_ a vingsam.926. దస్తావేజుల మొత్తం కాగితముల Young Freed WO THE RESERVE AND ADDRESS OF THE PERSON OF సంఖ్య. 🔼 ఈ కాగితపు వరుస సంఖ్య..... aneu.../ఎ.....పురయు.........................గంటల మధ్య ఉప్పల్ స్టబ్-రిజిస్ట్రారు అఫీసులో Kahul B. Mehte రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ–ను **అను** సరేంచి సమర్పించిపలిసిన పోటో గ్రాఫులు మరియు పేలిముద్రదలతో /సహ దాఖలుచేసి రుసుము రూగి (లాలం /--- పెల్రిదర్శారు. Receipt No. 13.0865 Dt. St. Govide SBH, Habsiguda Branch, Sec'bad దాసి అువ్చినట్లు ఒప్పుకొన్నడ ఎడ్లను బ్రోటన్మవేలు Ho. Lote Blovat a. mehla ou: Businer 1. Plot no. 2-3-577, Ultans Torners. D.v. lolony, ministi Load, Jec but 03. డిప్పై (స్ట్రైబ్రైట్) 400000 Ho. y. Shorkovaich our Busines Klo photo. 14015, Karther Enclare. Dooming point, See 'bad. 8/0. J. R. Kunas ozen Employer. Rlo. F-206, may glovan pank, mallapon, Hyd-076 510. Anonhuacharyola (late) E403, May Flower Park)రూపించినది. V.R.K. CHARYULO o Ozcharynlu Nallaput, Hyd-76 Tipineder \$10. J. Dlannag ruis Danning Rb. 1-10-263, Na Bonenjohn, See beg 30?/.388 192.3.8.8.3.2.2.2.2.2.2.2.3.3.68.

WHEREAS:

- A. The Buyer under a Sale Deed dated 28.07.2007 has purchased a semi-finished, deluxe apartment bearing no. 423, on the fourth 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-94 admeasuring 100 sft.

This Sale Deed is registered as document no. 928407 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. 423 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. 423 on the fourth 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-94, admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 19,74,500/- (Rupees Nineteen Lakhs Seventy Four Thousand Five Hundred only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 19,74,500/(Rupees Nineteen Lakhs Seventy Four Thousand Five Hundred only) in the following manner:

Installment Amount (Rs.)		Due date of payment
I	10,94,500/-	26 th July 2007
11	3,30,000/-	26 th August 2007
III	5,50,000/-	1 st January 2009

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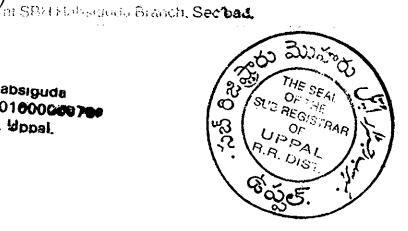
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Signature Under Section 42 of Act flot 16
No. 9285 of 200 Date 3/ 76
Date. 1. 76
I hereby certify that the proper deficit
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has been levied in respect of this instrument
Com Sri And
on the basis of the agreed Marker Value
consideration of De CI Ka (OB)
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An amount of Rs. D. G. Lowards Stamp Duty
Including Transfer duty and the Local
towards Registration Fno hear had by the party

ಕೆ.ಟೆ.ಗ. Habsiguda A/c No. 010000007 # S.R.O. Uppal.

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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 endeavor 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. 423 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 Ist 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.

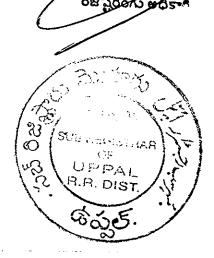
FOR ALPINE ESTATES

For 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.

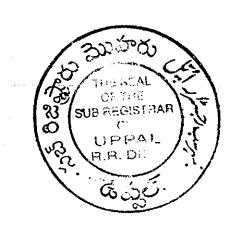
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- 18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The 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. 20,740/- is paid by way of challan no. 130861, dated 28.07.2007, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad and VAT an amount Rs. 19,745/- paid by way of Payorder No. 134529, dated 27.07.2007, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

FOI ALPINE ESTATES

For ALPINE ESTATES

Partner

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THE MEAL OF THE SUB REGISTRAR OF UPPAL P.R. DIST. リ

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 Apartment No. 423 on the fourth 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-94, 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:

North By	Open to sky
South By	Flat No. 424 & 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

BUILDER**Partner**

WITNESS:

1. Vechorynly 2. J. Hor

BUYER.

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

SCHEDULE 'C'

SPECIFICATIONS					
Item	Deluxe Apartment	Luxury Apartment			
Structure	RCC				
Walls	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' 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	latform Granite slab, 2 ft ceramic Granite slab, 2 ft granite tiles dado tiles dado, SS sink. 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 APINE ESTATES

WITNESS:

1. Vecharysly

2.

