

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

G 364729

49089 18.09.02 1M G. Venkatest G. A. Raw, see Pasamount Builders, Sa

- No. 8 [7 84, R.No. 13/2005 regimental daltare rectradist

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 16 2007 at Secunderabad 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 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. BALA KRISHNA BAJAJ, SON OF MR. BANSILAL BAJAJ, aged about 59 years, residing at B-7, Basant Nagar Staff Colony, Kesoram Cement, Basant Nagar, Karimnagar District, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

Fog Paramount Builden

For Paramount Builders

Page 1

1 2 All 100 a molla. 865 CAU. SEES. DAD దస్తావేజు మొత్తం కాగితముల సంఖ్య....!!..... ఈ కాగితము వరుస సంఖ్య...... e grij තින්-වසිල්ල් జగలు...!......మరియు,......?.....గంటల మద్య కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో: U/Bas K. Prabhis Reddy రిజి(స్ట్రిషస్ చట్టము 1803 లోని సెక్షన్ **కి.ి.ఎ ను** అనుసరించి నమక్పింభవలనిన భోదో రావులు మరియు వే లివుు (దలతో సహ దాఖలు చేస**ి రుసువు** వాసీయబ్బినట్లు ఒప్పుకొన్నది ఎడమ బౌటన (వేలు Recorded Ho. K. P. Riddy seet Some (0) 5-4- 18 of 2 E4. De floor, possoon mondron, m. C. Read, Ser bord, attacked through SPA for Presentetion of Downerts Vide SPA NO 1/2007 at JRO, Bornerpor, నిగూపించినదీ 0 /2 Rom notor How Nongone Rus / otto Inin R/n. 10-1-133/A, Hydreging Ays G. Krishna low S/o. G. Roma Row occi Ausines . Pla, 2-3-64/10/24 Amberpet, Hydroles.

11.55

WHEREAS:

- A. The Buyer under a Sale Deed dated 16.10.07 has purchased a semi-finished, semi-deluxe apartment bearing no. 102 on the first floor in block no. 'B', admeasuring 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) of super built up 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:
 - a. Proportionate undivided share of land to the extent of 104.93 sq. yds.
 - b. A reserved two wheeler parking for bearing no. 02 admeasuring about 15 sft
 - c. A reserved car parking space for bearing no. 02 admeasuring about 100 sft.

This Sale Deed is registered as document no. $864\sqrt{57}$ 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 apartment bearing no. 102, on the first floor in block no. 'B' 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. 102 on the first floor in block no. 'B', admeasuring 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) of super built up area and undivided share of land to the extent of 104.93 sq. yds. A reserved parking space for two-wheeler and car, bearing no. 02 & 02 admeasuring 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 12,84,000/- (Rupees Twleve Lakhs Eighty Four Thousand Only)
- 2. The Buyer has already paid an amount Rs. 3,16,000/- (Rupees Three Lakhs Sixteen Thousand Only) ———— before entering into this agreement, which is admitted and acknowledged by the Builder.

For Paramount Builders

Partner

For Paramount Builders

Bergara

1వృస్త్రకము 2007 వ సం11 పు	865
దన్నావేజు మొత్తము కాగితముల సంబం	
ఈ కాగితము పదున నంఖ్య	2

THE SEAL OF THE

SUB-REGISTRAF

OF KEESARA

ENDORSEMENT clied that the following and paid in respect of this document: clied that the following amounts have . Graffan No. [61.3.250t..... i. Stamp Duty: 1. In the shape of stamp papers 2. In the shape of challan

(U/s.41 of LS.Art.1899) 3. in the shape of cash Rs. 12740 (m/s.41 of LS.Act.1399)

4. adjustment of stamp duty Rs.

u/s.16 of LS. Act.1899, H any II. Transfer Duty: Ks.

I, in shape of A-Near Rs.

2, in the shape of cash III. Registration fees: Rs.

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

IV. User Charges Rs.

1. in the shape of challan 2. in the shape of cash Rs. 100 Rs.

13940 Total Rs.

SUB REGISTRAR KEESARA

An Amount of Rs. 12740 owards Stamp Duty Including Transfer Challan Receipt Number 161325 Detent 23110107 at S.B.K. Bank Thumkunta Branch

Sub-Registrar

3. The Buyer shall pay to the Builder the balance an amount of Rs. 9,68,000/- (Rupees Nine Lakhs Sixty Eight Thousand only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
Ī	3,35,000/-	15.09.2007
II	6,33,000/-	01.04.2008

- 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.
- 5. 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. 102 on the first floor in block no. 'B' 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.

For Paramount Builders

Doriner

For Paramount Builders

Partier

700-

!ప్రస్తకనుు 2007 వ సం!! పు	865
దస్వావేజు మొత్తము కాగితముల సంబ్య	
ఈ కాగితము వరుస సంఖ్య	_
	(2)m
	సబ్-రిజిస్టారు

సబ్-రిజీస్తారు అధికారి



- 10. The Builder shall complete the construction of the Apartment and handover possession of the same by 01st April 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.
 - 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.
 - 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.

