* No. .. / 2019 DUCT No. 10003 **Rs. 100** सौ रुपर ONE ক. 100 HUNDRED RUPEES ारत INDIA INDIA NON JUDICIAIS rinivas SVL No.26/98, R.No.11/2007 City Civil Court B-404 SECUNDERABAD AGREEMENT FOR CONSTRUCTION This Agreement for Construction is made and executed on this the ve day of August 2007 at Secunderabad by and between: M/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 o' 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. MR. MAHESH RANE, SON OF MR. JAYAWANT RANE, aged about 37 years, 2. MRS. GEETA RANE, WIFE OF MR. MAHESH RANE, aged about 32 years, both are residing at 203, Royal Roof, Street No.1, Lane No. 2, Teacher's Colony, East Maredpally, Secunderabad - 500 026, 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 Partner

POBE DIVING _ a vinstan 100 03 3 D JUN 2007 SEC-BAD దస్తావేజుల మొత్తం కాగితముల An Calific Solve సంఖ్య.....ఈ కాగితపు వర్గుస్తు anot 2 now Bratome 18 ... 'nන්-පිසි_{දි}නූරා 1929 3.4. 7 70. 27 min naud 7... 38 ఉప్పల్ సవ్-రిజిణ్జ్రప్ల లఫీసులో ... Lossof nesken bosof)! రిజర్జ్హోషన్ చర్జము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవ<mark>లసిన పోటోగ్రాఫులు</mark> **మ**రియు పేలిముద్రల**తో సహ దాఖలుపేసి** Grada SBH, Habsigurla Branch, Socitad డ్రాసీ అువ్చినట్లు ఒప్పుకొన్నడ Phagagan Enterprised oce: Service ఎడ్డమ బ్రోటన్రవేలు co 5-4-187 | 3-64, and the attested Spaces Preparation of Rec' and, through do munerts side SPA NO. 169/12/07 at SPO, UPPal R. R. 0,81 ఎడవు బ్రొటన**్రేలు** Mas Mahash Rane Slo. Jayawant Rane Oce. Sprvice Plo. 203, Royal Rost, St-No. 1, lone No. 2 Teacher's colony, East maredpary, seisod - 026 Representative of Purchaser No. 2 Blo V. Pullankajn oce serice. Plo 7-46/1/A. Slanker Nagar, Booloppel Doppet, R.R. Dist. 1 Varprara Sto Ranga Rao oce Service blo. 12-11-196/2 likresignda Sec-Bud TO A STATE OF THE 200 \$. no. [] 1/4/2 30. 192. 3. 7. 8. (19) 4. 35 50 0.75 68.

WHEREAS:

For ALPINE ESTATES

- A. The Buyer under a Sale Deed dated 18.08.07 has purchased a semi-finished, Deluxe apartment bearing no. 404, on the fourth floor in block no. 'B' admeasuring 1375 sft. (i.e., 1100 sft. of built-up area & 275 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 68.75 sq. yds.
 - b. A reserved parking for One Car bearing no. B-72 admeasuring 100 sft.

This Sale Deed is registered as document no. 10000 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. 404 on the fourth 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. 404 on the fourth floor in block no. 'B', admeasuring 1375 sft. of super built up area (i.e., 1100 sft. of built-up area & 275 sft. of common area) and undivided share of land to the extent of 68.75 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-72, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 20,59,500/- (Rupees Twenty Lakhs Fifty Nine Thousand Five Hundred only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 20,59,500/- (Rupees Twenty Lakhs Fifty Nine Thousand Five Hundred only) in the following manner:

Installment	Amount(Rs.)	Due date of payment
<u> </u>	10,83,500/-	01.08.2007
II	3,66,000/-	01.09.2007
III	6,10,000/-	01.10.2008

For ALPINE ESTATES

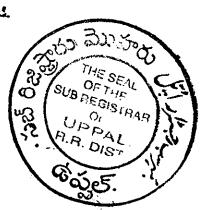
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Page 2

Registration Endorsement

> **6.8.**H. Habsiguda **A/c** No. 01890050703 **cf 6.8.**O. Upoal.



- 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 1month 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. 404 on the fourth 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 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

2. heela

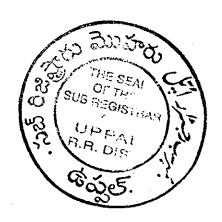
For ALPINE ESTATES

Partner

Page 3

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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.

