भारतीय गेर न्यायिक

एक सौ रुपये

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ONE HUNDRED RUPEES

सत्यमेव जयते

INDIA NON JUDICIAL

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K 397166

#### K, SATISH KUMAR

8.V.L. No:13/2000, R. No: 26/2008
 6-2-30. PREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

## AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is thinder and executed on this the 25 day of January 2008 at Securide abad by and between issues of the construction is the construction is the construction of the construct

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office af 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 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.)

#### IN FAVOUR OF

1. MR. PRADEEP KUMAR WANKHEDE, SON OF MR. S. R. WANKHEDE, aged about

2. MRS. ATIYA NOUSHEEN WANKHEDE, WIFE OF MR. PRADEEP KUMAR WANHKEDE, aged about 23 years, both are residing at Plot No. 14, T. S. Nagar, Opp: Prajay Sai Gardens, Bandalaguda, Keesara Mandal, R. R. District, 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

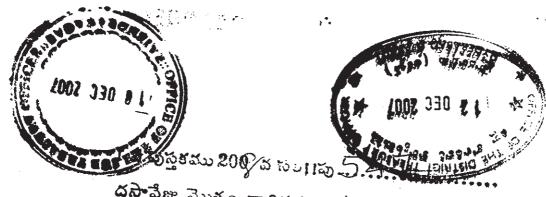
Mul

Partner

For Paramount Builders



2 Holy Musleen



దస్తావేజు మొత్తం కాగితముల సంఖ్య !?--------

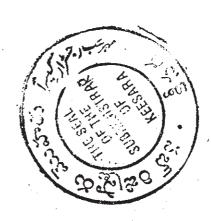
ిల్లొవ సం!! ఇద్దు ప్రాంత్రి ప్రాంత్తి ప్రాంత్రి ప్రాంత్రి ప్రాంత్తి ప్రాంత్తి ప్రాంత్తి ప్రాంత్తి ప్రాంత్తి ప్రాంత్తి ప్రాంత్తి ప్రాంత్

/ శ్రీమతి...k...డం.మా.కో.శీ శ్రీడ్డ కెస్టేషస్ చట్లము 1903 లోని సెక్షన్ కెఫి.ఎ ను నుసరించి సమర్పించవలసిన భిహి గ్రాహ్లలు మరియు విముద్రలతో సహా దాఖలుచేసి రుసుము

ా!!.....లు చెల్లించినారు ఆత్మందాడి సియిచ్చినట్లు ఒ**శ్చుకొ**న్నది

ఎడమ బొటన ప్రేలు

Pherongary.





K. Prabhatar Reddy, Sto. Mr.K.P.Reddy, Occupation: Service,
(0). 5-4-187/3 & 4, 3rd, Floor, Scham Mansion, M.G.Road, Secunderabed.

Attested GPA, through Special Power of Attornery, Vide Doc. No. 101 12/2007,

agistered at SRO, Shawiypet, Ranga Radaly © 81

నికూపించినదీ

O M. spengadhoor S/o. M. Ramanjanagulu, occ. private Suvice plot. No: 66, Sucha Na Gur Colonely, Stock No: 8, H. A. A.

o da

Lan proton 8/0: Navoyona Ras Otte Servin L/0. 1-12-168/0, Bashergogh, Hy L.

#### WHEREAS:

- A. The Buyer under a Sale Deed dated 26.01.08 has purchased a semi-finished, semi-deluxe apartment bearing no. 405, on the fourth floor in block no. '1C', admeasuring 530 sft. of super built up area in residential apartments styled as 'Paramount Residency' 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. 32 admeasuring 15 sft.

    This Sale Deed is registered as document no. 546 cs in the office of the Sub-Registrar, Keesara. 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. 405 on fourth 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. 405 on the fourth floor in block no. '1C', admeasuring 530 sft. 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. 32 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 3,00,000/-(Rupees Three Lakhs Only) and the Builder hereby admit and acknowledge 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 1 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

Portner

2. Alexa Nowlean

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ENDORSE CONT	*
that the following amounts have	e 201/
se paid in respect of this document:	
cnallan No. 8: 5.0.7.49. Dr2.5.	1.1 /g
. Stamp Duty: QRZL	10
1. in the shape of stamp papers	Rs. (07)
2.sin the skape of challan	
(U/s.41 of i.S.Act.1899)	Rs.3455
3. In the shape of cash	<i>U</i> 13 9
(u/s.41 of LS.Act.1899)	Rs. —
4. adjustment of stamp duty	
8/8 & of I.S. Act.1899, if any	Rs.
. Transfer bety:	
1. in stage of chattan	Rs.
2. in the shape of cash	Rs.—
I. Registration fees:	
1. in the shape of challan	Rs. 1000
2. in the shape of cash	Rs.
7. User Charges	
1. in the shape of challan	Rs. (60
2. in the shape of cash	Rs.
Tota	Re
<u> </u>	4655
COV	

ad జృగ్హకము 200% సం!! (శా.శ.1929 ) సం!! సా 547.నెంఖరుగా రిజిష్టరు చేయలడినది. స్వానిం నిఖుత్తం గుర్తింపు నెంబరు 1530-1.54 7 2908



