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364720

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the day of October 2007 at Secunderabad by and between:

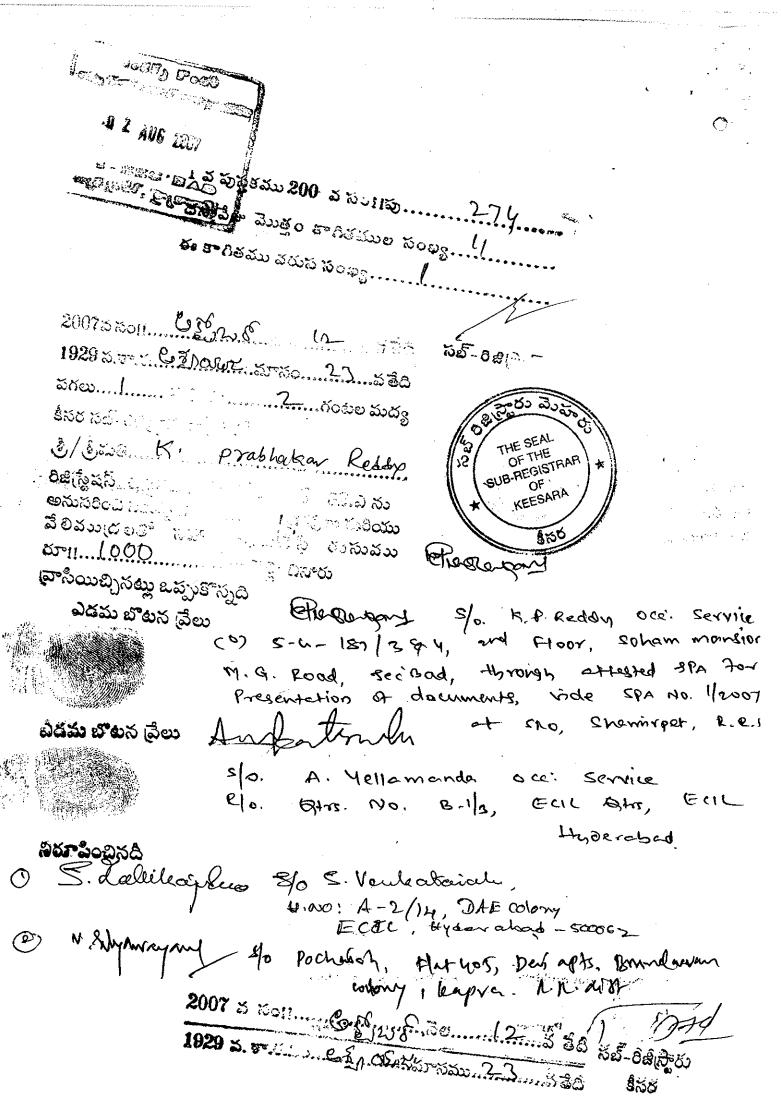
M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occuaption: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, Occuaption: 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. VENKATESWARLU, SON OF MR. A. YALLAMANDA, aged about 29 years, esiding at Qtr. No. B-1/3, ECIL Qtrs, ECIL, 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).

or <u>Parhmount</u> Builders

For Paramount Builders



WHEREAS:

- A. The Buyer under a Sale Deed dated 12.10.07 has purchased a semi-finished, Semi-deluxe apartment bearing no. 309, on the third 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:
 - a. Proportionate undivided share of land to the extent of 34.76 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 27 admeasuring about 15 sft. This Sale Deed is registered as document no. 272/07, in the office of the Sub-Registrar, Keesara Mandal, 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. 309 on third 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:

- 1. The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 309 on the third 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. 27 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,14,000/- (Rupees Five Lakhs Fourteen Thousand Only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 5,14,000/- (Rupees Five Lakhs Fourteen Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of Payment
I	2,39,000/-	12.08.2007
<u> </u>	1,00,000/-	27.09.2007
III	1,75,000/-	01.07.2008

For Patamount Builders

Partner

For Paramount Builders

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Page 2

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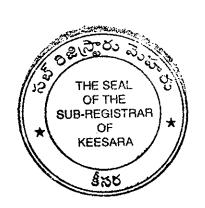
And Amount of Rs. 50 40 rewards Stamp Duty Including Transfer

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Challan Receipt Name 657 804 remains U. 10 0.7.

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1వ వృస్తకము 2007 సంగ్ (కా.శ.1929) సంగ్ ప .2.7.4...నెంబరుగా రిజిస్టరు చేయబడినడి. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1539-1...2.7.4.....2007 ఇవ్వడమైనది 2007 సంగ్ లింట్లోన్నిర్ నెల 12 వకేది సబ్-రిజిస్టారు 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 1month 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. 309 on third 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 1st 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

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For Paramount Builders

Partner

Page 3

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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 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.

