



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G 364719

49079 18.09.07 1001  
 G. Venkatesh  
 G. A. Rao sa  
 Paramount Builders, sa

*[Signature]*  
 S. Y.L. NO. 51/82, P. NO. 12/2008  
 REGISTRATION NO. 12-042

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 12<sup>th</sup> day of October 2007 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 Occupation: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 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. K. LAKSHMI RANGAIAH, SON OF MR. K. RANGAIAH, aged about 29 years, residing at Permanent Address: 6/593-2, Arts College Road, Produtur, Cuddapah District - 516 360. Presently residing at Plot No. 210, Pragathi Nagar, Near A.S.Rao Nagar, 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 Paramount Builders  
*[Signature]*  
 Partner

For Paramount Builders  
*[Signature]*  
 Partner

K.L. Rangaiah  
 Page 1

పంపిణీ ద్వారా  
విస్తరించబడింది

1 వ పుస్తకము 200 వ పుటలు..... 270

రస్తావేళ మొత్తం తాగితముల సంఖ్య..... 11

2 వ పుస్తకము 200 వ పుటలు..... 1

సబ్-రెజిస్ట్రార్

2007 వ సంవత్సరం..... 12

1929 వ సంవత్సరం..... 23 వ తేదీ

జనం..... 12

కీసర నగర్.....

శ్రీ/శ్రీమతి..... K. prabhakar Reddy

విజయవాడ.....

అనునదిగా.....

వేతములలో.....

రూ..... 1000

వాసియిచ్చినట్లు నిప్పుకొన్నది

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

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ఎడమ బొటన వ్రేలు

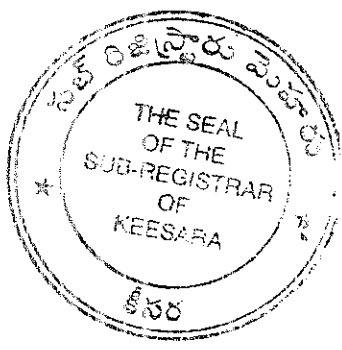
ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు

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ఎడమ బొటన వ్రేలు

ఎడమ బొటన వ్రేలు



శ్రీమతి

శ్రీమతి K.L. Ranganath s/o. K. P. Reddy occ. Service  
c/o S-H-187/3 rd floor, Soham mansion  
M. G. Road, Sec 2nd, through attested SPA by  
K.L. Ranganath Presentation of documents vide  
SPA No. 1/2007 at SRO,  
Shamirpet, R.R. Dist

K. Lakshmi Ranganath s/o. K. Ranganath occ. Service  
R/o. Plot No. 210, Pragathi Nagar, A.S. Rao Nagar  
Hyderabad

1. SRINIVAS TATA, s/o. VR TATA, Schneider Electric, SP Road Secunderabad

2. Krishna Rao s/o. Ramakrishna occ. Business  
2-3-64/10/24, Amberpet, Hyderabad.

2007 వ సంవత్సరం..... 12 వ తేదీ  
1929 వ. సంవత్సరం..... 23 వ తేదీ

WHEREAS:

- A. The Buyer under a Sale Deed dated 12.10.07 has purchased a semi-finished, semi-deluxe apartment bearing no. 205 on the second floor in block no. 'B', admeasuring 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) 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:
- Proportionate undivided share of land to the extent of 54.43 sq. yds.
  - A reserved two wheeler parking for bearing no. 14 admeasuring 15 sft

This Sale Deed is registered as document no. 269/07, in the office of the Sub-Registrar, Keesara, R.R. 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. 205, on the second floor in block no. 'B' 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 semi-deluxe apartment bearing no. 205 on the second floor in block no. 'B', admeasuring 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) of super built up area and undivided share of land to the extent of 54.43 sq. yds. A reserved parking space for two-wheeler, bearing no. 14 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 9,57,000/- (Rupees Nine Lakhs Fifty Seven Thousand only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 9,57,000/- (Rupees Nine Lakhs Fifty Seven Thousand only) in the following manner:

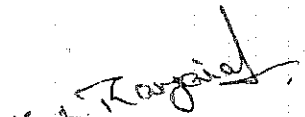
Installment	Amount (Rs.)	Due date of payment
I	4,87,000/-	14.09.2007
II	1,75,000/-	29.10.2007
III	2,95,000/-	01.04.2008

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner

  
Page 2

1వ పుస్తకము 2007 వ సం|| కు..... 270

దస్తావేజు కేసులకు జారీ చేయబడిన సొంతం..... 11

ఈ రెండింటినూ వసూల సంఖ్య..... 2

సబ్-రెజిస్ట్రారు

An Amount of Rs. 9470 towards Stamp Duty including Transfer Duty and Rs. 1000 towards Registration Fee was paid by the party through Challan Receipt Number 651810 Dated 11/10/07 at S.B.H. Bank Thumkunta Branch

