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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 687 Date 11/2/08 Rs. 100  
 Paid to K. P. Reddy  
 For W/o. D/o. K. Padma Reddy Ho. No. 40  
 or whom Paramount Builders. 40, Sec 8, Sec 8

L 382304

*G. Narsiah*  
**G. NARSAIAH**  
 S.V.L. No.11 of 2006  
 PEERZADIGUDA  
 UPPAL, R.R. Dist

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 5<sup>th</sup> day of March 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, Soham Mansion, 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.)

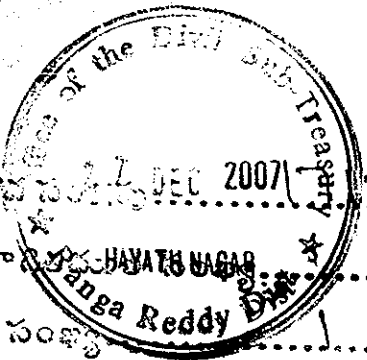
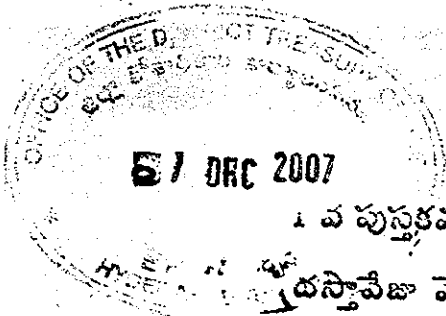
AND

MR. A. S. RAMAN IYENGAR, SON OF MR. A. S. SRINIVASAN, aged about 34 years, residing at 12-10-586/66/A, Opp. Amaravathi Grammer School, Medi Bavi, Sitafalmandi, Secunderabad - 500 061, 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

*A. S. Raman Iyengar*



1 వ పుస్తకము 2008 వ సం॥ 1 DEC 2007

దస్తావేజు మొత్తం కాని పట్టణం HAYATH NAGAR

ఈ కాగితము వరుస సంఖ్య 1

మూల సం॥ మూర్తి... నెల... 5... వ తేది  
1929 వ. శా.శ. సం॥ ఫౌజ్ సి. గా. మా. సం॥ 15... వ తేది  
పగలు... 11... గంటల మధ్య  
కిసర సబ్-డివిజన్ లోను?

సబ్-రిజిస్ట్రార్

శ్రీ/ శ్రీమతి... K. Prabhakar Reddy

డిజిస్ట్రేషన్ చట్టము 1930 లోని సెక్షన్ 23(ఎ) ను  
అనుసరించి నా స్వంత యిష్టం ప్రకారం మరల  
వేలము ద్రవం నా దాఖలు చేసే రుసుము  
రూ॥ 1000/- లా నిశ్చయించారు.



వాసియ్యచ్చిన్నమ్మ ఒప్పుకొన్నది  
వడమ బొటన ప్రేలు

Prabhakar Reddy



సాక్షి

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,  
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.  
Attested SPA, through Special Power of Attorney, Vide Doc. No. 01/15/2007,  
Registered at SRO, Shamirpet, R. R. Dist.

Ram motan s/o. Narayana Rao s/o. Srinivasa  
R/o. 1-10-163/A, Basheerbagh. Hyd.

Umar s/o. Amachadri s/o. Srinivasa  
R/o. 2-3-4, Flat no. 101, Sri Sai Apts, H3 Colony,  
Keshavnagar, Hyderabad

Handwritten signature

2008 వ సం॥ మూర్తి... నెల... 5... వ తేది  
1929 వ. శా.శ. సం॥ ఫౌజ్ సి. గా. మా. సం॥ 15... వ తేది

WHEREAS:

- A. The Buyer under a Sale Deed dated 05.03.08 has purchased a semi-finished, Semi-deluxe apartment bearing no. 207. on the second 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:
- Proportionate undivided share of land to the extent of 34.76 sq. yds.
  - A reserved two wheeler parking space bearing no. 16 admeasuring about 15 sft.
- This Sale Deed is registered as document no. 1711/08, 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 semi-deluxe apartment bearing no. 207 on second 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:


- The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 207 on the second 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 nos. 16 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,32,000/- (Rupees Six Lakhs Thirty Two Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 6,32,000/- (Rupees Six Lakhs Thirty Two Thousand Only) on or before 01<sup>st</sup> July 2008.
- 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

  
Partner

For Paramount Builders

  
Partner

  
Page 2

2008 ..... 1712  
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*(Signature)*  
 సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

That the following amounts have  
 paid in respect of this document:

San No. 851.761..... Dt. 5/3/08  
 in Name: S.B.H. Keesara

- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of challan  
 (v/s. 15 Act 1999) Rs. 6220
- 2. in the shape of cash  
 (v/s. 41 of T. Act 1999) Rs. —
- 4. adjustment of the duty  
 Rs. —
- Rs. —
- Rs. —

- III. Registration
- 1. in the shape of challan Rs. 1000
- 2. in the shape of cash Rs. —

**IV. User Charges.**

- 1. in the shape of challan Rs. 100
- 2. in the shape of cash Rs. —

Total Rs. 7.7420

SUB REGISTRAR  
 KEESARA

15 మార్చి 2008 నంబర్ (కా.న. 1078 ) నంబర్ పు  
 1712 నంబర్ పు తెలుగు తహసీల్దార్, కిన్నెనింగ్  
 పు జిల్లా గుర్తింపు నంబర్ 21.1712.2008

పుచ్చుకొనెనది  
 2008 నంబర్ మూర్తి నెం 5 పు

*(Signature)*  
 సబ్-రిజిస్ట్రారు అధికారి



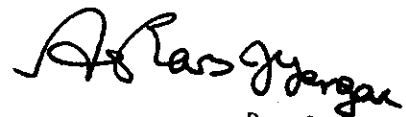
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 60 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. 207 on second 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 1<sup>st</sup> July 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



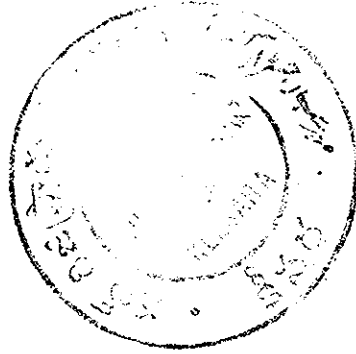
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*[Handwritten signature]*

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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 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

  
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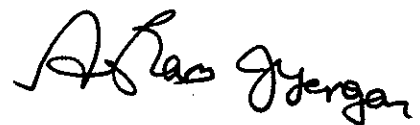
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to 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. 7,320/- is paid by way of challan no. 851761, dated 03.03.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 6320/- by the way of Payorder No. 139086, dated 03.03.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner



18/01/2008

55/12/08

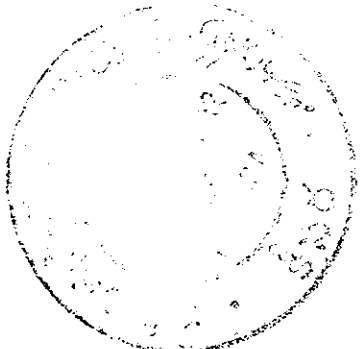
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SCHEDULE 'A'

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. 207 on the second 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. 16, 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. 208
East By	Open to sky
West By	6' wide corridor & Open to sky

WITNESS:

1. 
2. 

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

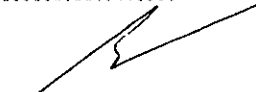
BUILDER

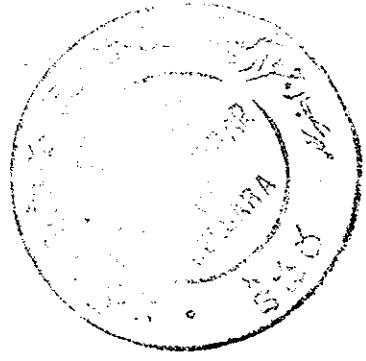
  
BUYER

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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.