For ALPINE ESTATES

For ALPINE ESTATES

Page 4



- 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. 602538, dated 17.08.07 drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 20,595/- paid by the way of pay order No. 134839 dated 14.08.07, HDFC Bank, S. D. Road, Secunderabad.

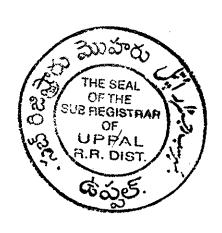
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For ALPINE ESTATES

For ALPINE ESTATES

Partner

Page 5



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 Apartment No. 404 on the fourth floor in block no. 'B' admeasuring 1375 sft. of of super built-up area (i.e., 1100 sft. of built-up area & 275 sft. of common area) together with proportionate undivided share of land to the extent of 68.75 sq. yds., reserved parking space for one car bearing no. B-72, 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	6' wide corridor & open to sky
South By	Open to sky
East By	Flat no. 403
West By	Flat no. 405

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 ESTATES

For ALPINE ESTATE

WITNESS:

1. Valegoran

2. Alevan

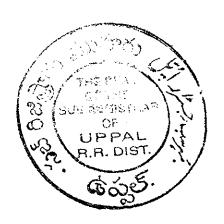
Partner

BUILDER

BUYER.

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పబ్–రిజిస్ట్రారు



SCHEDULE 'C'

SPECIFICATIONS SPECIFICATIONS				
Item	Deluxe Apartment	Luxury Apartment		
Structure	RCC			
Walls	4"/6"	solid cement blocks		
External painting	E	xterior emulsion		
Internal painting	Smoo	oth finish with OBD		
Flooring	Vitrified tiles	Marble slabs		
Door frames	V	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 Superior designer ceramic tiles v 7' dado dado with bathtub in one bathro			
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

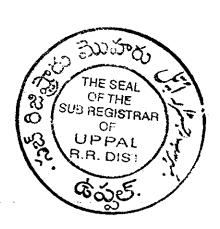
WITNESS:

For ALPINE ESTATES

Partner

BUILDER

BUYER.



GISTRATION PLAN SHOWING	FLAT NO. 404 II	N BLOCK NO. 'B' O	N FOURTH FLO	OR
BEARING PER	MISES NO. 3-3-27	/1, IN PROJECT KI	NOWN AS "MAYI	FLOWER HEIGHTS"
SURVEY NOS. 1/1, 2/1/1 & 191				SITUATED AT
MALLAPUR VI	LLAGE,	UPPAL		MANDAL, R.R. DIST.
JILDER: M/S. ALPINE	ESTATES RE	PRESENTED BY IT	S PARTNERS	
1. SRI RAHUL	B. MEHTA, S/O. L	ATE MR. BHARAT (J. MEHTA	
2. SRI YERRAI	M VIJAY KUMAR,	S/O. SRI YERRAM S	SHANKARAIAH	
JYER: 1. MR. MAHES	H RANE, SON OF	MR. JAYAWANT R	ANE	
2. MRS. GEET	A RANE, WIFE O	F MR. MAHESH RA	NE	
EFERENCE: SCAL REA: 68.75 SQ. Y	.E: 'DS. OR	INCL: SQ. MTRS.		EXCL:
otal Built-up Area = 1375 sft. ut of U/S of Land = Ac. 4-11 Gts.	Flat No. 405			
Open to sky	Flat No. 403		6' wide corridor & Open to sky	For Alpine estat
NITNESSES: 1. Varaforara 2. Pura		1. (ma	SIG. OF THE BUILDER SIG. OF THE BUYER
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THOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



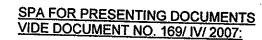


M/S. ALPINE ESATES
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD — 500 003.
REPRESENTED BY ITS PARTNERS

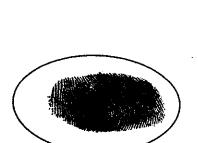
- 1. MR. RAHUL B. MEHTA
 SON OF LATE SRI. BHARAT U. MEHTA
 R/O. PLOT NO. 2-3-577
 UTTAM TOWERS, D. V. COLONY
 MINISTER ROAD
 SECUNDERABAD 500 003.
- 2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.







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. Vargaian

2. Puru

For ALPINE ESTATES

For ALPINE ESTATES

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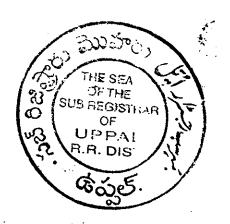
Partner

SIGNATURE OF EXECUTANTS

1. Maie

2. hela

all w



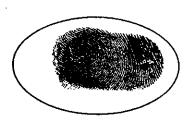
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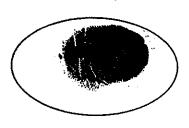
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUYER CUM REPRESENTATIVE:

1. MR. MAHESH RANE S/O. MR. JAYAWANT RANE R/O. 203, ROYAL ROOF STREET NO.1, LANE NO. 2 TEACHER'S COLONY EAST MAREDPALLY SECUNDERABAD - 500 026.





