

469/09

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CS
340



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 368670

Date : 13-11-2006

Serial No : 41,250

Denomination : 100

Purchased By :

G. VANKATESH
S/O G. A. RAO
SEC2AD

Pub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

BHARGAVI DEVELOPERS
SEC2AD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 24th day of January 2009 at S. R. O. Keesara, R. R. Dist. by and between:

M/S. BHARGAVI DEVELOPERS, a partnership firm having its office at G-2, Kalyan Enclave, Kamalanagar, ECIL, Hyderabad, represented by its Managing and Authorised Partner Sri Anand Kumar, Son of Sri. B. N. Ramulu, aged about 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

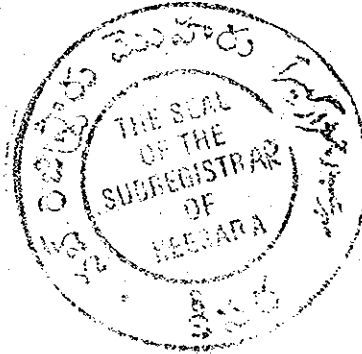
MR. V. SHIV SHANKER GOUD, SON OF MR. V. BIKSHAPATHI, aged about 32 years, Occupation: Business, residing at Plot No. 23, Harshavardhan Enclave, Old Bowenpally, Secunderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Bhargavi Developers

Partner

ಉತ್ತರ ಕರ್ನಾಟಕ ಸರ್ಕಾರ 2008/ನಂ. 469
 ಸ್ವಾಧೀನ ವಸತಿಯ ಕಾನೂನುಬಾಹಿರ ವಸತಿ
 ಕಾನೂನುಬಾಹಿರ ವಸತಿ

ನಬ.ರಿಜಿಸ್ಟ್ರಾರ್



- The following amounts have
 been paid in respect of this document:
 Mutation No. 919029 DL 24/19
 Stamp Duty: 73300
- I. Stamp Duty:
 1. in the shape of stamp paper Rs 100
 2. in the shape of challan (U/S 91 of the Act 1956) Rs 7230
 3. in the shape of ... Rs
 4. rest in form of stamp duty (U/S 16 of the Act 1899, if any) Rs
 - II. Transfer Duty:
 1. in shape of challan Rs
 2. in the shape of cash Rs
 - III. Registration fees:
 1. in the shape of challan Rs 1000
 2. in the shape of cash its.
 - IV. User Charges:
 1. in the shape of challan Rs 100
 2. in the shape of cash Rs

Total Rs 8930
 SUB REGISTRAR
 KEESARA

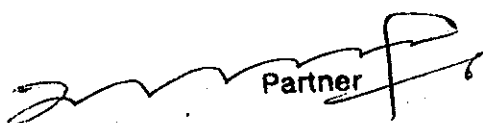
WHEREAS:

- A. The Buyer under a Sale Deed dated 24.01.2009 has purchased a semi-finished, deluxe apartment bearing no. 509 on the fifth floor in block no. '1C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' together with:
- Proportionate undivided share of land to the extent of 34.76 sq. yds.
 - A reserved two wheeler parking for bearing no. 45 admeasuring 15 sft.
- This Sale Deed is registered as document no. 468/09, in the office of the Sub-Registrar, Keesara, 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 apartment bearing no. 509 on fifth 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 into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 509 on the fifth floor in block no. '1C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) of super built up area and undivided share of land to the extent of 34.76 sq. yds. A reserved parking space for two-wheeler, bearing no. 45 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,33,000/- (Rupees Seven Lakhs Thirty Three Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 7,33,000/- (Rupees Seven Lakhs Thirty Three Thousand Only) on or before 30th January 2009.
- 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.
- 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.