For Paramount Builders

Partner

For Paramount Builders

Partner

Page 4

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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. 6/40= is paid by way of challan no. 65/807, dated 11.07.07, drawn on State Bank of Hyderabad, Thursdown Branch, Keesara Mandal, R. R. District and VAT paid an amount of Rs. 5/40=/-by the way of Payorder No. 13585, dated 65.10.07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paralyunt Bully

For Paramount Builders

Partner

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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. 309 on the third 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. 27, admeasuring about 15 sft., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Flat No. 308	
South By	Open to sky	
East By	Open to sky	
West By	6' wide corridor & Open to sky	

IN WITNESSES WHEREOF this Construction Agreement is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

)

For Paramount Builders

Partner

For Paramount Builders

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For Mr. B. Anand Kumar &

Soham Modi, (GPA Holder) BUILDER

BUYER

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SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION Deluxe Apartment Semi-deluxe Apartment Item **RCC** RCC Structure 4"/6" solid cement blocks 4"/6" solid cement blocks Walls Exterior emulsion Exterior emulsion External painting Smooth finish with OBD Smooth finish with OBD Internal painting Marble slabs Ceramic tiles Flooring & Drawing Dining Marble tiles Ceramic tiles Flooring Bedrooms Wood (non-teak) Wood (non-teak) Door frames All panel doors Panel main door, others flush Doors doors modular with wiring Copper wiring with modular Copper Electrical switches switches. Powder coated aluminum sliding coated aluminum Powder Windows windows with grills sliding windows with grills Designer ceramic tiles with 7' dado Designer ceramic tiles with Bathroom 7' dado Raasi or similar make Raasi or similar make Branded CP Fittings Sanitary Standard fittings Granite slab, 2 ft ceramic tiles C P fittings Granite tiles, 2 ft ceramic Kitchen platform dado, SS sink. tiles dado, SS sink. GI & PVC pipes GI & PVC pipes Lofts in each bedroom & kitchen Plumbing Lofts in each bedroom & Lofts 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: For Paramount Builders For Paragount Build

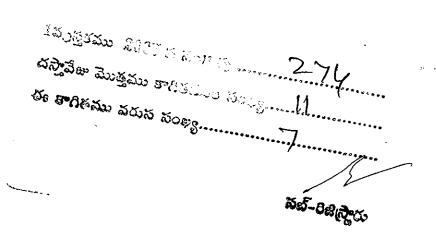
Partner

WITNESS:

1. S. Hallikajiheo 2. V. Stymbymy

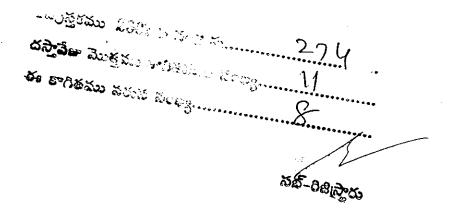
BUILDER

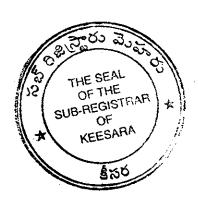
BUYER.





REGISTRATION PLAN SHOWING FLAT NO. 309 IN BLOCK NO. '2C' ON THE THIRD 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. VENKATESWARLU, SON OF MR. A. YALLAMANDA REFERENCE: SCALE: AREA: INCL: 34.76 SQ. YDS. OR EXCL: SQ. MTRS. Total Built-up Area = 530 sft. Out of U/S of Land = Ac. 3-04 Gts. Open to sky .0.6X.0.b 0 0 0 0 YTUITY Flat No. 308 Open to sky **Location Map** dahlalda |काकाकाक| 6' wide corridor & Open to sky For Paramount Builders For Paramount Builders Partner Partner 1. S. Kallile aj lees 2. V. Symmyan SIG. OF THE BUILDER SIG. OF THE BUYER





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:

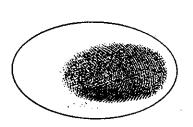
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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.





BUYER:

MR. A. VENKATESWARLU S/O. MR. A. YALLAMANDA R/O. QTR. NO. B-1/3 **ECIL QTRS ECIL** HYDERABAD.

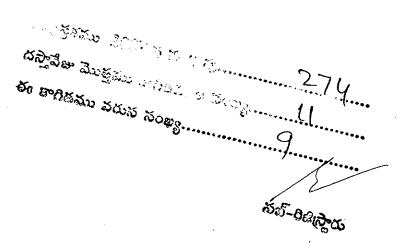
SIGNATURE OF WITNESSES:

