

SCANNED

17/4/08



ఆంధ్రప్రదేశ్, ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 689 Date 11/2/08 Rs. 100/-

old to B. P. Reddy

o. W/o. D/o K. Padma Reddy

or whom Paramount Builders. Ho. Secunderabad

L 382306

G. NARSAIAH
S.V.L. No.11 of 2006
PEERZADIGUDA
UPPAL, R.R. Dist

AGREEMENT FOR CONSTRUCTION

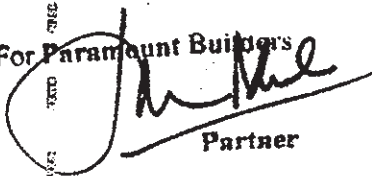
This Agreement for Construction is made and executed on this the 5th day of March 2008 at Secunderabad by and between:

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 Occupation: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. V. SASIDHARAN, SON OF MR. VELAYUDHAN, aged about 51 years, residing at Plot No. 275, Srinivas Nagar, Kapra, ECIL Post, Hyderabad - 500 062, 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


Partner

For Paramount Builders


Partner

Page 1



6 / DEC 2007

27 DEC 2007

HAYATH NAGAR

Reddy

ఈ కౌగిటము వరుస సంఖ్య

2888 మూర్తి... 5... పి తది
1990... 15... వ తది
పాట... 11... 12... గంటల మధ్య
కీలక నవ్వు-విజ్ఞప్తికు లభిస్తుంది

శుభ-విజయం

S/Smt. K. prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
అనుసరించి నమోదు చేయబడిన పోలీస్ స్టేషన్లకు మరియు
వేలివేయడం వంటివి సహా డాక్యుమెంట్ ని రుసుము

రూ. 1000 /లు చెల్లించినారు

వ్రాసినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు

Prasanna



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
Attested SFA, through Special Power of Attorney, Vide Doc. No. 01/5/2007,
Registered at SRO, Shamirpet, R. R. Dist.

నిరూపించినది

1. 

Rammohan Ho. Naryana Rao. oc. Senior
R/o. 1-10-168/A, Bostembagh, Hy L.

2. 

Biran S/a Rameshchandraiah occ. service HB Colony
 R/a 2.3-5h, Flat No. 101 Sri Sai App, Andarabadi
 Kushaiguda.

2008 వ సం. మార్చి.....నెల 5.....వ తేది

[Handwritten signature]

1000 వ. ర. 15

WHEREAS:

- A. The Buyer under a Sale Deed dated 05.03.08 has purchased a semi-finished, Semi-deluxe apartment bearing no. 402, on the Fourth 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:
- Proportionate undivided share of land to the extent of 53.78 sq. yds.
 - A reserved two wheeler parking space bearing no. 29 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 14 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 1713/08 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. 402 on fourth 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:

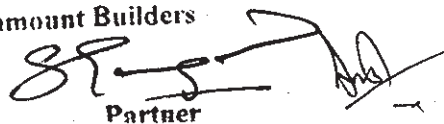
- The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 402 on the fourth floor in block no. '3C', admeasuring 820 sft. (i.e., 656 sft. of built-up area & 164 sft. of common area) of super built up area and undivided share of land to the extent of 53.78 sq. yds. A reserved parking space for two-wheeler and Car, bearing nos. 29 & 14 admeasuring about 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 10,54,000/- (Rupees Ten Lakhs Fifty Four Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 10,54,000/- (Rupees Ten Lakhs Fifty Four Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of Payment
I	5,24,000/-	15.01.2008
II	2,00,000/-	01.03.2008
III	3,30,000/-	31.12.2008

For Paramount Builders


Partner

For Paramount Builders


Partner

1. పన్నులు 2008 సం॥ పు... 1714
 దస్తావేజు వివరాలు సందర్భ... 12
 ఈ కాగితము పన్ను... 2

నవ్-రిజిస్ట్రారు

ENDORSEMENT

of the following amounts have
 in respect of this document:

No. 851764 D. 5/1/08
 Sub: S.B.H. Keesara

1. Stamp duty on papers

Rs. 100

2. Stamp duty on...

Rs. 10.440

3. Stamp duty on...

Rs. —

4. Stamp duty on...

Rs. —

5. Stamp duty on...

Rs. —

6. Stamp duty on...

Rs. —

III. Repayment:

1. in the shape of challan

Rs. 1000

2. in the shape of cash

Rs. —

IV. User Charges

1. in the shape of challan

Rs. 100

2. in the shape of cash

Rs. —

Total: 11.640

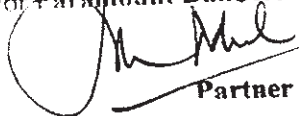
SUB REGISTRAR
 KEESARA

చిత్తూరు 2008 సం॥ (కా.క.1828) సం॥ పు...
 1714... నెంబరు... వివరాలు... స్టాంపు...
 మొత్తం గుర్తింపు నెంబరు... 1714... 2008
 ఇచ్చినది
 2008 సం॥... 5...

