

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

Serial No : 38,010

P 366587

Parchased By :

D. HAMESH

S/O D. SENKARAM

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pEor Whom : PARA MOINT BUTIDERS

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Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CalG Office, Hyd

Denomination :

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the day of January 2009 at \$RO, Keesara, Ranga Reddy District by and between:

M/§. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years Occupation: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

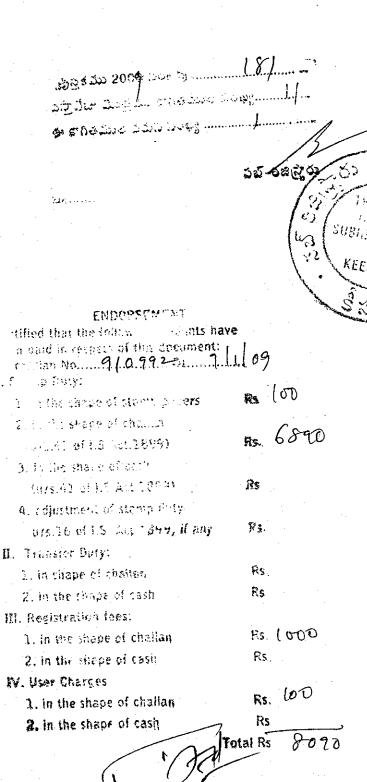
AND

MR. D. NARAYANA RAO, SON OF MR. D. RAMA RAO, aged about 31 years, residing at H. No: 13-6-421/A/21, Kanaka Durga Colony, Behind Coca Cola Company, Karwan Road, Medhipatnam, Hyderabad., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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## WHEREAS:

- A. The Buyer under a Sale Deed dated 9.01.09 has purchased a semi-finished, semi-deluxe apartment bearing no. 108 on the first floor in block no. '1C', admeasuring 530 sft. of super built up area(i.e., 424 sft. of built-up area & 106 sft. of common area) in residential apartments styled as 'Paramount Residency' forming part of Sy. No. 176 situated at Nagaram Village, Keesara Mandal, R. R. District, together with:
  - a. Proportionate undivided share of land to the extent of 34.76 sq. yds.
  - b. A reserved two wheeler parking for bearing no. 08 admeasuring 15 sft
    This Sale Deed is registered as document no. 180 09, in the office of the SubRegistrar, Keesara, Ranga Reddy 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, semi-deluxe apartment bearing no. 108, on the first floor in block no. '1C' 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 that writing and the scheduled apartment and are desirous of recording the same that writing are the scheduled apartment.

NOW THEREFORE THIS AGREEMENT, FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- 1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 108 on the first floor in block no. '1C', admeasuring 530 sft. of super built up area (i.e., 424 sft. of built-up area & 106 sft. of common area) and undivided share of land to the extent of 34.76 sq. yds. A reserved parking space for two-wheeler, bearing no. 08 admeasuring 15 sft., admeasuring 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,99,000/- (Rupees Six Lakhs Ninety Nine Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 6.99.000/- (Rupees Six Lakhs Ninety Nine Thousand only) on or before 15<sup>th</sup> January 2009.
- 3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 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 2 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.

For Paramount Builders

Partner

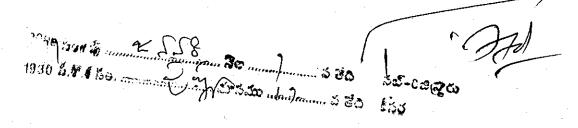
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Jaied (1. 0) Tegisterer at SRO Showing experiences Ranga Reddy District. Verker tomore Reddy for Onto Roddy Oce: Service : P/o. 11-121/2, Green Hilly colony, Anderabad B. Raj Kumar 8/0. Dhan Roj , occ: Service No. 1-10/8. Mens Bownapour, seci and.



- 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, semi-deluxe apartment bearing no. 108 on the first floor in block no. '1C' 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 31 Tan' 09, with a further grace period of 6 months 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.
- 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.

