

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 1692 Date 6/3/09 Rs. 100
Sold To G. VENKATESH
S/o G. A. RAO
For Whom PARAMOUNT BUILDERS

800

L. G. Chimalgi
R 073516
LEELA G CHIMALGI
STAMP VENDOR
Licence No. 1/2009
5-4-76/A, Gollar Ranigunj,
SECUNDERABAD-500 003.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15 day of March 2009 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 37 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 / nominees / assignee etc.)

IN FAVOUR OF

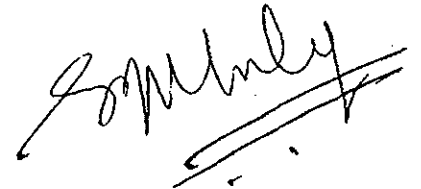
MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Paramount Builders


Partner

For Paramount Builders


Partner



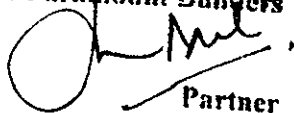
WHEREAS:

- A. The Buyer under a Sale Deed dated 6.03.2009 has purchased a semi-finished, deluxe apartment bearing no. 108, on the first floor in block no. 'A', admeasuring 1600 sft. of super built up area in residential apartments styled as 'Paramount Residency' together with:
- Proportionate undivided share of land to the extent of 104.93 sq. yds.
 - A reserved two wheeler parking for bearing no. 8 admeasuring 15 sft.
 - Car parking space bearing no. 4, admeasuring 100 sft.
- This Sale Deed is registered as document no. 1363/09 in the office of the Sub-Registrar, Shameerpet. 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. 108 on first floor in Block 'A' 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:

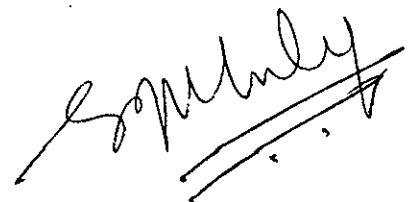
- The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 108 on the first floor in block no. 'A', admeasuring 1600 sft. of super built up area and undivided share of land to the extent of 104.93 sq. yds. A reserved parking space for two-wheeler, bearing no. 08 admeasuring 15 sft. and a reserved parking space for car bearing no. 04, admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only).
- The Buyer has already paid to the Builder the consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only), admitted and acknowledged the receipt.
- 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 3 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

For Paramount Builders


Partner



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. 108 on first floor in Block 'A' 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 March 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.
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 Builders

Partner

For Paramount Builders

Partner



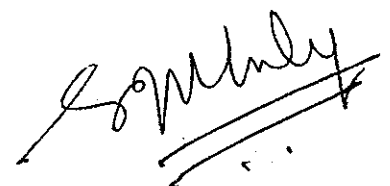
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver 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 Builders

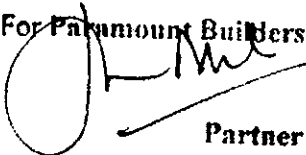
Partner

For Paramount Builders

Partner

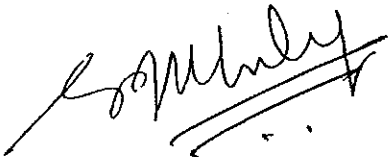


19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute 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.

For Paramount Builders

Partner

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


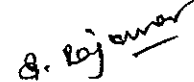
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment no. 108 on the first floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 8 & 4, admeasuring about 15 and 100 sft. respectively., 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

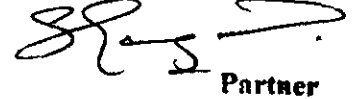
WITNESESS:

1. 
2. 

For Paramount Builders


Partner

For Paramount Builders


Partner

BUILDER


BUYER

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:

WITNESS:

- 1.
- 2.