BUILDER Partner

Page 7

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*					
REGISTRATION	PLAN SH	DWING FLAT NO. 42	3 IN BLOCK NO. 'B' ON FOUR	TH FLOOR	
	BEAR	ING PERMISES NO. 3-3	-27/1, IN PROJECT KNOWN A	S "MAYFLOWER HEIGHTS"	
IN SURVEY NOS	1/1, 2	/1/1 & 191		SITUATED AT	
	MALI	LAPUR VILLAGE,	UPPAL	MANDAL, R.R. DIST.	
BUILDER:	M/S. /	M/S. ALPINE ESTATES, A PARTNERSHIP FIRM REPRESENTED BY ITS PARTNERS			
•	1. SR	1. SRI RAHUL B. MEHTA, S/O. LATE MR. BHARAT U. MEHTA			
	2. SR	I YERRAM VIJAY KUMAI	R, S/O. SRI YERRAM SHANKA	RAIAH	
BUYER:	MS. (MS. CH. PRIYA VANDANA, DAUGHTER OF MR. J. R. KUMAR			
REFERENCE: AREA:	62.50	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:	
Total Built-up Are Out of U/S of Lan				•	
	Flat N	Staircase & Ope	en to sky	♦ N	

Plat No. 424 & Open to sky

Open to sky

Open to sky

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For ALPINE ESTATES

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Partner

SIG. OF THE BUILDER

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WITNESSES:

SIG. OF THE BUYER

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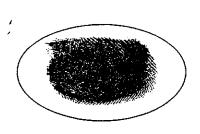
THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST

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













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:

MS. CH. PRIYA VANDANA D/O. MR. J. R. KUMAR R/O. F-206 MAY FLOWER PARK MALLAPUR HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. Veloripelu 2. J. Fr

For ALPINE ESTATES

For ALPINE ESTATES

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SIGNATURE OF EXECUTANTS

దస్తావేజుల మొత్తం కాగితముల సంఖ్య.. ాఈ కాగితపు వరుస సంఖ్య. FOR ALPINE ESTATES FOR ALFINE ESTATES



DRIVING LICENCE DLRAP01044992006 SECUND

Issued on: 10-02-2006

Licencing Authority RTA-SECUNDERABAD

M0063196/06

Class Of Vehicle

Validity

008

Blood Gr.

LMV,MCWG

16-12-2014

Non-Transport Transport Hazardous Validity

Date of 1st Issue

Badge No.
Reference No.
Original LA.

202931983

RTA SECUNDRABAD

17-12-1964

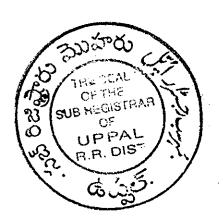
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FOR ALPINE ESTATES

For ALPINE ESTATES

Partner

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

Friends Social/Section

D.P.L. No.1143/2 BHARAT SCOUTS & GUIDES-11 23PARADISE, SEC'BAD

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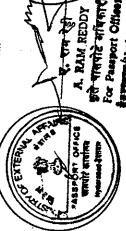
HOUSEHOLD CARD Card No : PAP167881501086 F.P Shop No పేరు Name of Head of : Mehta. Rahul Household తండి/భ**్త** పేరు Father/ Husband name : Bharat තුරුන් රටු Date of Birth : 04/12/1980 వయప్పు/Age :26 ්තුමු /Occupation : Own Business യാർ. 30./House No. : 2-3-577,401,UTTAM TOWERS వీధి /Street : MINISTER ROAD Colony : D V COLONY Ward Circle -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)

THE SEAL OF THE SUB REGISTRAR OF UP PAL R. R. DIST.

हसके दुशत, भारत गणराज्य के राष्ट्रपति के नाम पर, जन सब से जिनका अप्रमादी से आने-पाने दें, और उसे हर तरह की ऐसी रहायता और सुरक्ष किया हिन्स हो कि वे लिसकी उसे आवश्यकता हो ।

Thebrare to request and require in the name of the concern to the republic of india all those whom it may hindrance. And the bearer to pass freely without let or hindrance. And to appoint morner, event assistance and to appoint or her, event assistance and propertion of which he or she may stand in need.

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



भारत जाजराज्य REPUBLIC



CHADALAYADA

IND

F9087858

हिन्दे कार्य जाता /Given Names PRIYA VANDANA

INDIAN

16/04/1980

STRPUR KHAGAZNAGAR

HYDERABAD

जारी करने भी तिथि /Date of Issue 12/07/2006

7 and Shifty /Date of Expliry 11/07/2016

P<INDCHADALAVADA<<PRIYA<VANDANA</

THE SEAL OF THE SUB REGISTRAR OF UP PAL P.R. DIST.