

ಆಂಥ್ರೆವರೆ೯ आन्ध्र प्रदेश ANDHRA PRADESH

Sold To. C. S. RAKATES IN

S. A. RAO

5

STAIR

33.5

For Was. PARAMOUNT BUILDERS

CH

STAM: VENDOR Licanca No. 1/2009 5-4-76/A, Callar Ranigunj, SECUNDERABAD-500 002,

### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 9th day of March 2009 at SRO, Keesara, Ranga Reddy District 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 39 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 36 year, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

**AND** 

1. MR. UMESH KUMAR CHAWLA, SON OF MR. HARISH KUMAR CHAWLA, aged about 41 years, Occupation: Service

2. MRS. ANJU CHAWLA, WIFE OF MR. UMESH KUMAR CHAWLA, aged about 33 years, Occupation: Housewife, both are residing at Plot No. 7, Adarsh Colony, Behind K.E.B, Bidar, Karnataka, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

tount Beild

> Ukchawla Antichawla Page 1

r వత్తుస్తకముజేలేకి 9ప సంగీతు	1417
చన్నేవేశా నేపిక్కర ాగితముల	хору
TER 2000	
The second secon	పట్-రీజిస్కార <u>్</u>
in respect of this documents of the No. 195474 Dt. 22309	
in the shape of stamp topers	160 -
in the state of th	\$ 63201-
(1/5.41 of 1.8.) 4. dejustinentisk i 1.335 duty 11/5.16 of 1.8. Act 1899, if any	
Transfer 1.2192  1. in shape of challan  2. in the chape of cash	Rs. \ 002\ -
2. in the people of the fan  1. If the people of the fan  2. in the people of the fan  1V. User Liberson	Rs. 1000   -
1, in the shape of Charles.	Rs — otal Rs 7520   -
SUB REGISTRAR KEESARA	

#### WHEREAS:

- The Buyer under a Sale Deed dated 09.03.2009 has purchased a semi-finished, deluxe apartment bearing no. 203 on the second floor in block no. 'D', admeasuring 830 sft. A. 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 54.43 sq. yds.
  - b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 10 & 07, admeasuring about 15 and 100 sft. respectively.

1446/09, in the office of the This Sale Deed is registered as document no. 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.

- The Buyer is desirous of getting the construction completed with respect to the В. scheduled apartment by the Builder.
- The Buyer as stated above had already purchased the semi-finished apartment bearing no. 203, on the second floor in block no. 'D' and the parties hereto have specifically C. agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the D. 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. 203 on the second floor in block no. 'D', 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., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 10 & 07, admeasuring about 15 and 100 sft. respectively., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,42,000/- (Rupees Six Lakhs Forty Two Thousand only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 6,42,000/-(Rupees Six Lakhs Forty Two Thousand only) on or before 1st July 2009 2.

Partner

Mrja chawla

వస్తావేణ ముత్తం కా**గితముల సంఖ్య......** ్డ్ క్రాగ్రత్ము వరుస్థ సంఖ్యంయిందికి **78** 000 286 \_009 xon \_ Spe \_ ... 30... 9 ... 3 da 1930 వ.శాక ఎక్కెక్తుక్రాం చూసం .....!& .... ప్రతేది ్రాజున్నాన్లు ఆఫీసులో K. Prabhakar Peddy ్ర కు 1908లోని సెక్షన్ 32.ఎను అముగాలు ఎక్కుంచవలన్ని ఫోటోగ్రావులు ఘరియు చేలియున్రలత్లో నహా దాఖలు చేసి రుసుము ద్రాస్యిచ్చినట్లు ఒప్పుకొన్నడి K. Prabhatar Reddy, S/o. K. Padma Reddy, Occupation: Service, (0). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPI/for presentation of documents, Vide GPA/SPA No. ఎడ్డాప్లు ఇక్టార్డ్ వేలు Ranga Reddy District. Ukchange Umesh Kumer Chowa, 8/0. Heinel Kumar స్ట్రఖ్మాటన్ట్ దేలు Chawle, Dee: Service, Rpo. Par No.7, Ademh Colony, Behind KEB Bider, Romatoka. Anju Chawley umesh lumor Charle, ocr. Housewife PLOT NO.7, Adarsh colony, RIA K. E.B. Bidor, Karnataka, Vendotromono Rodly 8/0. Engli Roddy Dei, Service Rpo. 11-18712, Rd No. 7 Greenthills Glory, B. RAJ EUMAR SID. MUKUND RAD OCC: SERVICE - RID. Alwal, Secisad. 

