AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11 day of February 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 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. V. CHANDRA SHEKAR, SON OF MR. V. VENKAT RAO aged about 31 years, residing at H. No. 7-4-80, Madhavi Nagar, Opp. BHEL(R&D) Ferozguda, Secunderabad – 500 011, 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
Partner

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For Paramount Builders

Partner

Page 1

దస్వావేజు మొత్తం కాగితముల సంఖ్య......... ్రహ్య కా గితము వరుస సంఖ్య-----/-්තුණි-මින්ලාව් 1929 a. 8. 4. A. Maju. ar 80 ... 2... 2... a 30. కీసర సబ్-రికేట్స్టారు ఆఫీసులో త్రీ/త్రిమతి...k..(మ.సి.ని.కో. రిజిగ్ద్రేషస్ చట్టము 1908 లోని సెక్షన్ **32.ఎను**్ అనుసరించి నమర్పించవలసిన ఫోలో<mark>గాపులు మరియు</mark>ం **వేలి**వుండల్లో సహా దాఖ**లు**చేస్తు**రుసువుం** Resample పానీయిచ్చిసత్త్రు ఒప్పుకొన్నది President. So t.f. ready occ: Sent or 5-4-187/3 & 4, and place, sohom mans ఎడమ బొటన చేలు m. G. Road, secisal, through attested SIA by Propertotion of documents, vide spa No. 1/8%. et SRA, Shamirper, R. R. DT81. V. Omedather Sto. V. ventor Loo occ. Service Plo. 7-4-80, Madhovi ragor, ఎడమ బొటన డ్రేలు BHEL (RED), Serozguda, Peisas f. Practice Sto. S. Drannag oceiden RIO. 1-10-263. New Bonnspoly, Serbod. Diran 80. Lamacharder has oce: Business 2-3-sufully, Amberper, Hideabedන මිධ් හිණි-රිසිල්ලර්



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5-4-78/A, Cenar Ranigum SECUNDERABAD-500 003

WHEREAS:

A. The Buyer under a Sale Deed dated 11.02.2008, has purchased a semi-finished, semi-deluxe apartment bearing no. 505, on the fifth floor in block no. 'B', admeasuring 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' together with:

a. Proportionate undivided share of land to the extent of 54.43 sq. yds.

b. A reserved two wheeler parking space bearing no. 41 admeasuring about 15 sft. This Sale Deed is registered as document no. 1033/08 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.

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. 505, on the fifth floor in block no. 'B' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.

For Paramount Builders

For Paramount Builders

Page 2

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2. In the shape of cash	Rs.			
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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. 505 on the fifth floor in block no. 'B', admeasuring 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) of super built up area and undivided share of land to the extent of 54.43 sq. yds. A reserved parking space for two-wheeler bearing no . 41— admeasuring about 15— sft resepectively, as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 4,56,000/- (Rupees Four Lakhs Fifty Six Thousand Only) and the Builder admits and acknowledges the receipt of the said consideration
- 2. 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 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.
- 3. 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.
- 4. 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.
- 5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 505, on the fifth floor in block no. 'B' to the Builder for the purposes of completion of construction of the apartment.
- 6. 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.
- 7. 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.

For Paramount Builders

Partner

For Paramount Builders

Partner

V. Quedante.

Page 3



- 8. The Builder shall complete the construction of the Apartment and handover possession of the same by 01st April 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.

For Paramount Builders

For Paramount Builders

Partner

V. Quedath.



- It is hereby agreed and understood explicitly between the parties hereto that the Buyer 15. 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.
- Any delay or indulgence on the part of the Builder in enforcing any of the terms of 16. 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.
- The Buyer hereby covenants and agrees with the Builder that if he fails to abide with 17. 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.
- It is mutually agreed upon by the parties hereto that all the terms and conditions 18. 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.
- In case of any dispute between the parties, the matter shall be resolved by arbitration 19. under the provisions of Arbitration and Conciliation Act, 1996. arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
- Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in 20. 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.
- In the event of any changes in the terms and conditions contained herein, the same 21. shall be reduced to writing and shall be signed by all the parties.
- Stamp duty and Registration amount of Rs. 6.6917- is paid by way of challan no. 22. 31-1088, dated 11.02.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 4560 /- by the way of Payorder No. 13847, dated 05-02-08 drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders,

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Partner

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. 505 on the fifth floor in block no. 'B', admeasuring 830 sft. of super built up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 41, 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. 504
East By	6' wide corridor & Open to sky
West By	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:

For Paramount But

WITNESS:

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For Mr. B. Anand Kumar & Ott

Soham Modi, (GPA Holder)

Partner

For Paramount Builders

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	Maiblé siabs			
Flooring – Bedrooms	Ceramic tiles	Marbie interessante e concerno estado en constante en con			
Door frames	Wood (non-teak)	Wood (non-teak)			
Doors	Panel main door, others flush doors	Allipans parts and a second			
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	dibilitateleckie kalinangskie en de de de			
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	(Grantise Slabou z _{ols} e igerannosinios Estato SSS sinkstatos estatos estatos			
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 Buner

Partner

For Paramount Builders

BUILDE Rartner

BUYER.

