DOCT NO: 74/08

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5-4-76/A, Centar Rantguni SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 5 day of January 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 37 years Occuaption: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 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

MS. LEENA CHOWDARY, DAUGHTER OF MR. VENKATESHWAR CHOWDARY, aged about 26 years, residing at Flat No. 109, M. L. Apartments, Golnaka, Near Alwal Police Station, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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For Paramount Builders

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D/o. Venkateshnona Chowdery bre Service No. F.No. 109. M.L. Apris, Golvaka, Near Alwal Police Station, Hyderaland. Oron go, Romobanting occ. Bosiness et 0.101 2008 \$ NO!!.... BO. SAMARAD OCC. SERVICE TO SOUND TO SERVICE TO SE

WHEREAS:

- A. The Buyer under a Sale Deed dated <u>05.01.08</u> has purchased a semi-finished, Semi-deluxe apartment bearing no. 202, on the second floor in block no. '3C', admeasuring 820 sft. (i.e., 656 sft. of built-up area & 164 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 53.78 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 11 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 06 admeasuring about 100 sft.

 This Sale Deed is registered as document no. 73/2008 in the office of the Sub-Registrar, Keesara Mandal, 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. 202 on second 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. 202 on the second floor in block no. '3C', admeasuring 820 sft. (i.e. 656 sft. of built-up area & 164 sft. of common area) of super built up area and undivided share of land to the extent of 53.78 sq. yds. A reserved parking space for two-wheeler and Car, bearing nos. 11 & 06 admeasuring about 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 9,93,000/- (Rupees Nine Lakhs Ninety Three Thousand Only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 9,93,000/-(Rupees Nine Lakhs Ninety Three Thousand Only) in the following manner:

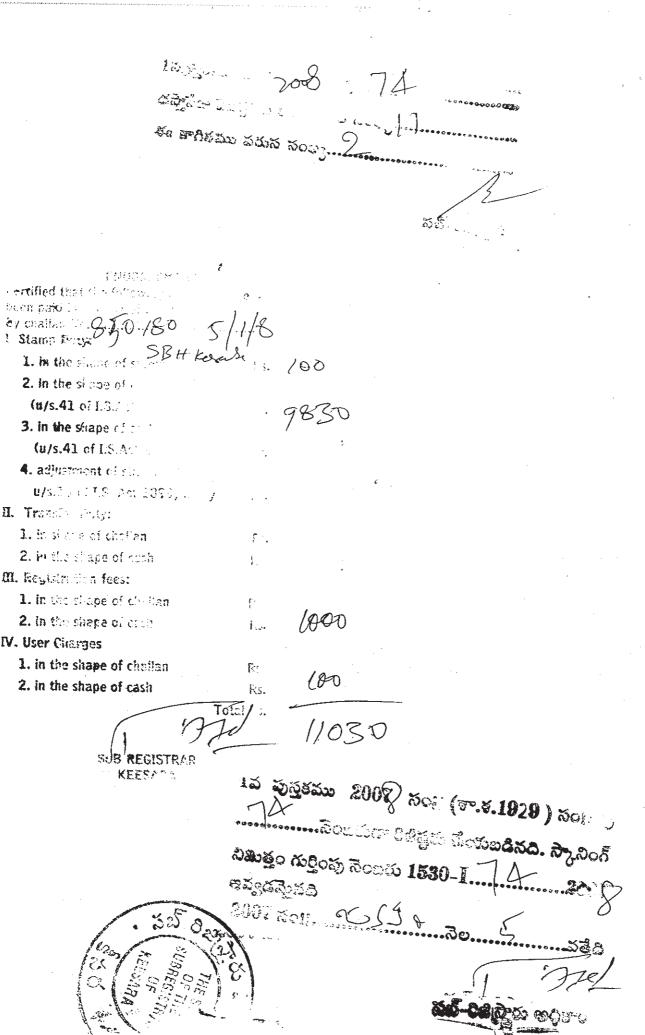
Installment	Amount (Rs.)	Due date of Payment
I	4,98,000/-	15.01.2008
II	1,85,000/-	01.03.2008
III	3,10,000/-	31.12.2008

For Paramount Builders

For Paramount Builders

Partner

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IV. User Charges

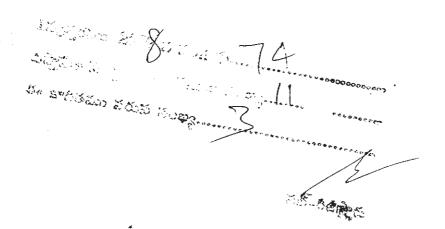
- 3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The 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 inst
- 5. allments for more than 1 month from the due date.
- 6. 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.
- 7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 202 on second floor in Block '3C' to the Builder for the purposes of completion of construction of the apartment.
- 8. 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.
- 9. The Builder chall 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.
- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st December 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

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Page 3





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- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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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Page 4

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- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. Stamp duty and Registration amount of Rs. 10930/- is paid by way of challan no. 850180, dated 5/108, drawn on State Bank of Hyderabad, Keesara Mandal, R. R. District and VAT paid an amount of Rs. 9930/- by the way of Payorder No. 137749, dated 5/10/08 drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Parlimount Builders

For Paramount Builders

Partner



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. 202 on the second floor in block no. '3C', admeasuring 820 sft. of super built up area (i.e., 656 sft. of built-up area & 164 sft. of common area) together with proportionate undivided share of land to the extent of 53.78 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 11 & 06, admeasuring about 15 and 100 sft. respectively., 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	6' wide corridor .	
South By	Open to sky	
East By	Flat No. 201	
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 Buildeus

Partner

For Mr. B. Anand Kumar & Qther

Soham Modi, (GPA Holder) For Paramount Builders

Partner BUILDER

BUYER

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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		
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 Fiftings		
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic files 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 Buildess

For Paramount Buildess

WITNESS:

Partner

BUILDER

BUYER.