For Paragiount Builders

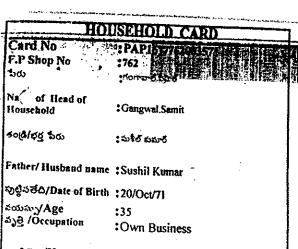
Partner

For Paramount Builders

Materila

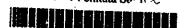






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ಇಂಟಿ.ನಂ./House No.	:8-2-293/82/A/1211
వీధి /Street Colony Ward	:ROAD NO 60
Colony	:JUBILEE HILLS
Ward	:≂√ s/ Ward- 8
Circle	:సర్మత 7/ Circle VII
ಪಲ್ಲ್ /District	

agr /District : Endoward / Hyderabad Annual Income (Rs.): 100,000
LPG Consumer No. (1): 620316/(Single)
LPG Dealer Name (1): BS Enterprises, HPC
LPG Consumer No. (2): 1805/Double
LPG Dealer Name (2): Venkata Sai 100



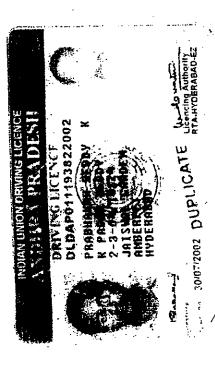


Family Members Details

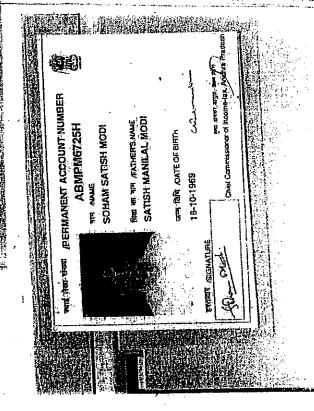
S.No			Relation	Date of Birth	Age
2	Arpita		Wife	25/11/72	34
3	Samarth	•	Son	29/07/00	6

DPL No 102 Jublee Hills club, Jubilee Hills





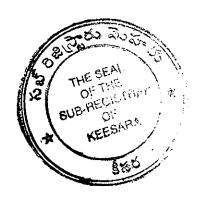




For Purumbunt Builders

Partner

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దిస్తావేజు మొత్తము కాగ్రక్కు ఆ చేరితింది.	11
ఈ కాగితము వరుస సంఖ్య	10
	వేట్-రిజిస్తారు



ROPRER OF COARD

Card No.

F.P Shop No

పేరు

Name of Head of Household

Ainakot . Venkateswarlu

తం(డి/భర్త పేరు

యల్లమంద

Father/ Husband Name

Yallamanda

పట్టినలేది/Date of Birth

10/07/1978

వయస్సు/Age

27

ವೃತ್ತಿ/Occupation

: Employee-Govt.

ಇಂಟಿ.ನಿಂ./House No.

: B-1/3

వీధి /Street

D.A.E COLONY

Colony

D.A.E COLONY

Ward No.

వర్డ్ 18/ Ward-18

Municipality

క్సహ / Kapra

ವಲ್ಲ್ /District

ರಂಗ್ ಕರ್ತಿ / Ranga Reddy

Annual Income (Rs.)

200,000

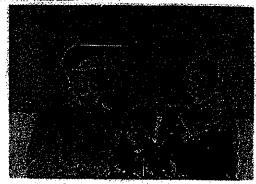
LPG Consumer No.

50851/(Double)

LPG Dealer Name

Ennar Gas Agencies 1, IOC





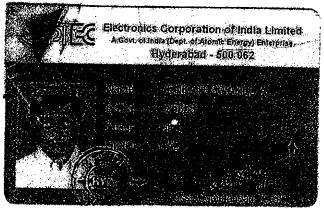
Family Members Details

S.No	Name	7	Relation	Date of Birth	Age
2	Anitha	-	Wife	09/08/81	24
3	Yaswanth		Son	02/09/03	2

రుచారుని పంతకం/జేలిము్మద

CARDS TO SUEING UPL KAMALANAGI





स्थाई तेखा संख्या /PERMANENT ACCOUNT NUMBER

AELPA3287J नाम /NAME

VENKATESWARLU AINAKOT

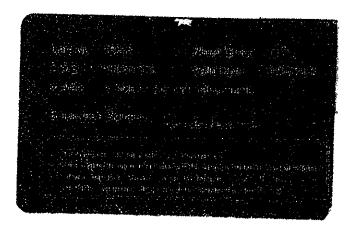
पिता का नाम /FATHER'S NAME YALLAMANDA AINAKOT

जन्म तिथि /DATE OF BIRTH 10-07-1978

हस्ताक्षर JSIGNATURE

हैदराबाद - 500 004.

Chief Commissioner of Income-tax, Andhra Pradesh



इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें मुख्य आयकर आयुक्त, आयकर भवन, बशीर बाग,

In case this card is lost/found kindly inform/return to the issuing authority: Chief Commissioner of Income-tax, Asyakar Bhavan, Basheerbagh, Hyderabad - 500 004,

1వుస్తకము 200% వ నంట స్పా 277 దస్తావేజు మొత్తము కార్యకామం సంఖ్య. 11 ఈ కాగితము వరుస సంఖ్య. 11



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