

7681/08

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 8126 Date 8/9/08 Re. 100=

Sold Rs. G. VENKAT. G.S.H.

S/o.....G.A.R.A.O.....

For What PARA MOUNT BUILDERS

S 285856

LEELA G CHIMALG

STAMP VENDOR

License No.02/2006

5-4-76/1 Gollar Ranigunj,
SECUNDERABAD-500 003.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11 day of September 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 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. CHOORIYARAJU SHANKAR NARAYANAN, SON OF MR. CHEYASRI PHANDAUTHAPANI, aged about 32 years, residing at 11-3-325/C, Srinivas Nagar Colony, Addagutta, Secunderabad, 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:

For Paramount Builders

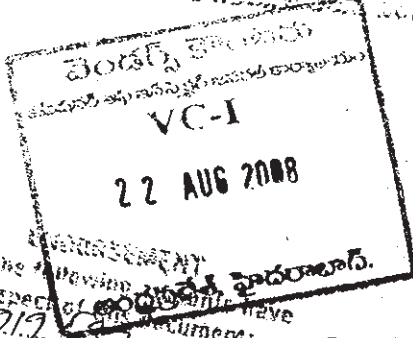
Partner

Partner

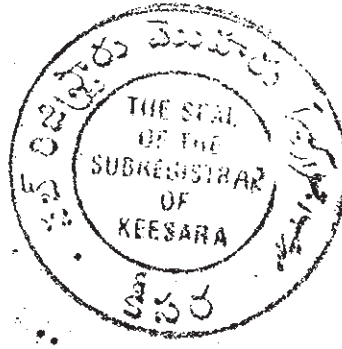
22 Aug 2008 Mon 7687

22 Aug 2008 Tue 13

1



CR



Certified that the following documents have been paid in respect of stamp duty By challan No. 217257... D.D. 11/13/8

I. Stamp Duty:

- 1. in the shape of stamp papers
- 2. in the shape of challan (u/s. 4) of I.S. Act. 1899)
- 3. in the shape of cash (u/s. 4) of I.S. Act. 1899)
- 4. adjustment of stamp duty u/s. 3 of I.S. Act. 1899, if any

Rs. 100

Rs. 3150

Rs.

Rs.

Rs.

Rs.

Rs. 1000

Rs.

Rs. 100

Rs.

Total Rs. 4350

SUB REGISTRAR KEESARA

WHEREAS:

- A. The Buyer under a Sale Deed dated 11.09.2008, has purchased a semi-finished, Semi-deluxe apartment bearing no. 301, on the third floor in block no. '1C', measuring 820 sq. ft. (i.e., 656 sq. ft. of built-up area & 164 sq. ft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' together with:
- Proportionate undivided share of land to the extent of 53.78 sq. yds.
 - A reserved two wheeler parking space bearing no. 19 measuring about 15 sq. ft.
 - A reserved car parking space bearing no. 09 measuring about 100 sq. ft.
- This Sale Deed is registered as document no. 7680/08 in the office of the Sub-Registrar, Keesara Mandal, 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 semi-deluxe apartment bearing no. 301 on third 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:

- The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 301 on the third floor in block no. '1C', measuring 820 sq. ft. (i.e., 656 sq. ft. of built-up area & 164 sq. ft. of common area) of super built up area and undivided share of land to the extent of 53.78 sq. yds. A reserved parking space for two-wheeler and Car, bearing nos. 19 & 09 measuring about 15 & 100 sq. ft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 3,25,000/- (Rupees Three Lakhs Twenty Five Thousand Only).
- (a). The buyer already Paid an amount of Rs. 3,25,000/- (Rupees Three Lakhs Twenty Five thousand only) before entering this agreement and the builder acknowledges the receipt.
- 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



1. నామం... 7681
 2. స్వామి మొత్తం కాగితముల సంఖ్య... 13
 3. కాగితము వరుస సంఖ్య... 2

సబ్-రిజిస్ట్రార్



2008 సం. 12 నెల 12 వ తేది
 1930 చ.శ.సం. 21 వ తేది
 మం. 11 మరియు 12 గుంటల మధ్య
 కీసర సబ్-రిజిస్ట్రారు అఫీసులో
 ప్రతిపది K. Prabhakar Reddy & Co.
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ.ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు పత్రములకు సహ దాఖలు చేసే రుసుము
 రూ. 1000 లు చెల్లించినారు.

అధికారి

ప్రామాణికం చేయబడినది

అధికారి



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 or documents, Vide GPA/SPA No. 5/2007
 dated 11-01-07 registerer at SRO, Shamirpet
 Ranga Reddy District.

ఎడమ బొటను ముద్ర

అధికారి

Chooriyarajin Shankar Narayana
 S/o. Cheyasani Thandavthapani, o.c. Service
 R/o. 11-3-325/c, Shamirpet Nagar colony,
 Addegutta, Sec Road



ఎడమ బొటను ముద్ర

అధికారి

Venkat Ramana Reddy
 o.c. Service - R/o. 8/0. Anji Reddy
 11-18/2, Green Hills colony,
 Hyderabad.

