

## ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

P 361295

Date: 18-07-2008

Serial No : 28,716

Denomination: 100

Purchased By :

G. VENKATESH # S/O G.A. RAO

SECBAD

For Mhom:

PARAMOUNT BUILDERS SECBAD

Sub Registrar

Ex.Officio Stamp Vendo G.S.O., C&IG Office, Hyd

#### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 22 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).

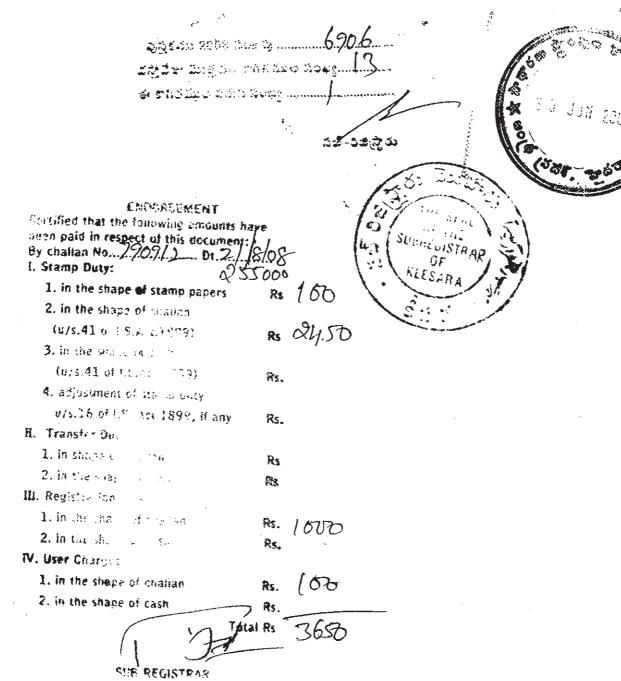
For Paramount Builders

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For Paramount Builders

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#### WHEREAS:

- A. The Buyer under a Sale Deed dated Aq. 8. 05 has purchased a semi-finished, semi-deluxe apartment bearing no. 209 on the second floor in block no. '1C', 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.

    This Sale Deed is registered as document no. 69°5/0° 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. '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. 209 on the second 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. 18 admeasuring about 15 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 2,55,000/-(Rupees Two Lakhs Fifty Five Thousand only) on or before 30<sup>th</sup> 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 Paraganant 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 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. 209 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 30<sup>th</sup> September 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

For Paramount Builders

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<mark>వస్తారేశా</mark> మొక్షమం శాగిళముల :	όοφე <u>[.?]</u>
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	సల్-రిజిస్టారు

O... lowards stamp duty including transfer as, and Rs. 600.0 towards registration fee as the Market Value Party through challan Kecaipt N. 7909/)
dated 218/08 at SBH Keesara Br Keesara

కార్ వృద్ధిగ్రమ్ము 2308 నటు (భాత 1230) నటువు 6906 - 301011 0446, 3412630, 37005 ವಿಮಿಕ್ಷರ ಸುತ್ತಿಯ್ಯ ಸಂಜಯ ಸಂಪರ್-16906 /2008



- 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.

For Paramount Builders

-Partner

For Paramount Builders

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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.
- 23. Stamp duty and Registration amount of Rs. 3, SSO=/- is paid by way of challan no. 790912, dated 21.8.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 2550=/- paid by way of Payorder No. 21.8.08, dated 21.8.08, drawn by HDFC Bank, S. D. Road Branch, Secunderabad.

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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. 209 on the second floor in block no. '1C', 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, bounded as under:

North By	Flat No. 208	
South By	Open to sky	
East By	Open to sky	
West By	6' wide corridor & Open to sky	

WITNESSES.

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For Paramount Builders

Partner

For Paramount Builders.

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	SCHEDULE OF SPECI COMPLETION OF CO	FICATION FOR DNSTRUCTION
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 Eittings
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:

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For Paramount Builders

Partner

For Paramount Builders-

BUILDER

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REGISTRATION PL	AN SHOWING	FLAT NO. 209 IN	BLOCK NO. 'JC'		
		ON THE SECONE	D FLOOR IN PAR	AMOUNT RE	SIDENCY
IN SURVEY NOS.	176 (PART)				SITUATED AT
	NAGARAM VILLA	AGE,	KEESARA		MANDAL, R.R. DIST.
BUILDER:	M/S. PARAMOUN	NT BUILDERS REP	RESENTED BY	ITS PARTNER	
	MR. SOHAM MO	DI, SON OF MR. SA	ATISH MODI		
	MR. SAMIT GAN	GWAL, SON OF MI	R. S. K. GANGW	AL	
BUYER:	MR. CHANDRA N	MOULI, SON OF ME	R. S. MRUTHUNJ	JAYA RAO	
REFERENCE: AREA: 34.76	SCALE	T T	INCL: SQ. MTRS.		EXCL:
Total Built-up Area = Out of U/S of Land =	530 sft. Ac. 3-04 Gts.			**	
		Open to sky			N 💠
	SGE SUBSTITUTE SUBSTIT	X10.4,	to sky	Open to sky	Location Map
WITNESSES:		For Paramount B	Builders	fior	Paramount Builders Partner