- 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. 405 on fourth 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 31<sup>st</sup> January 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 centrol 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,

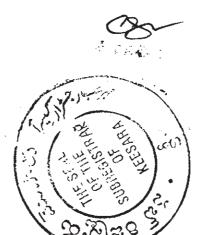
1

For Paramount Builders

Portal

2 Staya Muriel

10 Marie 2017 10 NOTE 547



- 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 Parantount Builders

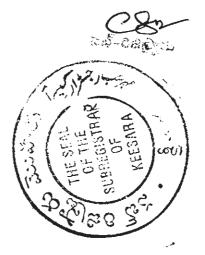
1

Partner

For Paramount Builders

Partner

2 AtyaNowheen



- 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. 4533=/- is paid by way of challan no. 830399, dated 18-01-08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 3,000 /- by the way of payorder no. 138014, dated 16.01.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

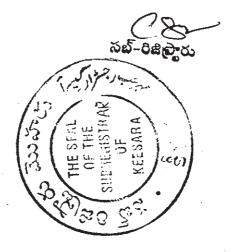
For Paramount Builders

For Paramount Builders

Partner

2. Auga Warteen

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ఈ కాగితము	వరున సంఖ్య స్ట్



#### 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. 405 on the fourth 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. 32, 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	Open to sky & Lift	
East By	Open to sky & Staircase	
West By	6' wide corridor	

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1 ~~~

2. **f** 

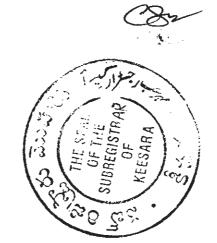
For Paramount Builders,

For Paramount Builder:

BUILDER

BUYER

547 19 12 12 12 12



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 -	Ceramic tiles	Marble slabs		
Drawing & Dining				
Flooring – Bedrooms	Ceramic tiles	Marble tilës		
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	EBanded CP Fittings		
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Ciamies glub 22 th configure inter- add Seesink 200		
Plumbing	CI & 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:

4

1. M. Hangacher

2. **A** 

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

BUYER.

ి (సైక్షమం 2008 కాగుకుముల సంఖ్య 12 రాజాగిశము కరుగు సంఖ్య 7

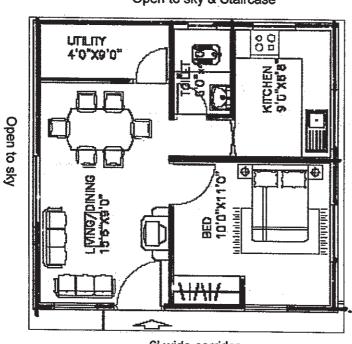




REGISTRATIO	N PLAN S	HOWING FLAT NO. 4	05 IN BLOCK NO. '1C'		
		ON THE FO	URTH FLOOR IN PARAMOUNT F	RESIDENCY	
IN SURVEY NO	<b>)S.</b> 176	(PART)		SITUATED AT	
	NAG	ARAM VILLAGE,	KEESARA	MANDAL, R.R. DIST.	
BUILDER:	M/S.	M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS			
	1. M	1. MR. SOHAM MODI, SON OF MR. SATISH MODI			
	2. M	2. MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL			
BUYER:	1. M	1. MR. PRADEEP KUMAR WANKHEDE, SON OF MR. S. R. WANKHEDE			
	2. M	RS. ATIYA NOUSHEEN W	VANKHEDE, WIFE OF MR. PRADE	EEP KUMAR WANHKEDE	
REFERENCE: AREA:	34.76	SCALE: SQ. 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 & Staircase





**Location Map** 

6' wide corridor

For Parakount Builders

Partner.

Open to sky & Lift

For Paramount Builders

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

1వుగ్రకము 2008 ప్రవేష్ణు 547 దస్తావేణు మొత్తము కాగితముల సంఖ్య 12 ఈ కాగితము వరుస్త సంఖ్య . &





# PHOTÓGRAPHS 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:** 

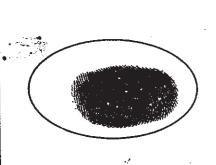
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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.