- 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.
- 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. 203 on the second floor in block no. 'D' 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 1<sup>st</sup> July 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.

For Parumount Bui

Pari

Mr. Page 3

	The state of the s
10-3 <sub>6</sub>	9. 501130
és 5°Ω,	Man Sun nopg
	( ) · · · · · · · · · · · · · · · · · ·
ta saa Saasaa	
	సబ్-08(స్టార్

An amount of Rs. 6320 Towards stamp duty including transfer duty and Rs. 1000 Towards registration fee on the Market Value of Rs. 6, 42,000 Towards and by me Party through challen from 12, 10, 19, 547,5 Total 9, 3, 0,9 at SBH Keesons Or Keesars (Sub-Registrat Keesars)

1417

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

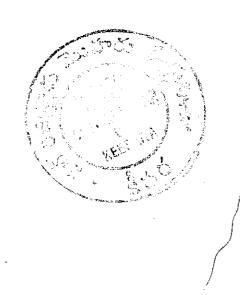
1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 1117 8000

1800 111



- 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.

Partners.

37-5

Partner

UKChawla Anju Chawla 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.
- 23. Stamp duty and Registration amount of Rs. 7,420/- is paid by way of challan no. 2-195474, dated 9.3.97, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 6,420/- paid by way of Payorder No. 147 403, dated 9.03.97, drawn by HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

Page 5

Orin Champs



### 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. 20**3** on the second floor in block no. 'D', 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 and car on the stilt floor bearing nos. 10 & 07, 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, bounded as under:

ĺ	North By	Flat No. 20 <b>4</b>
ŀ	South Ry	Open to sky
Ì	East By	6' wide corridor & Open to sky
	West By	Open to Sky

WITNESSES:

1.

Partner

For Paramount Bulleers

Ukchowso Chawla

Partner BUILDER

2. 3. 201)

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	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.	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:

WITNESESS:

1.

2. B. 2000

For Parmuount spinds

r Paramount Builders

BUI PadieR

Mchawla Chaula

BUYER.

் த திருக்க இரை இரு இரி இரி இரு இருக்கிற இருக்



GISTRATION	PLAN SHOWING FLAT NO	. 203 IN BLOCK NO. 'D'	
	ON THE	SECOND FLOOR IN PARAMOUNT RE	SIDENCY
N SURVEY NOS	. 176 (PART)		SITUATED AT
	NAGARAM VILLAGE,	KEESARA	MANDAL, R.R. DIST
BUILDER:	M/S. PARAMOUNT BUILDE	ERS REPRESENTED BY ITS PARTNER	RS
	MR. SOHAM MODI, SON C	OF MR. SATISH MODI	
	MR. SAMIT GANGWAL, SC	ON OF MR. S. K. GANGWAL	
BUYERS:	MR. UMESH KUMAR CHA	WLA, SON OF MR. HARISH KUMAR C	HAWLA
	MRS. ANJU CHAWLA, WIF	FE OF MR. UMESH KUMAR CHAWLA	
REFERENCE: AREA: 5	SCALE: 54.43 SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Open to sky		Flat No. 204	Location Map  For Paramount Duilders
<u>WITNESSES:</u> 1.  2. 8. 20 1	Open to sky & 6' wide corr	Partner  (McCanole	Partner SIG. OF THE BUILDE



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

SL.NO.

**FINGER PRINT** IN BLACK EFT THUMB)

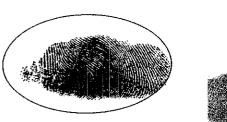
PASSPORT SIZE **PHOTOGRAPH** 

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





**BUILDER:** M/S. PARAMOUNT BUILDERS





HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS 1, MR. SOHAM MODI S/O. MR. SATISH MODI



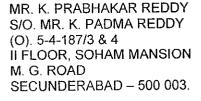


2. MR. SAMIT GANGWAL S/O, MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.





SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 1/2007 Dt: 11/01/2007:

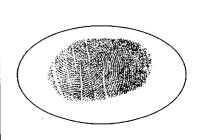






### **BUYER:**

1. MR. UMESH KUMAR CHAWLA S/O. MR. HARISH KUMAR CHAWLA PLOT NO. 7, ADARSH COLONY, BEHIND K.E.B, BIDAR, KARNATAKA.





2. MRS. ANJU CHAWLA, W/O. MR. UMESH KUMAR CHAWLA, PLOT NO. 7, ADARSH COLONY, BEHIND K.E.B, BIDAR, KARNATAKA.

SIGNATURE OF WITNESSES:

2

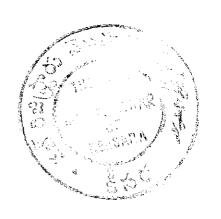
1.