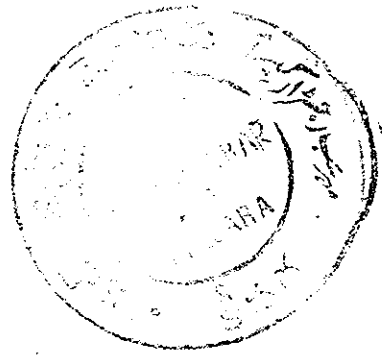
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**REGISTRATION PLAN SHOWING**

FLAT NO. 207 IN BLOCK NO. '2C'

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. A. S. RAMAN IYENGAR, SON OF MR. A. S. SRINIVASAN

**REFERENCE:**

**AREA:** 34.76

**SCALE:**  
SQ. YDS. OR

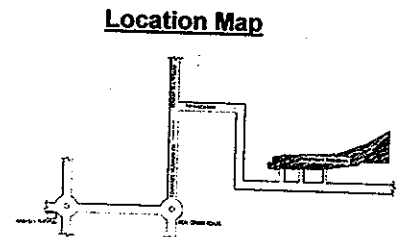
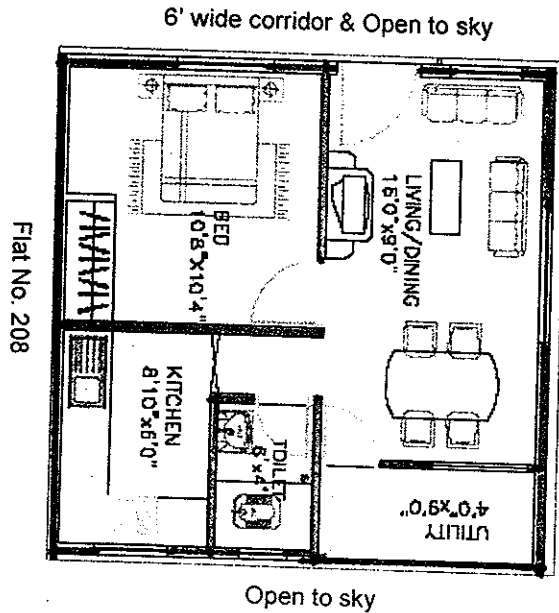
**INCL:**  
SQ. MTRS.



**EXCL:**



Total Built-up Area = 530 sft.  
Out of U/S of Land = Ac. 3-04 Gts.



For Paramount Builders

*[Signature]*  
Partner

For Paramount Builders

*[Signature]*  
Partner

SIG. OF THE BUILDER

**WITNESSES:**

1. *[Signature]*
2. *[Signature]*

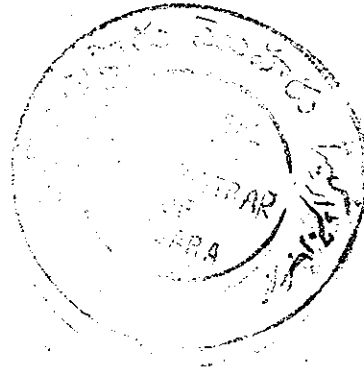
*[Signature]*  
SIG. OF THE BUYER

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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

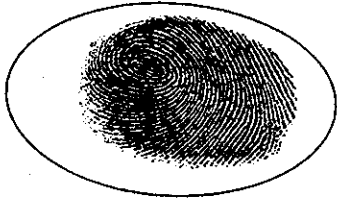
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



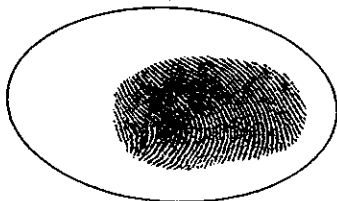
BUILDER:

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.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount bu...  
  
