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P 360839

Date: 14-07-2008

Serial No : 28,074

Denomination: 10

gurchased By :

D. RAMESH

S/O D. SENKARAM

HYD

For Whom :

PARAMOUNT BUILDERS

SECHAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CAIG Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 26 day of August 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, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. CHANDRA MOULI, SON OF MR. S. MRUTHUNJAYA RAO, aged about 44 years, residing at 2-1-192, Old Nallakunta, Hyderabad - 500 044, 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 Faranium Bulleton

For Paramount Builders

Partner

Page 1

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> of Inc SHEREGISTRAR ŧ}F KEESARA

ENDORSEMENT erlified that the following amounts have een paid in respect of this document; y challan No. 790.909 Dr. 21 08 108 I. Stamp Outy: 1. in the shape of stamp papers 2. in the shape of challan Rs 100 (2/5.41 of 18./....1009) 3, in the Grape # 1950 Rs. 5980 lu/s, all of his all with 4. adjusting that warm, may Rs. u/s.16 th 1097, if any

II. Transfer Dung

1. in shape of whom

2. In the shape of cash

III. Registration lees:

1. In the shape of challan

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IV. User Charges

1, in the shape of challan

2. in the shape of cash

Rt.

1000

Total Rs.

Rs.

Rs.

Rs

Rs.

Rs.

SUB REGISTRAR 4833223

WHEREAS:

- A. The Buyer under a Sale Deed dated 26.8-08 has purchased a semi-finished, semi-deluxe apartment bearing no. 209 on the second floor in block no. '3C', admeasuring 530 sft. 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 34.76 sq. yds.
 - b. A reserved two wheeler parking for bearing no. 18 admeasuring 15 sft. of each. This Sale Deed is registered as document no. 6986/of 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 apartment bearing no. 209, on the second floor in block no. '3C' 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. 209 on the second floor in block no. '3C', admeasuring 530 sft. 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 no. 18 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,08,000/-(Rupees Six Lakhs Eight Thousand only).
- 2. The Buyer shall pay to the Builder the balance consideration of Rs. 6,08,000/- (Rupees Six Lakhs Eight Thousand only) on or before 30th September 2008.
- 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.

For Parsiminat Builders

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For Parsimount Builders:

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- 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. 209 on the second floor in block no. '3C' 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 soft septembe 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.
- 10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
- 11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For Paramount Builders

Partner

A Chambrel

Page 3

An amount of Po. 5980 towards stams duty including transfer buty and Rs. 1000 towards registration fee on the Market Value of Rs. 608000 was paid by me Purby through cresian or out No. 790909 street 210808 at OBri Macanta Fr. Research Research

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- 12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.
- 15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
- 16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
- 17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
- 18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

Partner

For Paramount Builders

Partner

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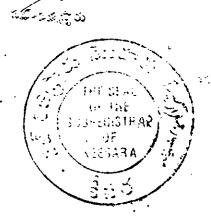


- 19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
- 20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
- 21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
- 22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Paramount Builders

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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. 209 on the second floor in block no. '3C', 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. 18, 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. 208 | | |
|----------|--------------------------------|---|------|
| South By | Open to sky | | |
| East By | Open to sky | c | |
| West By | 6' wide corridor & Open to sky | | |

WITNESSES

1. f-1/2

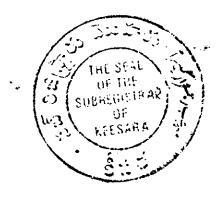
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For Parametrit Builders
Partner

For Paramount Builders

BUILDER

BUVER



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| | SCHEDULE OF SPECIF COMPLETION OF COMPLETION | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 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 - | Ceramic tiles 😽 | Marble slabs |
| Drawing & Dining | | |
| 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. 1.

2.

For Paramount Suilders

BUILDERer

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| REGISTRATION P | LAN SHOWING | FLAT NO. 209 IN | BLOCK NO, '3C | , | |
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| IN SURVEY NOS. | 176 (PART) | • | | | SITUATED AT |
| | NAGARAM VILLA | AGE, | KEESARA | | MANDAL, R.R. DIST. |
| BUILDER: | M/S. PARAMOUI | NT BUILDERS REF | PRESENTED BY | ITS PARTNER | RS |
| | MR: SOHAM MO | DI, SON OF MR. S | ATISH MODI | | |
| | MR. SAMIT GAN | GWAL, SON OF M | R. S. K. GANGW | /AL | |
| BUYER: | MR. CHANDRA | MOULI, SON OF M | R. S. MRUTHUN | JAYA RAO | <u> </u> |
| REFERENCE: AREA: 34.7 | SCALE 76 SQ. YD: | | INCL: SQ. MTRS. | | EXCL: |
| Total Built-up Area Out of U/S of Land | = 530 sft. = Ac. 3-04 Gfs. | | | | |
| | | Open to sky | | | N 💠 |
| | es al sulvid | | KITCHEN 8'10'X6'0" | Open to sky | Location Map |

6' wide corridor & Open to sky

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For Paramount Builders

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

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FINGER PRINT IN BLACK (LEFT 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, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

1. MR. SOHAM MODI S/O. MR. SATISH MODI





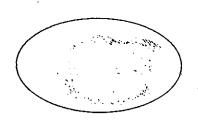
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD – 500 034.





