

16828 16 aug 10 6 SCANNED 767 / 56

1226704



1655460

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

46217

K. SRINIVAS

6559 Date 30/10/2006 Rs. 100/-  
Name D.R. MATHY  
S/o. D/o. D.N. MATHY  
For Whom Bhargavi Builders

V.L. No. 26/98, R.No. 39/2004  
City Civil Court,  
SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31<sup>st</sup> day of October 2006 at Secunderabad by and between:

M/s. BHARGAVI DEVELOPERS, a Partnership Firm evidenced by Deed of Partnership dated 30<sup>th</sup> October 2006 having its registered office at G-2, Kalyan Enclave, Kamalanagar, ECIL, Hyderabad - 500 062 and represented by all its partners as under:

1. SRI B. ANAND KUMAR, SON OF B. N. RAMULU, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula -Ali, Hyderabad - 40
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. VALUVA RAMESH, SON OF BALESHWARAIAH, aged about 37 years, residing at H.No. 40-280, Jawahar Nagar, East Moulali, Hyderabad.

Hereinafter referred to as the FIRM. (Which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

For BHARGAVI DEVELOPERS For BHARGAVI DEVELOPERS For PARAMOUNT BUILDERS

PARTNER PARTNER Partner

U. Ramayya

10,98,24,000

188000

100000

110000

210000

diff

30-10

AND

**M/s PARAMOUNT BUILDERS**, a partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Managing Partner Sri Soham Modi, Son of Sri. Satish Modi, aged about 36 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 500 034, hereinafter referred to as the **BUILDER** (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.).

**WHEREAS:**

- A. The FIRM is the absolute owner and possessor of undivided share of land to the extent of Ac. 1-01 Gts., in Sy. No. 176, situated at Nagaram Village and Gram-Panchayat Nagaram, Keesara Mandal, Ranga Reddy District, by virtue of Agreement of Sale cum GPA dated 31.10.2006 and registered as document no. 16412/06 at the office of the Sub Registrar, Shameerpet. The said land is a part of a larger piece of land admeasuring about Ac. 3-04 Gts., being Sy. No. 176, Nagaram Village and Gram-Panchayat Nagaram, Keesara Mandal, Ranga Reddy District (hereinafter referred to as the Scheduled Land) and is more particularly described at the foot of the document.
- B. The BUILDER is the absolute owner and possessor of balance undivided share of land to the extent of Ac. 2-03 Gts., in Sy. No. 176, situated at Nagaram Village and Gram-Panchayat Nagaram, Keesara Mandal, Ranga Reddy District, forming part of the Scheduled Land admeasuring Ac. 3-04 Gts., by virtue of Agreement of Sale cum GPA dated 31.10.2006 and registered as document no. 16413/06 at the office of the Sub Registrar, Shameerpet.
- C. The parties hereto have applied to the Urban Development Authority and Local Gram Panchayat for obtaining necessary building construction and other permissions. The permissions have been received from HUDA vide Letter No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- D. The BUILDER and the FIRM have entered into a Joint Development Agreement dated 31<sup>st</sup> October 2006 for development of Scheduled Land into group housing scheme named as **PARAMOUNT RESIDENCY**. Under the terms of said Joint Development Agreement the BUILDER has purchased undivided share in the Scheduled Land to an extent of Ac. 2-03 Gts., and the FIRM has purchased the balance undivided share in the Scheduled Land to an extent of Ac. 1-01 Gts., under two separate Agreement of Sale cum GPAs referred above. The BUILDER and the FIRM have also identified their respective share of flats along with proportionate parking and undivided share of land.
- E. The BUILDER and the FIRM have agreed in the scheme of the joint development of the group housing project that the BUILDER shall take the entire responsibility of executing the project which inter-alia includes construction of apartments, creations of certain common amenities like drainage connection, lighting, electrical connection, water connection, etc.
- F. The BUILDER has agreed to bear the cost of construction for the flats falling to his share, referred to in Schedule-A of the Joint Development Agreement dated 31<sup>st</sup> October 2006. The BUILDER also agrees to bear entirely the cost of construction of all other common amenities, like roads, community hall, landscaping, compound wall, children's park, etc. The BUILDER also agree to bear the cost of sanction / permissions from HUDA and Kapra Municipality.