For Bhargavi Developers

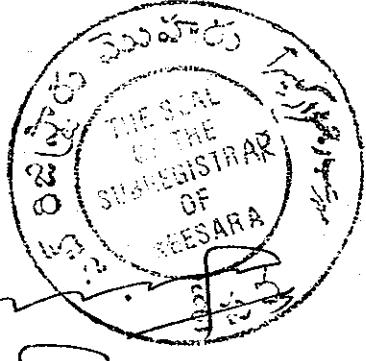

Partner



పుస్తకము 2009వ సం॥పు... 469
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 12
 ఈ కాగితము వలన సంఖ్య... 2

2009 సం॥ జి.సి.సి. నెం. 24 వ తేది
 1930 ప.శా.శ.నం. మధ్య మాసము 4 వ తేది
 పాఠము 1 పాఠము 2 గంటల మధ్య
 పాఠములో - అందే గా. అధీనులో
 కుమారుని Anand Kumar
 విజిల్లెషియే చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి వదుర్చించవలసిన పోటోగ్రాఫులు
 మిగిలినవి మొత్తములో నహా దాఖలు చేసి రుసుము
 రూ॥ 1000 లు చెల్లించినారు
 ప్రామాణికపత్రం ఒప్పుకొన్నది
 సజను బోటన వేలు

నబ్-రిజిస్ట్రార్



Anand Kumar s/o. B.N. Ramulu
 Occ: Business R/o. G-2, Kalpan Enclave,
 Kamalanagar, EUL, Hyderabad

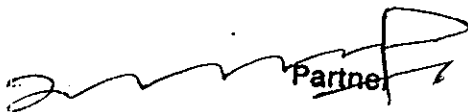
విరూపించినది

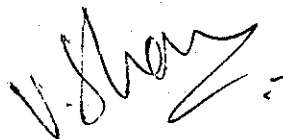
- 1. ~~Prabakaran Reddy~~ s/o. B.P. Reddy
 Occ: Service - 5-4-19/3 & 4, M. G. Road,
 Sec Bad.
- 2. ~~Venkat Reddy~~ s/o. Anji Reddy
 11-187/2, Green Hills Colony,
 Hyderabad

2009 సం॥ పు జి.సి.సి. నెం. 24 వ తేది
 1930 ప.శా.శ.నం. మధ్య మాసము 4 వ తేది
 నబ్-రిజిస్ట్రారు
 కీసర

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 apartment bearing no. 509 on fifth 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 15th February 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.

For Bhargavi Developers


Partner



పుస్తకము 2009 నంబర్ పు 469
 దస్తావేజు చిహ్నము కాగితముల సంఖ్య 12
 ఈ కాగితముల వరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు

An amount of Rs. 7230 towards stamp duty
 including transfer duty, and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 733000 has been paid by me
 Party through challan Receipt No. 919089
 dated 24/11/19 at SBH Keesara Br Keesara

Sub-Registrar
 Keesara

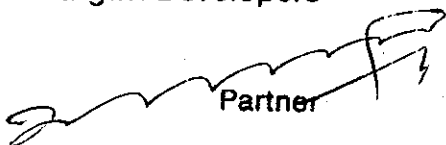
పుస్తకము 2009 నంబర్ (శా.శ. 1930) నంబర్
 469 మొదటిగా రిజిస్టరు చేయబడినది. స్టాంపు
 విధి గుర్తింపు నెంబర్ 11530-1469 / 2009
 ఇవ్వబడినది.
 2009 నంబర్ 2580 నెం. 24 వ తేది

సబ్-రిజిస్ట్రారు ఆధికారి



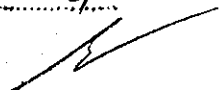
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter 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 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.

For Bhargavi Developers


Partner



అర్జీకము 2009 నంబు ను 463
నస్రావేజు మొక్తము కౌగితముల సంఖ్య 12
కా కౌగితముల పరుస సంఖ్య 4

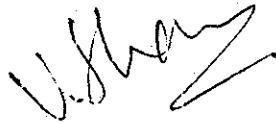

పబ్-రిజిస్ట్రారు



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. 8,330/- is paid by way of challan no. 919089, dated 24.01.2009, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 7,330/- by way of payorder no. 146528, dated 23.01.2009, drawn on HDFC, S. D. Road Branch, Secunderabad.

