

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

360200

Date: 04-07-2008

27,088 Serial No :

Denomination: 100

Purchased By :

D. RAMESH g

s/o d. senkaram

SECBAD

Hor Whom :

PARAMOUNT BUILDERS

SECBAD

.Officio Stamp Vendor O., CalG Office,Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31 day of July 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 38 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. GOPU HARI PRASAD, SON OF MR. GOPU RAJAIAH, aged about 38 years, residing at Flat No. 202, Sri Naina Villa, Veera Reddy Colony, Nacharam, 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).

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For Paramount Builders

Page 1

చస్తారేజు మొద్దరు కాగీళనుల నంఖ్య... க் **எரும்**மேல் மேல் நடித்து



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BUB REGISTRAR KEESAR.

WHEREAS:

- A. The Buyer under a Sale Deed dated 31.07.08 has purchased a semi-finished, Semi-deluxe apartment bearing no. 107, on the first floor in block no. '1C', 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 a framount 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. 07 admeasuring about 15 sft.

- 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. 107 on first floor in Block '1C' 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. 107 on the first floor in block no. '1C', 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 no. 07 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,21,000/- (Rupees Seven Lakhs Twenty One Thousand Only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 7,21,000/- (Rupees Seven Lakhs Twenty One Thousand Only) on or before 05th June 2008.

For Paramount Builders

Partner

For Paramount Builders

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1 2 200/2 200/2 200/2 10 ... 68 70 వస్తేవేజు మొత్తం కా**గిక్షాలం** సంఖ్య. // ఈ కాగితము వరుస్త సంఖ్య.. 2008 in LBOY 2021 1930 5.10 8 FSN 5-30 30 3 36 పగల ________ _____ గుటల మహ్మ ద్వర్ నటి - **రిశ్వస్థారం ఆస్తిను హ** 1135 K Maholy Do ఇట్టిందన్ చట్టము 1808**్లా స్టేమ్ 31.ఎ సు** ఆముదరం ఓ నిమర్యంచరలకి క్రామాలు යා යන්න සම්බන්ධ සම්බන්ධ ජන ජන්ධ සම්බන්ධ යා යන්න සම්බන්ධ සම්බන්ධ සම්බන්ධ සම්බන්ධ President డాని చిన్న కిర్మామ్మకార్నిత్త (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, of documents, Vide GPA/SPA/No. dated 11.01.07 registerer at SRO, Shaminpet Ranga Raddy District. Han love Gopu Har Prosad Gogo Ràjaias ou: service Naina Ma, 202, Sin Nachorom, Algersad Meere ready colony, **రూపిం**డిన చ VRN-Plazz. N. Hawnedle Bah Flat No. 104. y adher nyan . Malleregapini Hyd- 500047 G. Przdeep temar See Aca.

- 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 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 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.
- 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. 107 on first floor in Block '1C' 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 31ST August 2008 with a further grace period of 6 months 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 work is completed.

For Palramount Builders

Partner

For Paramount Builders

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త్రిప్రము 2008 సంజ పు <u>68770</u> తర్వారం: ముత్రము రాగుతముల చలఖ్య <u>19</u> ఈ కాగితముల నవన మంధ్య

An amount (1P) 7110 towards stamp duty including transfer duty and Rs. 10.00 towards registration fee on the Market Value of Rs. 21,050 was paid by the Party through chailan Receipt No. 2011 8 at SBH Keesare Br Kaesara Keesara

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2008 De May 30

Language week



MANAGE .

- 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 Pakamount Ballden

Partner

For Paramount Builders

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Have Record

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. 8,210/- is paid by way of challan no. 789118, dated 22.7.08, drawn on State Bank of Hyderabad, Keesara Mandal, R. R. District and VAT paid an amount of Rs. 7,210/- by the way of Payorder No. 102167, dated 21.7.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

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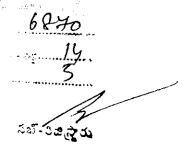
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For Paramount Builders

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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. 107 on the first floor in block no. 'IC', 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. 07, 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. 108	
East By	Open to sky	
West By	6' wide corridor & Open to sky	

WITNESS:

For Paramount Builders

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BUILDER

^Dartner

Por Paramount Builders

BUYER

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	SCHEDULE OF SPECIFICATION OF CONST	
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:

For Paramount Builders

WITNESS:

BUILDER

BUYER.

වසුරිය 2008 වග වූ <u>6870</u> සමුජන වාසුජන හැර වූ වෙනු <u>1</u>9 ස අහද යාල වශය කාලේ <u>7</u>



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REGISTRATION PLAN SHOWIN	G FLAT NO. 107	IN BLOCK NO. '10				
	ON THE FIRST	FLOOR IN PARA	MOUNT R	ESIDENC	Υ	
IN SURVEY NOS. 176 (PART)	:				SITUAT	ED AT
NAGARAM V	ILLAGE,	KEESARA		<u></u>	MANDAL, R.R.	
BUILDER: M/S. PARAM	OUNT BUILDERS R	EPRESENTED BY	ITS PART	NERS		
MR. SOHAM	MODI, SON OF MR.	SATISH MODI				· · · · · · · · · · · · · · · · · · ·
MR. SAMIT G	SANGWAL, SON OF	MR. S. K. GANGW	/AL			
BUYER: MR. GOPU H	ARI PRASAD, SON	OF MR. GOPU RA	JAIAH			
REFERENCE: SC AREA: 34.76 SQ.	ALE: YDS. OR	INCL: SQ. MTRS.			EXCL:	
Total Built-up Area = 530 sft. Out of U/S of Land = Ac. 3-04 Gts Open to sky Open to sky	Open to sky	#ED KITCHEN 600 000 000 000 000 000 000 000 000 00	Flat No. 108	Loc	eation Map	
WITNESSES: 1. V. Harned Rossah	For Pa	pamount Builders	· ·		Serte G. OF THE BUIL	ler
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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.