For BHARGAVI DEVELOPERS For BHARGAVI DEVELOPERS For PARAMOUNT BUILDERS  
PARTNER PARTNER PARTNER PARTNER Partner

- G. The FIRM agrees to pay the cost of construction to the BUILDER for the flats falling to its share. The details of the flats along with proportionate share of parking have been attached hereto as Appendix-I and the specifications for construction of flats and provision of common amenities is given in the enclosed Appendix-II.
- H. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment/flats 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 FIRM apartments / flats mentioned in Appendix-I attached hereto, aggregating to 75,705 sft. along with amenities and specifications given in Appendix-II attached hereto for a total consideration of Rs. 2,64,96,750/- (Rupees Two Crores Sixty Four Lakhs Ninety Six Thousand and Seven Hundred Fifty only) calculated @ Rs. 350/- per sft.
2. The parties hereto have specifically agreed that the construction cost of Rs. 350/- per sft. stated in above clause is towards bear construction cost only. The cost of creating and developing common amenities like roads, community hall, landscape gardens, compound wall, children's park etc., shall be borne by the BUILDER only. The BUILDERS shall also bear the cost of sanction / permission etc.
3. The FIRM shall pay to the BUILDER the total consideration of Rs. 2,64,96,750/- from time to time as per the request made by the BUILDER and depending on the progress of work.
4. The FIRM hereby authorizes and empowers the BUILDER in pursuance of this agreement to undertake the development of the Scheduled Land on terms and conditions contained herein and hereby grants license to the BUILDER to enter into the Scheduled Land, excavate and start the development work and to do and perform all necessary acts that are required for execution of the group housing project.
5. The BUILDER shall construct the Apartment/Flats 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 FIRM shall be charged extra.
6. The FIRM in addition to cost of construction stated in clause 1 above shall be liable to pay its share of expenses to the BUILDER, that the BUILDER may be required to pay the government / quasi government departments of any other authority for provision of water & electricity connections.
7. The BUILDER shall complete the construction of the Apartment / Flats and handover possession of the same in phases within 3 years from the date of this agreement. The BUILDER assures the FIRM that there will not be a time overrun of more than 3 months. 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 FIRM 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 BHARGAVI DEVELOPERS  
Partner

For PARAMOUNT BUILDERS  
Partner

V. Ramesh

8. The BUILDER upon completion of construction of the Apartment shall intimate to the FIRM the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment. After such intimation, the BUILDER shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
9. The FIRM 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.
10. The FIRM 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.
11. The FIRM 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 group housing project.
12. The FIRM agrees that under no circumstances including that of any disputes or misunderstandings, the FIRM shall seek or cause the stoppage or stay of construction or related activity in the group housing project or cause any inconvenience or obstructions whatsoever. However, the claim of the FIRM against the BUILDER shall be restricted to a monetary claim. 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.
13. It is hereby agreed and understood explicitly between the parties hereto that the FIRM shall be solely responsible for payment of any sales tax, 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.
14. 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.
15. The registration charges and stamp duty for registration of this agreement shall be borne by the FIRM and the BUILDER equally.
16. 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.
17. This agreement is made in 2 (two) originals each for the FIRM and the BUILDER.

For BHARGAVI DEVELOPERS

PARTNER

PARTNER

For BHARGAVI DEVELOPERS

PARTNER

PARTNER

For PARAMOUNT BUILDERS

Partner


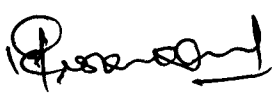
**SCHEDULE OF LAND**

All that the total open agricultural being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

NORTH : Sy. Nos. 198, 182, 180 & 177  
SOUTH : Sy. Nos. 175, 174 & 167  
EAST : Sy. No. 159  
WEST : Sy. No. 198

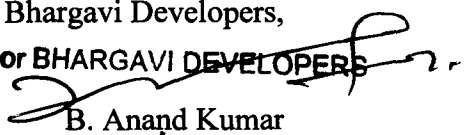
**IN WITNESSES WHEREOF** this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESSES:**

1.   
2. 

