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SECUNDERABAD-500 003

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CAR AMOUNT DUILDERS

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at \$\frac{1}{6}\$-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 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. V. S. BALASUBRAMANIAN, SON OF MR. V. SOMU, aged about 37 years, residing at VOLTAS Ltd., 87/D, R. P. Road, Secunderabad - 500 003, 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

For Paramount Builders

Partner

V.S. Balanka

ి చ పుస్తకము. **200**8వ సంజల ఈ కాగితము వరణ సం Litable 2006 Day Charles AND STREET 2008 నం॥ నీడు క్రైమైన తెవి 1936 5.8.8 93 AL STEEL STEEL STEEL STEEL 2 గలు <u>)</u> మరియు <u>ప</u> గంటల మద్య కినర్నజ్ <mark>- నిజిస్టారు ఆఫీ</mark>నులో Mask. Prabhaker Reddy SUBREGISTRAP h3 రివ్యస్థినిన్ దెళ్లము 1908లోని సెక్షన్ 32.ఎ ను KEESARA అనుప్రకటి నమర్పించవలన్న ఫోటో(గ్రావులు మరియు వేలి**చ్చుదలతో నహా** వాణలు చేసి రుసుము Pasagana డానియిచ్చినట్ల లేవుకొన్నడి Pherong S/o. t. P. Reddy occ. service చితమ జూటన చెట్టు. 🚎 con 2-1-185/2 & y, and Alson, Bolam mansion, M. G. Loud, Sec'sad, Hirough abested sparter Pregentation of downerse, vide 2PA NO. 01/07 at డమల్లో ఉన్న నేలు SRo, Shomirpet. R. C. Dist. V.S. Balantip Y. S. Balasubramarian S/p. V. some occ. Service Plo. VoyAs GD., 87/D, R.A. ROOM, Beckod. ాపించినడ్డి Ventplesmark go. Wanga britched hosad ber. Sentue Yo. 2-5/0, Rampolly village, Keesana (m), R. C. OAR River for Remachander Ros oce; Rusiness Ro. 1-10-sy HB whom, custaignds, Hnd, 2008 Son 3 ... Des E 1930 美麗女 20. 元代 本本教 2.3 本本教

WHEREAS:

- A. The Buyer under a Sale Deed dated 13.06.08 has purchased a semi-finished, semi-deluxe apartment bearing no. 202 on the second floor in block no. '1C', admeasuring 820 sft. of super built up area(i.e., 656 sft. of built-up area & 164 sft. of common 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 53.78 sq. yds.
 b. A reserved two wheeler parking for bearing no. 11 admeasuring 15 sft.
 This Sale Deed is registered as document no. 3992/08 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 apartment bearing no. 202, on the second floor in block no. '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. 202 on the second floor in block no. '1C', admeasuring 820 sft. of super built up area (i.e., 656 sft. of built-up area & 164 sft. of common area) and undivided share of land to the extent of 53.78 sq. yds. A reserved parking space for two-wheeler, bearing no. 11 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 10,78,000/- (Rupees Ten Lakhs Seventy Eight Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 10,78,000/- (Rupees Ten Lakhs Seventy Eight Thousand only) on or before 30th June 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 Paramount Builders

Partner

For Paramount Builders

Partner

ENGLISEMENT Contified that the following amounts have been paid in recliect of this decument By Gnattan to 190129 0:13 616 \$S.B.H. Keeser Tr. Orsia of the m.v./ 1078 500 consideration - Sig. H. lacen 1. Stem? Did 1. In Contract of the state of Rs 00 2. In the shape of charles. 83 (0680 (./s (f or 1 1 tot. vi./9) 3. In the many stacks (1/8 - 901. S. MOT 11) A. Shitt S. Lander and Harris (No 45 A.S. Act . 200, Party Ca H. Transfers are: 1. in the stage of challen 2. In the staken of each 85 III. Registro Las Pasa t As lood 1. In the shape of custian 2. In the shape of cash 35. 1V. User Charges Re 00 1. in the shaps of challan 2. in the shape of cash Total | 880

1వ వుద్దరము 2008 సంజ (శా.శ 1930) సంజధ్య స్టాని మిల్లుమగా రిజిస్తను డేయబడినది. ప్రానింగ్ నిధ్యుత్తం గుద్దించు కొంటడు 11980-8393 /2008 ఇవ్వడడ్డినది.

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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 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. 202 on the second floor in block no. '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 30th June 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 any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Paramount Builders

Bartner

For Paramount Builders

Partner

V.S. Poolede marine

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.

