

WHEREAS:

- A. The Buyer under a Sale Deed dated 28.07.2007 has purchased a semi-finished, Luxury apartment bearing no. 324, on the third floor in block no. 'B' admeasuring 1250 sft. (i.e., 1000 sft. of built-up area & 250 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:
 - a. Proportionate undivided share of land to the extent of 62.50 sq. yds.
 - b. A reserved parking for One Car bearing no. B-69 admeasuring 100 sft.

This Sale Deed is registered as document no. 9289/97 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 Luxury apartment bearing no. 324 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. 324 on the third floor in block no. 'B', admeasuring 1250 sft. of super built up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) and undivided share of land to the extent of 62.50 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-69, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 20,99,500/-(Rupees Twenty Lakhs Ninety Nine Thousand Five Hundred only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 20,99,500/(Rupees Twenty Lakhs Ninety Nine Thousand Five Hundred only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
I	11,73,500/-	20 th July 2007
II	3,48,000/-	20 th August 2007
III	5,78,000/-	01st January 2009

FOI ALPINE ESTATES

For ALPINE ESTATES

Partner

Page 2

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I hereby certify that the proper deficit stamp duty of Rs. Rupees.

has been levied in respect of this instrument from Sri.

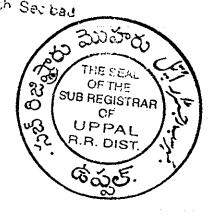
on the basis of the agreed Markef Value consideration of Rs. 200 Sub Registrar

SRO. Uppal

Sub Registrar

An amount of Rs. 990 (Lowards Stamp Duty Including Transfer duty and Rs. 1000 (Lowards Registration Fee was paid by the party through Challer Receipt Manber 1308 (Challer Receipt Manber 1308) (Lowards Stamp Duty towards Receipt Manber 1308) (Lowards Receipt Manbe

A/c No. U1000cco7es



- 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 I 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. 324 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 January 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.

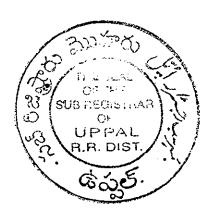
FOI ALPINE ESTATES

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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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For ALPINE ESTATES

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Page 4

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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. 20,995/- is paid by way of challan no. 130864, dated 28.07.2007, drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 19,745/- paid by the way of Payorder No. 134527, dated 27.07.2007, HDFC Bank, S. D. Road, Secunderabad.

For ALPINE ESTATES

For ALPINE ESTATES

Partner

Page 5

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SUB AFGISTARY
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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)
į	South By Village Village
1	Foot D. Village
	Village
l	West By Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)
	39. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming luxury apartment No. 324 on the third floor in block no. 'B' admeasuring 1250 sft. of of super built-up area (i.e., 1000 sft. of built-up area & 250 sft. of common area) together with proportionate undivided share of land to the extent of 62.50 sq. yds., reserved parking space for one car bearing no. B-69, 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 Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under: old village.

-	North By Stair age 9 Pl
ł	
- [South By Flat No. 325 8 0
ſ	East By Open to sky
ŀ	Upen to sky
Ť	west By Lift & 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 helow:

For ALPINE ESTATES

FOR ALPINE ESTATES

1.

BUYER.

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

SCHEDULE 'C'

Item	Deluxe Apartment				
Structure	- trace Apartificati	Luxury Apartment			
Walls	RCC				
External painting	4"/6" solid cement blocks				
	Exterior emulsion				
Internal painting	Smooth finish with OBD				
Flooring	Vitrified tiles				
Door frames	iviarole slabs				
Doors & hardware	. Panal da	Wood (non-teak)			
Electrical	Panel doors with branded hardware				
Windows	Copper wiring with modular switches				
Bathroom	Aluminum sliding windows with the				
- Marin (1971)	1- solding ceramic thes with	Superior designer ceramic tiles with 7'			
anitary	7' dado	dado with bathtub in one bathroom.			
y	Branded sanitary ware	Branded sanitary ware with counter top			
P fittings		basins.			
itchen platform	Branded CP Fittings	Superior Branded CP Fittings			
monen platform	Granite slab, 2 ft ceramic	Granite slab, 2 ft granite tiles dado, SS			
lumbing	tiles dado, SS sink.	sink with drain board.			
ofts	G	I & PVC pines			
V163	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
- 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 merioned being ESTATES For ALPINE ESTATES

WITNES

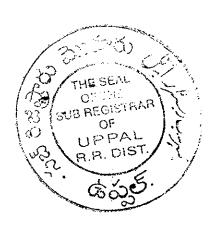
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BUYER.