నవ్-రిజిస్ట్రారు

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 1 month 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 60 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. 402 on fourth 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 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


Partner

For Paramount Builders


Partner

1వ పంక్తి: 2018-19 సం॥ పు.....1714.....

దస్తవేజుల సంఖ్య: 12

ఈ కారితము చేయబడిన సంఖ్య: 3

సబ్-రిజిస్ట్రారు



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

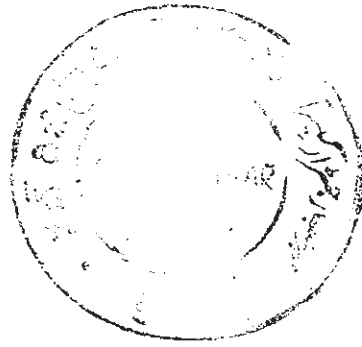
For Paramount Builders


Partner



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శ్రీ-రెజిస్ట్రారు



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. 11,540/- is paid by way of challan no. 651764, dated 05-03-08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 10,540/- by the way of Payorder No. 139090, dated 03-03-08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders


Partner

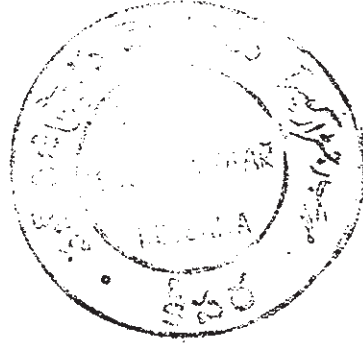
For Paramount Builders


Partner



1వ పుస్తకం 8 వ పుస్తకం 1714
దస్తావేజులు 12
ఈ కాగితము పేరున పంపింపు 5

నల్-రిజిస్ట్రారు



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. 402 on the fourth 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. 29 & 14, 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. 401
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 Builders


Partner

For Paramount Builders


Partner
BUILDER


BUYER

1వ పేజీ 8. 1714
దస్తావేజు పేజీ 12
ఈ కాగితము పేజీ 6

దబ్-రిజిస్ట్రారు



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 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:

WITNESS:

1. 
2. 

For Paramount Builders


Partner

For Paramount Builders


BUILDER


BUYER.

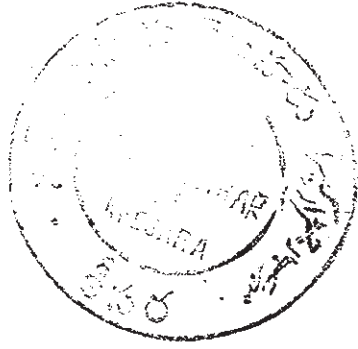
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REGISTRATION PLAN SHOWING

FLAT NO. 402 IN BLOCK NO. '3C'

ON THE FOURTH FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)**SITUATED AT**

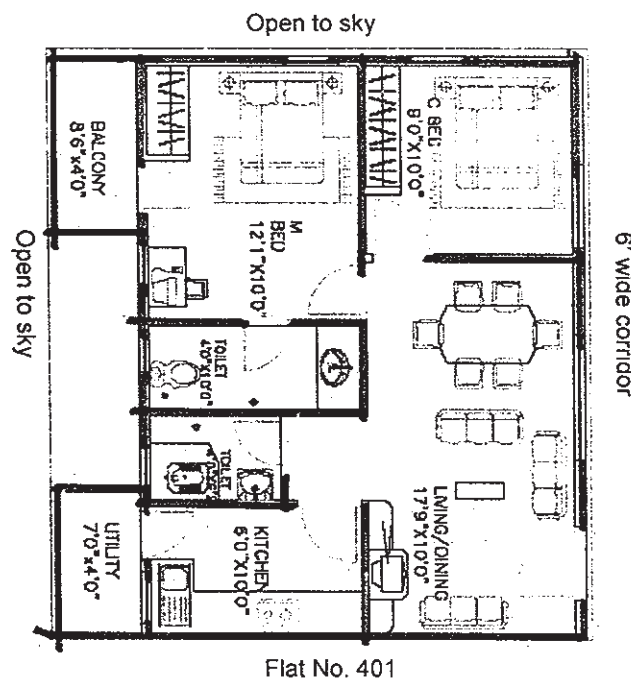
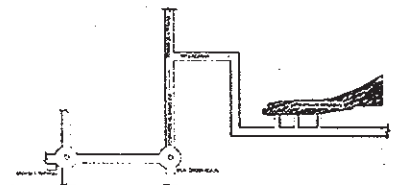
NAGARAM VILLAGE,