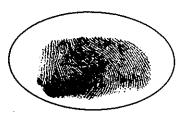
1. MR. SOHAM MODI S/O. MR. SATISH MODI

REP. BY ITS PARTNERS





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. GOPU HARI PRASAD S/O. MR. GOPU RAJAIAH R/O. FLAT NO. 202 SRI NAINA VILLA VEERA REDDY COLONY NACHARAM HYDERABAD.

SIGNATURE OF WITNESSES:

1. V. Hannette Salm

2. 1 1

For Paramount Builders
Partner

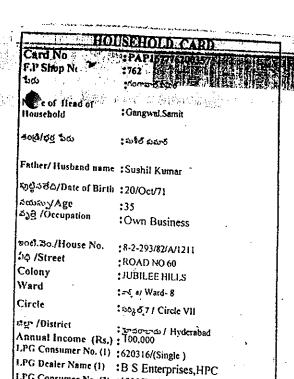
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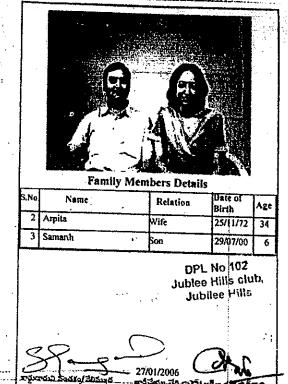
Partner

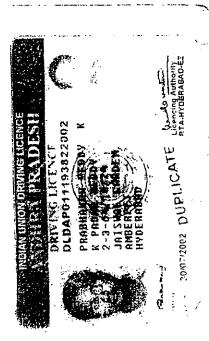
SIGNATURE OF EXECUTANTS

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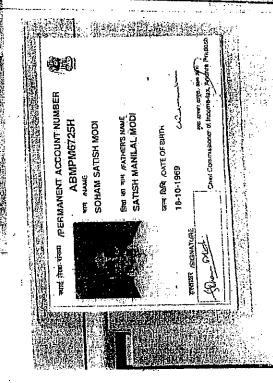
వృస్తకము 2008 సంగ్రాప్త <u>68 7-</u>న్







LPG Consumer No. (2) :1805/Double LPG Dealer Name (2) :Venkata Sei 130



For Paramount Builders
Partner

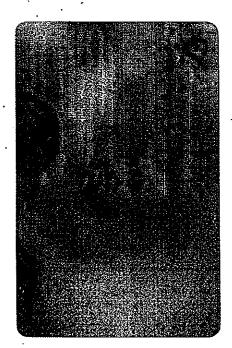
For Purumbunt Builders

Partner

ప్రావము 2008 కం కృ 6870 రాహైదేరా మొక్కము రాగుల కల్లూ సంఖ్య ... 19... ఈ రాగుల గులు కుట్టుకు కుట్టుకు 10... కుట్టారించిన







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2002 in 2005 in 6870

25-2336





दक्षिण मध्य रेलवे South Central Railway

SC

पहचान व चिकित्सा पत्र Identity cum Medical Card

नाम. पदनाम स्टेश Desig-Stn: SE/SIG

Name:

V Harinadha Babu

रे.अस्वायू RH/HU: LGD

जन्म तिथि DOB: 🐪

05/05/1953

V Harinadha Bab

v Subhashini v v d Sirisha V V Narendra Babu

05/05/1953 Hole on rt.hand arm

Res.Address: A-78,Rty.Qtrs.

Signal 2008 ison sy 68-70

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WITNESSES NO. 2

MOUNT TAX DEPARTMENT
GUDLA PRADEEP KUMAR

भारत सरकार GOVT OF INDIA

DHANRAJ GUDLA

20/07/1984 Permanaut Account Number ALJPG7159C

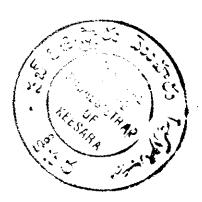


वस कार्य के खोने (धाने पर क्षमण समित करें) होताओं आप्रकार कि मान कर्मात, कर कर ते मूर करना गांच ने हालका तक्का करका क्षमण क्षमण क्षमण पहले हो, माने, जोउन प्रस्त, मुन्तई - 400 618.

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Income Tax PAN Services Unit, NSDL, ist Figor, Times Tower, Kanala Mills Compound,
S. B. Marg, Lower Parel, Mumbat - 400 (D.3).

Tel: 91-22-2499 4659, Fax; 91-22-2495 0664.

1.



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

C.S.No./Year: 007772/2008 of SRO: 1530(KEESARA)

21/08/2008 16:21:17

SINo.	Thumb Impression	` Photo	Name and Address of the Party	PartySignature
1	** SATURAN MARINE TO	2L8-20RAETHALLE0-1-2008-7773]*	(CL) GOPU HARI PRASAD 202 SRI NAINA VILLA REDDY COLONY , NACHARAM HYD	However
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILÐERS 5-4- 187/3& 4 M.G. ROADSEC-BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT BUILDERS 5-4- 187/3& 4 M.G. ROADSEC-BAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS 5-4- 187/3 & 4 II N FLOOR M.G.ROADSEC- BAD	

Rawnedle Jah Witness

Witness Signatures Operator Signature

Subregistrar Signature 