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EGISTRATION PLAN SHOWING FLAT NO. 324 IN BLOCK NO. 'B' ON THIRD FLOOR BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS" IN SURVEY NOS. SITUATED AT 1/1, 2/1/1 & 191 MANDAL, R.R. DIST. MALLAPUR VILLAGE, **UPPAL BUILDER:** M/S. ALPINE ESATES, A PARTNERSHIP FIRM 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 SHANKARAIAH **BUYER:** MRS. VEDANTAM SESHASRI, WIFE OF MR. R. SATISH KUMAR REFERENCE: SCALE: INCL: EXCL: 62.50 SQ. YDS. OR SQ. MTRS. AREA: Total Built-up Area = 1250 sft. Out of U/S of Land = Ac. 4-11 Gts. Lift & Open to sky Flat No. 325 & Open to sky Staircase & Flat No. 323 KUNCHEN Open to sky FOR ALPINE ESTATES For ALPINE ESTATES well OD Partner **WITNESSES** SIG. OF THE BUILDER 1. SIG. OF THE BUYER

THE SEAL OF THE SUB REGISTRAR OF UPPAL UPPAL PR. DISPAR. DISPA

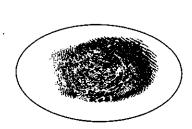
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER















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.

BUYER:

MRS. VEDANTAM SESHASRI W/O. MR. R. SATISH KUMAR R/O. F-403 MAY FLOWER PARK MALLAPUR HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

For ALPINE ESTATES

For ALPINE ESTATES

SIGNATURE OF EXECUTANTS



SO CHEST ALL DIST CONTRACT CON

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLRAP01044992006 VIJAYA GUBIAR Y SHANKARAIAH 2-2-29 III PAN BATAR

SECUNDERABA

Segnature Issued on: 10-02-2005 Licenting Authority PTA-SECUNDERABAU

M0063196705

Class Of Vehicle

Validity

Non-Transport

LMV,MCWG

16-12-2014

Transport Hazardous Validity
Badge No.
Reference No.
Original LA.

Date of 1st Issue

202931983 RTA SECUNDRABAD

ООВ Blood Gr.

17-12-1964

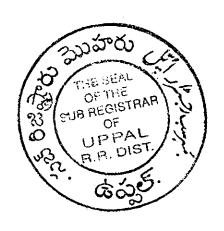
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For ALPINE ESTATES

For ALPINE ESTATES

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Partnèr





	Trembers Details					
S.No 2	Name Isha	Relation	Date of Birth	Age		
		Wife	08/02/84	22		

BHARAT SCOUTS & GUIDES

23 PARADISE, SEC'BAD

HOUSEHOLD_CARD Card No

F.P Shop No

: PAP167881501086

మహరా. రాహుల

Name of Head of

: Mehta, Rahul

Household

రండి/భర్త పేరు

ి భారత

Father/ Husband name: Bharat

තුළුනම්ය/Date of Birth: 04/12/1980

వయస్పు/Age

: 26

ವೃತ್ತಿ /Occupation

: Own Business

ಇಂಟಿ ನಂ./House No. : 2-3-577,401,UTTAM TOWERS

వీధి /Street

: MINISTER ROAD

Colony

D V COLONY

Ward

Circle -

Ward- 2 సర్కిల్ 8 Circle VIII

ಜಿಲ್ಲ್ /District

: హైదరాబాదు / Hyderabad

Annual Income (Rs.) : 100,000

LPG Consumer No. (1) : 45339/(Double)

LPG Dealer Name (1) Navratna Enterprises, IOC

LPG Consumer No. (2) :/ LPG Dealer Name (2)





First Name

Last Name

SESHA SRI VEDANTAM

59348

Date of Jointing

07/05/200T

Authorised Signatory

Satyam

Associate Signature



Blood Group

Allergy

A +VE

If found, please drop in the nearest post box.

Satyam Computer Services Ltd.

Mayfair , 1-2-203/36,SP Road,Secundrahad-500003

Tel:+91-40-30654343,Fax:01-40-27040059 12319370 32002040-1