SIGNATURE OF WITNESSES:

1. M. Sputpothoor

2.

For Paramount Builders
Partner

For Paramount Builders

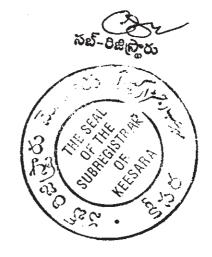
Partner

SIGNATURE OF THE EXECUTANTS

X.

2. Huga Naushan

1వృస్తకము 20% ప్రస్టర్లు కాంగ్రిక్రముల సంఖ్య 17 దస్తావేజు మొత్తను కాంగ్రిక్రముల సంఖ్య 17 ఈ కాంగితము వరుస్త సంఖ్య . 9



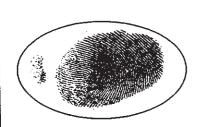
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

**FINGER PRINT** IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH** DI ACK & MILLITE

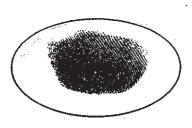
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





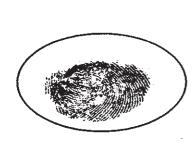
#### BUYER:

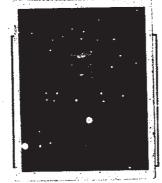
1. MR. PRADEEP KUMAR WANKHEDE S/O. MR. S. R. WANKHEDE R/O. PLOT NO. 14, T. S. NAGAR OFP: PRAJAY SAI GARDENS BANDALAGUDA, KEESARA MANDAL R. R. DISTRICT.





2. MRS. ATIYA NOUSHEEN WANKHEDE W/O. MR. PRADEEP KUMAR WANHKEDE R/O. PLOT NO. 14, T. S. NAGAR OPP: PRAJAY SAI GARDENS ... BANDALAGUDA, KEESARA MANDAL R. R. DISTRICT.





#### REPRESENTATIVE;

MR. G. PRADEEP KUMAR S/O. MR. G. DHANRAJ R/O. 1-10-263 **COMSARY BAZAR NEW BOWENPALLY** SECUNDERABAD - 500 011.

SIGNATURE OF WITNESSES:

For Parapiount Builde

artner

For Paramount Builders.

'artner

SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వుస్తకము ్ క్రైమ్ 547 దస్తావేణ మొక్తము కాగితముల సంధ్య... 12... ఈ కాగితము వరుస సంఖ్య.... 10



Card No.

F.P Shop No 4,00

Name . Head of

Household

:Gangwal.Samit

∹ం!ి/భర్త పేరు

ిసు ల్ కుమార్

Father/ Husband name : Sushil Kumar

자살 :đo/Date of Birth: :20/Oct/71

గ్రామ్స్మ/Age వృత్తి /Occupation

:Own Business

ಇಂಟಿ.ನಿಂ./House No. 55 /Street

:8-2-293/82/A/1211

: ROAD NO 60

Colony

JUBILEE HILLS

Ward

: ≈ ₹ 8/ Ward- 8

Circle

ిసర్మత7/ Circle VII

ದಲ್ಲ್ /District

Annual Income (Rs.): 100,000

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

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

UPG Consumer No. (2) :1805/Double

LPG Dealer Name (2) : Venkata Sai [7]





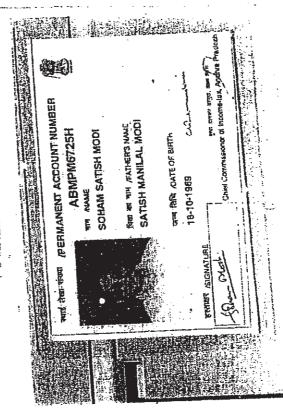
Family Members Details

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

DPL No 102 Jublee Hills club. Jubilee Hills

27/01/2006

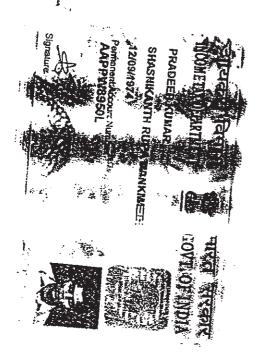




For Paramount Builders

For Parampunt Builder Partner 120 kg saw 2008 200 20 547 angaler dwegaw strate to 20 1.2 (4) The am achieve to 20 1.1







Hayan Soushaen

1 อากัยสมา 2008 ธ กาม อากัยสา	
దన్నావేజు మొత్తము కాగీతముల సం $p_317$	۱.
ఈ కాగితము వరుస సంఖ్య. 17	•