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SIG. OF THE BUYER

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

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FINGER PRINT
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(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUILDER:

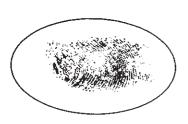
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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





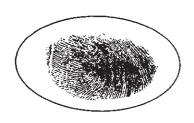
 MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD – 500 034.





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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Partner

For Paramount Builders

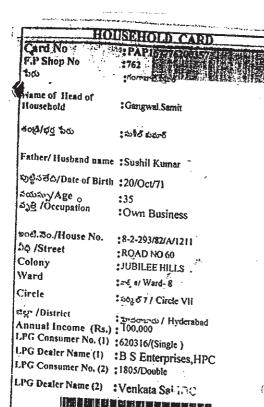
Partner

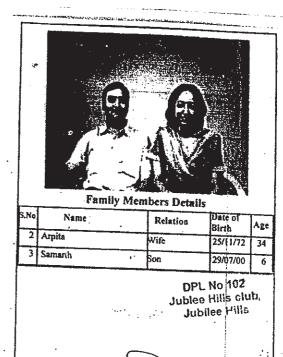
SIGNATURE OF EXECUTANTS

AlCuarsne L.



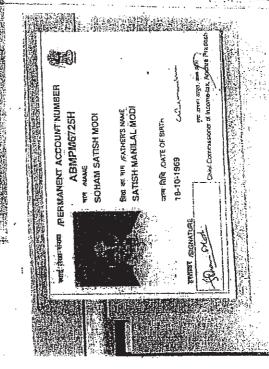
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27/01/2006





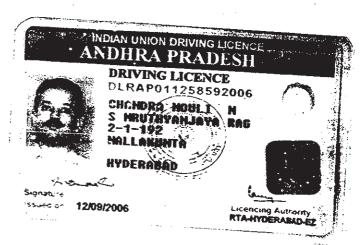
For Paramount Builders
Partner

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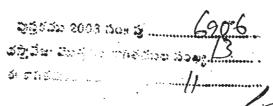
Partner

გექათ 2008 მიი მე <u>6906</u> ატამთ მსაქამა ორი მის მასაც ქავ ა ლეკათ მანტამა მისე <u>10</u> ა**აქ-მა**ტა





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Class Of Vehicle

**Validity** 

Non-Transport

MC

13/05/2014

Transport
Hazardous Validity
Badge No.

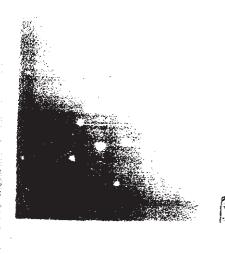
Reference No.

406771985 RTA HYDERABAD - EAST 14/05/1964

NIL

Blood Gr. Date of 1st Issue 21/08/1985

G Charles L



### 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 \* 5-

Address: 5-4-187/3&4, Ilnd Floor,

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

www.modiproperties.com

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

In case of Emergency Cali

- 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.Immediately

### WITNESSES NO. 2



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If this card is lost someone's lost card is found, please inform / reurn to Income Tax PAN Services Unit, NSDL is bloor. Fires Tower.

Sanala Mills Compound,

S. B. Mara, Lower Parel, Mumbal - 400 613.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664. mail: anisfo@isdl.co.in

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

C.S.No./Year: 7812/2008 of SRO: 1530(KEESARA)

22/08/2008 13:38:28

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	THE SHEET FOR THE	#EADRA VOILLE	(CL) CHANDRA MOULI 2-1-192 OLD NALLAKUNTAHYD	A Clean Har I
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS 5-4- 187/3 & 4 M.G.ROADSEC- BAD	
TOTAL TO THE STATE OF THE STATE	Manual Enclosure	Enclosure	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT BUILDERS 5-4- 187/3 & 4 M.G.ROADSEC- BAD	
definite de l'information dégants aux lans lans a les limits à désir l'entrepa	Manual Enclosure	Enclosure	EX) M/S.PARAMOUNT BUILDERS M.G.RÖADSEC- BAD	

Subregistrar Signature

6906 35-6203

