286/07 B-308'





एक सौ रुपये



RS. 100 ONE HUNDRED RUPEES

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Date : 01-10-2007

Secial No : 18.105

Denomination: 100 H 225485

Stamp Vendor

Furchased By :

X.P.REDDY

~3/0 K.PADMA REDDY

HYDERABAD

For Whom :

ALPINE EASTATES SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31 day of October 20007 at Secunderabad by and between:

Mi/s. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 27 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years, Occupation: Business, hereinafter called the "Builder" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

R. REHAN MOHAMMED KHAN, SON OF MR. RAIS MOHAMMED KHAN, aged about 34 years, residing at 301, Jainti Apartments, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

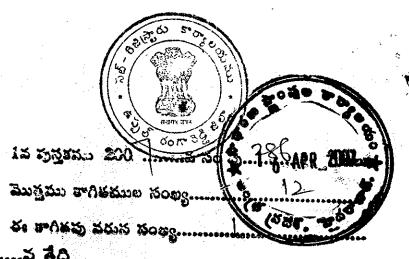
FOI ALPINE ESTATES

For ALPINE ESTATES

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Partner

Page 1



2007 వనం.నియెంట్లరే...నెల...... వ కెది మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో " K Probhallow reddy ుదిర్చేషన్ చట్టము 1908 లోని సెక్షన్ **'32.ఎను** అనుగురించి సమర్పించ్ నలసిన ఫోటో(గాఫులు పురియు వేలివుు(దల్లలో సహ్హా దాఖలుచేసి

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రూపించినది

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8/0. G. Lama Row Oct. Survivos G. Krishne Ros Amberger, Hazalad No. 2-3-64/10,

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WHEREAS:

- A. The Buyer under a Sale Deed dated 31.10.97 has purchased a semi-finished, Luxury apartment bearing no. 308, on the third floor in block no. 'B' admeasuring 1475 sft. (i.e., 1180 sft. of built-up area & 295 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 73.75 sq. yds.
 - b. A reserved parking space for One Car bearing no. B-43 admeasuring about 100 sft.

This Sale Deed is registered as document no. 285 87, 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 Luxury apartment bearing no. 308 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 Luxury apartment bearing no. 308 on the third floor in block no. 'B', admeasuring 1475 sft. of super built up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) and undivided share of land to the extent of 73.75 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-43, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 26,98,000/- (Rupees Twenty Six Lakhs Ninety Eight Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 26,98,000/(Rupees Twenty Six Lakhs Ninety Eight Thousand only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
I	1,98,000/-	23.11.2007
II	16,80,000/-	09.12.2007
III	4,20,000/-	09.01.2008
IV	4,00,000/-	01.04.2009

FOR ALPINE ESTATES

For ALPINE ESTATES

Partner

Page 2

Marine Committee	1వ పుస్తకము 200వ సం పు.? కి.మీ. దస్తావేజ్ఞాల్లు
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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 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 Luxury apartment bearing no. 308 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 01st 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

For ALPINE ESTATES

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Partner

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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. 31,000/- is paid by way of challan no. 7 (13426, dated 02.11.07) drawn on State Bank of Hyderabad, west Malcolding Branch, R. R. District and VAT an amount of Rs. 26, 980 /- paid by the way of pay order No. 136074 dated 16.10.07 HDFC Bank, S. D. Road, Secunderabad.

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For ALPINE ESTATES

Partner

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partition of



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 luxury Apartment No. 308 on the third floor in block no. 'B' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with proportionate undivided share of land to the extent of 7.75 sq. yds., reserved parking space for one car bearing no. B-43, 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 & Flat No. 309	
South By	6' wide corridor	,
East By	6' wide corridor & Open to sky	
West By	Open to sky	

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

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BUYER.

WITNESS:

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SCHEDULE 'C'

Item	Deluxe Apartment	I nymes A	
Structure		Luxury Apartment	
Walls		RCC	
External painting	4"/6'	'solid cement blocks	
		exterior emulsion	
Internal painting	Smo	oth finial id opp	
Flooring	Vitrified tiles	oth finish with OBD	
Door frames		Marble slabs	
Doors & hardware		Wood (non-teak)	
	Panel doors with branded hardware		
Electrical			
Windows	Copper wiring with modular switches Aluminum sliding windows with grills		
Bathroom	Designer ceramic tiles with	stiding windows with grills	
	7' dado	i i i i i i i i i i i i i i i i i i i	
Sanitary		dado with bathtub in one bathroom.	
- minute y	Branded sanitary ware	Branded sanitary ware with counter top	
C P fittings		basins.	
	Branded CP Fittings	Superior Branded CP Fittings	
Kitchen platform	Granite slab, 2 ft ceramic	Granite slab, 2 ft granite tiles dado, SS	
	tiles dado, SS sink.	sink with drain board.	
lumbing	GI & PVC pipes		
ofts	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

WITNESS:

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FOI ALPINE ESTATES

Partner

BUYER.

