

ఆంధ్రమైన్ आन्ध्र प्रदेश AND HRA PRADESH Denomination:

P 362223

Purchased By :

T. NARESH

S/O T.V. RAO

HYD.

For Whom :

PARAMOUNT BUILDERS,

SEC'BAD

Ex.Officio Stamp Vendor G.S.O., C&IG Office, Hyd

Sub Registrar

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the II day of September 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 38 years Occuaption: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 4 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. RAJESH KUMAR MUNSHI, SON OF MR. R. L. MUNSHI, aged about 36 years, residing at Flat No. 503, Padmavati Arcade, Near Sharda Theatre, A. S. Rao Nagar, 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

For Paramount Builders

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Page 1



ENDORSEMENT

state following amounts have
no in respect of this document:
non No. 9/9-53. C. Dt. 11. 9/2

1. in the shape of stamp papers

2, in the shape of challen

14/5.41 25 1.3.201.19977

3. In the stage of cash

(u/s.41 b1 LS.Act.1899) Rs.

4. adjustment of stange duty

u/s.26 cf (8. Act 1899, if any As.

1. Transfer Duty:

1. in shape of challan Rs.

2. in the shape of eash Rs.

I. Registration face:

1. in the shape of challan Rs. 1008

2. in the shape of rach Rs.

🖖 User Charges

L in the shape of challen Rs. 100

2. In the shape of each Rs

Yotal Rs. 7310

SUB REGISTRAR
KEESSAO

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WHEREAS:

- A. The Buyer under a Sale Deed dated 11.09.2008 has purchased a semi-finished, deluxe apartment bearing no. 409, on the fourth 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. 36 admeasuring about 15 sft. This Sale Deed is registered as document no. $\frac{760}{20}$ 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 deluxe apartment bearing no. 409 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:

- 1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 409 on the fourth 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. 36 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,21,000/- (Rupees Six Lakhs Twenty One Thousand Only).
- 2. The Buyer has already paid an amount of Rs. 6,21,000/- (Rupees Six Lakhs Twenty One Thousand Only) and the builder admitted and acknowledged the receipt for said consideration.
- 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.

For Paramount Builders

For Paramount Builders

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1 వ పుస్తరము 2008వ సం11పు. 76Sl. దస్తావేజు మొత్తం కాగితముల సంఖ్య...!? ఈ కాగితము వరుస సంఖ్య... ఏ...... 2008 (44) Descent 300 11 3 75 1930 5 7 2 400 Cabinio 20 5 34 12 1000 1000 1000 1000 \$2005 - bally on 4500 m K. probhakon Reddy. ్ ఆర్ట్లోనిని జర్జన్లు 1968లోని సెక్షన్ 32.ఎ ను ఆనునికింది ని**వుక్కిం**చనలసిన వా**ట్**గావులు మరియు తెలిద్దుభలతో నహా ధాజలు చేసి రుసుచు ව_ස් රට වට පා විච්චානය. Probague ాంటుచ్చినట్ల ఒప్పరిన్నడ్డి R Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. of 200 dated (1.01.0) registerer at SRO Shawinger Rojest tuner Munske Sp. A.L. Munske. No. 503, Padmavathi Arcade, Mean Showada Theatre, A. c Ras regar, Hydera bod' Montat somana Roday 80. Anjo roday 000. Service Rps. 11-187/2, Grantik than, Huderbod. G. Pradecp berrow 8p. G. Dha Roy Up, New Boneropalus, that 2008 నంగా ప్రామానికి మార్చాలు కార్హాలు కార్హాలు కార్హాలు కార్మాలు కార్హాలు 1930 2.8.8 50 . 2066666 . 258.50 2.0 2 20.

- 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. 409 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 Paranount Builder

Partner

For Paramount Builders-

including to medically and Rs. 1080 Market Value of Rs. 621 1080 91953 5



- 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 Builder

Partner

For Paramount Builders

Page 4

ক্রির্ত্ত 2008 ১০৮ জু <u>765</u> -বক্রীরম ত্রিপ্ত ক্রির্ত্ত ক্রির্ত্ত ১০৯৫ <u>বি</u>





- 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. 7210=/- is paid by way of challan no. 919535, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 62/0/- by the way of Payorder No. 14384/, dated 09.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

Partner

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 deluxe apartment no. 409 on the fourth 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. 36, 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	Flat No. 408	
South By	Open to sky	
East By	Open to sky	
West By	Open to sky & 6' wide corridor	

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

BLLYER

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	SCHEDULE OF SPECIFIC COMPLETION OF CONS	TATION FOR TRUCTION	
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

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BUYER.





REGISTRATION PLAN SHOWING FLAT NO. 409 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. RAJESH KUMAR MUNSHI, SON OF MR. R. L. MUNSHI REFERENCE: SCALE: AREA: INCL: 34.76 **EXCL:** SQ. YDS. OR SQ. MTRS. Total Built-up Area = 530 sft. Out of U/S of Land = Ac. 3-04 Gts. Open to sky & 6' wide corridor BED 10"8"X10'4" Open to sky **Location Map** =lat No. 408 tale falete fefete KTCHEN B'10 XB'0" MUIT 4'0"X9'0" Open to sky For Paramount Builders For Paramount Build /ITNESSES: Partner

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

355 2000 304 3 765/ 23 36 305 30 540 300 300 13 4 542 300 300 300 8





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





BUILDER:

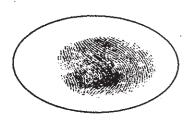
M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

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





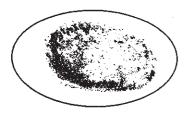
2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD – 500 034.