For Bhargavi Developers


Partner

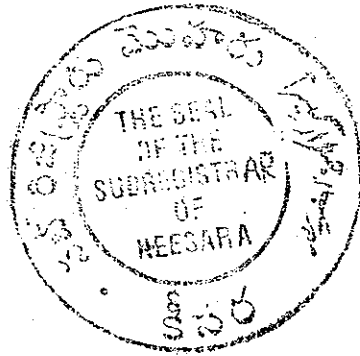


ప్రస్తుతము 2019 సం. 469

దస్తావేజు మొత్తము కార్యదర్శిని సంఖ్య 12

ఈ కార్యదర్శిని వయస్ సంఖ్య 5

సబ్-రిజిస్ట్రారు



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 APARTMENT

All that portion forming semi-finished deluxe apartment no. 509 on the fifth 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. 45, 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. 508
South By	Open to sky
East By	Open to sky
West By	Open to sky & 6' wide corridor

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:

WITNESSES:

1. 
2. 

For Bhargavi Developers


Parth
BUILDER


BUYER

ప్రతికము 2009 నెంబర్ 9 469
సప్తావేజు మొత్తము కొగితముల సంఖ్య..... 12
* కొగితముల విరువ సంఖ్య 6

సబ్-రిజిస్ట్రారు

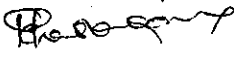



SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION

Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	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:

WITNESSES:

1. 
2. 

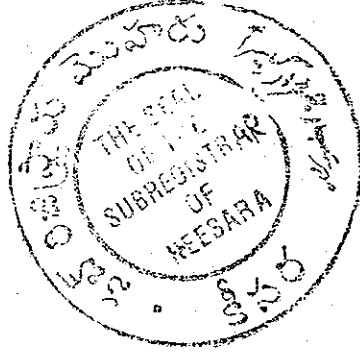
For Bhargavi Developers


Partner
BUILDER


BUYER.

ఫిబ్రవరి 2019 నాటిది 469
విస్తా వేజు మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితముల వరుస సంఖ్య 7

నవ్ లిపిస్థారు



REGISTRATION PLAN SHOWING

FLAT NO. 509 IN BLOCK NO. '1C'

ON THE FIFTH FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)

SITUATED AT

NAGARAM VILLAGE, KEESARA

MANDAL, R.R. DIST.

BUILDER: M/S. BHARGAVI DEVELOPERS REPRESENTED BY ITS MANAGING & AUTHORISED PARTNER

MR. ANAND KUMAR, SON OF MR. B. N. RAMULU

BUYER: MR. V. SHIV SHANKER GOUD, SON OF MR. V. BIKSHAPATHI

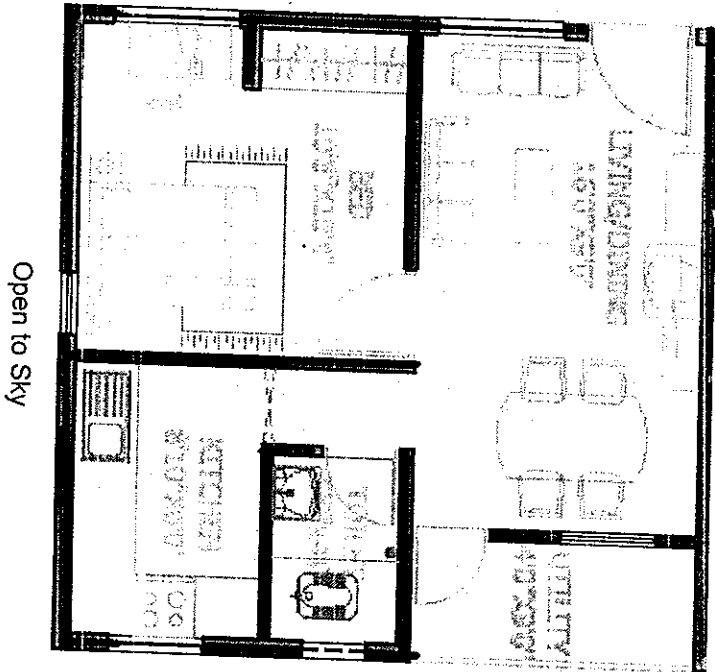
REFERENCE: SCALE: AREA: 34.76 SQ. YDS. OR

INCL: SQ. MTRS.

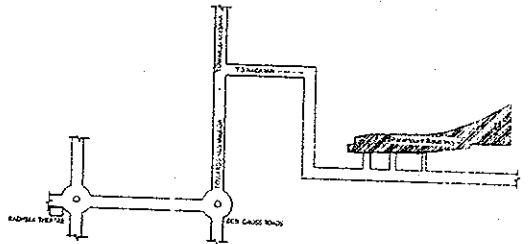
EXCL:

Total Built-up Area = 530 sft.
Out of U/S of Land = Ac. 3-04 Gts.

Open to sky & 6' wide corridor



Location Map



WITNESSES:

- 1.
- 2.

For Bhargavi Developers

Partner
SIG. OF THE BUILDER

SIG. OF THE BUYER

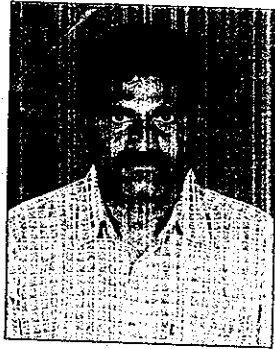
అప్రెంటిసు 2006 నం: 469
ఉస్మాన్ మొత్తము కొనిపియుల సంఖ్య 12
స: కొనిపియుల వరుస సంఖ్య 8

సహ-రిజిస్ట్రారు



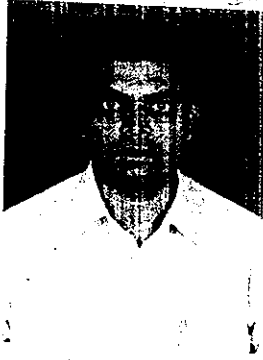
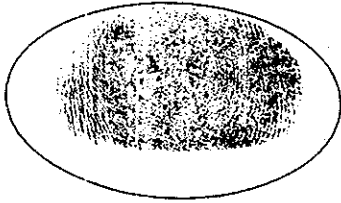
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER:

M/S. BHARGAVI DEVELOPERS
HAVING ITS OFFICE AT G-2
KALYAN ENCLAVE
KAMALANAGAR, ECIL
HYDERABAD.
REP. BY ITS MANAGING & AUTHORISED PARTNER
SRI ANAND KUMAR,
S/O. SRI. B.N. RAMULU



BUYER:

MR. V. SHIV SHANKER GOUD
S/O. MR. V. BIKSHAPATHI
R/O. AT PLOT NO. 23
HARSHAVARDHAN ENCLAVE
OLD BOWENPALLY, SECUNDERABAD.