Sub-Registrar

1వ పుస్తకము 2007 సం|| (క.స.1029) సం|| కు

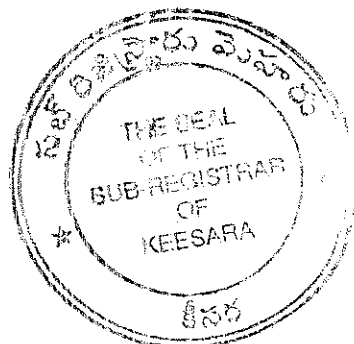
270 రూపాయల వసూలు చేయబడినది. సొంతం

విషయం గుర్తింపు సంఖ్య 270

అప్పుడప్పునది

2007 సం|| అక్టోబర్ నెం. 12 వతేది

సబ్-రెజిస్ట్రారు అధికారి



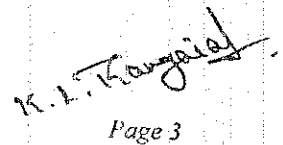
3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer 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. 205 on the second floor in block no. 'B' 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 01<sup>st</sup> April 2008 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.

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner

  
K. L. Rangia  
Page 3

18/5/20

270

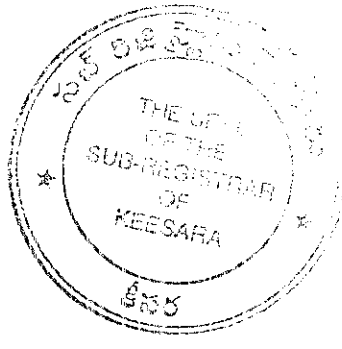
దస్తవేసి

11

శ్రీ లాల్‌బహదూర్ శర్మ

3

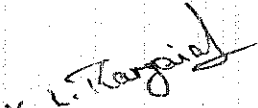
*[Handwritten Signature]*  
శ్రీ లాల్‌బహదూర్ శర్మ



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 or 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 Builders  
  
Partner

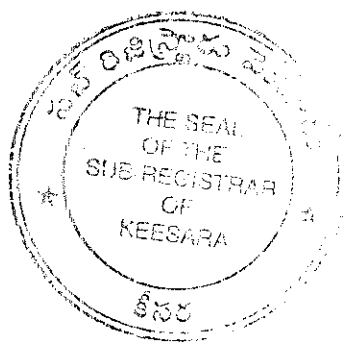
  
Page 4

1. వస్త్రకము బిల్డి న సంఖ్య..... 270 .....

2. దస్తావేజు మొత్తము తారీఖులు సంఖ్య..... 11 .....

3. ఈ తారీఖులు వగున సంఖ్య..... 0 .....

నబ్-లిటింగ్

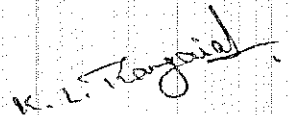




18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to 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. 10,570/- is paid by way of challan no. 651870, dated 11.10.07, drawn on State Bank of Hyderabad, Thumkurta Branch, — — — R. R. District and VAT an amount of Rs. 9570/- paid by way of Payorder No. 135885, dated 5-10-07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

  
K. L. Raju

1. వస్తుకము నెంబర్ 270  
2. దస్తావేజు మొత్తము 11  
3. ఈ ధాన్యము పనున సంఖ్య 5

సబ్-రెజిస్ట్రారు



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. 193, 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. 205 on the second floor in block no. 'B', admeasuring 830 sft. of super built-up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 14, 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. 204
East By	6' wide corridor
West By	Open to sky

WITNESSES:

1.  (SRINIWAS TATA)
2. 

For Paramount Builders

  
Partner

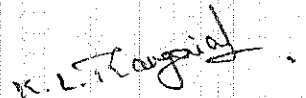
For Mr. B. Anand Kumar & Others

  
Saham Modi,  
(GPA Holder)

For Paramount Builders

  
Partner

BUILDER

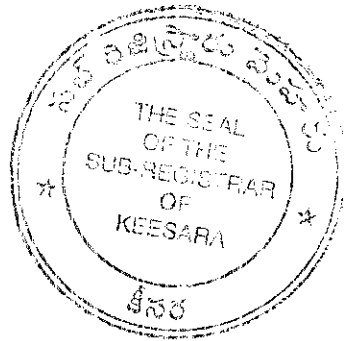
  
BUYER

1వ స్తంభము 2007 వ సం॥ నెం. 270

దస్తావేజు మొత్తము కారితముల సంఖ్య 11

2వ కారితము వసూల సంఖ్య 6

పబ్-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:

WITNESS:

1. 
2. 

