AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the U 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 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. BOBBA SRINIVAS, SON OF MR. B. NAGESWARA RAO, aged about 34 years, residing at Sri Sai Residency, Flat No. G1, M. J. Colony, Street No. 67 Moula-Ali, Hyderabad 500 040., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Partner

For WhomPARAMOUNT BUILDERS

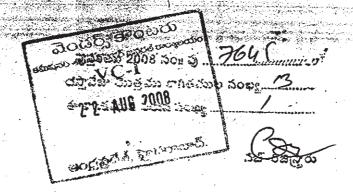
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Secunderabad-500 003,



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2, in the shape of challen

(0/s.41 of).G.Act.1899)

3. in the chape of cash

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Rs.

4, adjustment of star in duty

M/s.16 of hS. Act 1399, if any

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. ... I. Transfer Outy:

1. in shape of challan

Rs.

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Registration fees:

1. in the shape of challan

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WHEREAS:

- A. The Buyer under a Sale Deed dated 11.09.08 has purchased a semi-finished, Semi-deluxe apartment bearing no. 205, on the second floor in block no. '2C', admeasuring 530 sft. .(i.e., 424 sft. of built-up area & 106 sft. of common 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. 14 admeasuring 15 sft.

 This Sale Deed is registered as document no. 7646 for 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. 205 on second floor in Block '2C' 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. 205 on the second floor in block no. '2C', 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. 14 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,97,000/- (Rupees Six Lakhs Ninety Seven Thousand Only).
- 2. The Buyer has already paid an amount of Rs. 6,97,000/- (Rupees Six Lakhs Ninety Seven Thousand Only) and the builder admitted and acknowledged the receipt for said consideration.
- 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

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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 GPAISPA for presentation dated. No. Spa No. Spa No.
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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 sheld 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. 205 on second floor in Block '2C' 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 31st September 2008 with grace period of 06 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.
- 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.

Mr.

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Partner

For Paramount Builders

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Page 3

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- The Buyer upon receipt of the completion intimation from the Builder as provided 12. 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.
- The Builder shall deliver the possession of the completed Apartment to the Buyer 13. only upon payment of entire consideration and other dues by the Buyer to the Builder.
- The Buyer shall not cause any obstructions or hindrance and shall give reasonable 14. 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.
- The Buyer agrees that under no circumstances including that of any disputes or 15. 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.
- It is hereby agreed and understood explicitly between the parties hereto that the Buyer 16. 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.
- Any delay or indulgence on the part of the Builder in enforcing any of the terms of 17. 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.
- The Buyer hereby covenants and agrees with the Builder that if he fails to abide with 18. 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. > b.Soimur

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Partner

For Paramount Builders

Page 4

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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.
- In case of any dispute between the parties, the matter shall be resolved by arbitration 20. 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. 7.970=44- is paid by way of challan no. 919532, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 6970=/- by the way of Payorder No. 143524, dated 10.09 08, drawn on HDFC Bank, S. D. Road Bernis Branch, Secunderabad

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For Paramount Builder

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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. 205 on the second floor in block no. '2C', 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. 14, 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 C	Open to sky	
West By	Open to sky & 6' wide corridor	-

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. 1655

2.

For Paramount Builders

Partner |

BUILDER

BUYER

Page 6

ప్రేక్షకము 2008 నిర్మాప్త స్ట్రాముల సంఖ్య 13. ఈ కారితము నిర్మక్షము కారితముల సంఖ్య 13.

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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	
Item Semi-deluxe Apartment Deluxe Apartment Structure RCC RCC	
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External painting Exterior emulsion Exterior emulsion	
Internal painting Smooth finish with OBD Smooth finish with OBD	
Flooring - Ceramic tiles Marble slabs	
Dining &	
Flooring – Ceramic tiles Marble tiles	
Bedrooms	
Door frames Wood (non-teak) Wood (non-teak)	
Doors Panel main door, others flush doors All panel doors	
switches	dular
Windows Powder coated aluminum Powder coated aluminum sl sliding windows with grills windows with grills	iding
Bathroom Designer ceramic tiles with Designer ceramic tiles with 7' 7' dado	dado
Sanitary Raasi or similar make Raasi or similar make	
C P fittings Standard fittings Branded CP Fittings	12
Kitchen platform Granite tiles, 2 ft ceramic Granite slab. 2 ft ceramic	tiles
tiles dado, SS sink. dado, SS sink	
Plumbing GI & PVC pipes GI & PVC pipes	
Lofts Lofts in each bedroom & Lofts in each bedroom & kitch	en

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.

