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Rs. 100

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

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S.V.L. No:13/2000, R. No: 26/2008 5-2-30 PREMAVATHIPET (V) R. NAGAR (M), R.R. DIST.

AGREEMENT FOR CONSTRUCTION

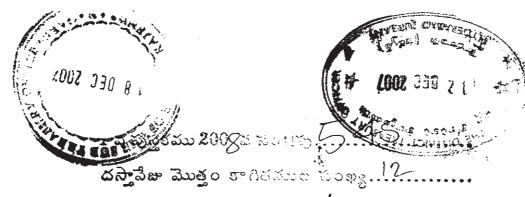
This Agreement for Construction is made and executed on this the 2008 at Secun lerabad by and between:

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

MRS. JYOTI PANCHOLI, WIFE OF MR. RAVI SHANKER, aged about 29 years, residing at Flat No 25, Tirumala Towers, M. J. Colony, Street No. 1, Moula-ali, 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).

For Paramount Builders



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Please soul.



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(0). 5-4-187/3 & 4, 3rd, Floor, Scham Mansion, M.G.Road, Secunderabad.
Attested GPA, through Special Power of Attornery, Vide Doc. No. 01 @ 2007,
Registered at SRO, Shamir pet, Ranga Reddy Dien.

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నిరూపించినద్ది ①ళ

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WHEREAS:

- A. The Buyer under a Sale Deed dated St. 01. 08 has purchased a semi-finished, Semi-deluxe apartment bearing no. 303, on the third floor in block no. '3C', admeasuring 1050 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' together with:
 - a. Proportionate undivided share of land to the extent of 68.86 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 21 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 11 admeasuring about 100 sft. This Sale Deed is registered as document no. $\underline{\varsigma \psi \gamma / \sigma \epsilon}$ 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. 303 on third 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. 303 on the third floor in block no. '3C', 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 and Car, bearing nos. 21 & 11 admeasuring about 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 12,12,000/-(Rupees Twelve Lakhs Twelve Thousand Only).
- 2. The Buyer shall pay to the Builder the above said consideration of Rs. 12,12,000/- (Rupees Twelve Lakhs Twelve Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of Payment	
I	5,90,000/-	10.12.2007	
II	2,33,000/-	24.01.2008	
III	3,89,000/-	31.12.2008	

For Paramount Builders

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For Paramount Builders

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		<u> </u>		
Lertified that the following amounts have paid in respect of this document: By challan No. 245 Dt 25. I. Stamp Duty: 1. in the shape of stamp papers	11.18		·	
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2. in the shape of challan	De to a 9 D			
(u/s.41 of I.S.Act.1899)	Rs. 12020			
3. in the shape of cash	Rs.—			1
(u/s.41 of I.S.Act.1899)	R34	•		
4. adjustment of stamp duty u/s.16 of i.S. Act.1899, if any	Rs.			
II. Transfer Ducy:				
1. in shape of challan	Rs.			. •
2. in the shape of cash	Rs.			·
III. Registration fees:				
1. in the shape of challan	Rs. (DOO			
2. in the shape of cash	Rs.			
IV. User Charges				•
1. in the shape of challan	Rs. 100	**** ****	* ** - ** /=== * * * * * * * * * * * * * * * *	EON HART
2. in the shape of cash	Rs. 12	Signal Ally	তি!! (ক.ধ.18	120
1	Total Rs. 13920	245నెంబరుగా	రిజిష్టరు చేయబడి	180. a
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		•	Q	28-

నత్-రిజిస్ట్రారు అధికారి

- 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. 303 on third 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 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.
- 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.

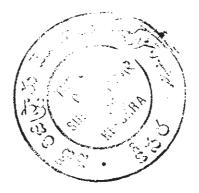
For Paramount Builders

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 Builder.

Page 4

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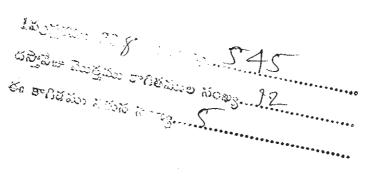
- 19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to 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. 13120=/is paid by way of challan no. 850395, dated 18.01.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 12.180/- by the way of Payorder No. 138012, dated 16.01.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

Partner

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. 303 on the third floor in block no. '3C', 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 and car on the stilt floor bearing nos. 21 & 11, 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	Flat No. 304	
South By	Open to sky	
East By	Open to sky & 6' wide corridor	
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. w~~~

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For Paramount Builders

Partner

For Mr. B. Anand Kumar & Others

In Mul

Soham Modi, (GPA Holder) For Paramount Builders -

Partner

BUILDER

BUYER

ివర్యకరు 2000 వర్య కండాన్లు 545 దస్తావేజు మొత్తము కాగితముల సంఖ్య. 192 ఈ కాగితము నరున సంఖ్య... 6

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	SCHEDULE OF SPECIFICATION OF CONST		
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.	Gramite 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:

WITNESS:

1. ~~~ E

2.