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

BUILDER

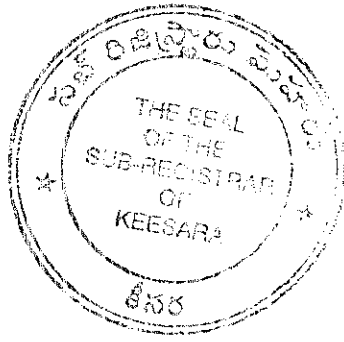
  
BUYER.

1వ స్తంభము 2007 జ.న. 270

రెస్టిట్యూషన్ కమిషన్ కార్యాలయ సంఖ్య 4

ఈ కార్యాలయ వదుల సంఖ్య 7

సబ్-రెజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 205 IN BLOCK NO. 'B'

ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY

**IN SURVEY NOS.** 176 (PART)

**SITUATED AT**

NAGARAM VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

**BUYER:** MR. K. LAKSHMI RANGAIAH, SON OF MR. K. RANGAIAH

**REFERENCE:**  
**AREA:** 54.43

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

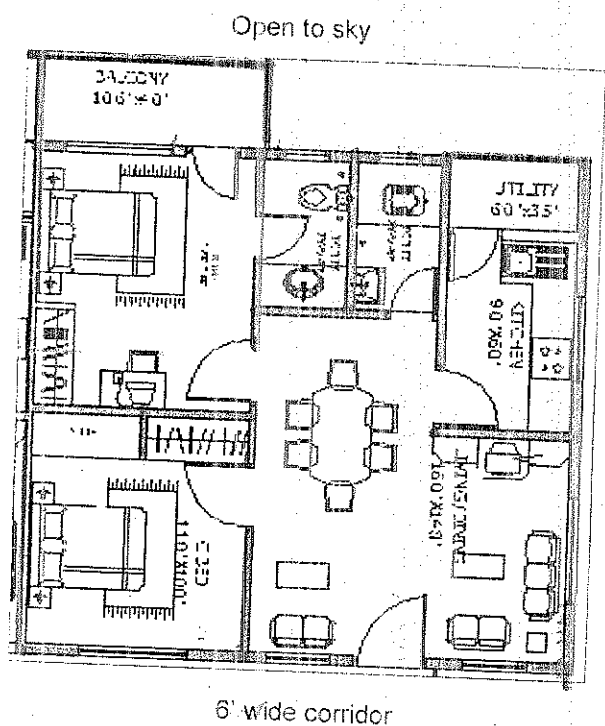


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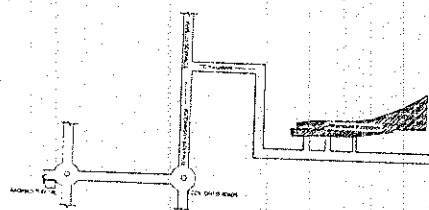


Total Built-up Area = 830 sft.  
Out of U/S of Land = Ac. 3-04 Gts.

Flat No. 204



Location Map



**WITNESSES:**

- 1.
- 2.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

SIG. OF THE BUILDER

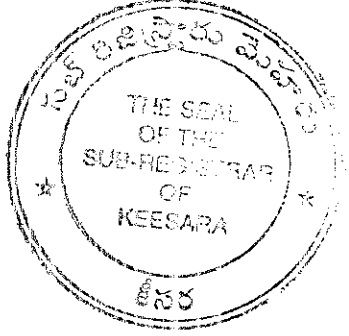
SIG. OF THE BUYER

1 నంబరు 2007 త. ప. నంబరు 270

నంద్యాల సబ్-డివిజన్ కార్యాలయం నంబరు 11

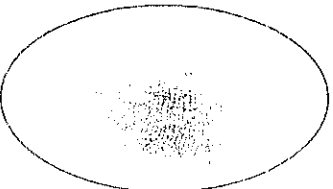
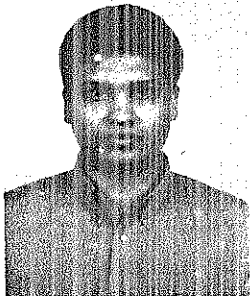

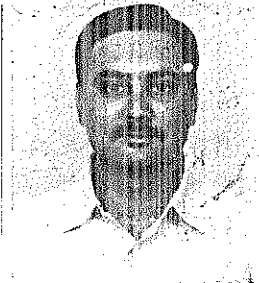
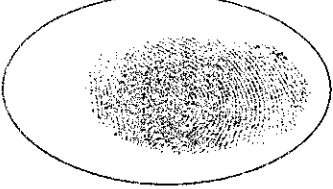

