

ఆంధ్రువేదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

360195

Date: 04-07-\$008

Serial No : 27,083 Denomination:

Purchased By

D. RAMESH S/O D. SENKARAM

SECEAD

For Whom:

PARAMOUNT BUILDERS SECRAD

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

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the *8 day of July 2008 at Secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at \$-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years Occuaption: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, Occuaption: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

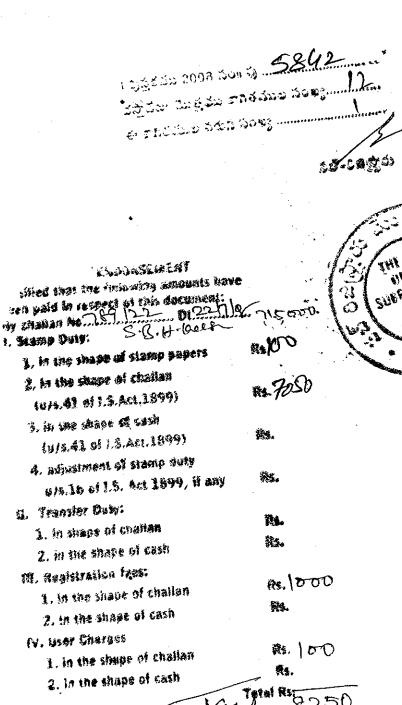
AND

MR. S. SURESH, SON OF MR. V. SEETHAPATHI, aged about 33 years, residing at Flat No. C-417, Silver Springs, Qutbullapur, Balanagar, 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).

For Paraguaut Builders

Partner

Page 1



i. Stamp Duty:

WHEREAS:

- A. The Buyer under a Sale Deed dated 28.7.2008, has purchased a semi-finished, Semi-deluxe apartment bearing no. 307, on the third floor in block no. '2C', 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:
 - a. Proportionate undivided share of land to the extent of 34.76 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 25 admeasuring about 15 sft.

This Sale Deed is registered as document no. 584/08 in the office of the Sub-Registrar, Keesara Mandal, 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 semi-deluxe apartment bearing no. 307 on third floor in Block '2C' 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 Semi-deluxe apartment bearing no. 307 on the third floor in block no. '2C', 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. 25 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 7,15,000/-(Rupees Seven Lakhs Fifteen Thousand Only) on or before 15th July 2008.

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Partner

.. ທັກລູຮສມ 2000 ສ ຄົນ ເ**ຕັນ....** 52.42..... షస్వాపేజు మొత్తం కాగితముం సంఖ్య...... ఈ కొగితము వర్గున్ పలత్వా-----क#-0#\ते ्ठ 2008 Sun 293 3028 535 1930 క.స్పేష్ **స్ట్రోల్ల మా**నం వ తెడ కేదర్ ద్రవే ఇండిస్ట్రోరు ఆఫీసుల్లో Milk. Problem Really కిణ్యాంద్ర దల్లవు 🏰 🕶 ని స్ట్రెఫ్ట్ 32.ఎ ను And the state of t inoun des 🗬ల్లు లేని రునుము the same ~ /ooo./> 5 1 men 2 me Gregorians K. Pradhokar Roday 8/0. K.P. Roday oce: Service (0) I-L-187/3 & 4, red rivor, Bolam mangion, mg! Read, See Bad, through attested SPA box Resemblish of documents. Vide SIA NO. 1/200) at SRo, Shanninger, R.L. 978+ 5. Sureph 8/0. V. Seethapathi oct. Service · Plo. Flat No. C-417, Silver springs, Qutualopur, Balanagar, Hydrabad. నిరూ**ఫీంచినదీ** tripho los 8/0, yadagini oc. servie 10). Si soi par, As new vager is newly Hidron Lie Comados 8/0, ventabelinos nos occi. service Plan 1-24, Dosehvanager, Nearper. Monder, Hind. 2008 Some 208 నెల 28 - ప్రవేధి సహ్-రెజిస్టోరు 1980 273 2 800 200 6 200 650

- 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.
- 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 apartment bearing no. 307 on third floor in Block '2C' 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 31ST August 2008 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.

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For Paramount Bunders

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ఈ కాగిలముఖ ప్రవేస్త సంఖ్య	
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Including transfer duty and Rs. 1000

towards registration fee on the Market value
of Rs. 15000 was paid by me.

Party through challan Receipt No. 189122
dated 22118 at SBH Thumkunita Br. Thumkunita
Shamirper 1 CCC 3

12 కృష్ణకారణ 2008 ప్రహ (శా.క 1930) నంబబ్బ S842 పెంబడుగా రిజుప్లరు చేయబడినది. స్పానింగ్ నిమిత్రం గుర్తింపు నెంబడు 11530-15842/2108 ఇచ్చవునది.

