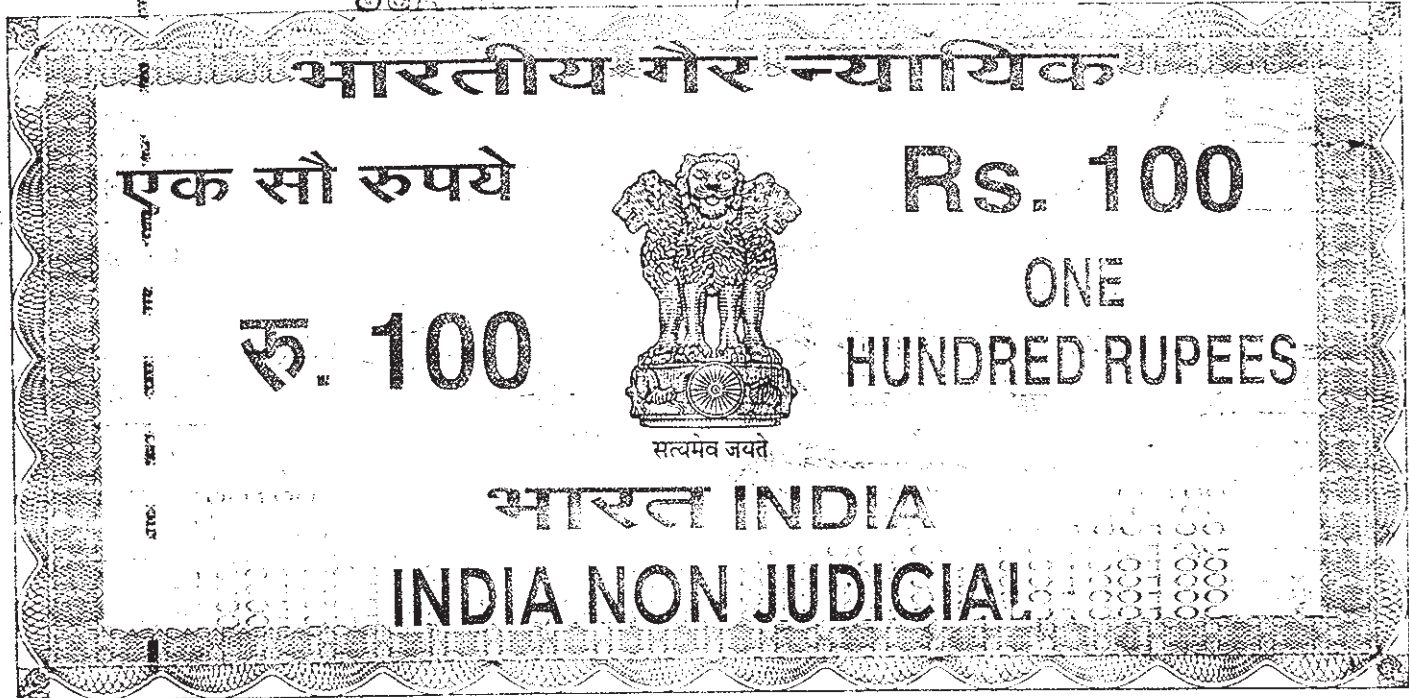




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 789725

For Whom :

PARAMOUNT BUILDERS
SEC'D AD

For Whom :
PARAMOUNT BUILDERS
SEC'D AD

Sub Registrar
Ex-Officio Stamp Vendor
G.S.O., C&G Office, Hyd

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11 day of April 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 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. P. SASIBHUSHANA RAO, SON OF MR. P. KRISHNA MURTHY NAIDU, aged about 33 years, residing at Flat No. B-309, Plot No. E8A, Indraprastha Villa, Sector - 61, Noida, Uttar Pradesh - 201 301, 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

[Signature]
Partner

For Paramount Builders

[Signature]
Partner

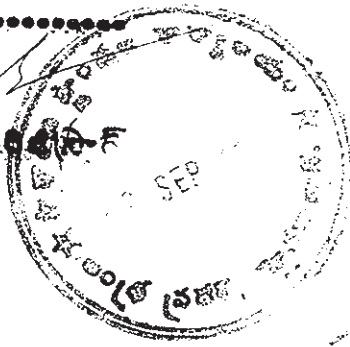
[Signature]

..... 26/12/2007

వస్తావేట మొత్తం కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు



జన్మపత్రం సంఖ్య.....

1929 వ.శా.శ. సంఖ్య..... మాసం..... వరదే

గలు..... ముద్ర..... గంటల మత్త

సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి..... K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు మరియు,

వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

..... 1000 / లు చెల్లించినారు

సహాయక రిజిస్ట్రారు ఉప్పుకొన్నది

ఎడమచేతున మేలు



ఎడమచేతున మేలు



నిరూపించినది

15. Prabhakar Reddy s/o. K.P Reddy occ. Service
01 S-4-187/3 & v, 2nd floor, Shyam mansion, m.s.
Road, sec 4ad, through attested SPA for presentation
of documents. vide SPA no. 1/2007 of SRO
Shamirpet, L.R. Office. Dt. 11.01.2007.

