

# ఆంథ్రపదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

R 147172

Date: 23-03-2009

Serial No: 7.084

Denomination: 100

Purchased By :

G. VENKATESH 5/0.G.A.RAO

SECRAD

For Whom :

PARAMOUNT BUILDERS SACSED

Ex.Officio Stamp Vendor G.S.O., Cald Office, Hyd

# AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15th day of April 2009 at SRO, Keesara, Ranga Reddy District 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 39 years Occuaption: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 37 year, Occuaption: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

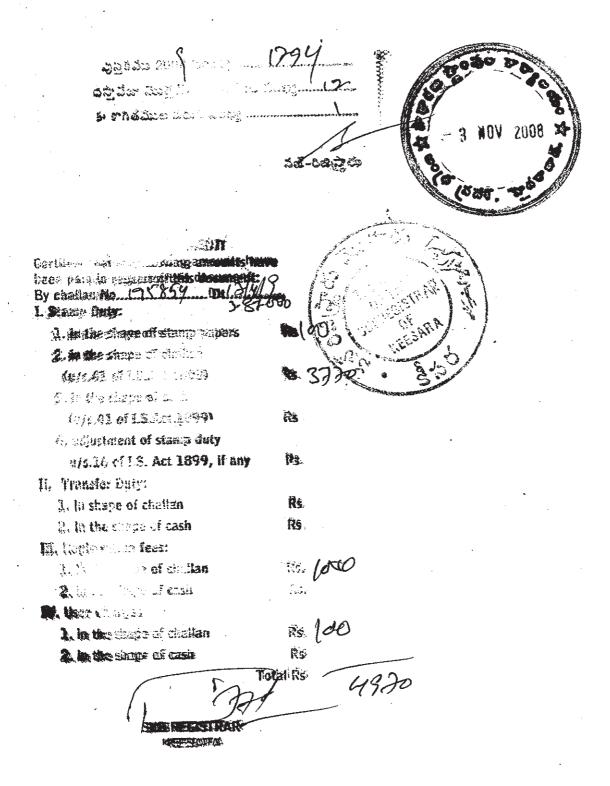
#### AND

Mr. WILLIAM ALFRED, son of Mr. PATRICK IVEN, aged about 54 years, Occupation: Service, residing at B-59, Railway Quarters, Moula-ali, Hyderabad - 500040, 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

Page 1



#### WHEREAS:

- A. The Buyer under a Sale Deed dated 15.04.2009 has purchased a semi-finished, Semi-deluxe apartment bearing no. 107, on the first floor in block no. '3C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) 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 space bearing no. 07 admeasuring about 15 sft. This Sale Deed is registered as document no. 1793/09 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 semi-deluxe apartment bearing no. 107 on first floor in Block '3C' 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. 107 on the first floor in block no. '3C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) 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. 07 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 3,87,000/- (Rupees Three Lakhs Eighty Seven Thousand Only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 3,87,000/-(Rupees Three Lakhs Eighty Seven Thousand Only) on or before 30<sup>th</sup> April 2009.

or-Reramount Builders

Partner

For Paramount Builders

Partner

1 & Wigsau 200) & Wallist ..... 1394 దస్వాపేజు మొక్తం కాగితముల సంఖ్య...... రు కారితము చరున సంఅక్ష...... 10 (8 80 m 2) 2) 30 17 3 30 ත්ත්රිස්(බැලි 193 ( 5 7 8 20) srso 27 5 30 ీకు ఓక్ - ిర్వేధు <mark>ఆఫీసులో</mark> 12 Probrotes Relly ు 1308లోని సెక్షన్ 32.ఎ మ ్... మరికు 💎 👙 కుహా జాఖలు చేసి రుసుము Plasagarp వాసించిక్కు చ్యకాన్నది Piagrayans 34 X X X X 220 K. Prabhakar Reddy, S/o. K. Padme Reddy, Occupation: Service, (O), 5-4-187/3 & 4, 2nd Floor, Sobam Mansion, M.G. Road, Secunderabad-03, through attested GPAISPA for presentation of documents, Vide GPA / SPA No. 2020 dated 11.01.02 registerer at SRO Sharing Ranga Reddy District. ఎడను బొట్టన దేలు billiam Alfred No. Postoscop Iven oce: Service. No. B-59, Railway Quarters, Monali, Huderabod Vertet romana Raddy 8/0. Onji Roddy odi service R/0. 11-18/12, Rd NO.2 Green Hills Golony Anderabad, A. CAXMICANAH SIN A. SADAMENA Pp. CACAPET, SEC-BAD. 20mg Son あ 225 1930 エディスの 24 本 3 番点 おおし 1930 エディスの 24 本 3 番点 まおひ నబ్-రజాన్హాడ్న