For Paramount Builders

Partner

For Paramount Builders

Brown .

Page 4

్పొన్నకము 2997 వ నంగ్ర స్ట్రామ్	865
వ ానిజ మొ న్నమం కాగిక వులు సంఖ్య	
ఈ కాగితము వరున సంఖ్య	
	<u>C</u> &2
	సట్-నిజి(స్క్రారు



- 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.
- 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 aid 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.
- 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. 13840/- is paid by way of challan no. 16134, dated 23.10.27, drawn on State Bank of Hyderabad, Thumukuwta Branch, R. R. District and VAT an amount of Rs. 12.840/- paid by way of Payorder No. 13604, dated 16.10.02 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Page 5

120gsan 2007 a non to	865
దర్శావేజు మొక్కము కాగిక్ కువర్ సంఖ్య	11
ఈ కాగితము వరున సంఖ్య	5
	್ರಿನ ಸರ್ವರಿಕೆಸಿತ್ತುನ್ನು
	సబ్-రిజిస్తాన్న



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. 102 on the first floor in block no. 'B', 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. 02 & 02, 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 & Open to sky	
South By	Open to sky	
East By	Flat No. 101	
West By	Open to sky	

WITNESSES.

1. K

2.

For Mr. B. Amand is.

M Neu

-Soham Mog. (GPA Holder)

Partner

~ their

Partner

For Paramount Buildors

BUILDER

BUYER

ఈ కాగితము వడున సంఖ్య......

సబ్-రిజిస్తారు



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION Deluxe Apartment Item Semi-deluxe Apartment RCC **RCC** Structure 4"/6" solid cement blocks 4"/6" solid cement blocks Walls External painting Exterior emulsion Exterior emulsion Smooth finish with OBD Smooth finish with OBD Internal painting Ceramic tiles Marble slabs Flooring Drawing & Dining Flooring Ceramic tiles Marble tiles Bedrooms Wood (non-teak) Door frames Wood (non-teak) Panel main door, others All panel doors Doors flush doors Electrical with Copper wiring with modular switches Copper wiring modular switches Powder coated aluminum Powder coated aluminum sliding Windows windows with grills sliding windows with grills Bathroom Designer ceramic tiles with Designer ceramic tiles with 7' dado 7' dado Raasi or similar make Raasi or similar make Sanitary Branded CP Fittings C P fittings Standard fittings Gramite slab, 2 if ceramic tiles dado. Kitchen platform Granite tiles, 2 ft ceramic tiles dado, SS sink. sink. GI & PVC pipes GI & PVC pipes Plumbing Lofts in each bedroom & Lofts in each bedroom & kitchen Lofts 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:

For Parampunt Builder

WITNESS:

1. Km 2. W For Paramount Builders

Partner

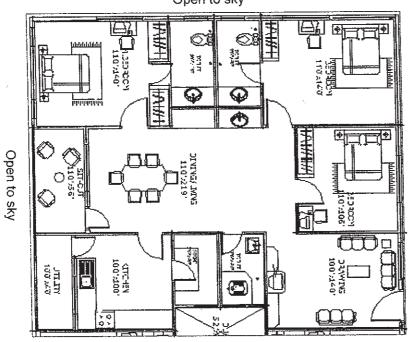
BUILDER

BUYER.

1000gsax 2007 a koll 50	865
దస్వావేజు మొద్దము రాగితముల గుర్యా	
ఈ కాగితము వరుస సంఖ్య	
	Con
	సబ్-రిజి స్ట ్రారు



REGISTRATION PLAN SHOWING FLAT NO. 102 IN BLOCK NO. 'B' ON THE FIRST FLOOR IN PARAMOUNT RESIDENCY SITUATED AT IN SURVEY NOS. 176 (PART) MANDAL, R.R. DIST. NAGARAM VILLAGE, **KEESARA** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS **BUILDER:** MR. SOHAM MODI, SON OF MR. SATISH MODI MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL BUYER: MR. BALA KRISHNA BAJAJ, SON OF MR. BANSILAL BAJAJ EXCL: **INCL:** REFERENCE: SCALE: SQ. MTRS. 104.93 SQ. YDS. OR AREA: Total Built-up Area = 1600 sft. Out of U/S of Land = Ac. 3-04 Gts. Open to sky



Open to sky & 6' wide corridor



Flat No. 101

For Paramdunt Builders

For Paramount Builders

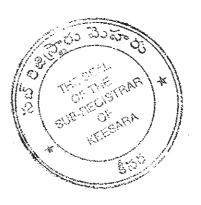
Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

WITNESSES:

ఎృస్తకము 2007 ప సంగ్ర ప్ర	865
వస్వేవేజు మొక్కము కాణికునుం సంఖ్య	
ఈ కాగితము వరుస్ సంఖ్య	8
the metalestic comments to mention to the state of the st	
	OS2
	సబ్-రిజిస్ట్రారు



 z_1^2

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**

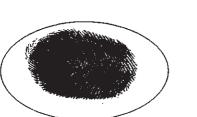
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



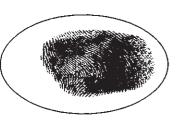


M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

- 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.