P. Sasibhushana Rao s/o. P. Krishna Murthy Noida
R/o. Flat NO. B-309, Plot No. ESA,
Indraprastha Vihar, Sector-61, Noida, Uttar Pradesh
- 201301.

1. Venkat Ramesh Reddy s/o. Anji Reddy occ. Service
13-184/4 Green Hills Colony And.

2. Kiran s/o. Ramachandraiah occ. Business
s/o. 101. San sa apu the colony, ECIL X'road
Hyderabad

జన్మపత్రం సంఖ్య.....

1929 వ.శా.శ. సంఖ్య..... మాసము..... వరదే

సబ్-రిజిస్ట్రారు

కిర

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 1 month 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. 406 on fourth 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 15th April 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

Partner

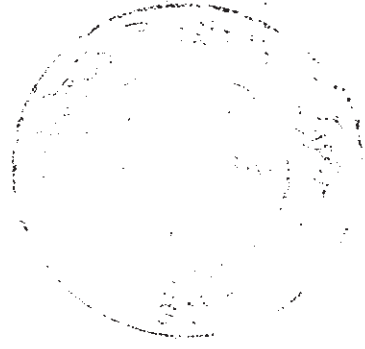


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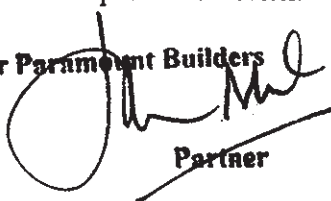
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...



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 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


Partner



అంశము 2018 వ సం. 2627

చస్తావేజు మొత్తము 11

ఈ కారితము పనులు 4

సబ్-రిజిస్ట్రారు



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. 7970 = /- is paid by way of challan no. 206357, dated 11.04.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 6880 = /- by the way of payorder no. 139862 dated 16.04.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders


Partner

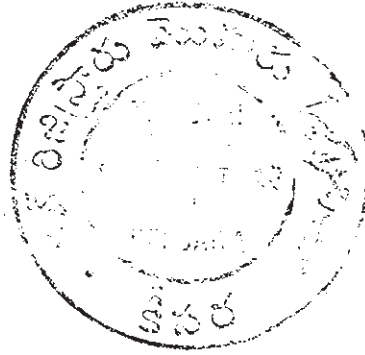
For Paramount Builders


Partner



మొదటికము సరికివ సంఖ్య 2627
దస్తావేజు మొత్తము 11
ఈ కారితము 5

సబ్-రిజిస్ట్రారు



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. 406 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. 33, 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
East By	6' wide corridor & Open to sky
West By	Open to sky

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

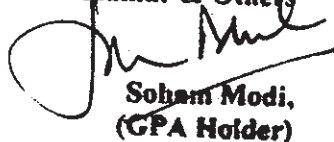

Partner

For Paramount Builders


Partner

BUILDER

For Mr. B. Anand Kumar & Others


Soham Modi,
(GPA Holder)
BUYER

మంత్రికము పరిశీలన సం|| కృ... 2622
దస్తావేజు మొదలుగా పరిశీలన... 11
ఈ కారితము... 6

సచి-రిజిస్ట్రారు



హైదరాబాద్ రిజిస్ట్రారు
హైదరాబాద్

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 - 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

Partner

For Paramount Builders

Partner

WITNESS:

1. 
2. 

BUILDER


BUYER.

..... 85 నంబరు 2622

దస్తావేజు మొత్తము కాగితములు //

ఈ కాగితము వరుస నంబరు..... 7

పద-రిజిస్టరు



REGISTRATION PLAN SHOWING

FLAT NO. 406 IN BLOCK NO. '1C'

ON THE FOURTH 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

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

BUYER:

MR. P. SASIBHUSHANA RAO, SON OF MR. P. KRISHNA MURTHY NAIDU

REFERENCE:**AREA:**

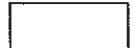
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SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

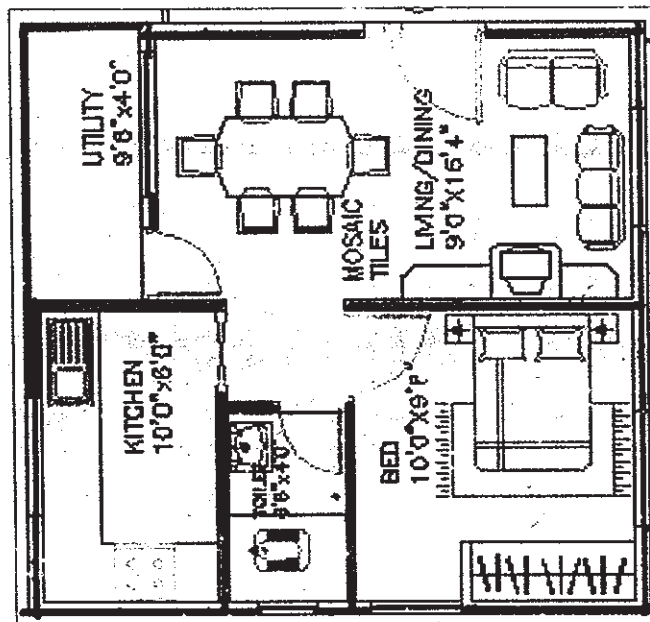
**EXCL:**

Total Built-up Area = 530 sft.

