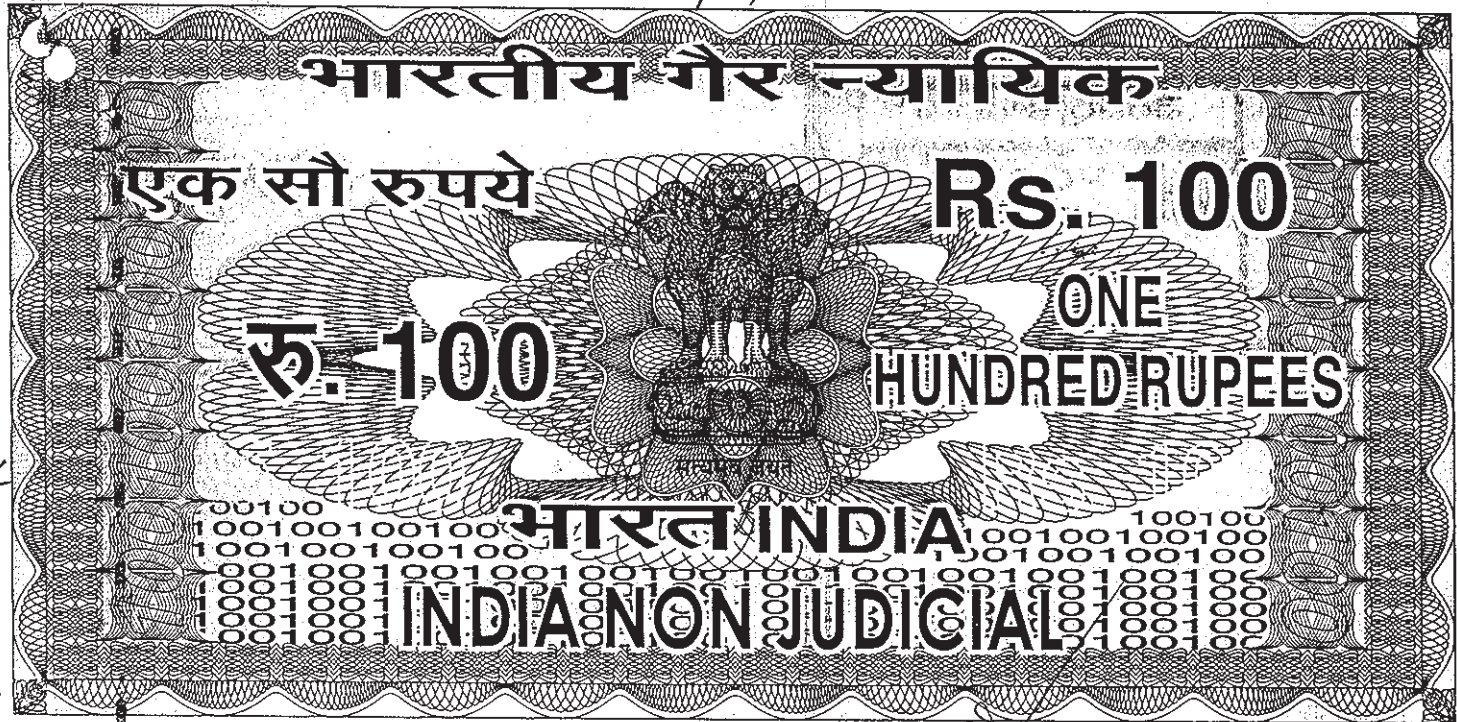




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Z 259566

No. 14386 Date 29/08/2009

Sold to Paramount Builders

S/o. D/o. W/o. G. Sunil Murthy

For Whom M/s. Paramount Builders

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 17th day of AUGUST 2009 at SRO, Keesara, Ranga Reddy District by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 37 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

MRS. G. ARPITHA, WIFE OF MR. G. SUNIL MURTHY, aged about 34 years, residing at 111, Vasavi Nagar, Kharkana, Secunderabad-500 015, 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