For M/s. Bhargavi Developers,

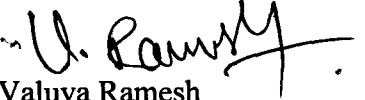
**For BHARGAVI DEVELOPERS**

  
B. Anand Kumar

PARTNER PARTNER

  
Nareddy Kiran Kumar

  
M. Kantha Rao

  
Valuva Ramesh  
(Partners)

**For PARADUNT BUILDERS**



Partner  
Soham Modi  
Managing Partner.

Appendix-I  
Agreement for Construction

Proposed Constructed Area	228,800	sft
Undivided share of land per 100 sft of constructed area	6.558	sq. yds. per 100 sft
<b>Summary of ownership of constructed area &amp; undivided share of land</b>		
	Constructed Area	Undivided share of land
Share of FIRM	75,705	4,961 sq. yds.
Share of BUILDER	153,095	10,043 sq. yds.
Total	228,800	15,004 sq. yds.
<b>Summary of ownership of number of flats</b>		
		No. of flats
Share of FIRM		81
Share of BUILDER		179
Total		260
<b>Summary of ownership of parking spaces</b>		
	Car Parking	Two Wheeler Parking
Share of FIRM	104 Nos.	81 Nos.
Share of BUILDER	47 Nos.	179 Nos.
Total	151 Nos.	260 Nos.

**For BHARGAVI DEVELOPERS**

1.  PARTNER  
 PARTNER

**For PARAMOUNT BUILDERS**

 Partner

**For BHARGAVI DEVELOPERS**

2.  PARTNER  
 PARTNER

Appendix-I  
Agreement for Construction

S No. Block No.	Firm's share of Flats & Land					Builder's share of Flats & Land				
	Flat no.	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.	Flat No	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.
1 A	101	1,600	104.93	1	1	-	-	-	-	-
2 A	102	1,600	104.93	2	2	-	-	-	-	-
3 A	103	1,075	70.50	3	-	-	-	-	-	-
4 A	104	1,075	70.50	4	26	-	-	-	-	-
5 A	-	-	-	-	-	105	1,075	70.50	5	-
6 A	106	1,075	70.50	6	-	-	-	-	-	-
7 A	-	-	-	-	-	107	1,600	104.93	7	3
8 A	-	-	-	-	-	108	1,600	104.93	8	4
9 A	-	-	-	-	-	109	1,600	104.93	9	5
10 A	201	1,600	104.93	10	6	-	-	-	-	-
11 A	202	1,600	104.93	11	7	-	-	-	-	-
12 A	203	1,075	70.50	12	-	-	-	-	-	-
13 A	204	1,075	70.50	13	27	-	-	-	-	-
14 A	-	-	-	-	-	205	1,075	70.50	14	-
15 A	-	-	-	-	-	206	1,075	70.50	15	-
16 A	207	1,600	104.93	16	8	-	-	-	-	-
17 A	-	-	-	-	-	208	1,600	104.93	17	9
18 A	-	-	-	-	-	209	1,600	104.93	18	10
19 A	-	-	-	-	-	301	1,600	104.93	19	11
20 A	302	1,600	104.93	20	12	-	-	-	-	-
21 A	303	1,075	70.50	21	-	-	-	-	-	-
22 A	-	-	-	-	-	304	1,075	70.50	22	28
23 A	305	1,075	70.50	23	-	-	-	-	-	-
24 A	-	-	-	-	-	306	1,075	70.50	24	-
25 A	307	1,600	104.93	25	13	-	-	-	-	-
26 A	-	-	-	-	-	308	1,600	104.93	26	14
27 A	-	-	-	-	-	309	1,600	104.93	27	15
28 A	-	-	-	-	-	401	1,600	104.93	28	16
29 A	402	1,600	104.93	29	17	-	-	-	-	-
30 A	403	1,075	70.50	30	-	-	-	-	-	-
31 A	-	-	-	-	-	404	1,075	70.50	31	29
32 A	405	1,075	70.50	32	-	-	-	-	-	-
33 A	406	1,075	70.50	33	-	-	-	-	-	-
34 A	-	-	-	-	-	407	1,600	104.93	34	18
35 A	408	1,600	104.93	35	19	-	-	-	-	-
36 A	-	-	-	-	-	409	1,600	104.93	36	20
37 A	-	-	-	-	-	501	1,600	104.93	37	21
38 A	-	-	-	-	-	502	1,600	104.93	38	22
39 A	-	-	-	-	-	503	1,075	70.50	39	-
40 A	504	1,075	70.50	40	30	-	-	-	-	-
41 A	-	-	-	-	-	505	1,075	70.50	41	-
42 A	-	-	-	-	-	506	1,075	70.50	42	-
43 A	-	-	-	-	-	507	1,600	104.93	43	23
44 A	-	-	-	-	-	508	1,600	104.93	44	24
45 A	509	1,600	104.93	45	25	-	-	-	-	-
		27,825	1,825		13		33,675	2,208		17