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- 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 Parhmount Builders

Partner

For Paramount Builders

Partner

N. S. Boolen Gen

- 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. 11,780/- is paid by way of challan no. 79.139, dated 11.06.2008, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 19,780/- paid by way of Payorder No. 141239, dated 12,06.8, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Parkmount Builders

Partner

For Paramount Builders

Partner

V.S. Balletoman

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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. 202 on the second floor in block no. '1C', admeasuring 820 sft. of super built-up area (i.e., 656 sft. of built-up area & 164 sft. of common area) together with proportionate undivided share of land to the extent of 53.78 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 11, 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	6' wide corridor	
South By	Open to sky	
East By	Flat No. 201	
West By	Open to sky	

For Paramount Builders

artner

<u> WITNESSES:</u>

1.

2.

For Paramount Builders-

BUILDER

BUYER

	SCHEDULE OF SPECIAL 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 - Drawing & Dining	Ceramic tiles	Marble slabs	
Flooring – Bedrooms	Ceramic tiles	Marble files	
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	Brandled CH Bittings (1986)	
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab 2 ji trepamiorities danos SS Smlk)	
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:

Partner

WITNESS:

1.

2.

For Paramount Builders

BUILDER

BUYER.

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REGISTRATION PLAN SHOWING FLAT NO. 202 IN BLOCK NO. '1C' 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. V. S. BALASUBRAMANIAN, SON OF MR. V. SOMU REFERENCE: SCALE: AREA: INCL: 53.78 SQ. YDS. OR **EXCL:** SQ. MTRS. Total Built-up Area = 820 sft. Out of U/S of Land = Ac. 3-04 Gts. Flat No. 201 6' wide corridor **Location Map** Open to sky BED 12'1 X10'0" Open to sky For Paramount Builders For Paramount Builder WITNESSES: Partner Partner SIG. OF THE BUILDER SIG. OF THE BUYER

కేశ్రీకాయి 2008 సంజ్ఞ <u>3993</u> ఆస్ట్రీకేజు మొక్కము కాగితముల సంఖ్య <u>12</u> ఈ గాగిశ్రముల నకున సంఖ్య <u>8</u> సబ్-రిజిస్టారు



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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUILDER:

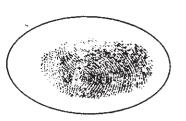
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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





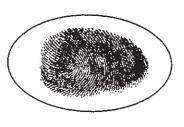
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD -- 500 034.





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. V. S. BALASUBRAMANIAN S/O. MR. V. SOMU R/O. VOLTAS LTD., 87/D, R. P. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner
SIGNATURE OF EXECUTANTS

V.S.Balepmania



ne of Head of Rousebold

:Gangwal.5amit

ేండ్రి/భర్త పేరు

సుశీల్ కుమర్

Father/ Hushand name : Sushil Kumar

ಸುಳಿನನೆದ/Bate of Birth: :20/Oct/71

δουκιγ/Age ស្សន្ន /Ciccupation

:35

Own Business

ಶಂಟಿ.ನಿಂ./House No. నీథ /Street

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

Colony ... Ward

:JUBILEE HILLS :=€ a/ Ward- 8

Circle

: సర్కర 7 / Circle VII

리탈 /District

Annual Income (Rs.) 100,000 Hyderabad LPG Consumer No. (1) 1620316/(Single)

PG Dealer Name (1) B S Enterprises, HPC

LPG Consumer No. (2) :1805/Double

LPG Dealer Name (2) : Venkata Sat 170



Family Members Details

S.No	- Carine	Relation	Date of Birth	Age
	Amita	wife	25/(1/72	1 -
3	Samanh	Son	29/07/00	6

DPL No 102 Jublee Hills club, Jubilee Hills

27/01/2006



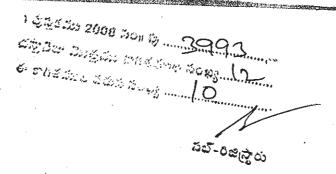
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For Paramount Builder

artner

For Paramount Builders

Partner





जायकर विभाग MCOMETAL DEPARTMENT

BALASUBRAMANIAN
VAITHILINGAM SOMU
31/03/1970
Permanent Account Number

AHJPB6493N

Signature

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GOVERNO

1.5. Rada si Remouris

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

C.S.No./Year: 004861/2008 of SRO: 1530(KEESARA)

13/06/2008 13:18:14

SIN ₀	Thumb Impression	• • •	Name and Address of the Party	PartySignatu
1		IVSSAS LITERAL LITERAL CONTROL	(CL) V.S.BALASUBRAMANIAN R/O.H.NO.87/D,R.P.ROADSE C-BAD	45 Balan Varanish
	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS R/O.5-4- 187/3&4,SOHAM MENSION M.G.ROAD SEC-BAD	
	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT BUILDERS R/O.5-4- 187/3&4,SOHAM MENSION M.G.ROAD SEC-BAD	
- 1	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS 5-4- 187/3&4,SOHAM MESION MG ROADSEC-BAD	

Witness Operator
Signatures Signature

Subregistrar Signature

तथ के सत्त्रक