For Paramount Builde

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Partner

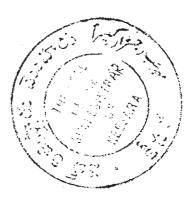
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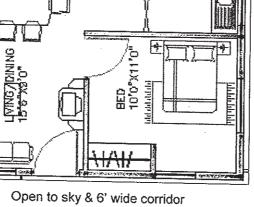
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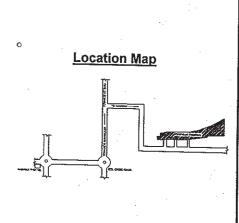
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REGISTRATION PLAN SHOWING FLAT NO. 205 IN BLOCK NO. '2C' ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY IN SURVEY NOS. 176 (PART) SITUATED AT NAGARAM VILLAGE, **KEESARA** MANDAL, R.R. DIST. **BUILDER:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS MR. SOHAM MODI, SON OF MR. SATISH MODI MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL **BUYER:** MR. BOBBA SRINIVAS, SON OF MR. B. NAGESWARA RAO REFERENCE: SCALE: INCL: **EXCL:** AREA: 34.76 SQ. YDS, OR SQ. MTRS. Total Built-up Area = 530 sft. Out of U/S of Land = Ac. 3-04 Gts. Open to sky UTILITY 4°0"X9"0" Open to sky Open to sky & Lift **Location Map**





WITNESSES

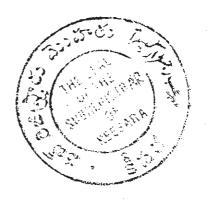
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mount Builde Partner For Paramount Builders

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER



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

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PRESENTANT / SELLER / BUYER





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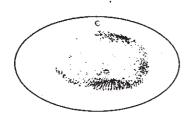
M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3&4
II FLOOR, M. G. ROAD
SECUNDERABAD - 500 003.
REP. BY ITS PARTNERS

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





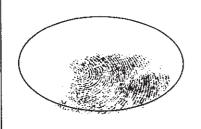
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD – 500 034.





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. BOBBA SRINIVAS S/o. MR. B. NAGESWARA RAO R/o. SRI SAI RESIDENCY, FLAT NO. G1 M. J. COLONY, STREET NO. 6 MOULA-ALI HYDERABAD - 500 040.

SIGNATURE OF WITNESSES:

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2.



Builders

For Paramount Builders

Sty Partner

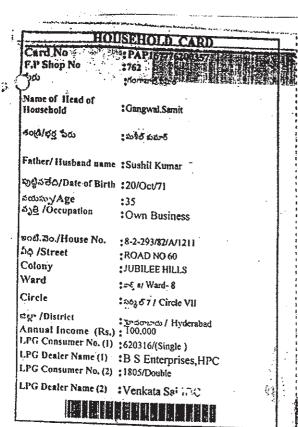
SIGNATURE OF EXECUTANTS

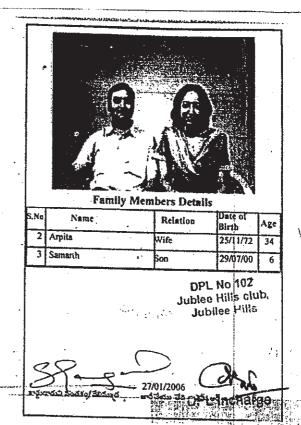
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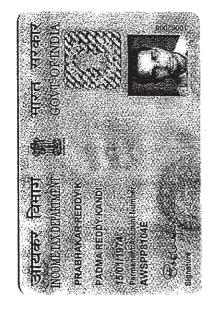
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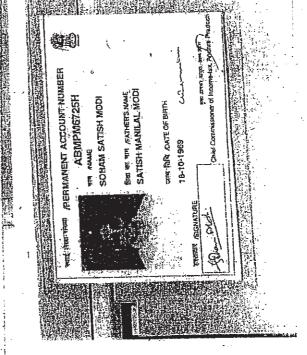
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For Paramitant Builders
Partner

B-Similes

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WITNESSES NO. 1



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Name: Ch. Venkata Ramana Reddy

Designation: Customer Relations Executive

Signature:

VIL.