For BHARGAVI DEVELOPERS

 PARTNER  PARTNER

For PARAMOUNT BUILDERS

 Partner

For BHARGAVI DEVELOPERS

 PARTNER  PARTNER

Appendix-I  
Agreement for Construction

S No. Block No.	Firm's share of Flats & Land					Builder's share of Flats & Land				
	Flat no.	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.	Flat No	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.
B Block										
46 B	-	-	-	-	-	101	1,600	104.93	1	1
47 B	-	-	-	-	-	102	1,600	104.93	2	2
48 B	103	830	54.43	3	-	-	-	-	-	-
49 B	-	-	-	-	-	104	830	54.43	4	11
50 B	105	830	54.43	5	-	-	-	-	-	-
51 B	106	830	54.43	6	-	-	-	-	-	-
52 B	-	-	-	-	-	107	830	54.43	7	12
53 B	-	-	-	-	-	108	830	54.43	8	13
54 B	-	-	-	-	-	109	830	54.43	9	-
55 B	201	1,600	104.93	10	3	-	-	-	-	-
56 B	-	-	-	-	-	202	1,600	104.93	11	4
57 B	-	-	-	-	-	203	830	54.43	12	-
58 B	-	-	-	-	-	204	830	54.43	13	14
59 B	-	-	-	-	-	205	830	54.43	14	-
60 B	-	-	-	-	-	206	830	54.43	15	-
61 B	207	830	54.43	16	15	-	-	-	-	-
62 B	208	830	54.43	17	16	-	-	-	-	-
63 B	-	-	-	-	-	209	830	54.43	18	-
64 B	-	-	-	-	-	301	1,600	104.93	19	5
65 B	302	1,600	104.93	20	6	-	-	-	-	-
66 B	-	-	-	-	-	303	830	54.43	21	-
67 B	-	-	-	-	-	304	830	54.43	22	17
68 B	-	-	-	-	-	305	830	54.43	23	-
69 B	-	-	-	-	-	306	830	54.43	24	-
70 B	-	-	-	-	-	307	830	54.43	25	18
71 B	308	830	54.43	26	19	-	-	-	-	-
72 B	-	-	-	-	-	309	830	54.43	27	-
73 B	401	1,600	104.93	28	7	-	-	-	-	-
74 B	-	-	-	-	-	402	1,600	104.93	29	8
75 B	-	-	-	-	-	403	830	54.43	30	-
76 B	-	-	-	-	-	404	830	54.43	31	20
77 B	-	-	-	-	-	405	830	54.43	32	-
78 B	-	-	-	-	-	406	830	54.43	33	-
79 B	-	-	-	-	-	407	830	54.43	34	21
80 B	408	830	54.43	35	22	-	-	-	-	-
81 B	409	830	54.43	36	-	-	-	-	-	-
82 B	-	-	-	-	-	501	1,600	104.93	37	9
83 B	-	-	-	-	-	502	1,600	104.93	38	10
84 B	503	830	54.43	39	-	-	-	-	-	-
85 B	504	830	54.43	40	23	-	-	-	-	-
86 B	-	-	-	-	-	505	830	54.43	41	-
87 B	-	-	-	-	-	506	830	54.43	42	-
88 B	-	-	-	-	-	507	830	54.43	43	24
89 B	-	-	-	-	-	508	830	54.43	44	25
90 B	-	-	-	-	-	509	830	54.43	45	-
		13,100	859				31,950	2,095		

