

This Agreement for Construction is made and executed on this the 7<sup>th</sup> day of September 2007 at Secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occpation: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, Occpation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

**AND** 

MR. VIVEK CHANDRA PRAKASH JOSHI, SON OF MR. CHANDRA PRAKASH, aged about 29 years, residing at Plot No. 63, Arvind Nagar, Domalguda, Hyderabad - 500 029, 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 Suidery

Partner

For Paramount Builders

Hoshi

దస్తాపేజు మొత్తము కాగితముల సంఖ్య.......... ి డి కాగికమ్డు వరుస సంఖ్య....... పగలు.....గంటల మధ్య కామీయేట్ సబ్ రిజిస్వారు ఆఫీసుల్లో 3/cas. K. prabla far Ridd, రిజీస్ట్రిషన్ చట్టము. 1908 లోని సెక్షన్ &2 - ఎ ను అనుస్రరించి సమర్పించవలసిన భోబ్లో (గౌఫులు మరియు పేలిము(దలతో సహ దాభలుచేసి **రుసుత్రు** టా...!యానానా.లు చెల్లించినారు. ProBargory ైసీయిచ్చినట్లు ఒప్పుకొన్నది ఎడమ లా టన (సీలు ProBagant. 5/0. F. P. Reday occ: service (0) I-11-18) /3 &1, 2nd Cloor, 20hem mansion M-G-Road, Sectord, through attested SIA to Presentation of documents, vide spa no. 1/2007 Gos ( Vahi Viver Chardner Protoseh joshi)

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'a Arvind Magar, at seo shomirper, R. R. Dist Mo. Plot No. 63, Arrived Nagar, Domalguda, Hiderabod - 500 029. Sesoons & F 1 f. Prade Ho. J. Dhonrag our ferrin Mo. 110-263, New Bonneyally, See 'bad. De futte facultain & Ho H. J. Rolliam. occ. Serve. Plo E-402. May Flower Pout Hallope HAR 76 2007 ਕ ਨਹ: ਜਿਲ੍ਹਿਤਲ ਹੈ...ਹੋਹ .... ਜੋ... ਕਰੇ ਨਿ ਨਿ ਰਵਾਨ੍ਹਿਰ

### WHEREAS:

- A. The Buyer under a Sale Deed dated on the fifth floor in block no. '2C', admeasuring loso sft. (i.e. 840 sft. Of built up area & 210 sft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' forming part of Sy. No. 176 situated at Nagaram Village, Keesara Mandal, R. R. District, together with:
  - a. Proportionate undivided share of land to the extent of 68.86 sq. yds.
  - b. A reserved two wheeler parking for bearing no. 40 admeasuring 15 sft. of each.
  - c. Car parking space bearing no. 60, admeasuring 100 sft.

This Sale Deed is registered as document no. 10999/07 in the office of the Sub-Registrar, Shameerpet. 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. 504, on the fifth floor in block no. '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. 504 on the fifth floor in block no. '2C', admeasuring 1050 sft. (i.e. 840 sft. Of built up area & 210 sft. of common area) of super built up area and undivided share of land to the extent of 68.86 sq. yds. A reserved parking space for two-wheeler, bearing no. 40 admeasuring 15 sft. and a reserved parking space for car bearing no. 60, admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 11,07,000/- (Rupees Eleven Lakhs Seven Thousand only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 11,07,000/- (Rupees Eleven Lakhs Seven Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	5,22,000/-	15.09.2007
II	2,20,000/-	30.10.2007
L III	3,65,000/-	01.07.2008

For Paramount Builders

Partner

For Paramount Builders

Portner

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TRUORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1899 oct No. 1/000/07

I hereby certify that the Proper deficit Stamp duty of Rs 10970/
has been levied in respect of this instrument from

K. Pro 640-407
en the basis of the Market Valuetonsideration of Rs. 1107-000/

en the basis of the Market Valuetonsideration of Rs.

SUB-REGISTRAR OFFICE

(Registral/Collector | Note |

An Amount of Rs. 10970 | temeses Stamp Duty Including Transfer Outy and its. 1000 inwards legistration Fee was paid by the party through Challan Receipt Number 654488 Dated 7/9/07 at S.B.H. Bank Thumkunta Branch

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- 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.
- 4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1month from the due date.
- 5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
- 6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 504 on the fifth floor in block no. '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 1<sup>st</sup> July 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.

For Paramount Builders

For Paramount Builders

Partner

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- 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.
- 12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.
- 15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
- 16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
- 17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For Paramount Builders

For Paramount Builders

Partner

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- 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.
- 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. 12,0657- is paid by way of challan no. 656488, dated 07.09.07 drawn on State Bank of Hyderabad, Tumkunta Branch, R. R. District and an amount of Rs. 11.070/- paid by the way of pay order No. 135307 dated 66.09.07 HDFC Bank, S. D. Road, Secunderabad.

