

## ಆಂಧ್ರಕ್ಷವೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH

P 365820

-mag : 23-09-2008

Serial No: 36,510

Denomination: 100

Pu#chased By

S/O. G.A. RAO SECDAD

PARAMOUNT SUITURES
SECRAD &

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

### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 30 day of September 2008 at Secunderabad by and between:

M/S. 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 38 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / pominees / assignee etc.)

AND

MR. DODDALA VENKATA PRASAD, SON OF MR. D. LINGA RAO, aged about 41 years, residing at Plot no. 18, Flat No. 102, Jaya Vijayendra Towers, A. S. Rao Nagar, G-Block Colony, Hyderabad-62, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

o Paramount Builder

Partner

For Paramount Builders

2

Partner

Page 1

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(u/s.4) (ES.Act.1809)

4. adjustment of stamp duty

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9. Transfer Duty:

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SUB REGISTRAR KEESARA

#### WHEREAS:

- A. The Buyer under a Sale Deed dated 30.9.06 has purchased a semi-finished, deluxe apartment bearing no. 109 on the first floor in block no. '3C', admeasuring 530 sft. of super built up 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. 09 admeasuring 15 sft. of each. This Sale Deed is registered as document no. Superscript 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. 109, on the first floor in block no. '3C' 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. 109 on the first floor in block no. '3C', admeasuring 530 sft. 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. 09 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,54,000/- (Rupees Seven Lakhs Fifty Four Thousand only).
- 2. The Buyer shall pay to the Builder the balance consideration of Rs. 7,54,000/- (Rupees Seven Lakhs Fifty Four Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment		
I	3,84,000/-	18.09.2008		
II	1,40,000/-	02.11.2008		
III	2,30,000/-	31.12.2008		

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

For Paramount Builders

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Page 2

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చి <b>డవు పోట</b> న .చేలు
K. Pragnatar Reddy, Slo. K. Palma Reddy, Occupation: Service, (O). 5-4-187/3 & 4. 2nd Floor, Soham Mansion, M. C. Road
of documents. Vide GPA / SPA NO.
dated 17:01-07 registerer at SRO, Shomerper- Ranga Reddy District.
ప్రేశమ బోటన (వేలు గ్రామంక)
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K-Romendra S/a K. Raghunatham oce: Service -R/o. 9-8/31, P. No. 33 Road NO-11, S.V. Nagar, Nagaram (4)
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- 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 Imonth 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. 109 on the first floor in block no. '3C' 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<sup>st</sup> December 2008 with the grace period of 06 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 Paramount Bing...

Partner

For Paramount Builders

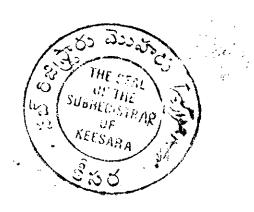
Partner

DUSalson

విద్దెకము 2068 సంగా మై <u>8433</u> ఎస్రైవేజు మొత్తము గాగువమంల సంఖ్య <u>12</u> ఈ కాగతముజ వర్షప్ర సంగ్యా <u>క</u>

15 ఫుర్రకలు 2008 నలు (శా.శ 1930) నంగప్ర మిట్టెన్ని మెలుదగా రజిస్తరు చేయబడినది. స్కానింగ్ విమిత్రం గుర్తింపు చెంబరు 11539-1 మీట్వెన్ /2008 ఇస్వరమైనది.

సబ్-రజిస్టేరు అధికార



- 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.

For Paramount Ruilders

Partner

For Paramount Builders

Partier

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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. Styo= is paid by way of challan no. 919399, dated 6.10.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and an amount of Rs. 7540=/- paid by the way of pay order No. 144021, dated 26.09.08, HDFC Bank, S. D. Road, Secunderabad.

Bunders

Portur

For Paramount Builders

**Partner** 



## 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. 109 on the first floor in block no. '3C', 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. 9, 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. 108
South By	Open to sky
East By	Open to sky
West By	6' wide corridor & Open to sky

WITNESSES:

1. 9 1

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

**BUYER** 

ప్రావేశము కరిగికి నిర్మాప్తు దిశ్శి కేస్తున్న మొద్దముల సంఖ్య 12-ఈ రాగతముల వహర సంఖ్య 6



	SCHEDULE OF SPECTOMPLETION OF COMPLETION OF	IFICATION FOR DNSTRUCTION
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:

WITNESS:

R. S. D.

For Paramount Builders

Partner

For Paramount Builders

BUILDER

2.

BUYER.