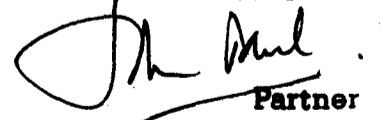
For BHARGAVI DEVELOPERS

1.  PARTNER

For BHARGAVI DEVELOPERS

2.  PARTNER

For PARAMOUNT BUILDERS

 Partner



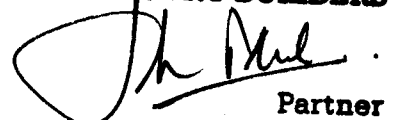
Appendix-I  
Agreement for Construction

S No. Block No.	Firm's share of Flats & Land					Builder's share of Flats & Land				
	Flat no.	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.	Flat No	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.
Block IC	-	-	-	-	-	-	-	-	-	-
91 IC	101	820	53.78	1	1	-	-	-	-	-
92 IC	-	-	-	-	-	102	820	53.78	2	2
93 IC	-	-	-	-	-	103	1,050	68.86	3	3
94 IC	-	-	-	-	-	104	1,050	68.86	4	4
95 IC	105	530	34.76	5	-	-	-	-	-	-
96 IC	-	-	-	-	-	106	530	34.76	6	-
97 IC	-	-	-	-	-	107	530	34.76	7	-
98 IC	-	-	-	-	-	108	530	34.76	8	-
99 IC	-	-	-	-	-	109	530	34.76	9	-
100 IC	-	-	-	-	-	201	820	53.78	10	5
101 IC	-	-	-	-	-	202	820	53.78	11	6
102 IC	203	1,050	68.86	12	7	-	-	-	-	-
103 IC	-	-	-	-	-	204	1,050	68.86	13	8
104 IC	-	-	-	-	-	205	530	34.76	14	-
105 IC	206	530	34.76	15	-	-	-	-	-	-
106 IC	-	-	-	-	-	207	530	34.76	16	-
107 IC	-	-	-	-	-	208	530	34.76	17	-
108 IC	-	-	-	-	-	209	530	34.76	18	-
109 IC	-	-	-	-	-	301	820	53.78	19	9
110 IC	302	820	53.78	20	10	-	-	-	-	-
111 IC	-	-	-	-	-	303	1,050	68.86	21	11
112 IC	-	-	-	-	-	304	1,050	68.86	22	12
113 IC	-	-	-	-	-	305	530	34.76	23	-
114 IC	-	-	-	-	-	306	530	34.76	24	-
115 IC	307	530	34.76	25	-	-	-	-	-	-
116 IC	308	530	34.76	26	-	-	-	-	-	-
117 IC	-	-	-	-	-	309	530	34.76	27	-
118 IC	-	-	-	-	-	401	820	53.78	28	13
119 IC	-	-	-	-	-	402	820	53.78	29	14
120 IC	403	1,050	68.86	30	15	-	-	-	-	-
121 IC	404	1,050	68.86	31	16	-	-	-	-	-
122 IC	-	-	-	-	-	405	530	34.76	32	-
123 IC	-	-	-	-	-	406	530	34.76	33	-
124 IC	-	-	-	-	-	407	530	34.76	34	-
125 IC	408	530	34.76	35	-	-	-	-	-	-
126 IC	-	-	-	-	-	409	530	34.76	36	-
127 IC	501	820	53.78	37	17	-	-	-	-	-
128 IC	-	-	-	-	-	502	820	53.78	38	18
129 IC	-	-	-	-	-	503	1,050	68.86	39	19
130 IC	-	-	-	-	-	504	1,050	68.86	40	20
131 IC	-	-	-	-	-	505	530	34.76	41	-
132 IC	-	-	-	-	-	506	530	34.76	42	-
133 IC	-	-	-	-	-	507	530	34.76	43	-
134 IC	-	-	-	-	-	508	530	34.76	44	-
135 IC	509	530	34.76	45	-	-	-	-	-	-
		8,790	576				23,160	1,519		