[Signature]
Partner

For Paramount Builders

[Signature]
Partner

G. Arpitha

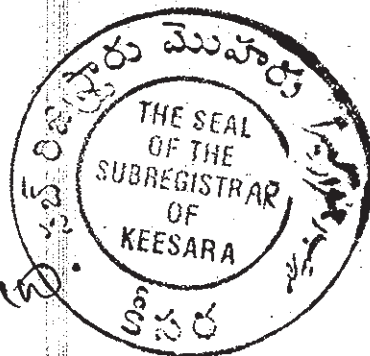
4386

వింద్య కార్డు

VC-I

4 MAY 2009

పరిశీలించబడింది



KNOWLEDGEMENT
 I certify that the following amounts have
 been paid in respect of this document:
 By challan No. 221612 Dt. 12/8/19

I. Stamp Duty:

1. in the shape of stamp papers
2. in the shape of challan
(s/s. 41 of I.S. Act. 1899)
3. in the shape of cash
(s/s. 41 of I.S. Act. 1899)
4. adjustment of stamp duty
(s/s. 16 of I.S. Act 1899 if any)

Rs 100
 Rs 13300

II. Transfer Duty:

1. in shape of challan
2. in the shape of cash

Rs.
 Rs.

III. Registration fees:

1. in the shape of challan
2. in the shape of cash

Rs. 1000
 Rs.

IV. User Charges:

1. in the shape of challan
2. in the shape of cash

Rs 100
 Rs

Total Rs

14550

SUB REGISTRAR
 KEESARA

WHEREAS:

- A. The Buyer under a Sale Deed dated 17.08.99 has purchased a semi-finished, deluxe apartment bearing flat no. 309 on the third floor in block no. 'A', admeasuring 1600 sft. of super built up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) in residential apartments styled as 'Paramount Residency' forming part of Sy. No. 176 situated at Nagaram Village, Keesara Mandal, R. R. District, together with:
- Proportionate undivided share of land to the extent of 104.93 sq. yds.
 - A reserved two wheeler parking for bearing no. 27 admeasuring 15 sft.
 - Car parking space bearing no. 15, admeasuring 100 sft.
- This Sale Deed is registered as document no. 4385/99 in the office of the Sub-Registrar, Shameerpet. 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 no. 309, on the third floor in block no. 'A' 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 deluxe apartment bearing flat no. 309 on the third floor in block no. 'A', admeasuring 1600 sft. of super built up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) and undivided share of land to the extent of 104.93 sq. yds. A reserved parking space for two-wheeler, bearing no. 27 admeasuring 15 sft. and a reserved parking space for car bearing no. 15, admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 13,45,000/- (Rupees Thirteen Lakhs Forty Five Thousand only).
- The Buyer already paid an amount of Rs. 13,45,000/- (Rupees Thirteen Lakhs Forty Five Thousand only) before entering this agreement which is admitted and acknowledge by the builder

For Paramount Builders

Partner

For Paramount Builders

Partner

x G. Arpitha

పుస్తకము 2007 వ సం॥ నెం..... 6386
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 11
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్



2008 సం॥ సెల్..... 2 వ తేది
 1930 వ.శ.స. మాసం..... 11 వ తేది
 పగలు..... 2 మరియు..... గంటల మధ్య
 కీసర్ సబ్ - రిజిస్ట్రార్ అఫీసులో
 శ్రీ/శ్రీమతి..... K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదుచేయబడిన ఫోటోగ్రాఫులు
 మరియు తేలికముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥..... 1000 లు చెల్లించినారు

ప్రాసియచింగ్స్ ఒప్పానన్నది
 పడమ బొటన ప్రింటు

K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K.P. Reddy Oor:
 Service R/o. S-4-187/3 & 4, 2nd floor
 Soham Mansions, M. G. Road, Sec 8, Ad.
 through SPA for Presentation of documents
 vide SPA No. 1/2007, Dt. 11.01.07 at SRO
 Shamirpet, R.R. Dist.



నిరూపించినది

①

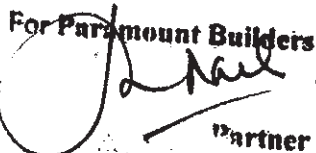
Venkatesh Reddy S/o. Baji Reddy
 Oor: Service R/o. 11-187/2, Rd No. 2
 Green Hills Colony, Sambar Nagar, H.A.

②

B. RAJ KUMAR S/o. MURUND RAO
 Oor: BUSINESS R/o. AIWAL, SEC 8 AD

2009 సం॥ నెం..... సెల్..... 2 వ తేది సబ్-రిజిస్ట్రార్
 1931 వ శా.స. సం. మాసము..... 11 వ తేది కీసర

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 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.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 309 on the third floor in block no. 'A' to the Builder for the purposes of completion of construction of the apartment.
6. 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.
7. 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.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 25th Sep 09 with a further 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.
9. 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.

For Paramount Builders

Partner

For Paramount Builders

Partner

x G. Arpitha

1వ పుస్తకము 2009 నం. పు 4386
 2వ పుస్తకము 2009 నం. పు 43
 ఈ కాగితముల వరుస నంబర్లు

సబ్-రిజిస్ట్రారు

Amount of Rs. 13350 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 134500 was paid by me
 Party through cheques Receipt No. 201642
 dated 13/8/19 at CH Keesara Br. Keesara

Sub-Registrar
 Keesara

2009 నం. (కా.క. 1931) నం. పు
 4386 మెంబరుగా రిజిస్టరు చేయబడినది. స్క్వావింగ్
 నెంబరు గుర్తింపు నెంబరు 1530-4386/2009
 ఇవ్వడమైనది.
 2009 నం. 22వ నెం. 2 వ తది

సబ్-రిజిస్ట్రారు అధికారి



10. 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.
11. 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.
12. 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.
13. 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., which may be necessary for execution of the Paramount Residency project.
14. 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.
15. 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.
16. 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.
17. 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.

For Paramount Builders

Partner

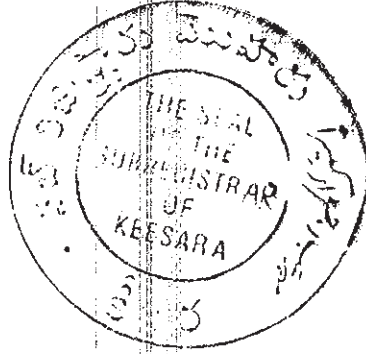
For Paramount Builders

Partner

G. Arpithe

సంవత్సరము 2009 నంబరు 4386
దస్తావేజు మొత్తము కాగితముల సంఖ్య 11
ఈ కాగితముల వరుస సంఖ్య 6

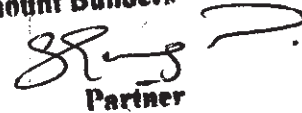
సబ్-రజిస్ట్రారు



18. 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.
19. 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.
20. 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.
21. 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.
22. Stamp duty and Registration amount of Rs. 14,450/- is paid by way of challan no.271647, dated 17.08.09, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 13,450/- paid by way of Payorder No. 150588, dated 13.08.2009, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

గవ. పుస్తకము 2009 నెం. పు 6386

దస్తావేజు మొత్తము కొగితముల సంఖ్య 1

ఈ కొగితముల వరుస సంఖ్య 5

పబ్-రజిస్ట్రారు



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'

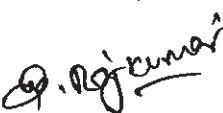
SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 309 on the third floor in block no. 'A', admeasuring 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 27 & 15, 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. 308
South By	Open to sky
East By	Open to sky
West By	Open to sky & 6' wide corridor

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:

WITNESSES:

1. 
2. 