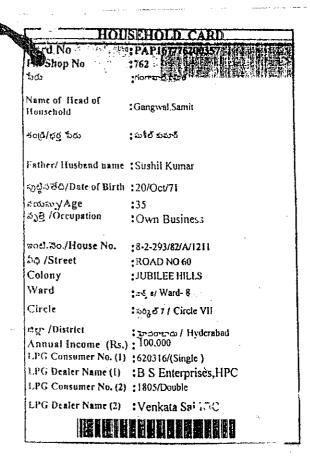
for Faramount Exilities Partner

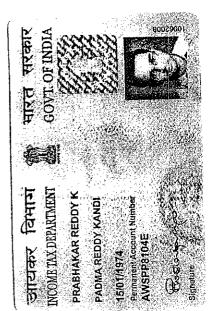
For Paramount Suiteers

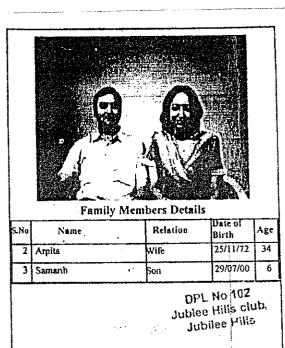
SIGNATURE OF EXECUTANTS

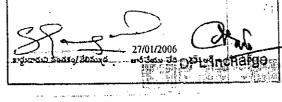
Jhrju Chawla SIGNATURE(S) OF BUYER(S)

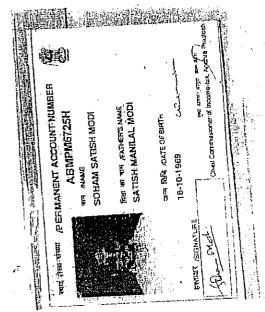






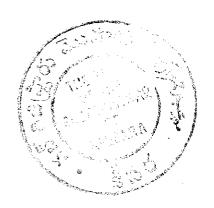


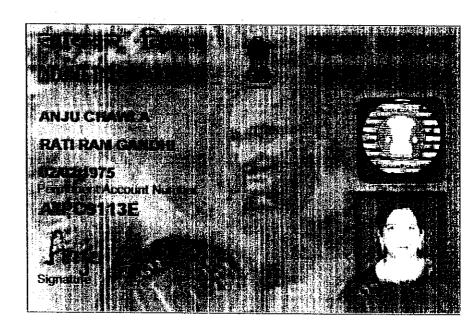




ాస్తావేజా మొద్ద కాగితముల సంఖ్య.....!...... 

సబ్-బజ్బస్తార్





Anju Chawla

खाई लेखा संख्या /PERMANENT ACCOUNT NUMBER ADBPC-1550D



नाम /NAME UMESH KUMAR CHAWLÂ

पिता का नाम /FATHER'S NAME HARISH KUMAR CHAWLA

जन्म तिथि /DATE OF BIRTH

28-01-1967

Pawinder Shi Belwee DR. PARS INDER SOM BEHURIA

हरताक्षर /SIGNATURE

आयकर आयुक्त (कमन्यूटर केन्द्र) missioner of Income tay/Computer Operations

Ukchawla



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

C.S.No./Year: 001421/2009 of SRO: 1530(KEESARA)

09/03/2009 14:06:54

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignatu re
1		*(17.1291)   14.53   14.53   12.009.141	(CL) UMESH KUMAR CHAWLA P.NO.7,ADARSH COLONY,BIDAR,KARNATAKA	Uk Champ
2		034117003449652 [1536-1-2609-143		Anjuchaula
3	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS REP BY SOHAM MODI O/O.5-4-187/3&4,II FLOOR,M.G.ROAD,SECUNDER ABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL O/O.5-4- 187/3&4,II FLOOR,M.G.ROAD,SECUNDER ABAD	

Witness Signatures

Operator Signature

Subregistrar Signature