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. V. SASIDHARAN, SON OF MR. VELAYUDHAN**REFERENCE:**
AREA: 53.78**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:** Total Built-up Area = 820 sft.
Out of U/S of Land = Ac. 3-04 Gts.**Location Map****WITNESSES:**

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

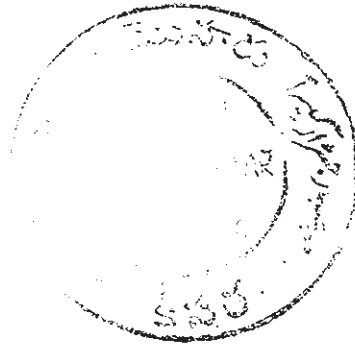
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అధికారి



PHOTOGRAPHS 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
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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:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF THE EXECUTANTS

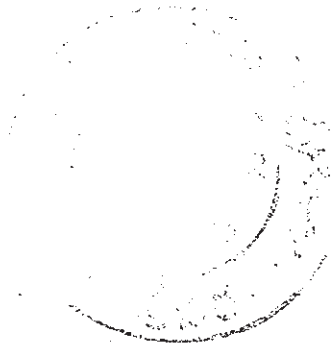
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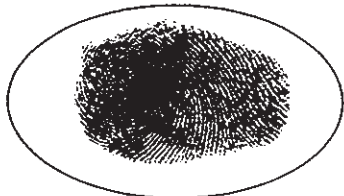
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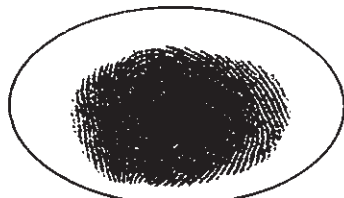
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUYER:

MR. V. SASIDHARAN
S/O. MR. VELAYUDHAN
R/O. PLOT NO. 275
SRINIVAS NAGAR
KAPRA, ECIL POST
HYDERABAD - 500 062.



REPRESENTATIVE:

MR. G. PRADEEP KUMAR
S/O. MR. G. DHAN RAO
R/O. 1-10-263
NEW BOWNEPALY
SEC-BAD.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

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

SIGNATURE(S) OF BUYER(S)

సహ-రిజిస్ట్రారు



HOUSEHOLD CARD

Card No : PAP157/2006
 P.P Shop No : 762
 Name of Head of Household : Gangwal Samit
 పేరు : గంగుల సమిత్
 Father/Husband name : Sushil Kumar
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి/Occupation : Own Business
 పి.సె.నెం./House No. : 8-2-293/82/A/1211
 రోడ్ /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Vard : 8 / Ward-8
 Circle : 57 / Circle VII
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 100,000
 PG Consumer No. (1) : 620316/(Single)
 PG Dealer Name (1) : B S Enterprises, HPC
 PG Consumer No. (2) : 1805/Double
 PG Dealer Name (2) : Venkata Sai



Family Members Details

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

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 In Charge

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH
 DRIVING LICENCE
 DLDAPO11193822002
 PROBATIONARY K
 R PRASAD
 2-3-AMBER
 JAISWAR
 AMBER
 HYDERABAD
 30/10/2002 DUPLICATE
 LICENSING AUTHORITY
 RTA-HYDERABAD-2

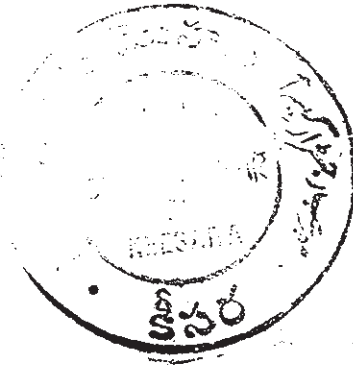
PERMANENT ACCOUNT NUMBER
 ABMP106725H
 NAME
 SOHAIL SATISH MODI
 FATHER'S NAME
 SATISH MANILAL MODI
 DATE OF BIRTH
 18-10-1989
 SIGNATURE
 CHIEF Commissioner of Income Tax, Andhra Pradesh

For Paramount Builders
 Partner

For Paramount Builders
 Partner

1714
 దస్తావేజు మొత్తం పొడిగించు 11
 ఈ కాగితము చదువ నంబు 11

సబ్-రిజిస్ట్రారు



75894
 Blood Group: B +
 पितृ नाम पर कृपया, निम्न पते पर बोलें
 (If possible, please call to:
 1. RANGANATHAN GARDENS
 OFF 11th MAIN ROAD
 ANNA NAGAR, MADRAS - 600 040
 Phone : 6216888
 13/06/05
 उप यहाँ प्रत्यक्ष (एचआरएस) दक्षिण
 (HRS) South

1వ పేజీ 8 వ పేజీ 1714
దస్తావేజు తెలియజేసిన కారణముల సంఖ్య 12
ఈ కారణముల వల్ల సంఖ్య 11

సబ్-రిజిస్ట్రారు

