge

: 26

ವೃತ್ತಿ /Occupation

: Own Business

BOOL House No.: 12-3-577.401 JUTTAN TOWERS

50 /Street Colony

: MIMSTEF ROM:

Ward.

\*: Dir COTOAL

Circle

Circle VIII

≰ಲ್ಲ್ /District

ೆ (ತ್ರಾವರ್ಷವು / Hyderab i

(Rz.) : 100,000

Na. (I): 45339/(Double)

me (1) : Navratna Enterprises FX

re (2). 😲

#### INDIAN UNION DRIVING LICENCE ANDRRA PRADESH



DRIVING LICENCE DLDAP04+493822002

PRABHAKAR RESDY

7-3-64/18/24

JAISHOE GARDEN

AMBERTET

HYDERABBU

.. WARRED DUPLICATE

CY ERCING AUTHOR
ET & LEVER BORES

For ALPINE ESTATES

For ALPINE ESTATES

NO.0000

Partner







Tamily Members Details					
S.No	2.83%	ingline .	Relation	Date of Birth	Age
2	C S Sunandharayi		Wife	28/11/76	30
3	C R Aishwaryaravi		Daughter	23/07/03	3
4	C K Sekhar	Conch.	ather in-law	10/06/49	57
5	C Subhashini	Da Fu	Mother in-law	29/11/57	49

HOUSEHOLD CARD

Card No F.P Shop No

: PAP167670200482 : 702

పేరు

5.65

Name of Head of Household

: Chintapeta.Ravi

ජරුලී/భජු වරා

వసంత పల్లై స

Father/ Husband name: Vasanthapillai C

**ಪುದ್ಧೆನ ಕದಿ/Date of Birth :** 07/06/1969

వయస్సు/Age వృత్తి /Occupation

: Others(DOCTOR)

ಇಂಟಿ.ನಂ./House No.

2-2-185/56/1

వీధ /Street

SOMASUNDER NAGAR

Colony

: BAGH AMBERPET

Ward

: ಪಕ್ಷ 2/ Ward- 2

Circle

ġ

: సర్కిల్ 6 / Circle VI

ಜಿಲ್ಲ್ /District

: హైదరాబాదు / Hyderabad

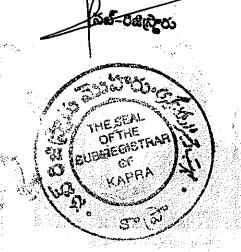
Annual Income (Rs.): 300,000

LPG Consumer No.

: 43740/(Single)

LPG Dealer Name

: Bhagyanagar Gas Agencies, IOC



8 - JA

o (App)

in the second