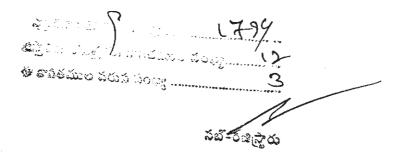
- 3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The 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 endeavor 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. 107 on first floor in Block '3C' 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 30<sup>th</sup> April 2009, 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 Parumount Builders

Partner

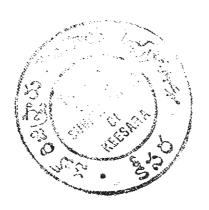
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Partner



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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

Partner

For Paramount Builders

Partner

Page 4

వృద్ధికము కర్యాలు ఎంది కంట్యాలు 13 ఈ కాగితముల వరుప ఎంఖ్యాలు మాత్రికి తూర్తాలు వహిళుజిస్తాయం



- 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. 4,870/- is paid by way of challan no. C-191519, dated 17.4.09, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 3,870/- by the way of Payorder No. 1415102, dated 13.04.09, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

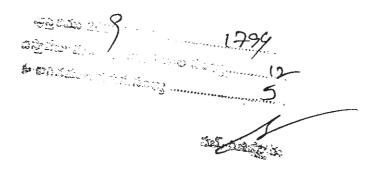
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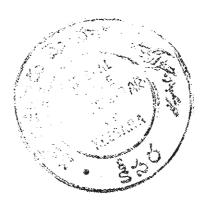
Partner

For Paramount Builders

Partner

> Miles





#### 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. 107 on the first floor in block no. '3C', 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. 07, 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	Flat No. 108	
East By	Open to sky	
West By	6' wide corridor & 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:

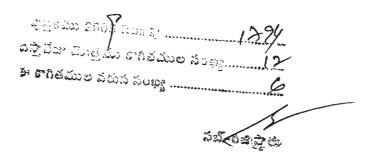
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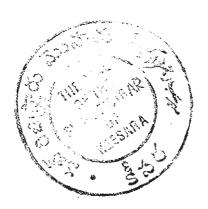
For Prolamount Builders

For Paramount Builders

**BUILDER** 

BUYER





19 60 3

SCHEDULE OF SPECIFICATION FOR							
COMPLETION OF CONSTRUCTION							
Item	Comi Jalana A						
	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 -	Ceramic tiles	Marble tiles					
Bedrooms							
Door frames	Wood (non-teak)	Wood (non-teak)					
Doors	Panel main door, others flush	All panel doors					
	doors						
Electrical	Copper wiring with modular switches	Copper wiring with modular switches					
Windows	Powder coated aluminum	Powder coated aluminum sliding					
	sliding windows with grills	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	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 & kitchen					
	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 granions

For Faramount Builders

Partner

BUILTER

BUYER.