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REGISTRATION PL	LAN SHOWING FLAT NO. 202 IN BLOCK NO. '3C'	
. (ON THE SECOND FLOOR IN PARAMOUNT RESIDI	ENCY
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:	MS. LEENA CHOWDARY, DAUGHTER OF MR. VENKATESHWAR CH	OWDARY
REFERENCE: AREA: 53.7	SCALE: INCL: 78 SQ. YDS. OR SQ. MTRS.	EXCL:
Total Built-up Area : Out of U/S of Land : 6 wide corridor	Flat No. 201	ocation Map
	For Paramount Builders For Paran	nount Builders

WITNESSES:

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For Paramount Builders

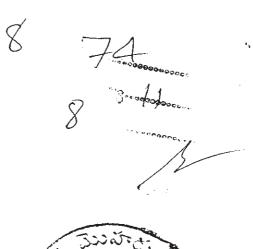
Partner

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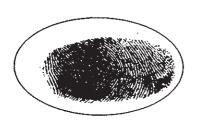
10TOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

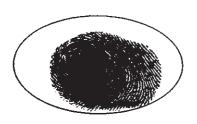




M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

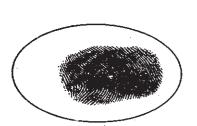
1. MR. SOHAM MODI S/O. MR. SATISH MODI

VENDOR:





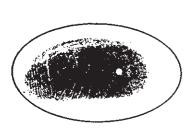
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.





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:

MS. LEENA CHOWDARY D/O. MR. VENKATESHWAR CHOWDARY R/O. FLAT NO. 109 M. L. APARTMENTS GOLNAKA, NEAR ALWAL POLICE STATION HYDERABAD.

IGNATURE OF WITNESSES:

For Parampunt Builders

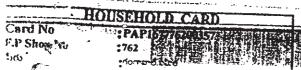
For Paramount Builders

SIGNATURE OF THE EXECUTANTS

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Name of Head of touschold

: Gangwal.Samit

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sther/Husband name : Sushil Kumar

ŋ설시점O/Date of Birth :20/Oct/71

యస్స్/Age

38 /Occupation

:Own Business

ಾರೆ.ನಿಂ./House No.

:8-2-293/82/AV1211

3 /Street

:ROAD 110 60

olony

:JUBILEE HILLS

ard irele

:= E 8/ Ward- 8 :సర్కర్ 7 / Circle VII

₽ /District

າກມາຢ Income (Rs.) : 100,000

'G Consumer No. (1) :620316/(Single)

'G Dealer Name (1) :B S Enterprises, HPC

G Consumer No. (2) :1805/Double

G Dealer Name (2) : Venkata Sai 170





Family Members Details

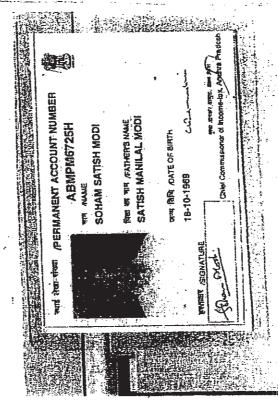
S.No		Relation	Date of Birth	Age	
2	Arpita	Wife	25/11/72	34	
3	Samanh .	Son	29/07/00	6	

DPL No 102 Jublee Hills club, Jubilee Hills

27/01/2006







For Paramount Builders Partner

For Parametine Bu

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HYDERABAD

राजातिक नाति रितिन /Date of Expiry

08/10/2016

09/10/2006

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09/12/1981

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Zitefra auts /Country Code

G0137602

धारतयोर्ट नं. /Passport No.

गुणराज्य

INDIA

REPUBLIC OH H



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेशा की वाती है कि वे वाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर सरह की ऐसी सहायता और सुरक्षा प्रदान करें

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 CONCERN TO ALLOW THE BEARER TO PAGE 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



K. V. R. BA8U कते पातवोटं मधिकारी for Passport Officer पासपोटं मार्यालय, हैंदराबार,

पिशन / चौकी पर पंत्रीवृतः करवा से ।

है। पासपोर्ट अधिकारी पर निसर्वे इसे सुदुरं करना शामिल है, उसका सुरन्त अनुपालन किया जाए।

ं ड्राक हारा बिस्ती भी देश से बाहर न भेजा जाएं। यह पासपोर्ट पारक वा उसके त ..फ्ति के कस्पी में ही होना चारिए। इसनें किसी मी प्रकार के फेरबदल चा विकृत नहीं

नुष जाना, चोरी हो बाना या नष्ट हो जाने पर उसकी रिपोर्ट करकाल पारत में निकटतन पासपोर्ट अधिकारी को (तथा परि पास्क विशेषा में हो) तिकटतम पास्तीय सिका को और स्पानीय पुलिस को दी बानी पारिय । निर्दों ल पृष्टातक के प्रयास की वतिपुरक पासपोर्ट वारी किया अस्पा ।

REGISTRATION

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

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 IMME-DIATELY 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 ENQUIRGES SHALL A REPLACEMENT PASSPORT BE ISSUED.

ग्व्ङ /Name of Father/Legal Guardian

VENKATESWARLU CHOUDARY secent an way /Name of Mother

वित या पत्नी का नाज /Name of Spouse

GOLNAKA APRTS Æ पत्म /Address 60

SECUNDERABAD

ALWAL

पुराने पासपोट का में. और हराक जारी होने का स्थान एवं सिध /Old Passport No. with date and Place of issue

HYDA10940406 unget of. /File No.

THE SEAL OF THE SUBREGISTRAR OF WAR KEESARA