G. Predeep Kumar
 o.c. Service - R/o. G. Chandra Reddy
 Bowrepaty, Sec Road

అధికారి

2008 సం. 12 నెల 12 వ తేది
 1930 చ.శ.సం. 21 వ తేది
 మానము 21 వ తేది

సబ్-రిజిస్ట్రారు
 కీసర

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 1 month 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. 301 on third floor in Block '1C' 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.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st 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.
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.

For Paramount Builders

Partner

For Paramount Builders

Partner

 Page 3

పన్నులు 2008 నుండి 9881
 పన్నులు చెల్లించిన వివరాలు నమోదు 13
 ఈ పన్నులు చెల్లించిన తేదీ 3


 సబ్-రిజిస్ట్రారు

An amount of Rs. 3150 towards stamp duty
 including transfer duty, and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 325000 was paid by the
 Party through challan Receipt No. 919539
 dated 11/9/08 at SBH Keesara Br Keesara

 Sub-Registrar
 Keesara

ఇది పన్నులు 2008 నుండి (కా.కె 1930) నుండి
 7681 నుండి పన్నులు చెల్లించినవి. పన్నుల
 వివరాలు నమోదు చేయబడినవి. 918/2008
 పన్నుల
 2008 నుండి 12 వ తేదీ


 సబ్-రిజిస్ట్రారు



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.
15. 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.
16. 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.
17. 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

Partner



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18. 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.
19. 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.
20. 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.
21. 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.
22. Stamp duty and Registration amount of Rs. 4250=/- is paid by way of challan no. 919529, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 3,250 /- by the way of Payorder No. 143474, dated 09.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

Partner

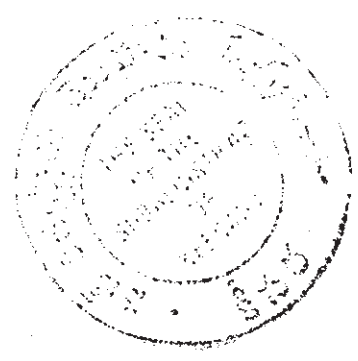
For Paramount Builders

Partner



2681
13
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Handwritten signature and text



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. 301 on the third 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 and car on the stilt floor bearing nos. 19 & 09 , admeasuring about 15 and 100 sft. respectively., 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	Open to sky & 6' wide corridor
West By	Flat No. 302

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:

WITNESS:

1.



2.



For Paramount Builders

Partner

For Paramount Builders

Partner
BUILDER

BUYER

2008 Nov 2 2681
2008 Nov 2 13
2008 Nov 2 6


2008 Nov 2



<u>SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION</u>		
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:

WITNESS:

1.

2.

For Paramount Builders

Partner

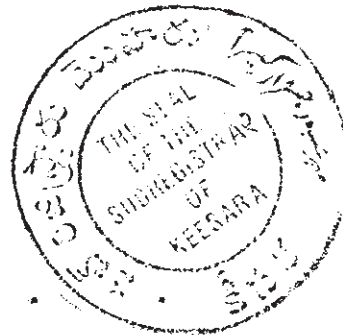
For Paramount Builders

Partner
BUILDER

BUYER.

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೨೨ನೇ ಜುಲೈ ೨೦೦೫ ರಾಜ್ಯ 13
೨೨ನೇ ೨೦೦೫ ಜುಲೈ 7


22-07-05



REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. '1C'

ON THE THIRD 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. CHOORIYARAJU SHANKAR NARAYANAN, SON OF MR. CHEYASRI THANDAUTHAPANI

REFERENCE:**AREA:** 53.78**SCALE:**

SQ. YDS. OR

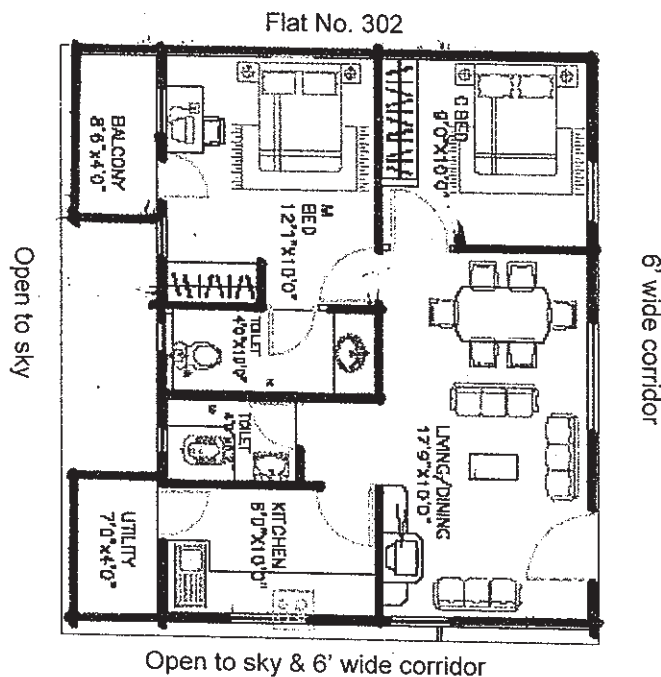
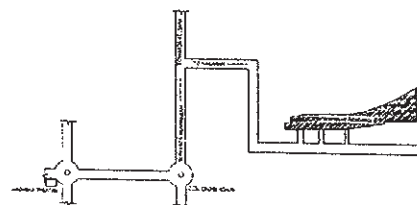
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 820 sft.