**REGIST**PATION PLAN SHOWING FLAT NO. 107 IN BLOCK NO. '3C' ON THE FIRST FLOOR IN PARAMOUNT RESIDENCY IN SURVEY NOS. 176 (PART) SITUATED AT NAGARAM VILLAGE, MANDAL, R.R. DIST. **KEESARA 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. WILLIAM ALFRED, SON OF MR. PATRICK IVEN **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 6' wide corridor & Open to sky

**Location Map** Flat No. 108

For Paramount Builders

Partner

For Paramount Builders

SIG. OF THE BUILDER

SIG. OF THE BUYER

WITNESSES:

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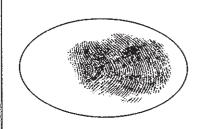


# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





# BUILDER:

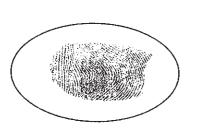
M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3&4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REP. BY ITS PARTNERS

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





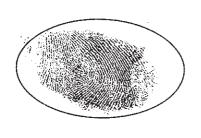
 MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD – 500 034.





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. WILLIAM ALFRED S/O. PATRICK IVEN R/O. B-59, RAILWAY QUARTERS MOULA-ALI HYDERABAD - 500 040..

SIGNATURE OF WITNESSES:

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2.

A. Ochions

For Paramount Ruilders

Partner

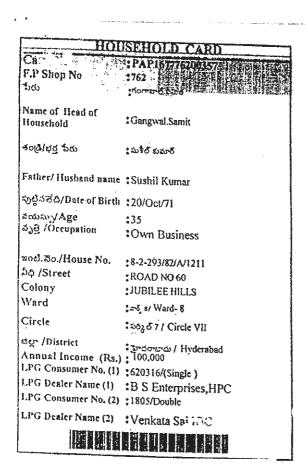
For Paramount Builders

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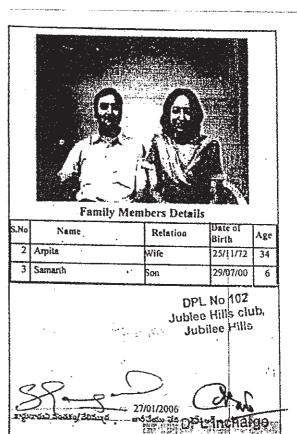
SIGNATURE OF THE EXECUTANTS

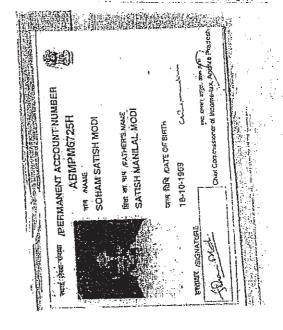
SIGNATURE OF THE BUYER

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## दक्षिण मध्य रेलवे SOUTH CENTRAL RAILWAY

पहचान पत्र

IDENTITY CARD HYB/DIV.

बभाग Dept. : Operating

William Alfred Points Man A

CYM/MLY

Sig. 67. Emp.

Fachni Sr.D.P.O.J HYB Issuing Authority D.O.B.: 23-03-1954 P.F.No: 03279777

D.O.A.: 12:45:4983 21-05-83

Res.Address:

B.59

Rly Qtrs/Mly



MCCC



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

C.S.No./Year: 001819/2009 of SRO: 1530(KEESARA)

17/04/2009 12:26:53

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignatu re
A 1 1 to the contract of the c		1764-2188 1752-64 (1530-1-2009-18.	(CL) WILLIAM ALFRAD R/O. B- 59, RAILWAY QUARTERS, MOULA-ALI,HYD-BAD	MIEN
2	Manual Enclosure	Manual Enclosure	(EX) PRAMOUNT BUILDERS REP BY SOHAM MODI O/O.5-4- 187/3 & 4,II FLOOR,M.G.ROAD,SECUNDER ABAD	
promision carries some and some and some some some some some some some some	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL O/O.5-4- 187/3 & 4,II FLOOR,M.G.ROAD,SECUNDER ABAD	
4	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.VENKATESHWARA NAGARMOULA-ALI HYD	
5	Manual Enclosure	Enclosure	(EX) NAREDDY KIRAN KUMAR PLOT NO 275, VENKATESHWARA NAGAR MEERPETMOULA-ALI HYD	

Witness Open

Operator Signature

Subregistrar Signature