[Handwritten signature]
S. Rajkumar

For Paramount Builders
[Handwritten signature]
Partner

For Paramount Builders
[Handwritten signature]
Partner
BUILDER

[Handwritten signature]
BUYER.



GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తులపై భార భవనాల వల్లము

A.No. 1205/09
CARD
 KESARA

SRO/ నం.కా. 3/2004

KESARA

K. PRABHAKAR REDDY SURVEY: 1776, HOUSE: 108 PLAT: 108 NORTH: PLAT NO. 107 SOUTH: PLAT NO. 109 EAST: OPEN TO SKY WEST: 6' WIDE CORRIDOR
 VTLA/CON: NAGARAMNAGARAM

Certificate No/ భవనాల వల్లము సంఖ్య: 1205/09

Application No/ భారాస్తు సంఖ్య: 1051000

Date/ తేదీ: 12-03-2009

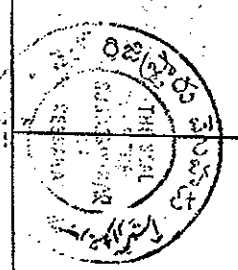
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having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
 కింది వివరములలోని ఆస్తులపై భారాస్తులను గురించిన వల్లములు మరియు భవనాలపై భారాస్తులను గురించిన

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances registered in the office of the Registrar and encumbrances appear. Years from: 12-03-2009 to 17-04-2009

నా. నం.కా. 3/2004 నం. 0 వరకు 15 వల్లముల మరియు భవనాలను సంబంధించిన వల్లములపై భారాస్తులను గురించిన వల్లములు మరియు భవనాలపై భారాస్తులను గురించిన వల్లములు

Sl.No. వరుస సంఖ్య (1)	(a) Description of Property చిట్ట వివరములు (2)	Date of Execution (Registration) దస్తావేజు ప్రాయోజన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పేర్ల పేర్లు and Encumbrances (E) and Chancellors (C) దాని కచ్చిన వారు పాస్పు వారు (5) (6)	Ref. to Document Entry దస్తావేజు పేరి వివరాలు	
					Vol.No./Page No. వాల్యూం/పుటలు	Document No/Year దస్తావేజు నం./సం.
1	VILL/COL: NAGARAJ NAGARAJ W-B: 1-1 SURVEY: 176 HOUSE: 108 FLOOR: #A, 01, # FLAT: 108 EXTENT: 104.93 SQ. MTS BUTT: 1715 SQ. FT. Boundaries: (N): PLAT NO. 107 (S) PLAT NO. 109 (E): OPEN TO SKY (W): 6' WIDE CORRIDOR I.I.NK XXXX: 1516, 2010/2004# 2916, 2246/2004#	(R) 06-03-2009 (P) 06-03-2009 (S) 06-03-2009	-0101 Sale M.C. Value: Rs. 904064 Cons. Value: Rs. 1051000	1 (EX) PRABHAKAR REDDY 2 (EX) SOHAM MODI 3 (EX) SAKSHI GANGWAL 4 (EX) B. ANAND KUMAR 5 (EX) HARSHAD KIRAN KUMAR 6 (EX) M. KANTHA REDDY 7 (EX) GANESH REDDY 7 (EX) M. KANTHA RAO	0/0	1363 / 2009 OF SRO OF KESARA 1



This certifies that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.
 ఈ ఆస్తుల సంబంధించిన వల్లములకు మినహా ఇతర వల్లములు లేవని మరియు ఆస్తులపై భారాస్తులు లేవని తనిఖీ చేయబడినది.

Search made and certificate prepared by/ వల్లముల తనిఖీ చేయబడినది మరియు దస్తావేజు తయారు చేయబడినది.
 Search verified and certificate examined by/ నా. నం.కా. 3/2004 వల్లముల తనిఖీ చేయబడినది మరియు దస్తావేజు తనిఖీ చేయబడినది.
 Office of the Sub-Registrar, KESARA
 Received Rs. 0 +20 Towards BC-Free against Card No. 291