BEAGGE STATE					
REGISTRATION P	LAN SHOWING	FLAT NO. 505	IN BLOCK NO. 'B'	•	
₹************************************		ON THE FIFT	H FLOOR IN PARA	MOUNT RESIDEN	ICY
IN SURVEY NOS.	176 (PART)				SITUATED AT
	NAGARAM VILL	AGE,	KEESARA		MANDAL, R.R. DIST.
VENDOR:	M/S. PARAMOUI	NT BUILDERS I	REPRESENTED BY	/ ITS PARTNERS	,
	MR. SOHAM MO				
	MR. SAMIT GAN	GWAL, SON OF	MR. S. K. GANGV	VAL	
BUYER:			N OF MR. V. VENK		
REFERENCE: AREA: 54.4	SCALE	**	INCL: SQ. MTRS.		EXCL:
Total Built-up Area : Out of U/S of Land :	= 830 sft. = Ac. 3-04 Gts.				
Flat No. 504	SALCONY 1076 X COLD 1076 X COL	Crockery Crockery	SUMPER CONTRE	Open to sky	ocation Map
NITNESSES:	ţ	For Paranoun	t Builders Partner	For Parame	Partner SIG. OF THE VENDOR
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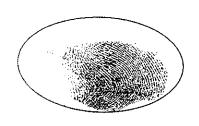
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SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUILDER:

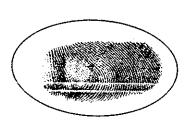
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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





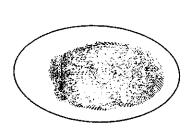
 MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD – 500 034.





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. V. CHANDRA SHEKAR S/O. MR. V. VENKAT RAO R/O. H. NO. 7-4-80, MADHAVI NAGAR OPP. BHEL(R&D) FEROZGUDA SECUNDERABAD – 500 011.

SIGNATURE OF WITNESSES:

For Paramount Builders
Partner

For Paramount Builders

Partner
SIGNATURE OF THE EXECUTANTS

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Card No F.P Shop No 1ురు

Name of \(\), ad of Household

*Gangwal.Samit -

ేండ్రి/భర్త పేరు

; సుశీల్ కుమార్

Father/ Husband name : Sushil Kumar

තුල්යප්ඨ/Date of Birth :20/Oct/71

నయస్సు/Age వృత్తి /Occupation

:Own Business

ಇಂಟಿ.ನೆಂ./House No. వధ /Street

:8-2-293/82/A/1211 :ROAD NO 60 :JUBILEE HILLS

Colony Ward

:=-১ s/ Ward-8

Circle

:సర్మిల్ 7 / Circle VII

ರಲ್ಲ್ /District

Annual Income (Rs.): 100,000

LPG Consumer No. (1) :620316/(Single)

I.PG Dealer Name (1) :B S Enterprises, HPC

LPG Consumer No. (2) :1805/Double

LPG Dealer Name (2) : Venkata Sai 100

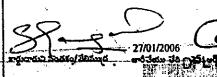




Family Members Details

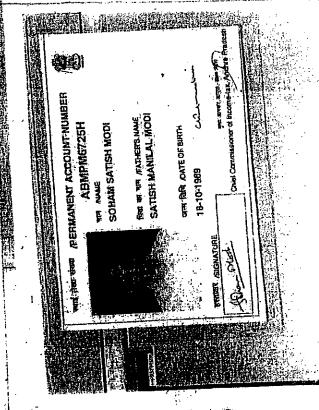
S.No	Name		Relation	Date of Birth	Age
2	Arpita		Wife	25/11/72	34
3	Samarth	•	Son	29/07/00	6

DPL No 102 Jublee Hills club, Jubilee Hills









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21 - 1

Election Commission Of India భారత ఎన్నికల పంఘము

IDENTITY CARD

GBZ5568514

గుర్తింపుకార్డు

Elector's Name:

CHANDRA SEKHAR

ఓటరు పేరు

చంద్ర శేఖర్

Father's Name:

VENKAT RAO

ජල්ශී ව්රා:

వెంకట్ రావు

Sex: M Age as on 1-1-2006

లింగము : పు 1-1-2006 నాటికి వయస్సు 29

Address: 7-4-80

చిరునామా

7-4-80

MADHAVI NAGAR

మాధవి నగర్

FEROZ GUDA,

ఫరోజ్ గూడ, బోవేస్

BOWEN PALLY SECUNDERABAD #

సికింద్రాజుధ్

Electoral Hegistration Officer

Assem by Constituency

సికింద్రాబాదు కంటోన్ విధానసభ నియోజకవర్గము

Place: SECUNDERABAD

స్థలము: సికింద్రాబాద్

Date / 86: 21-08-2006
This card may be used as an identity card under different Government schemes

ఈ కార్డును వివిధ్యభుత్వ పథకాలలో గుర్తింపు కార్డుగా ఉపయోగించవచ్చును 342 / 806

GBZ5568514

V. Dunhandle