For Paramoun Builde's
Partner

For Paramount bandons

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including transfer in the six LDDD including transfer in the on the Market Value towards registration the on the Market Value was paid by the six the ugh challan receipt No. 9 L.O.9.92

| Sub-Registrar | Sub-Registrar | Sub-Registrar | Keesara |



- 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 Paramount Residency 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 Paramount Residency 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.
- 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.

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Partner

For Paramount Build an

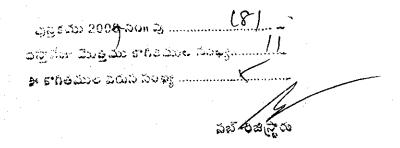
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- 19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently 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. 7990/- is paid by way of challan no. 910992, dated 9.01.09, drawn on State Bank of Hyderabad, Tumkunta Branch, R. R. District and VAT an amount of Rs. 6,990=/- paid by way of Payorder No. 145785, dated 18.12.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramoini fluida





# SCHEDULE 'A' SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

North By	Sy. Nos. 198, 182, 180 & 177	
South By	Sy. Nos. 175, 174 & 167	
East By	Sy. No. 159	
West By	Sy. No. 198	

## SCHEDULE 'B'

## SCHEDULE OF APARITMENT

All that portion forming semi-finished semi-deluxe apartment no. 108 on the first floor in block no. '1C', admeasuring 530 sft. of super built-up area (i.e., 424 sft. of built-up area & 106 sft. of common area) together with proportionate undivided share of land to the extent of 34.76 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 08. admeasuring about 15 sft., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Flat No. 107	
South By	Flat No. 109	. •
East By	Open to sky	
West By	6' wide corridor	

WITNESSES:

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For Paramount Builders

BUILDER Partner

**BUYER** 



	SCHEDULE OF SPECI COMPLETION OF CO	FICATION FOR	
Item			
Structure	Semi-deluxe Apartment	Deluxe Apartment	
Walls	RCC	RCC	
	4"/6" solid cement blocks	4"/6" solid cement blocks	
External painting	Exterior emulsion	Exterior emulsion	
Internal painting	Smooth finish with OBD	Smooth finish with OBD	
Flooring - Drawing & Dining	Ceramic tiles	Marble slabs	
Flooring – Bedrooms	Ceramic tiles	Marble tiles	
Door frames .	Wood (non-teak)	Wood (non-teak)	
Doors	Panel main door, others flush doors	All panel doors	
Electrical	Copper wiring with modular switches	Copper wiring with modular switches	
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	
Bathroom	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	
Sanitary	Raasi or similar make	Raasi or similar make	
C P fittings	Standard fittings	Branded CP Fittings	
Kitchen platform Granite tiles, 2 ft ceramic tiles dado, SS sink.		Granite slab, 2 ft ceramic tiles dado, SS sink.	
Plumbing	GI & PVC pipes	GI & PVC pipes	
Lofts Lofts in each bedroom & kitchen		Lofts in each bedroom & kitchen	

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:

WITNESESS:

1.

2. B. Roy Cuman

For Paramount Builders

BUILDER Partner

BUYER.

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REGISTRATION P	AN SHOWING FLA	AT NO. 108 IN BLOCK NO. '	'1C'
	ON	THE FIRST FLOOR IN PAI	RAMOUNT RESIDENCY
IN SURVEY NOS.	176 (PART)		SITUATED AT
	NAGARAM VILLAGE,	KEESARA	MANDAL, R.B. DIST.
BUILDER:	M/S. PARAMOUNT B	UILDERS REPRESENTED	BY ITS PARTNERS
	MR. SOHAM MODI, S	SON OF MR. SATISH MOD	N .
	MR. SAMIT GANGWA	AL, SON OF MR. S. K. GAN	IGWAL
BUYER:	MR. D. NARAYANA F	RAO SON OF. MR. D. RAM	A RAO
REFERENCE: AREA: 34.	SCALE: 76 SQ. YDS. O	INCL: R SQ. MTF	
Total Built-up Area Out of U/S of Land			
	Open to sky		N 💠
54 L Flat No. 107	20 Wilde Corridor	FIED TO'6"X10"4" KITCHEN B'10"X6"0"	Location Map
WITNESSES:  1. See Roy 1.		For Par manual	For Paramount Builder Partites  SIG. OF THE BUILDER  SIG. OF THE BUYER



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

SL.NO.