BUYER:

2. MRS. GEETA RANE W/O. MR. MAHESH RANE R/O. 203, ROYAL ROOF STREET NO.1, LANE NO. 2 TEACHER'S COLONY EAST MAREDPALLY SECUNDERABAD - 500 026.

SIGNATURE OF WITNESSES:

1. Vargarara

2. Juna

For ALPINE ESTATES

For ALPINE ESTATES

Mossie

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. Mahesh Rane, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

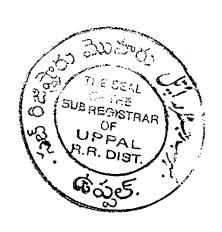
1. Mara

SIGNATURE OF THE REPRESENTATIVE

1. Mare

SIGNATURE(S) OF BUYER(S)

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INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING EICENCE DLRAP01044992005 HAILANKAHAHAH 2-7-23 PAN BADAR

SECUMBETABAG

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Family	Members	Details
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Total Details				
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	isha	Wife	08/02/81	22

A 30060/Edg

D.P.L. No.114 BHARAT SCOUTE & ALL 的原纳有相

GUIST Of Vehicle

Non-Transport

CMV.MCWG

18.12.2011

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ेंबाबर महिंचित वा

I Mahia, Rahul

Household

ecialog bar

Fether/ Husband name : Bharai

কুটুকুটুকুটিয়াe of Birth : 04/12/1980

ಕಿಯಾಕ್ರಿyAge

: 26

≾39 /Occupation

: Ont Pasinger

rod. 32. House No. : 2-3-577,491 (TTTAN TOWERS

≙a /Strect Colony

: MINISTER ROAD

Ward

DV COLONY

Circle

Wag- 2

Circle VIII

ਵੱਡਾ /District

1 Bridrena / Hyderabad

(Rs.) pering

No. (1) : 45339 (Double)

me (f) : Navretro Enterprises, JOC

No. (2) : /

3E (2) 🚦

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLDAP015193822993 PRABHAMAR HEDDY R PADAM WEDDY 7-3-64/1924 JAISWAL EMMOEN AMBERNEY HYDERABAD

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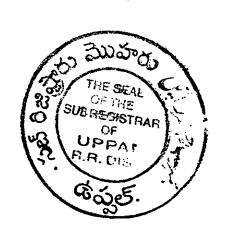
For ALPINE ESTATES

For Alpine Estates

QUODUN

Partner

1 ప పుస్తకము.! 0-00 క్రిమ్మేస్ట్రే దస్తాపేజుల మొత్తం కాగితముల సంఖ్య...!. ఈ కాగితపు వరుస సంఖ్య...!!





Family	Members	Details

S.No	Name	Relation	Date of Birth	Age
2	Geeta	Wife	14/01/75	31
3	Aditya	Son	06/08/02	4

Subuly Officer 0/0 A354 Circle led

HOUSEHOLD CARD

Card No F.P Shop No

పేరు

: PAP167997801069 : 978

ాయే.మే

Name of Head of

Household

: Rane Manesh

లండ్రి/భర్త పేరు

್ಷ ಜಯಏಂಕ

Father/ Husband name : Jaywant

තුරූනප්ඨ/Date of Birth: 27/02/1970

వయస్సు / Age

: 36

ವೃತ್ತಿ /Occupation

: Employee Private

ಇಂಟಿ.ನಂ./House No.

: 10-3-84

వీధి /Street

: EAST MARREDPALLY

: 203 ROYAL ROOF

Colony Ward

: ≂€ 10/ Ward- 10

Circle

: ≈5%€ 9 Circle IX

ಜಿಲ್ಲ್ /District

: proced / Hyderabad

Annual Income (Rs.): 540,000

LPG Consumer No.

: 40650/(Exuble)

LPG Dealer Name

: Anupama Gas Agencies. IOC

1 ప పుస్తకము! నిదిదికే సరిగి ప దస్తాపేజుల మొత్తం కాగితముల సంఖ్య...! ఏ...ఈ కాగితపు వరుస పంఖ్య...! ఏ.......

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