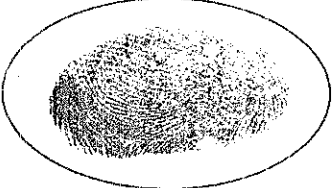
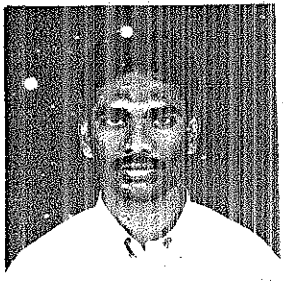
ఈ కార్యాలయం వారు పంపిన నంబరు 8

*[Handwritten Signature]*  
సబ్-డివిజన్ డైరెక్టర్







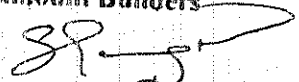
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>BUILDER:</b> 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.
			<b>SPA FOR PRESENTING DOCUMENTS:</b> 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.
			<b>BUYER:</b> MR. K. LAKSHMI RANGIAH S/O. MR. K. RANGIAH PERMANENT ADDRESS: 6/593-2 ARTS COLLEGE ROAD PRODUTUR, CUDDAPAH DISTRICT - 516 360 PRESENTLY RESIDING AT PLOT NO. 210 PRAGATHI NAGAR NEAR A.S.RAO NAGAR HYDERABAD.

**SIGNATURE OF WITNESSES:**

1. 
2. 

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 SIGNATURE OF THE EXECUTANTS  
 K. L. Rangiah

15/07/2007 270

11


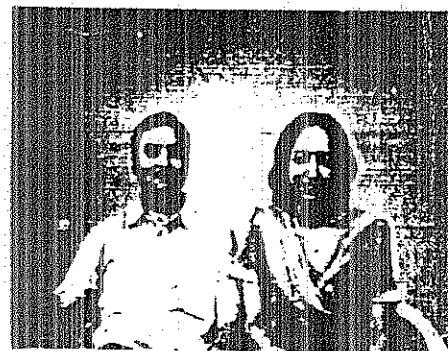
9

Handwritten signature



**HOUSEHOLD CARD**

Card No. : PAPI 5776308357  
 EP Shop No. : 762  
 Name of Head of Household : Gangwal Samit  
 Father/Husband name : Sushil Kumar  
 Date of Birth : 20/Oct/71  
 Age : 35  
 Occupation : Own Business  
 House No./House No. : 8-2-293/82/A/1211  
 Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : Ward - 8  
 Circle : Circle VII  
 District : 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

**Family Members Details**


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

DPL No 102  
 Jubilee Hills club  
 Jubilee Hills

27/01/2006  
 DPL Incharge

**INDIAN DRIVING LICENCE**  
**ఆంధ్ర ప్రదేశ్**  
**DRIVING LICENCE**  
 DLDAPO1193822002  
 PRABHAKAR REDDY K  
 K PRABHAKAR REDDY  
 2-3-0-11111111  
 JAISWARAN  
 AMBERNATH  
 HYDERABAD

10/07/2002 DUPLICATE



**PERMANENT ACCOUNT NUMBER**  
**ABMPM6725H**

NAME : SORHAM SATISH MODI  
 FATHER'S NAME : SATISH MANILAL MODI  
 DATE OF BIRTH : 18-10-1969

COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH

27/01/2006

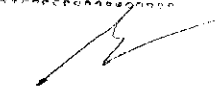
For Paramount Builders  
  
 Partner

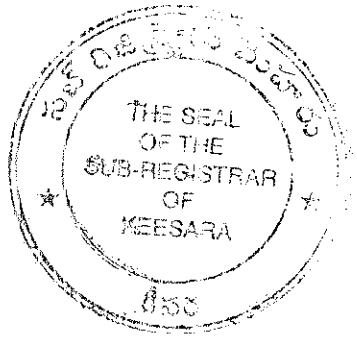
For Paramount Builders  
  
 Partner

1వ స్వకము 2007-1 కు/11 ..... 270

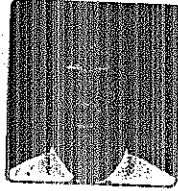
దస్తావేజు మొత్తము కారితమున నున్నది ..... 11

ఈ కారితము పట్టణ నున్నది ..... 10

  
చట్ట-పరిశోధకు



**Schneider**  
Electric



Name : Kottam L. Rangaiah  
Desig. : Team Leader  
Emp. Code : 00092431  
Deptt. : Industry  
Blood Group : B+

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**Schneider Electric India Pvt. Ltd.**  
D.No. 1-8-271  
# 102, Ashoka Bhooopal Chambers,  
S.P. Road, Secunderabad-500 003

*K. L. Rangaiah*

1వ స్థలము: జిల్లా పరిషత్,..... 270

2వ స్థలము: మొత్తము కాగితముల సంఖ్య..... 11

3వ స్థలము: వరుస సంఖ్య..... 11

సబ్-రిజిస్ట్రార్:

