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Purchased By :

K.PRABEAKAR REDDY

S/O K.P.REDDY

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For Whom s

M/S PARAMOUNT BUILDERS

SEC-BAD.

### AGREEMENT FOR CONSTRUCTION

Denomination :

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Vendor

Stamp

This Agreement for Construction is made and executed on this the 12<sup>th</sup> day of March 2012 at SRO, Keesara, Ranga Reddy District by and between:

M/s. PARAMOUNT BUILDERS, a registered partnership firm having its office at \$\frac{1}{2}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 42 years Occupation: Business and Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 40 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

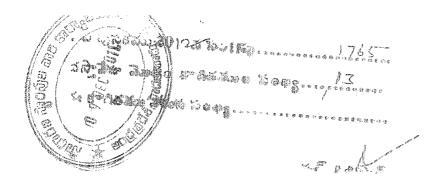
- 18 Mr. T.SRIDHAR, SON OF LATE T. SREEKANTHA DASS, aged about 39 years, Occupation: Service.
- 2. Mrs.k.V.PRASANNA LAKSHMI, WIFE OF Mr. T.SRIDHAR, aged about 37 years, both are residing at Flat No. 302, Vishnavi Residency, 7-1-215/D/1/B, Dharamkaram Road, Ameerpet, Hyderabad 500 016, hereinafter referred 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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## ENDOMINENT

Certified that the following amounts have been paid in respect of this decument

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### WHEREAS:

- A. The Buyer under a Sale Deed dated 12.03.2012 has purchased a semi-finished, apartment bearing flat no. 506 on the fifth 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. 42 admeasuring about 15 sft.

This Sale Deed is registered as document no. 1726 / 2012 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 apartment bearing flat no. 506 on fifth 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. 506 on the fifth 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., and a reserved parking space for two-wheeler bearing no.42 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only).
- 2. The Buyer already paid an amount of Rs. 1,20,791/-(Rupees One Lakh Twenty Thousand Seven Hundred and Ninety One Only) before entering this agreement which is admitted and acknowledged by the builder.
- The Buyer shall pay to the Builder the above said consideration of Rs. 29,209/- (Rupees Twenty Nine Thousand Two Hundred and Nine Only) on or before completion of the said flat
- 4. 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 3 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.

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- 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.
- 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. 506 on fifth 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 armexed 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.
- The Builder shall complete the construction of the Apartment and handover possession of the same by 31st March 2012 with a further grace period of 6 months 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.
- 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.

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Rs. 7400 Towards stamp duty including T.D. under section 41 of the I.S. Act 1899. the 9s. 1000 Towards Registration fee on the chargesbie value of the 150 500 were paid by the party through 10/777 vide challan/DD/EC P. 2000 Acc. 20/3/11—dete.\*

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- The Buyer upon receipt of the completion intimation from the Builder as provided 13. 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.
- The Builder shall deliver the possession of the completed Apartment to the Buyer only 14. upon payment of entire consideration and other dues by the Buyer to the Builder.
- The Buyer shall not cause any obstructions or hindrance and shall give reasonable 15. 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.
- The Buyer agrees that under no circumstances including that of any disputes or 16. 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.
- 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.

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- 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.

## 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:

2.02022	Sy. Nos. 198, 182, 130 & 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 a semi-deluxe apartment bearing flat no. 506 on the fifth 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. 42, 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	Open to Sky
East By	Open to Sky & 6' wide corridor
West By	Open to Sky

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:

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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 & Ceramic tiles Marble slabs Dining Flooring - Bedrooms Ceramic tiles Marble tiles Door frames Wood (non-teak) Wood (non-teak) Doors Panel main door, others flush All panel doors doors Electrical Copper wiring with modular Copper wiring with modular switches switches Windows Powder coated aluminum Powder coated aluminum sliding sliding windows with grills windows with grills Bathroom Designer ceramic tiles with Designer ceramic tiles with 7' dado 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 dado, tiles dado, SS sink. 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:

2. <u>A 169</u>

BUILDER

Per Succession Builder

BUYER.