For Paramount Builders


Partner

For Paramount Builders


Partner

VENDOR

x G. Aspitha

BUYER

1వ పుస్తకము 2009 నం. పు 6386
దస్తావేజు మొత్తము కాగితముల సంఖ్య 11
ఈ కాగితముల వరుస సంఖ్య 6

పబ్లికేషన్లు



**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

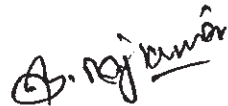
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.



For Paramount Builders


Partner

For Paramount Builders


Partner
BUILDER

x G. Arpitha
BUYER.

నా పున్దకము 2009 నా పు 6286

దస్త్రావేజు మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితముల వరుస సంఖ్య 2

సబ్-రజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 309 IN BLOCK NO. 'A'

ON THE THIRD 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

BUYERS:

MRS. G. ARPITHA WIFE OF MR. G. SUNIL MURTHY

REFERENCE:**AREA:** 104.93**SCALE:**

SQ. YDS. OR

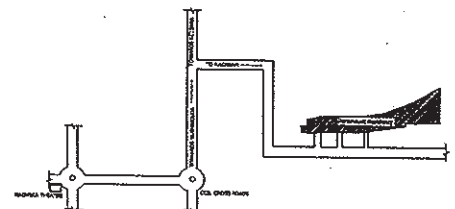
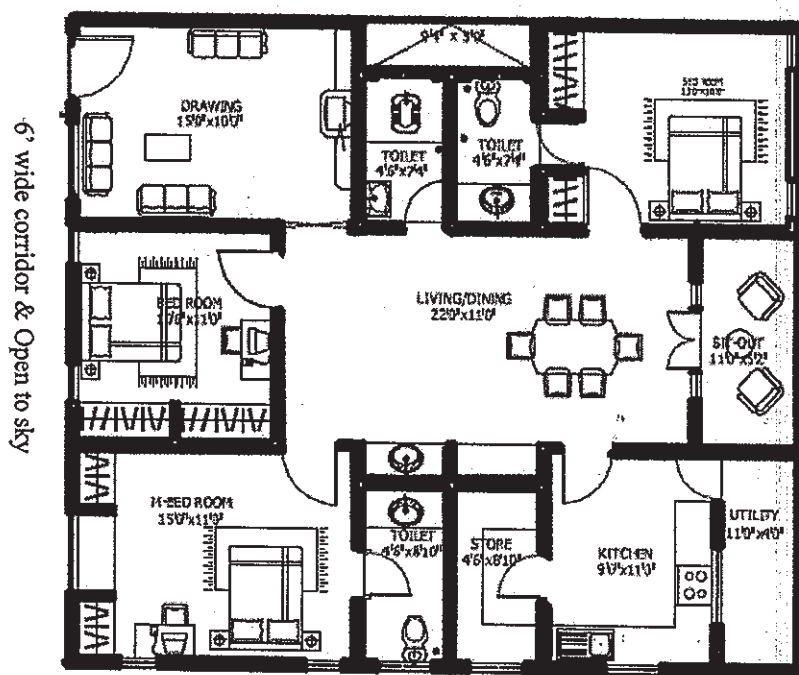
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 1600 sft.
Out of U/S of Land = Ac. 3-04 Gts.

Flat No. 308

**Location Map****WITNESSES:**

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE BUILDER

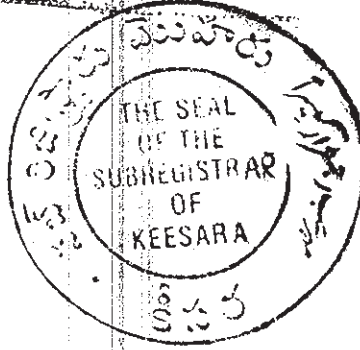
SIG. OF THE BUYER

1వ పుస్తకము 2009 న॥ పు..... 4386

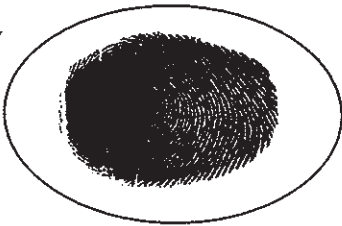
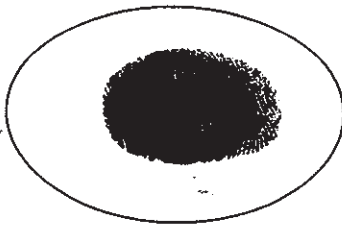
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితముల వరుస సంఖ్య..... 8