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

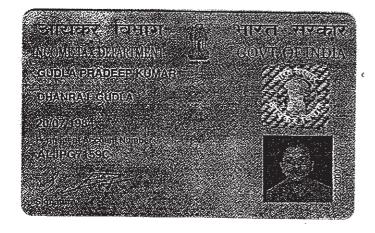
Resi.Add.: # 11-187/2, Road No.2, Green Hills Colony, Saroor Nagar, Hyderabad. Ph:9393381666, 9246165561

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

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WITNESSES NO. 2



इत कार्ड के खोने / पाने पर कृपया सुवित करें / लॉटाएं : आयकंड भैत सेवा इकाई, एन एस डी एल पहली मंजिल, टाईन्स टॉवर, कप्तला मिलस कम्पाउंड, एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost /someone's lost card infound, please inform /return to .
Income Tax PAN Services Unit, NSDL, is Hoor, Times Tower, Kamala Mills Compound, S. B. Marg, Lower Parch, Mumbai, 400 013.

Tel: 91,22-2499 4650, Fax: 91 22-2495 0664, e-mail: uninfo@n\$di.co.in



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जारी करने की तिथि /Date of Issue 30/04/2007

समाप्ति की तिथि /Date of Expin

29/04/2017

HYDERABAD

करने का स्थान /Place of Issue

PAMARRU जन्म स्थान /Place of Birth

राष्ट्रीयता /Nationality

INDIAN

4/08/1972

ਯਕਸੀਨਿਇ /Date of Birth

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SRINIVAS বিশ্ব ৰূপে সাল্স /Given Names BOBBA उपनान /Sumame टाईप /Type

भारत गणराज्य REPUBLIC राष्ट्रीय कोइ /Country Code B S INDIA

3221746 पारापोर्ट मं. /Passport No.



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आज़ादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो ।

These are to request and require in the name of the president of the republic of india all those whom it may concern to allow the bearer to pass freely without let or hindrance. And to afford him or her, every assistance and protection of which he or she may stand in need.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



छे. सी. धार, बाब K. V. R. BABU कते पासपोट अस्कित्री for Passport Officer वासपोर्ट कार्यालय, हैंटर:वाद. ♥##sport Office, Hv/lershæf

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे अपने की निकटतम मितान / धौकी पर पंजीकृत करवा तें ।

घेलावनी

है। पासपोर्ट अधिकारी से सूचना मिलने पर बिसमें इसे सुपुर्द करना शामिल है, उसका तुरन्त अन्पालन किया

पासपोर्ट डांक द्वारा किसी भी देश से बाहर न भेजा आए। यह पासपोर्ट धारक वा उसवे द्वारा प्राधिकृत व्यक्ति के रुद्धे में ही होना चाहिए। इसमें किसी भी प्रकार के फेरबदल या विकृत नहीं

पामपोर्ट मृत्य बाता, कोर्य हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट सन्काल भारत में निकटतम पालपोर्ट ऑग्रेकाहि को (नामा माँड सालक विदेश में हो) निकटनम भालीय पिशन की और न्यानीय पुतिस को दी जानी चाहिए। निश्शेषित पूछताछ के पश्चात ही प्रतिपूरक पासपोर्ट जारी

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA, ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-

MEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.
IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पैता का मान/कान्नुनी अभिनाषक /Name of Father/Legal Guardian BOBBA NAGESWARA RAO

tरि था पत्नी का माम /Name of Spouse मत्ता का काम /Name of Moth BOBBA JANAKI

HYDERABAD नुराने पारकीर्द का में, और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of Issue

27/01/1997

काईस मे. File No. HYD F 00657607

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STREE

PRABHAKAR RAO

1-70,

A2696912

RAMANAGARAM, CHALLAPALLI

AP

KRISHNA 521126,

2645 2000 2000 2000 2000 2000 2000 13 2000 2000 2000 2000 2000 13



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

C.S.No./Year: 008568/2008 of SRO: 1530(KEESARA)

11/09/2008 12:29:27

SIN o.	Thumb Impressio n	Photo	Name and Address of the Party	PartySign ature
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		H-88-RAPS 2177 ALL TO CO.	(CL) BOBBA SRINIVAS F NO G1 MJ CLYMOULALAI HYD	Server
2	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
3	Manual Enclosure	Enclosure	(EX) SOHAM MODI OFFICE AT 5-4- ° 187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
4	Manual Enclosure	Eliciosure	(EX) SAMIT GANGWAL OFFICE AT 5-4- 187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	

Witness Signatures Operator Signature

Subregistrar Signature පමුජයක 2008 කිංග මු <u>764</u> පමුජන ධාල්වක හැමමකය කිංහල <u>13</u> ව හැමණකය කිරීම කිංහල <u>13</u> කිරී-රුම්ලික