REGISTRATIÓN F						
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* .		ON THÉ FIRS	T FLOOR IN PARA	MOUNT	RESIDEN	ICY
IN SURVEY NOS.	176 (PART)					SITUATED AT
	NAGARAM VILL	AGE,	KEESARA			MANDAL, R.R. DIST.
BUILDER:	M/S. PARAMOUI	NT BUILDERS I	REPRESENTED BY	ITS PAF	RTNERS	mana, mana piyi.
			R. SATISH MODI		<del></del>	
	MR. SAMIT GAN	GWAL, SON OF	MR. S. K. GANGV	VAL	<del></del>	
BUYER:			SAD, SON OF MR. I		RAO	
REFERENCE: AREA: 34.1	SCALE	•	INCL: SQ. MTRS.			EXCL:
Total Built-up Area Out of U/S of Land	= 530 sft. = Ac. 3-04 Gts			- Control of the Cont		
	7.00.00	Open to sk	,			′ <b>Л</b>
	Flat No. 108		Natural En	Open to sky	L	ocation Map
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War St					6	SIG. OF THE BUYER

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త్రిద్దికము 2008 నం.. ప్ర<u>క్షాలు కంట్రామ్ 10-</u> ఈ కాగీతముల వరువ నంట్య <u>8</u> సుక్షాలు



# 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

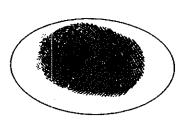




BUILDER:

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





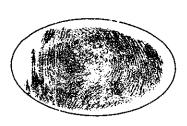
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.





SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 01/2007 DT. 11.01.2007:

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.





#### BUYER:

MR. DODDALA VENKATA PRASAD S/O. MR. D. LINGA RAO R/O. PLOT NO. 18, FLAT NO. 102 JAYA VIJAYENDRA TOWERS A. S. RAO NAGAR, G-BLOCK COLONY HYDERABAD-62.

SIGNATURE OF WITNESSES:

2.

For Paramount Builders

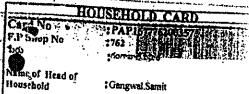
For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

DIPSUSJ





Gangwal.Samit

-০৫/বর ১০

: మకీల్ కుమార్

Father/ Husband name : Sushil Kumar

තුවූයම්ය/Date of Birth :20/Oct/71

నయస్స్పు Age వృత్తి /Occupation

Own Business

ಾಂಕಿ.ಸಂ./House No. ১৭ /Street

:8-2-293/82/A/1211 :ROAD NO 60

Colony

:JUBILEE HILLS

Ward Circle

:=€ a/ Ward- 8

eg. /District

:ಏರ್ಡಿರ್/ Circle Vil

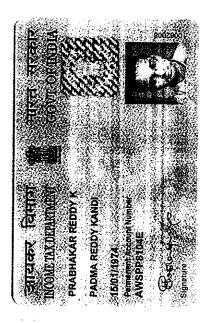
Annual Income (Rs.): Too,000 Hyderabad

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 100







Family Members Details

Name		Relation	Date of Birth	Age
2 . ,ois		Wife	25/11/72	34
is sisnh	1.	Son	29/07/00	6

DPL No 102 Jublee Hills club, Jubilee Hills

27/01/2006

SATISH MANILAL MODI THE DATE OF BIRTH 18-10-1969

For Paramount Builders

వుస్తకము 2008 నరం పు <u>8433</u>. దెన్నివేజు మొత్తము కాగితముల సంఖ్య <u>12</u> ఈ కాగితముల 2 20 ఏ. ద్య <u>10</u>



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

C.S.No./Year: 009376/2008 of SRO: 1530(KEESARA)

10/10/2008 12:58:12

(CL) DODDALA VENKATA PRASAD PL NO 18 F NO 102 JAYA VIJAYENDRA TOWERKAPRA HYD	DN-
Manual (EX) M/S.PARAMOUNT BUILDERS Enclosure OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
Manual Enclosure Hanual (EX) SOHAM MODI OFFICE AT 5-4- 187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
Manual Enclosure Enclosure (EX) SAMIT GANGWAL OFFICE AT 5-4- 187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	

Signature

Subregistrar Signature





Election Commission Of India భారత ఎన్నికల సంఘము

IDENTITY CARD గుర్తింపుకార్డు

GBZ1678424



Elector's Name : D. V PRASAD ఓటరు పేరు : డీ. వీ ప్రపాద్

Father's Name: LINGA RAO

රෙල් විරා:

లింగ రావు

Sex: M

Age as on 1-1-2003

1-1-2003 నాటికి వయస్సు

Address:

చిరునామా

4-100&101

4100<sub>2</sub>101

Malkajagiri

మల్కడిగిరి

Malkajagiri

ಮಲ್ಕಾಜಗಿರಿ

SECUNDERABA

సాకుందరబ

Electoral Registration Officer ఓట్లో రిజి స్పైతో అధికారి

SECUNDERABA Assembly Constituency ည်စုံသူတွေအထည် လူနှစ်ဆိုသို့ သိထာလသုံး သို့တာ အနေသို့သည်။

Place: SECUNDERABA స్థలము: බිජාරයරන

Date / đ소: 24-05-2003

This card may be used as an identity card under different Government schemes ఈ కార్డును వివిధ్యపభుత్వ పధకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

151 / 831