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For Paramount Builders

Partner

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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. 504 on the fifth floor in block no. '2C', admeasuring 1050 sft. of super built-up area (i.e., 840 sft. of built-up area & 210 sft. of common area) together with proportionate undivided share of land to the extent of 68.86 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 40 admeasuring about 15 sft. and a reserved parking space for car bearing no. 60, admeasuring 100 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	Flat No. 503	
East By	6' wide corridor	
West By	Open to sky	

For Paramount Builders

For Mr. B. Anand Kumar & Others

Soham Modi, (GPA Holder)

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	SCHEDULE OF SPECI COMPLETION OF CO	FICATION FOR ONSTRUCTION
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:

Partner

WITNESS:

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2. Quet total.

For Paramount Builders

Partner

BUILDER

BUNER.

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REGISTRATION	PLAN SHOWING	SEMI-FINISHE	D FLAT NO. 504	IN BLOCK I	NO. '2C'	
		ON THE FIFTH	FLOOR IN PAR	AMOUNT R	ESIDENCY	,
IN SURVEY NOS	176 (PART)				·	SITUATED A
	NAGARAM VILLA	AGE,	KEESARA			MANDAL, R.R. DIST
BUILDER:	M/S. PARAMOUN	NT BUILDERS RE	EPRESENTED B	Y ITS PART		
	MR. SOHAM MO	DI, SON OF MR.	SATISH MODI	<u></u>		
	MR. SAMIT GAN	GWAL, SON OF I	MR. S. K. GANG	NAL		
BUYER:	MR. VIVEK CHAN	IDRA PRAKASH	JOSHI SON OF	MR. CHANE	DRA PRAKA	ASH
REFERENCE: 68	SCALE 3.86 SQ. YDS		INCL:		1	EXCL:
Total Built-up Are Out of U/S of Land	a = 1050 sft. d = Ac. 3-04 Gts.					
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Flat NO. 503		1 Supplier S	ATICHEN CONTROLL CONTROL CONTR	Open to sky	Loc	cation Map
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VITNESSES:	6' \	wide corridor For	r Parnhount Bu	ildars	For Para	amount Builders
VITNESSES:		(				Partner

Partner ,

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SIG. OF THE BUYER

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# PHOT@GRAPHS 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





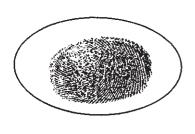
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD ~ 500 034.





## SPA FOR PRESENTING DOCUMENTS:

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. VIVEK CHANDRA PRAKASH JOSHI S/O. MR. CHANDRA PRAKASH R/O. PLOT NO. 63 ARVIND NAGAR DOMALGUDA HYDERABAD - 500 029.

SIGNATURE OF WITNESSES:

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For Paramount Builders

Partner

For Paramount Builders

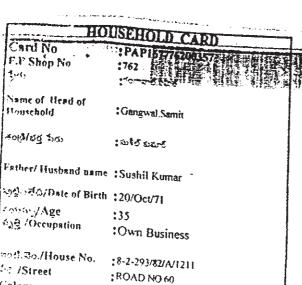
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SIGNATURE OF EXECUTANTS

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Annual Income (Rs.): 100.000 / Hyderabad I.P.G. Consumer No. (1): 620316/(Single)
P.G. Dealer Name (1): B.S. Enterprises, HPC I.P.G. Consumer No. (2): 1805/Double

LPG Dealer Name (2) Venkata Satistic

## MIELERANDEN

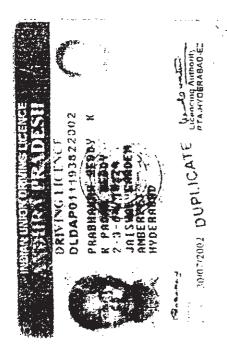


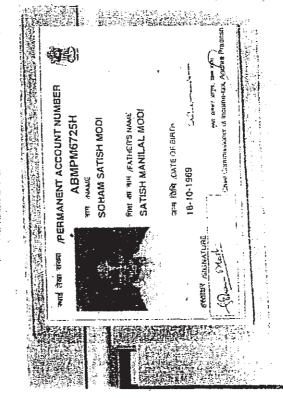
Family Members Details

S.No				·		
3.30	Name	Relation	Date of Birth	Age		
2	Arpita	Wife	25/11/72	34		
3	Samanh ,	Son	29/07/00	6		
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SP 27/01/2006 ON Programme Spice of the Marine Hairy





For Paramount Builders

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For Purumnum Builders

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