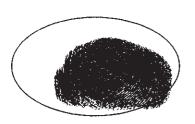






SPA FOR PRESENTING DOCUMENTS:

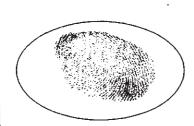
MR. K. PRABHAKAR REDDY S/O, MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.





BUYER:

MR. BALA KRISHNA BAJAJ S/o. MR. BANSILAL BAJAJ R/O. B-7 BASANT NAGAR STAFF COLONY KESORAM CEMENT **BASANT NAGAR** KARIMNAGAR DISTRICT.





REPRESENTATIVE:

MR. G. PRADEEP RUMAR Sp. G. DHAN RAS RIO. 1-10-263 Consany AAZAR BOWNEPALLY SEC-MAN

SIGNATURE OF WITNESSES:

1. 1.

For Paramount Builders

FOR PARTHMANNERS BUILDING

SIGNATURE OF EXECUTIONS

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. ______, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

- ~ ్రస్తివము	2007 వ సం!! ఫు	865
దస్తావేజు పై	ఆక్టికుు కాగితముల సంఖ్య	//
ఈ కాగిశవ:	ు వరున సంఖ్య	
		25
		సోఖ్-రిజిస్తారు



HOUSEHOLD CARD Card'No F.P Shop No * K.

it of Head of

Household

: Gangwal Samit

ব্রাণ্ডাবির কৃষ্

ిసుశీల్ కుమార్

Father/ Husband name : Sushil Kumar

- 전설 (전설/Date of Birth : 20/Oct/71

ಸಯನ್ನುyAge

:35

್ರುಕ್ತಿ /Occupation

Own Business

ಕಂಟಿ.ನಿಂ./House No.

:8-2-293/82/A/1211

50 /Street

:ROAD NO 60

Colony Ward

:JUBILEE HILLS 1= 5 8/ Ward- 8

Circle

২০১১ ত 7/ Circle VII

Tign /District

Annual Income (Rs.): 100,000 Hyderabad

I,PG Consumer No. (1) :620316/(Single)

I.PG Dealer Name (I) :B S Enterprises, HPC

LPG Consumer No. (2) :1805/Double

LPG Dealer Name (2) : Venkata Sai [7]





rama's atemost? Detail?				
S.No	Name	Relation	Unte of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samarih	¹ Son	29/07/00	- 5

DPL No 102 Jublee Hills club. Jubilee Hills



PERMANENT ACCOUNT NUMBER ABMPM6725H PROFUS OF AN FATHER'S NAME SATISH MANILAL MODI THE MANG SOHAM SATISH MODI aren talda adalte de burtin 8-10-1969 TS C

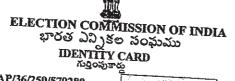
For Paramount Builders Partner

For Paraminum

ైప్పెస్డ్రక్రము	2007 వ	ા છેંા! સ્),,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	8.65
దస్వావేజు మొ)త్తము కా	గితవబల	సంఖ్య	
శం కాగితమ) వరుస్ (бор _ў ,	(*15647##3##	7

్రా సబ్-రిజిస్ట్రారు





AP/36/250/579280



Elector's Name

: Balakishan Bajaj ఓటరు పేరు : బాలకిషన్ బజాజ్

Father's/Mother's/ Husband's Name

: Bannilal

తండ్రి/తల్లి/భర్త పేరు

: ఇన్నిలాల్

M

3

Age as on 1/1/1995 1/1/95 నాటికి వయస్సు

Address / చిరువామా

8-43 Kannala Kannala

8~43 కవ్నాల కవ్నాల

Electoral Registration Officer ఎంక్టోరల్ రిజెస్ట్రేషన్ అధికారి

Myadaram (S.C) Assembly Constituency మాగ్రాహం (ప్రామ) విధానవభ వియోజకనర్గను ವಿಧಾನವರ ವಿಮಾಜಕವರ್ಗವು

Place /స్ట్రాము Peddapalli

పెద్దపల్లి

Date / do 15/12/95 This card can be used as an Identity Card Under different Government Schemes.

ఈ కార్డుమ వివిధ ప్రభుత్వవధకముంలో ಗುತ್ತಿಂಪುತ್ತಾರ್ಥ್ಷಗ್ ಈ ಜಯಾಗಿಂಪಬಟ್ಟು ಮ

M.P.J.C. No: 20/08/00/011/00043/01

100 100 100 100 100 100 100 100 100 100	238
దస్వావేజా మొత్తము కాగితముల సంఖ్య	
ఈ కాగితము వరున సంఖ్య	
	282 నట్-రిజిస్తారు

