

\_ వ పుస్తకము(<u>్లిం</u>ల్) 3 8 JUH 2007 ్టదస్తావేజుల మొత్తం కాగిత**ముల** సంఖ్య.....ఈ కాగితపు వరుస ×0000 /.... 192 学 3.8.4. 30 あんしでいる。人子音8 పగలు...2.....గంటల మధ్య ఉప్పర్ సబ్-రజిస్ట్రారు అఫీసులో కి... C. A 9 roubhalkar Re doly 8జిక్ట్ షన్ ఆ స్ట్రము, 1003 లోని సెక్షన్ 32 ఎ-ను అను పరించి - సబర్బించి**చలసిన - పోటోగ్రాఫులు మ**రియు క్రాస్ట్రేలివేవిక్రదల**త్తో సహ దాఖలుచేసి** రుసుము రూ11./000/\_\_\_\_\_\_ పెల్టించినారు. Receipt No. 6025. W. Dt. 17. 8 Office 38H. Habsigurla Branch. Sec'bad ವಾಸಿ **ಖು**ವಿನಟ್ಲು ಒಪ್ಪುು ಕನ್ನುದ ನಿಂದಿ ಎರಡನ್ನು SPAR. AirReday oce: service Jean 18 12 (a) 2-17-182 (3) The DIST Solam marsion, sected controls attested SIA IN M. G. Road, Presentation of do wimens, vide IPA NO. 169/1/07 at seo, upper, R. R. Din మ ట్ర్ట్రౌటనట్రేలు Horsen P.D. Sreenivasu So. P. Murale, occ. service Mo. Lig-seg, Bharets Negar, Hyderabod, and lepresontative of Purchaser No. 2 & No. 3 **ిరూపిం**చినది. Vargorian Sto virullan Rejucii Sirvice Rto 7-46/1/A, Stankervager Bodeppal Burtepot, Boluppal, RR. Divi @ Fure Blo- Panga Rao, OCC Service Plo. 12-11-196/2 Warasiguda Sec-Bend 192.病。天死成之一公人为治治.

### WHEREAS:

- A. The Buyer under a Sale Deed dated 18.08.07 has purchased a semi-finished, Luxury apartment bearing no. 414, on the fourth floor in block no. 'B' admeasuring 1175 sft. (i.e., 940 sft. of built-up area & 235 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 58.75 sq. yds.
  - b. A reserved parking for One Car bearing no. B-80 admeasuring 100 sft.

This Sale Deed is registered as document no. 1006/07 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. 414 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 Luxury apartment bearing no. 414 on the fourth floor in block no. 'B', admeasuring 1175 sft. of super built up area (i.e., 940 sft. of built-up area & 235 sft. of common area) and undivided share of land to the extent of 58.75 sq. yds. A reserved parking space for for one car on the stilt floor bearing no. B-80, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 18,20,000/- (Rupees Eighteen Lakhs Twenty Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 18,20,000/- (Rupees Eighteen Lakhs Twenty Thousand only) in the following manner:

Installment Amount(Rs.)		Due date of payment	
I	9,62,000/-	15.07.2007	
II	3,21,000/-	15.08.2007	
III	5,37,000/-	01.04.2009	

For ALPINE ESTATES

For ALPINE ESTATES

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Partner

2. Hara Krishna

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Lundors, ment Under Section 42 of Act II of 120 No. 1000 of 200. 7Date 181810 I hereby certify that the proper deficit stamp duty of Rs 18100 Rupecs eng has been revied in respect of this instrument. from Sri Karolatar Radol on the basis of the agreed Market Value consideration of Re. 1.820001 ....being higher than the consideration agreed Market SR.O. Uppal

ENDIAN STAMP AC

# negistration Endorsement

Including Transfer duty and Rs. LOOO towards Registration Fac was paid by the party through Challan Receipt Number 602540 Dated 17. 8.03 SBH Habisiguda Branch, Secrea.

S.B.M. E. Dsigual A/C No. 0180005676 3 8.8.0. Uppal.

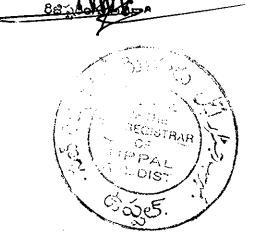
- 3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer 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-tinished Luxury apartment bearing no. 414 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 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.

FOI ALPINE ESTATES

For ALPINE ESTATES

Queen O. V. Partner

ెక పున్రకాల మిస్తం కాగిలాయిల తస్వాపేజాల మిస్తం కాగిలాయిల ఉంఖ్య... ఓ ఓ కాగితపు వరుస సుర్మ్యు. ఓ సబ్-రిజిస్ట్యార్.



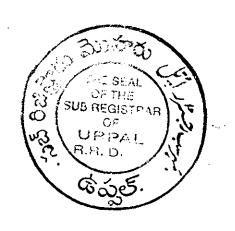
- 10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she 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

Partner

1 ప పుస్తకము. 600 గ్రాం దస్తాపేజుల మొత్తం కాగితముల సంఖ్య.... 12... ఈ కాగితపు వరుస పంఖ్య... 9



- 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. 19,195/- is paid by way of challan no. 602540, dated 17.08.07 drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. 18,200/- paid by the way of pay order No. 134871 dated 17.08.07, HDFC Bank, S. D. Road, Secunderabad.