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

PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





## **BUILDER:**

M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

- 1. MR. SOHAM MODI S/O. MR. SATISH MODI
- MR. SAMIT GANGWAL S/O. MR: S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.





SPA FOR PRESENTING DOCUMENTS & Representative VIDE DOC. NO. 1/2007 Dt; 11/01/2007: BUYEY . -

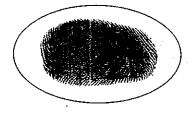
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003





### **BUYER:**

MR. D. NARAYANA RAO S/O. MR. D. RAMA RAO, R/O. H. NO. 13-6-421/A/21, KANKA DURGA COLONY, BEHIND COCA COLA COMPANY. KARWAN ROAD. **MEDHIPATNAM** 





**PHOTO BLACK & WHITE** 

SIGNATURE OF WITNESSES:

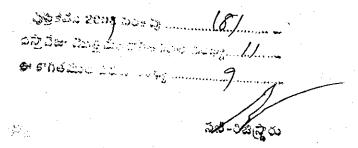
**Por Par**amount Buil<u>ders</u>

SIGNATURE OF EXECUTA**的**的。

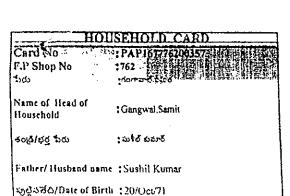
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed. I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Pre-bhater Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

Aroproprop SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)







ಪಯಸ್ಕು/Age :35 ಶೃತ್ತಿ /Occupation :Own Business : ಸಂಚಿ.ಸಂ./House No. :8-2-293/87/A/1211

Do /Street :ROAD NO 60

Colony :JUBILEE HILLS

Ward :≈€ #/ Ward-8

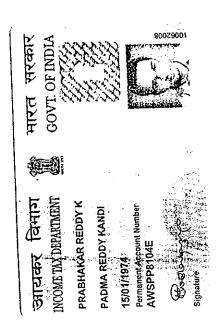
Circle :≈53 € 7 / Circle VII

eter /District : "Toomes / Hyderabad Annual Income (Rs.): 100,000

LPG Consumer No. (1) :620316/(Single)
LPG Dealer Name (1) :B S Enterprises, HPC

LPG Consumer No. (2) :1805/Double

LPG Dealer Name (2) : Venkata Sai 130



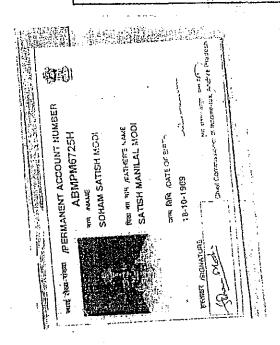


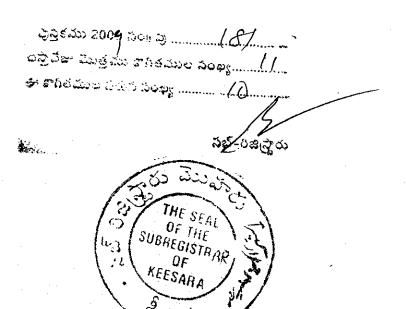
Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samanh	Son	29/07/00	6

DPL No 102 Jublee Hills club, Jubilee Hills

27/01/2006 Parent Source Parent Source District Hargo





# INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLDAP01369952004

NARAYANA RAG D RANA RAO 19-5-64/5/4/A HUMAYUN NAGAR

HYDI RABAD

21 04/2004 DUPLICATE



**2**01878/04

Class Of Vehicle

**Validity** 

Non-Transport

LMV,MCWG

26/04/2020

Transport

**Hazardous Validity** 

Badge No.

3702/HW/2000

Original No. Original LA.

RTA HYDERABAD - WEST

DOB

02/01/1975

Blood Gr.

Date of 1st issue

27/04/2000

తిర్వేకము 2004 నలు ప్ర దిస్తారేజు మొద్దము కార్యముల సంఖ్య // ఈ కాగితముల 25.5 విడ్యు వత్-రిజిస్తారు