SPA FOR PRESENTING DOCUMENTS
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. RAJESH KUMAR MUNSHI S/O. MR. R. L. MUNSHI R/O. FLAT NO. 503 PADMAVATI ARCADE NEAR SHARDA THEATRE A. S. RAO NAGAR HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1.

Joseph S

2.

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Paramount Builders
Partner

For Paramount Builders

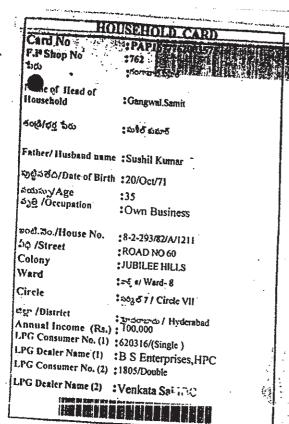
Partner

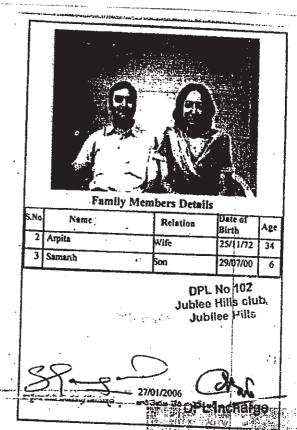
SIGNATURE OF EXECUTANTS

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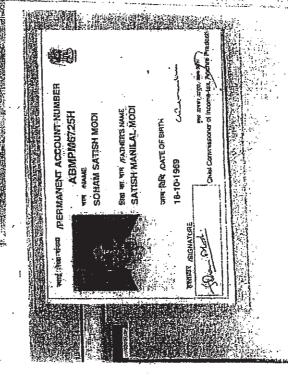
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For Paramount Builders
Partner

For Puramount Builders
Partner

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WITNESSES NO. 1

Customer Relations Division





Name: Ch.Venkata Ramana Reddy

Designation: Customer Relations Executive

Signature: Will-Valid upto: 30 April 2009

Issuing Authority:

Blood Group: O +ve

Address: 5-4-187/3&4, lind Floor,

M.G Road, Secunderabad-500003. Fil.040-66395551, 040-27544650

Resi.Add.: #'11-187/2, Road No.2, Green Hills Colony, Saroor Nagar, Hyderabad. Ph:9393381666, 9246165561

In case of Emergency Call

- 1. Employee must display this card while on duty
- 2. This card has to be surrendered while leaving the organization
- 3. The loss of the card must be reported to the Admin Div Immediately

WITNESSES NO. 2



इस कार्ड के खोने / पाने पर कृपया सूचित करें / खौटाएं : आयकर पैन सेवा इकाई, एन एस डी एल पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एत, बी. मार्ग. लोअर परेल, मुम्बई - 400 013.

If this Earl is lost / someone's lost card is found, please liftorm / return to ; Income Tax PAN Services Unit, NSDL Ist Floot, Times Tower,
Ist Floot, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel Mumbal 400 013.

Tel: 91-22-2499 \$650, Fex: 91-22-2495 0664, e-mail: uninfo@udd.co.in





ELECTION COMMISSION OF INDIA IDENTITY CARD भारत निर्वाचन आयोग पहचान पत्र HVV2976587



: राजेश कुमार निर्वाचक का नाम

: RAJESH KUMAR Elector's Name

: आर.एल.मुन्शी पिता का नाम : R.L.MUNSHI Father's Name

: पुरुष/ MALE लिंग /Sex

1.1.2006 को आयु : 35 वर्ष

Age as on 1.1.2006 : 35 Years

HVV297658

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:म.न. ग1707क सुशांत लोक ग्राम कन्हर्ड तह. गुड़गांव, जिला गुड़गांव

Address :HNO. C1707A SUSHANT LOK
VILL. KANHAI
TEH.GURGAON, DISTT.GURGAON

पता

061 - गुड़गांव निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति

Facsimile Signature of the Electoral Registration Officer for 061 - GURGAGN Constituency दिनांक:13-05-2007 Date :13-05-2007 ice !: GURGAON

see !: GURGAON

इस भेत्रे को विभिन्न सरकारी बोजनाओं के अन्तर्गत
पहलाम अंत्र के रूप में प्रयोग किया जा सकता है।
This Card may be used as an Identity Card under different Government Schemes.

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

C.S.No./Year: 8570/2008 of SRO: 1530(KEESARA)

11/09/2008 12:51:35

SIN o.	Thumb Impressio n	Photo	Name and Address of the Party	PartySign ature
1	vars tangen		(CL) RAJESH KUMAR MUNSHI F NO 503 PADMAVATHI ARCADEKAPRA HYD	Film)
	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
	Manual Enclosure	Eliciosure	(EX) SOHAM MODI OFFICE AT 5-4- 187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
1	Manual Enclosure I	Literosure	EX) SAMIT GANGWAL OFFICE AT 5-4- 187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	

Witness Signatures Operator Signature

Subregistrai Signature

Con