Partner

For Paramount Builders  
  
Partner

SIGNATURE OF THE EXECUTANTS

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

SL. NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

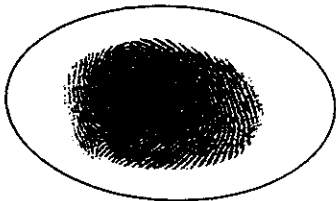
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



BUYER:

MR. A. S. RAMAN IYENGAR  
S/O. MR. A. S. SRINIVASAN  
R/O. 12-10-586/66/A  
OPP. AMARAVATHI GRAMMER SCHOOL  
MEDI BAVI, SITAFALMANDI  
SECUNDERABAD - 500 061.



REPRESENTATIVE:

MR. G. PRADEEP KUMAR  
S/O. MR. G. DHAN RAJ  
R/O. 1-10-263  
NEW BOWNEPALLY  
SEC:BAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Pradeep Kumar, as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

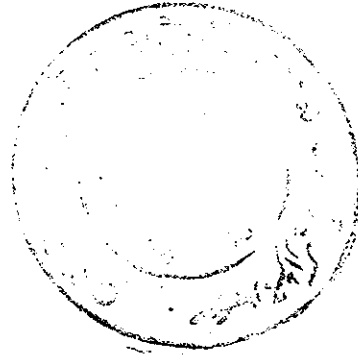
SIGNATURE(S) OF BUYER(S)

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సచి-రిజిస్ట్రారు



**HOUSEHOLD CARD**

Card No : PAPI 677657  
 F.P Shop No : 2762  
 పేరు : గంగవల సమిత్  
 Name of Head of Household : Gangwal Samit  
 అంకిత్య పేరు : సుశిల్ కుమార్  
 Father/ Husband name : Sushil Kumar  
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71  
 వయస్సు/Age : 35  
 వృత్తి /Occupation : Own Business  
 ఇంటి.నెం./House No. : 8-2-293/82A/1211  
 రోడ్ /Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : 8 / Ward- 8  
 Circle : 57 / Circle VII  
 జిల్లా /District : హైదరాబాద్ / 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  
 Jublee Hills club,  
 Jubilee Hills

27/01/2006  
 Incharge

INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**  
 DRIVING LICENCE  
 DLDA P011193822002  
 PRADHAN MANTRI SHREYAS K  
 K PRADESH  
 2-3-6  
 JAISHANKAR  
 AMBERNATH  
 HYDERABAD  
 30/07/2002 DUPLICATE  
 Licensing Authority  
 RTA-HYDERABAD-EZ

PERMANENT ACCOUNT NUMBER  
 ABMP166725H  
 THE NAME  
 SOHAM SATISH MODI  
 FATHER'S NAME  
 SATISH MANILAL MODI  
 DATE OF BIRTH  
 18-10-1989  
 Chief Commissioner of Income-tax, Andhra Pradesh  
 SIGNATURE

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner

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SECRET



**INDIA**



**BHARAT PETROLEUM CORP. LTD.**  
A GOVT. OF INDIA ENTERPRISE



**ए. एस. रामन अय्यंगर**  
**A. S. RAMAN IYENGAR**

स्टाफ नं. 55933  
Staff No.

रक्त समूह A+  
Blood Group:

मिल जाने पर कृपया, निम्न पते पर लौटाएं  
If found, please return to

भारत पेट्रोलियम कॉर्पोरेशन लि.  
1, रंगनाथन गार्डन्स,  
11, वी मेईन रोड से,  
अण्णा नगर, मद्रास - 600 040.  
फोन - 6216869.

**Bharat Petroleum Corp. Ltd.**  
1, RANGANATHAN GARDENS,  
OFF. 11th MAIN ROAD,  
ANNA NAGAR, MADRAS - 600 040.  
Phone : 6216869.

जांच के तारीख : 17/02/05  
Date of issue:

*[Signature]*  
उप महा प्रबंधक (एचआरएस) दक्षिण  
DGM (HRS) South

*A.S. Raman Iyengar*

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