Q. Snow

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-	ON THE	FIFTH FLOOR IN PARAMOUN	T RESIDENCY
III SURVEY NOS.	176 (PART)		SITUATED AT
	NAGARAM VILLAGE,	KEESARA	MANDAL, R.R. DIST.
BUILDER:	M/S. PARAMOUNT BUILDE	RS REPRESENTED BY IT'S PA	
	MR. SOHAM MODI, SON OI	F MR. SATISH MODI	
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BUYER:	1. MR. T.SRIDHAR, SON OF	LATE T. SREEKANTHA DAS	\$
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REFERENCE: AREA: 34.7	SCALE:	INCL: SQ. MTRS.	EXCL:
Total Built-up Area : Out of U/S of Land =	= 530 sft. = Ac. 3-04 Gts.		N
	Open to	Sky	<b>*</b>
Open to Sky	KITCHEN 10'0'x6'0"  PILET CHEN 10'0'x6'0"  BED CO''x9'S'  THE	J.VING/DINING 90"X16'4"	Open to sky & 6' wide corridor
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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

## VENDOR:

M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR,
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED 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. 1/2007, Dt.11.01.2006:

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:

- 1. MR. T.SRIDHAR S/O. LATE T. SREEKANTHA DASS R/O. FLAT NO. 302, VISHNAVI RESIDENCY 7-1-215/D/1/B, DHARAMKARAM ROAD AMEERPET, HYDERABAD - 500 016
- MRS.K.V.PRASANNA LAKSHMI W/O. MR. T.SRIDHAR R/O. FLAT NO. 302, VISHNAVI RESIDENCY 7-1-215/D/1/B DHARAMKARAM ROAD, AMEERPET HYDERABAD - 500 016

SIGNATURE OF WITNESSES

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SIGNATURE OF THE EXECUTANTS

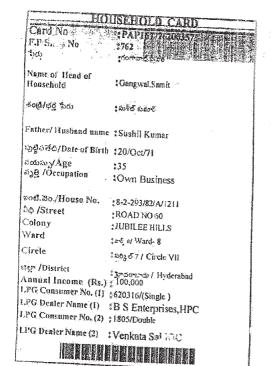
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of

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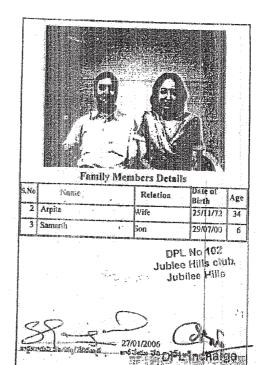
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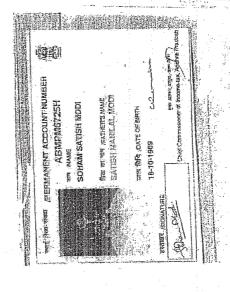
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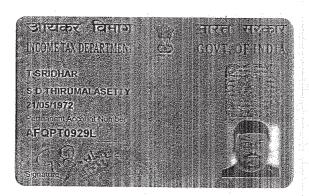








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## WITNESSES NO. 1





Name : Ch. Venkata Ramana Reddy Designation: Customer Relations Executive

Signature: White Valid upto: 30 April 2009

Issuing Authority:

Blood Group : O +ve

Address: 5-4-187/3&4, lind Floor, M.G. Road, Secunderabad-500003, Ph:040-66335551; 040-27544058

Resl.Add.: # 11-187/2, Fload 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



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

C.S.No./Year: 001799/2012 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(GP)

Report Date: 22/03/2012 14:51:22

This report prints the Photos and FPs taken on 22/03/2012 14:51:05

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) K. PRABHAKAR REDDY (SPA FOR PRESENTING DOCUMENTS) O/O. 5-4- 187/3&4, II FLOOR, M.G. ROAD,SECUNDERABAD.	Piccoragy

Identified by

Witness 1

Witness 2

Photos and TIs capitated by me Capture of Photos and Tis done in my presence

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