Out of U/S of Land = Ac. 3-04 Gts.

**Location Map****WITNESSES:**

1.

2.

For Paramount Builders

Partner

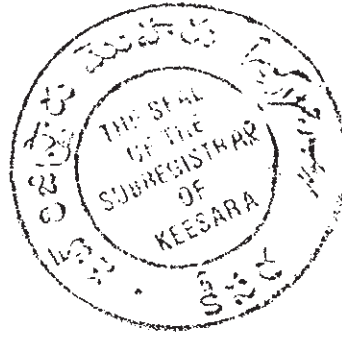
For Paramount Builders

Partner

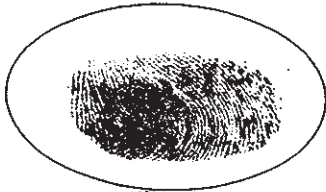
SIG. OF THE BUILDER**SIG. OF THE BUYER**

ಇದರಲ್ಲಿ 2008 ರಲ್ಲಿ 7681
ಇದರಲ್ಲಿ 2008 ರಲ್ಲಿ 13
ಇದರಲ್ಲಿ 2008 ರಲ್ಲಿ 8

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

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
			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 VIDE DOC. NO. 1/BKIV/2007 Dt: 11/01/2007: 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. CHOORIYARAJU SHANKAR NARAYANAN S/o. MR. CHEYASEI THADAUTHAPANT R/o. 11-3-325/C, SRINIVASA NAGAR, LU ADDAGUTTA, SEC-BAD.

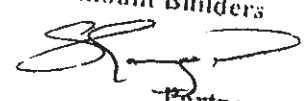
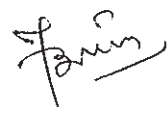
SIGNATURE OF WITNESSES:

1. 

2. 

For Paramount Builders

Partner

For Paramount Builders

Partner
SIGNATURE OF THE EXECUTANTS


7681
ಪ್ರಕಟಣೆ 2008 ನಂ: 3
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶದ ನಂ: 13
4 ನೇ ಅಧಿಕಾರ 2008 ನಂ: 9


ಸಹ-ಸಚಿವರು



Card No : PAPI677620057
F.P Shop No : 762
: 762
: 762

Name of Head of Household : Gangwal Samit

F.P Shop No 762

Name of Head of Household : Gangwal Samit

కండ్రి/భర్త పేరు : ముఖేష్ కుమార్

Father/ Husband name : Sushil Kumar

పుట్టినతేది/Date of Birth : 20/Oct/71

వయస్సు/Age : 35

వృత్తి /Occupation : Own Business

ఇంటి.నెం./House No. : 8-2-293/82/A/1211
 వీధి /Street

විද් / Street : 293182/A
Colon : ROAD NO 60

Colony
Wood

Ward
Ward-8

Circle 77 / Circle VII

జిల్లా / District : హైదరాబాదు / Hyderabad
Annual Income (Rs.) : 100,000

Annual Income (Rs.) : 100,000

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

LPG Dealer Name (1) : B S Enterprises, HPC

LPG Consumer No. (2) : 1805/Double

LPG Dealer Name (2) : Venkata Sai



27/01/2008

DPL Increase

आयकर विभाग
INCOME TAX DEPARTMENT
प्रभाकर रेड्डी क
PADMA REDDY KANDI
15/07/1974
Permanent Account Number
AWSP6104E
80029001
Signature

PERMANENT ACCOUNT NUMBER

DATA

पिता का नाम /FATHER'S NAME

जन्म-दिधि DATE OF BIRTH

3615 N. 1st St. Apt. 202
Phoenix, AZ 85018

For Paramount Builders

~~Partner~~

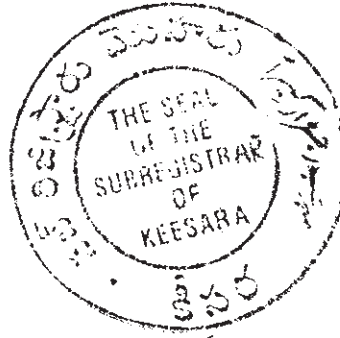
For Paramount Builders

Partner

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WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



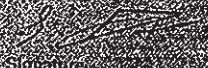
Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

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.Immediately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT
GUDLA PRADEEP KUMAR
DHANRAJ GUDLA
20/07/1984
Permanent Account Number
ALJPG7159C
Signature: 
भारत सरकार
GOVT OF INDIA



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एल डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एन. बी. मार्ग, लोअर पार्ल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013.
Tel: 91-22-2495 4650, Fax: 91-22-2495 0664,
e-mail: unitinfo@nsdl.co.in

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34-02350