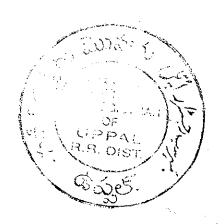
FOI ALPINE ESTATES

For ALPINE ESTATES

Partner

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#### 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. 414 on the fourth floor in block no. 'B' admeasuring 1175 sft. of of super built-up area (i.e., 940 sft. of built-up area & 235 sft. of common area) together with proportionate undivided share of land to the extent of 58.75 sq. yds., reserved parking space for one car bearing no. B-80, admeasuring about 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. 413	
South By	Flat No. 415 & Open to sky	
East By	Open to sky	
West By	Stair case & open to sky	

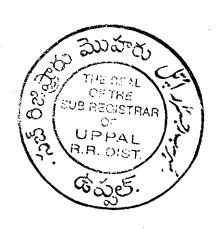
#### **WITNESSES:**

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below: For ALPINE ESTATES For ALPINE ESTATES

WITNESS:

Partner BUILDER

BUYER.



### SCHEDULE 'C'

SPECIFICATIONS Item	Deluxe Apartment	Luvina Anartment		
Structure				
Walls	RCC			
	4"/6" solid cement blocks			
External painting	Exterior emulsion			
Internal painting	Smooth finish with OBD			
Flooring	Vitrified tiles	Marble slabs		
Door frames	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 7' dado	Superior designer ceramic tiles with 7		
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:

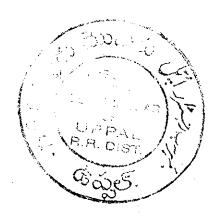
FOR ALPINE ESTATES

Partner

BUILDER

BUYER.

సబ్-రజ్యేస్టార



REGISTRATION PLAN SHOWING FLAT NO. 414 IN BLOCK NO. 'B' ON FOURTH 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 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 1. MR. P. D. SREENIVASU, SON OF MR. P. MURALI **BUYER:** 2. MR. P. L. H. KRISHNA, SON OF MR. P. MURALI 3. MRS. P. UMA BHAVANI, WIFE OF MR. P. MURALI REFERENCE: SCALE: INCL: **EXCL:** AREA: 58.75 SQ. YDS. OR SQ. MTRS. Total Built-up Area = 1175 sft. Out of U/S of Land = Ac. 4-11 Gts. Staircase & Open to sky

Flat No. 415 & Open to sky CONTRA

Upen to sky & Flat No.

Open to sky

For ALPINE ESTATES

GLEDUP GREDUP

Partner

3 Premorasi

SIG. OF THE BUILDER

SIG. OF THE BUYER

FOI ALPINE ESTATES

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SUS REGISTRAR
OF PAL
R.R. DIST.
GOSE.

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

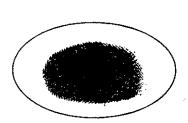
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**FINGER PRINT** IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE** 

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

BUILDER:





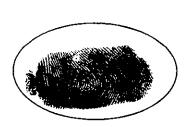
M/S. ALPINE ESATES A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS

- 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.





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.

For ALPINE ESTATES

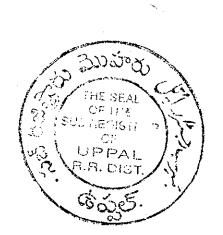
For ALPINE ESTATES

JUDOLP 1

Partner

SIGNATURE OF EXECUTANTS

1 ప పుస్తకము L000 నంగా దస్తాహాల మొత్తం కాగితముల సంఖ్య. 1.2..ఈ కాగితపు పర్రుస్త సంఖ్య...7......



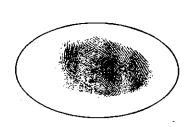
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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BLACK & WHITE

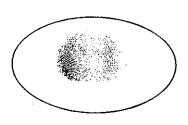
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





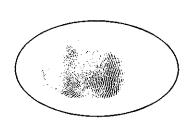
#### **BUYER:**

1. MR. P. L. H. KRISHNA S/O. MR. P. MURALI R/O. LIG-529 BHARAT NAGAR HYDERABAD - 500 018.





2. MRS. P. UMA BHAVANI W/O. MR. P. MURALI R/O. LIG-529 BHARAT NAGAR HYDERABAD - 500 018.





#### **BUYER CUM REPRESENTATIVE:**

3. MR. P. D. SREENIVASU S/O. MR. P. MURALI R/O. LIG-529 BHARAT NAGAR HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

FOI ALPINE ESTATES

For ALPINE ESTATES

Massin

Partner

2. June

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

SIGNATURE OF EXECUTANTS

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,

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

3 Pomeshan

SIGNATURE(S) OF BUYER(S)

SIGNATURE OF THE REPRESENTATIVE

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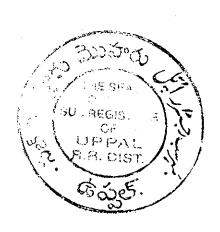
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भारतीय लेखा तथा लेखापरीक्षा विभाग Indian Audit and Accounts Department कार्यालय, प्रधान महालेखाकार (ले.प-१.)

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पहचान पत्र संख्या

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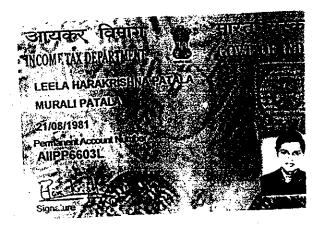
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