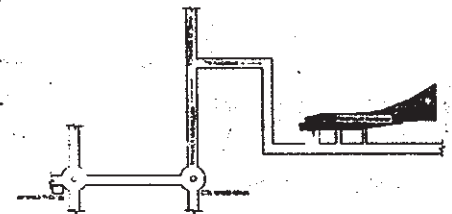
Out of U/S of Land = Ac. 3-04 Gts.

6' wide corridor & Open to sky

Open to sky



Open to sky

**Location Map**

Open to sky

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

WITNESSES:

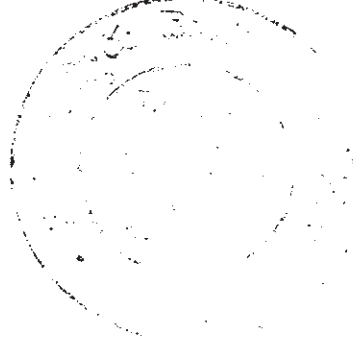
- 1.
- 2.

.....8..... 2627

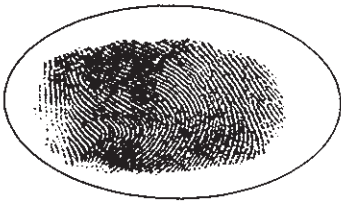
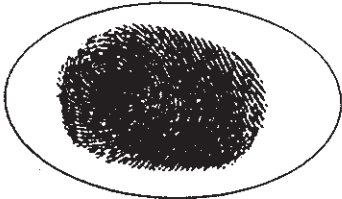
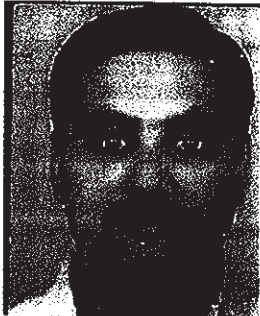
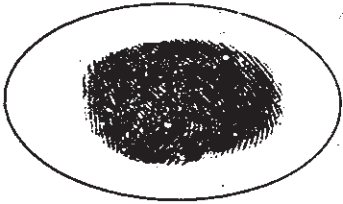
దస్తావేజు పేరు..... 11

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సచి-రిజిస్ట్రార్



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. P. SASIBHUSHANA RAO S/O. MR. P. KRISHNA MURTHY NAIDU R/O. FLAT NO. B-309 PLOT NO. E8A, INDRAPRASTHA VILLA SECTOR - 61, NOIDA UTTAR PRADESH - 201 301.

SIGNATURE OF WITNESSES:

- 
- 

For Paramount Builders


Partner

For Paramount Builders


Partner

SIGNATURE OF THE EXECUTANTS



సంఖ్య: 2622

దస్తావేజు మొత్తము లాగితమునకు గలది 11

ఈ కాగితము పనుల సంఖ్య 9

సబ్-రిజిస్ట్రార్



మంత్రికము నిర్దేశన సంఖ్య 2627

దస్తావేజు మొత్తము సంఖ్య 11

ఈ కాగితము వరుస సంఖ్య 10

సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEMPR4003A

नाम /NAME
PARUVADA SASI BHUSHANA RAO

पिता का नाम /FATHER'S NAME
PARUVADA KRISHNAMURTY NAIDU

जन्म तिथि /DATE OF BIRTH
15-08-1974

हस्ताक्षर /SIGNATURE

समर्थक अधिकारी (कंप्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

इस कार्ड को खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर केन्द्र),
पूर्वी खण्ड-II, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

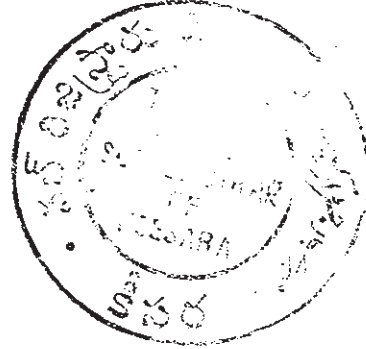
In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax (Computer Operations),
Level III, East Block II,
Vivekananda Marg, R.K. Puram,
New Delhi - 110066.

1వ స్తంభము కిందికి వ సం॥ పు... 26/7

దస్తావేజు మొత్తము కిందికి వ సంఖ్య... 10

ఈ కాగితము వరుస సంఖ్య... 10

సబ్-రిజిస్ట్రార్



Handwritten signature or mark.