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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 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 Paramount Builders

Partner

For Paramount Bullders

Partner

S. J.

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.
- Stamp duty and Registration amount of Rs. 8180=/- is paid by way of challan no. 789122, dated 22-7-08, drawn on State Bank of Hyderabad, Kees ara Branch, Keesara Mandal, R. R. District and VAT paid an amount of Rs. 7150=/- by the way of Payorder No. 162123, dated 21.57.86, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

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For Paramouet Bullders

Partner

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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 semi-deluxe apartment no. 307 on the third floor in block no. 2C, 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. 25, 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	Open to sky	
South By	Flat No. 308	
East By	Open to sky	
West By	6' wide corridor & Open to sky	

WITNESS:

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For Paramount Builders

Partner

For Paramount Budders a

BUILDER

BUYER



	SCHEDULE OF SPECIFIC COMPLETION OF CONST	ATION FOR		
7.		IROCTION		
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 files		
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:

For Parais

Partner

BUILDER

BUYER.

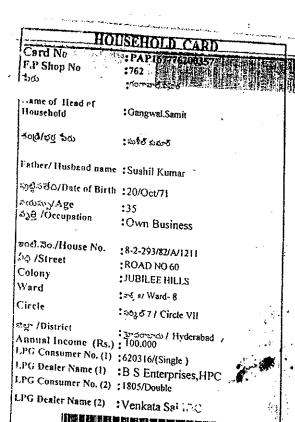


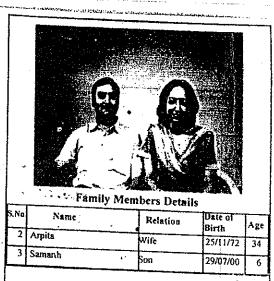
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REGISTRATION P	LAN SHOWING	FLAT NO	D. 307 IN E	BLOCK N	IO. '2C'				· · · · · · · · · · · · · · · · · · ·
			THIRD FL				RESID	ENCY	
IN SURVEY NOS.	176 (PART)	:					•		CITURTED AT
	NAGARAM VILL	AGE,		KEESAR	 ?A	·			SITUATED AT
BUILDER:	M/S. PARAMOU	NT BUILDE				TS PAF	TNFR	S INAMU	AL, R.R. DIST.
	MR. SOHAM MO								
	MR. SAMIT GAN								
BUYER:	MR. S. SUKESH								
REFERENCE: AREA: 34.7	SCALE		3.	INC	L:			EXCL:	
Total Built-up Area Out of U/S of Land :	= 530 sft. = Ac. 3-04 Gts.			,?	1	,			
Open to sky	UTILITY 4'0"x9'0" 6' w	de corridor	4 P B B B B B B B B B B B B B B B B B B			Flat No. 308		Location Ma	ap
WITNESSES: 1. Para and 2. Mark	Name of the second	For	77.00	i Späge			For P	SIG. OF TH	artner HE BUILDER

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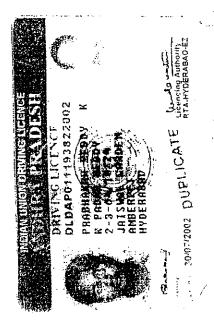


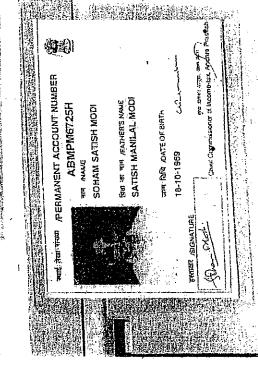


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For Paramount Builders
Partner

For Paramount Builders
Partner

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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







BUILDER:

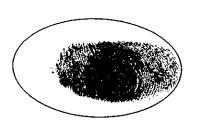
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

1. MR. SOHAM MODI S/O. MR. SATISH MODI





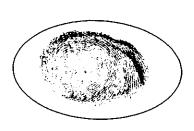
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.





SPA FOR PRESENTING DOCUMENTS:

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. S. SURESH S/O. MR. V. SEETHAPATHI R/O. FLAT NO. C-417 SILVER SPRINGS QUTBULLAPUR BALANAGAR HYDERABAD.

For Purns Partner

For Paramount Builders,

SIGNATURE OF EXECUTANTS

4£-64£\$6



्रञायकर विमाग INCOMETAX DEPARTMENT



भारत सरकार GOVT: OF INDIA

S SURESH

SEETHAPATHI VARADAPPAN 04/05/1975 Permanent Account Number BXGPS2612Q





In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पानेपर कृपया सूचित करें/लौटाएं : आयकर पैन सेवा यूनीट,यूटीआईटीएसएल प्लाट नं: ३, सेक्टर ५१ , सी.बी.डी.बेलापूर, नवी मुंबई-४००,६१४

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\$ \$

35.64850



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

C.S.No./Year: 006730/2008 of SRO: 1530(KEESARA)

28/07/2008 13:22:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	2734114	8 07,3008 13:20:37 [1530-1-2008-6730] S S (IRES) 13:20:37 [1530-1-2008-6730]	(CL) S.SURESH C- 147 SILVER SPRINGS QUTHBULLAPUR BALANAGAR HYD	Stor
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS R/O.5- 4-187/3 & 4 II ND FLOOR SOHAM MENSION M.G.ROAD SEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUN BUILDERS 5-4- 187/3 & 4 II ND FLOOR M.G.ROADSEC- BAD	T .
4	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL HYDERABAD	

Witness Operator
Signatures Signature

Subvegistrar Signature