For Paramount Builders

BUILDAGA

BUYER

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REGISTRATION PLAN SHOWING FLAT NO. 303 IN BLOCK NO. '3C' ON THE THIRD FLOOR IN PARAMOUNT RESIDENCY IN SURVEY NOS. SITUATED AT 176 (PART) MANDAL, R.R. DIST. NAGARAM VILLAGE, 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:** MRS. JYOTI PANCHOLI, WIFE OF MR. RAVI SHANKER **REFERENCE:** SCALE: **EXCL:** INCL: 68.86 SQ. YDS. OR AREA: SQ. MTRS. Total Built-up Area = 1050 sft. Out of U/S of Land = Ac. 3-04 Gts. Open to sky & 6' wide corridor **Location Map** Flat No. 304 Open to sky KITCHEN 10'0"x7'6" 9,ZX_0,9 YILIIV

Open to sky

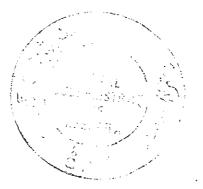
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For Paramount Builders

SIG. OF THE BUILDER

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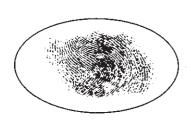


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





BUILDER:

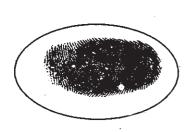
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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.

SIGNATURE OF WITNESSES:

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For Paramount Builders

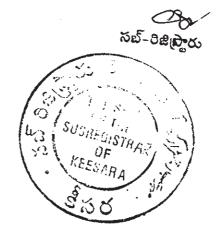
Partner

For Paramount Builders.

SIGNATURE OF THE EXECUTANTS

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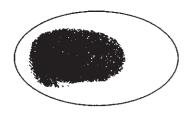


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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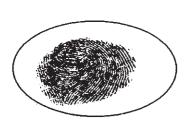
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PRESENTANT / SELLER / BUYER





BUYER:

MRS. JYOTI PANCHOLI W/O. MR. RAVI SHANKER R/O. FLAT NO 25 TIRUMALA TOWERS M. J. COLONY, STREET NO. 1 MOULA-ALI HYDERABAD.





REPRESENTATIVE:

MR. G. PRADEEP KUMAR S/O. MR. G. DHANRAJ R/O. 1-10-263 COMSARY BAZAR NEW BOWENPALLY SECUNDERABAD – 500 011.

SIGNATURE OF WITNESSES:

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For Paragiount Bullous

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

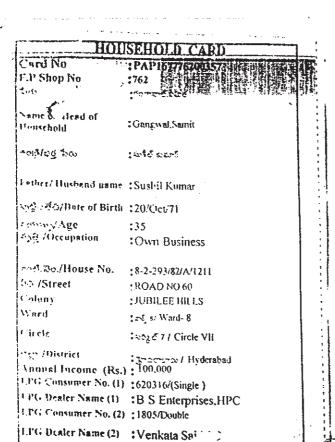
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIĞNATURE(S) OF BUYER(S)

11.80





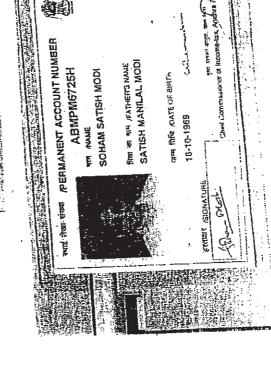
Family Members Details

S.No	Name	Relation	liste of Hirth	Age
2	Arpita	Wife	25/11/72	34
3	Samanh	Son	15/07/00	6

DFL No 102 Jublee Hills club. Jubitee Hills

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For Paramount Builders

Partner

For Parambunt Builders

Partner

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इसकटानिकस कारपोरेशन अहरू इण्डिया लिमिटेड Electronics Corporation of India Limited Electronics Corporation जी सार्था का उधम भारत क्ष्मकर (प्रमाण अर्जा विकाग) का उधम A Govt Of India (Dept. of Atomic Energy) Enterprise हिरा गट / Hyderabad - 500 062



नाम /Name : 1**४०॥** ६

मर्ड साझा / CardNo : 57944 बन्ध तिथि / DOB

: 14/8/1977

स्तःसमृह/ BloodGroup: 0 P तङ विधियान्त/ Valid Up to : 31/12/2010

रङ्खान चिड्ड / IdMarks : A scar on the forehead

कर्षच्याची के (सम्बद्धाः Employee's Signature :

माने पर प्रस्तुत करें। Should be produced on demand. इस कार्ड को इसाम्बरण नहें कर सकते तथा गिरवी नहीं रखा स जो। This care is not transferable and carnot be piedged. Has Caru is not unisterable and caunot be peoped. शह पुण्डुमानो सहायक कमावेट, सीआई प्रसाप, ईसीआई प्रता को उत्तिम करें। श्री jost, inform Assi. Commandant, CISF, ECIL पदि कभी किसी की कहीं यह कार्य मिने, तो इंपया इसे नामदीकी घोषट बानार से काल दीनियों। If found, please drop in the nearest post box.

12/5 x 200 x 5011 x 5.45
దస్వావేజు మొత్తము కాగితముల సంఖ్య!?
ఈ కాగితము వరుస సంఖ్య

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