UILDER

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REGISTRATION PLA	IN SHOWING FLAT NO.	. 308 IN BLOCK NO. 'B' ON THIF	RD 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 RE	PRESENTED BY ITS PARTNER	S
	1. SRI RAHUL B. MEHTA, S	S/O. LATE MR. BHARAT U. MEH	TA .
	2. SRI YERRAM VIJAY KUI	MAR, S/O. SRI YERRAM SHANK	(ARAIAH
BUYER:	MR. REHAN MOHAMMED	KHAN, SON OF MR. RAIS MOHA	AMMED KHAN
REFERENCE: AREA: 73.	SCALE: 75 SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = Out of U/S of Land =	: 1475 sft. Ac. 4-11 Gts.		
6' wide corridor	Open to s	Open to sky & Flat No. 309	For ALPINE ESTA
WITNESSES:		Perff	Par
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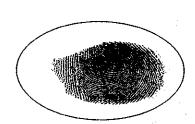
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(LEFT THUMB)

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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

- 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. RCAD SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

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2. R/Z

For ALPINE ESTATE

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For ALPINE ESTATES

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SIGNATURE OF EXECUTANTS PARTINGS



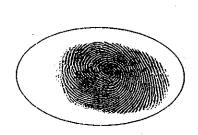
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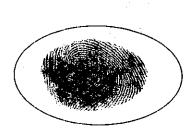
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PRESENTANT / SELLER / BUYER





BUYER:

MR. REHAN MOHAMMED KHAN S/O. MR. RAIS MOHAMMED KHAN R/O. 301 JAINTI APARTMENTS BEGUMPET HYDERABAD - 500 016.





REPRESENTATIVE:

MR. G. PRADEEP KUMAR Go. G. DHAN RAJ Hor 1-10-267 COMSARY BARAR NEW JOWNHALLY SEC-SAD

SIGNATURE OF WITNESSES:

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FOI ALPINE ESTATES

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FOR ALPINE ESTATES

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Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. S. Pred cep Kurver, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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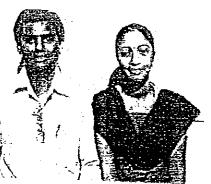
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Validity

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Reference No. Original LA

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PTA SECUNDRABAD

DOB 17-12-1964

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Date of 1st issue

13-99,1993



HOUSEHOLD CARD

Card No F.F Shop No

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Name of Head of

Housebold

: Mehta, Eahui

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Father/ Husband name : Bharai

තුම්ව**ම්ධ/්D**ate of Birth : 64/12/1989

ಕರ್ಯಾಗ್ರAge

: 24

ವೃತ್ತಿ /Occupation

:Own Business

ತಾರೆ.ನಿಂ./House No.

1243-577,401 JFFFAM TOWERS

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: MINISTER FLO VO DV COLONY

Colony Ward

Circle

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Circle VIII

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(Rs.) 100,000

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me (1) : Navratna Enterprises IOC

No. (2) :/

1e (2)

INDIAN UNION DRIVING LICENCE NDHRA PRADESH



DRIVING LICENCE DLDAP01+193822003

PRABHAKAR HEDDY K * PADM REDDY 2-3-64/18624 HERPET CHIDEN HYDERARAD

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For ALPINE ESTATE

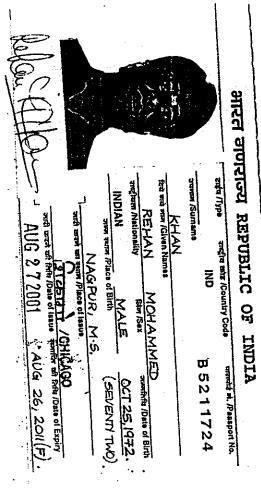
FOR ALPINE ESTATES 400000

Partner

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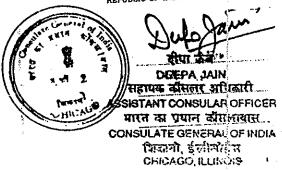




इतके द्वारा, भारत गणराज्य के शब्दमित के नाम भर, उन सब ं दिन्छा इस बात से सरोकार हो, यह प्रार्थना एवं अपेशा की जाती है कि वे बाहक को बिना र्क्क के आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदेश करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF REGIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE. AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिवा गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



Kehanthe

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