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. CHANDRA MOULI S/O. MR. S. MRUTHUNJAYA RAO R/O. 2-1-192 OLD NALLAKUNTA HYDERABAD - 500 044.

SIGNATURE OF WITNESSES:

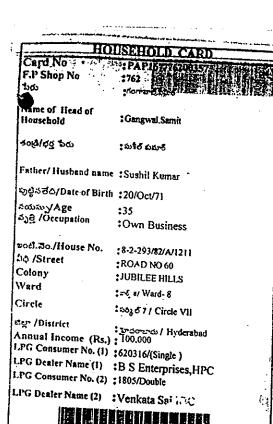
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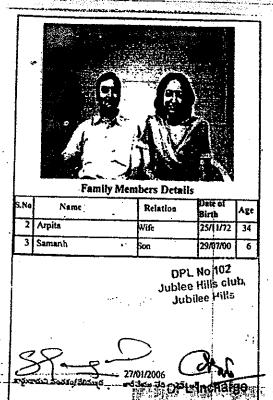
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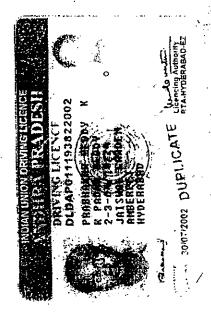
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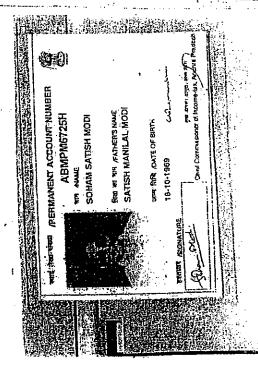
SIGNATURE OF EXECUTANTS











For Paramount Builders
Partner

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WITNESSES NO. 1

Customer Relations Division





Name : Ch.Venkata Ramana Reddy

Designation: Customer Relations Executive

Signature: March-

Valid upto : 30 April 2009

Issuing Authority:

Blood Group: O+ve

Address:

5-4-187/3&4, IInd Floor,

M.G Road, Secunderabad-500003. Ph:040-66335551, 040-27544058

Resi.Add.: # 11-187/2, Road No.2, Green Hills Colony. Saroor Nagar, Hyderabad. Ph:9393381666, 9246165561

In case of Emergency Call

- 1. Employee must display this card while on duty
- 2. This card has to be surrendered while leaving the organization
- 3. The loss of the card must be reported to the Admin.Div.tmmediately

WITNESSES NO. 2

अखिकर विभाग INCOMETAX DEPARTMENT GUDLA PRADEEP KUMAR



भारत सरकार GOVT. OF INDIA



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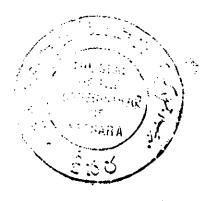


वस क्या है के नहींने । धार्म धन क्रमदा सहित करें । सीदाई : आयकर देन राध इन्हाई, एन ६२ ही एस एहली मंजिल, टाईम्स टॉक्र, अनला मिल्स कम्पाउंड, एर. ही, मार्च, लाउर उपेल, मुन्गई - 400 018.

If this eard is lost /someone's lost card is found, please inform / return to ; Income Tax PAN Services Unit, NSIII. income tax PAN Services Cont. NSDL ist Fioor. Times Tower. Kanala Mills Compound, S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664, consil: tininfo@nsdl.co.in

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MO908271/05 Class Of Vehicle Validity

Non-Transport MC 13/05/2014

Transport MC 13/05/2014

Hazardous Validity
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Reference No.
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DOB NIL
Blood Gr.
Date of 1st Issue 21/06/1985

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

C.S.No./Year: 7892/2008 of SRO: 1530(KEESARA)

26/08/2008 12:45:34

| SINo. | Thumb Impression | Photo · | Name and Address of the Party | PartySignature |
|-------|---------------------|---------------------|---------------------------------------------------------------------------------------|----------------|
| 1 | **GARRAIN TERM | | (CL) CHANDRA MOULI 2-1-192,OLD NALLAKUNTAHYD | 4. Cerant |
| 2 | Manual Enclosure | | (EX) M/S PARAMOUNT BUILDERA 5-4- 187/3&4,II FLOOR SOHAM MANSION M G RSECUNDERABAD | |
| | Manual Enclosure | Manual Enclosure | (EX) M/S PARAMOUNT BUILDERA 5-4- 187/3&4,II FLOOR SOHAM MANSION M G * c RSECUNDERABAD | |

Witness Signatures Operator Signature

Subregistrar Signature

1-12