SIGNATURE OF WITNESSES:

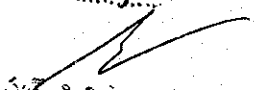
- 1.
- 2.

for Bhargavi Developers

Partner

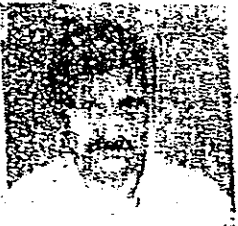
SIGNATURE OF EXECUTANTS

అద్దకము 2009 సం॥ పు 469
దస్తావేజు మొత్తము కాగితముల సంఖ్య 12
జా కాగితముల వదుల సంఖ్య 9


పు. రిజిస్ట్రారు




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AENPB5288E



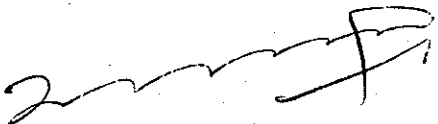
नाम /NAME
ANAND KUMAR BHASHYAKARLA

पिता का नाम /FATHER'S NAME
NARASIMHA RAMULU

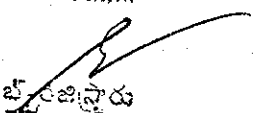
जन्म तिथि /DATE OF BIRTH
29-07-1968

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, अंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh



అంతకుముందు 2009 సంవత్సరం ఆది 469
విస్తారములు మ. శ్రీమతి కృష్ణమూల గారి కుమార్తెల నుండి 1/10
ఈ కృష్ణమూల వద్దను నుండి


సబ్ రిజిస్ట్రారు



INDIAN UNION OFFICE
ANDHRA PRADESH

DRIVING LICENCE



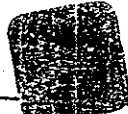
DLFAP010118807
U SAID SHANKAR GOUD
U BIKSHAPATHI GOUD
P. NO. 23
HARSHAVARDHANA ENCLAVE,
BOWENPALLY
SECUNDERABAD

V. Shan
Signature

Issued on: 10-04-2007

106
1007
Issuing Authority
RTA-SECUNDERABAD

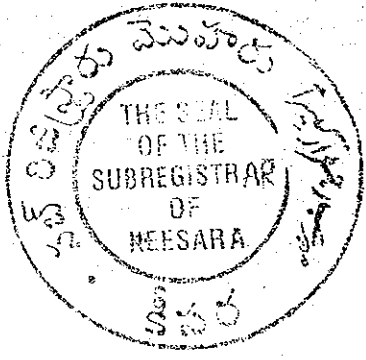
	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MCWG	10-06-2026
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLFAP010118812007	
<u>Original LA.</u>	RTA SECUNDRABAD	
<u>DOB</u>	11-06-1976	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	10-04-2007	



V. Shan

పుస్తకము 2009 సం॥ వృ 469
విస్తావణ మొత్తము కాగితముల సంఖ్య..... 12
కాగితముల వరుస సంఖ్య 11


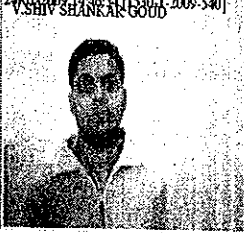



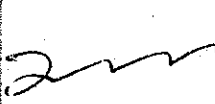
నవ్వారిబిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

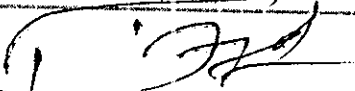
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24/01/2009 14:46:56

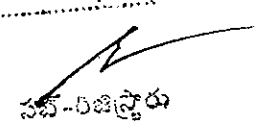
SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 24/01/2009 14:46:54 [1530-1-2009-540] V.SHIV SHANKAR GOUD	(CL) V.SHIV SHANKAR GOUD P NO 23 HARSHVARDHAN ENCLAVE OLD BOWENPALLY SEC-BAD	
2	Manual Enclosure	Manual Enclosure	(EX) M/S.BHARGAVI DEVELOPERS HYDHYD	
3		 24/01/2009 14:46:10 [1530-1-2009-540] B.ANAND KUMAR	(EX) B.ANAND KUMAR H.NO.VENKATESHWARL U NAGAR MOULA ALI HYD	

Witness
Signatures

 Operator
Signature


Subregistrar
Signature

పుస్తకము 2008 సం॥ పు..... M69
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12
* కాగితముల వరుస సంఖ్య..... 12


సబ్-రజిస్ట్రారు