**For BHARGAVI DEVELOPERS**

PARTNER  PARTNER 

**For PARAMOUNT BUILDERS**

 Partner

**For BHARGAVI DEVELOPERS**

PARTNER  PARTNER 

Appendix-I  
Agreement for Construction

S No.	Block No.	Firm's share of Flats & Land					Builder's share of Flats & Land				
		Flat no.	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.	Flat No	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.
Block 2C	-	-	-	-	-	-	-	-	-	-	-
136 2C	101	820	53.78	1	1	-	-	-	-	-	
137 2C	-	-	-	-	-	102	820	53.78	2	2	
138 2C	-	-	-	-	-	103	1,050	68.86	3	3	
139 2C	-	-	-	-	-	104	1,050	68.86	4	4	
140 2C	105	530	34.76	5	-	-	-	-	-	-	
141 2C	-	-	-	-	-	106	530	34.76	6	-	
142 2C	-	-	-	-	-	107	530	34.76	7	-	
143 2C	-	-	-	-	-	108	530	34.76	8	-	
144 2C	-	-	-	-	-	109	530	34.76	9	-	
145 2C	-	-	-	-	-	201	820	53.78	10	5	
146 2C	-	-	-	-	-	202	820	53.78	11	6	
147 2C	203	1,050	68.86	12	7	-	-	-	-	-	
148 2C	-	-	-	-	-	204	1,050	68.86	13	8	
149 2C	-	-	-	-	-	205	530	34.76	14	-	
150 2C	206	530	34.76	15	-	-	-	-	-	-	
151 2C	-	-	-	-	-	207	530	34.76	16	-	
152 2C	-	-	-	-	-	208	530	34.76	17	-	
153 2C	-	-	-	-	-	209	530	34.76	18	-	
154 2C	-	-	-	-	-	301	820	53.78	19	9	
155 2C	302	820	53.78	20	10	-	-	-	-	-	
156 2C	303	1,050	68.86	21	11	-	-	-	-	-	
157 2C	-	-	-	-	-	304	1,050	68.86	22	12	
158 2C	-	-	-	-	-	305	530	34.76	23	-	
159 2C	-	-	-	-	-	306	530	34.76	24	-	
160 2C	-	-	-	-	-	307	530	34.76	25	-	
161 2C	308	530	34.76	26	-	-	-	-	-	-	
162 2C	-	-	-	-	-	309	530	34.76	27	-	
163 2C	-	-	-	-	-	401	820	53.78	28	13	
164 2C	-	-	-	-	-	402	820	53.78	29	14	
165 2C	403	1,050	68.86	30	15	-	-	-	-	-	
166 2C	404	1,050	68.86	31	16	-	-	-	-	-	
167 2C	-	-	-	-	-	405	530	34.76	32	-	
168 2C	-	-	-	-	-	406	530	34.76	33	-	
169 2C	-	-	-	-	-	407	530	34.76	34	-	
170 2C	408	530	34.76	35	-	-	-	-	-	-	
171 2C	-	-	-	-	-	409	530	34.76	36	-	
172 2C	501	820	53.78	37	17	-	-	-	-	-	
173 2C	-	-	-	-	-	502	820	53.78	38	18	
174 2C	-	-	-	-	-	503	1,050	68.86	39	19	
175 2C	-	-	-	-	-	504	1,050	68.86	40	20	
176 2C	-	-	-	-	-	505	530	34.76	41	-	
177 2C	-	-	-	-	-	506	530	34.76	42	-	
178 2C	507	530	34.76	43	-	-	-	-	-	-	
179 2C	-	-	-	-	-	508	530	34.76	44	-	
180 2C	509	530	34.76	45	-	-	-	-	-	-	
		9,840	645				22,110	1,450			