సబ్ రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, SOHAM MANSION 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 <u>VIDE DOC. NO. 1/2007 Dt: 11/01/2007:</u> 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: MRS. G. ARPITHA W/O. MR. G. SUNIL MURTHY R/O. 111, VASAVI NAGAR KHARKANA SECUNDERABAD 500 015
			

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

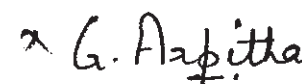
Partner

For Paramount Builders

SIGNATURE OF EXECUTANTS

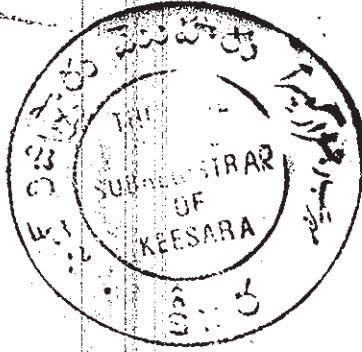
I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009 న॥ పు 4386
దస్తావేజు మొత్తము కాగితముల సంఖ్య 14
ఈ కాగితముల వదున సంఖ్య 9

సబ్-రెజిస్ట్రారు



HOUSEHOLD CARD

Card No : PAP1577600157

P.P Shop No : 762

Name of Head of Household : Gangwal, Samit

Age/Date of Birth : 20/10/71

Father/Husband name : Sushil Kumar



HOUSEHOLD CARD

Card No : PAP1577600157

P.P Shop No : 762

Name of Head of Household : Gangwal, Samit

Age/Date of Birth : 20/10/71

Age : 35

Occupation : Own Business

House No./House No. : 8-2-293/82/A/1211

Street : ROAD NO 60

Colony : JUBILEE HILLS

Ward : 8 of Ward- 8

Circle : 807 / Circle VII

City/District : Hyderabad / Hyderabad

Annual Income (Rs.) : 100,000

EPG Consumer No. (1) : 620316/(Single)

EPG Dealer Name (1) : B S Enterprises, HPC

EPG Consumer No. (2) : 1805/Double

EPG 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	29/07/00	6

DPL No 102
Jubilee Hills club,
Jubilee Hills

27/01/2006

DPL Incharge

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDER

15/01/1974

Permanent Account Number
AWSPP8104E

PERMANENT ACCOUNT NUMBER
ABMPM6725H

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SATISH MANILAL MODI

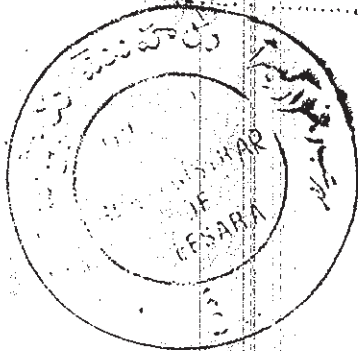
18-10-1969

Permanent Account Number

Signature

1వ విస్తరణ 2009 న॥ పు 6386
దస్తావేజు మొత్తము కాగితముల సంఖ్య 11
ఈ కాగితముల వరుస సంఖ్య 10

సహచరీ



FROM :

FAX NO. : 011 23018562

Aug. 10 2009 12:24PM P1

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

G ARPITHA

SUBRAMANYAM GOOTY TUMBALA

11/08/2007

Permanent Account Number

AJTP01832R

GARPITHA

Signature



సంఖ్య 2009 నంబర్ 9386
జిల్లా మేజిస్ట్రేట్ కార్యాలయం నంబర్
ఈ కార్యాలయం వారు సంఖ్య

ప్రజ్ఞాపిక