For BHARGAVI DEVELOPERS

*[Signature]*  
PARTNER      PARTNER

For PARAMOUNT BUILDERS

*[Signature]*  
Partner

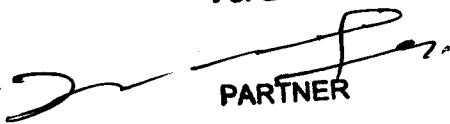
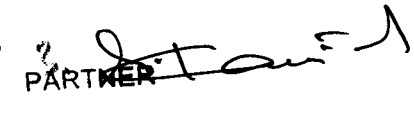
For BHARGAVI DEVELOPERS

*[Signature]*      *[Signature]*  
PARTNER      PARTNER

Appendix-I  
Agreement for Construction

S No.	Block No.	Firm's share of Flats & Land					Builder's share of Flats & Land				
		Flat no.	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.	Flat No	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.
Block 3C	-	-	-	-	-	-	-	-	-	-	-
181 3C	-	101	820	53.78	1	1	-	-	-	-	-
182 3C	-	-	-	-	-	-	102	820	53.78	2	2
183 3C	-	-	-	-	-	-	103	1,050	68.86	3	3
184 3C	-	-	-	-	-	-	104	1,050	68.86	4	4
185 3C	-	105	530	34.76	5	-	-	-	-	-	-
186 3C	-	-	-	-	-	-	106	530	34.76	6	-
187 3C	-	-	-	-	-	-	107	530	34.76	7	-
188 3C	-	-	-	-	-	-	108	530	34.76	8	-
189 3C	-	-	-	-	-	-	109	530	34.76	9	-
190 3C	-	-	-	-	-	-	201	820	53.78	10	5
191 3C	-	-	-	-	-	-	202	820	53.78	11	6
192 3C	-	203	1,050	68.86	12	7	-	-	-	-	-
193 3C	-	-	-	-	-	-	204	1,050	68.86	13	8
194 3C	-	-	-	-	-	-	205	530	34.76	14	-
195 3C	-	206	530	34.76	15	-	-	-	-	-	-
196 3C	-	-	-	-	-	-	207	530	34.76	16	-
197 3C	-	-	-	-	-	-	208	530	34.76	17	-
198 3C	-	-	-	-	-	-	209	530	34.76	18	-
199 3C	-	-	-	-	-	-	301	820	53.78	19	9
200 3C	-	302	820	53.78	20	10	-	-	-	-	-
201 3C	-	-	-	-	-	-	303	1,050	68.86	21	11
202 3C	-	-	-	-	-	-	304	1,050	68.86	22	12
203 3C	-	-	-	-	-	-	305	530	34.76	23	-
204 3C	-	-	-	-	-	-	306	530	34.76	24	-
205 3C	-	307	530	34.76	25	-	-	-	-	-	-
206 3C	-	308	530	34.76	26	-	-	-	-	-	-
207 3C	-	-	-	-	-	-	309	530	34.76	27	-
208 3C	-	-	-	-	-	-	401	820	53.78	28	13
209 3C	-	-	-	-	-	-	402	820	53.78	29	14
210 3C	-	403	1,050	68.86	30	15	-	-	-	-	-
211 3C	-	404	1,050	68.86	31	16	-	-	-	-	-
212 3C	-	-	-	-	-	-	405	530	34.76	32	-
213 3C	-	-	-	-	-	-	406	530	34.76	33	-
214 3C	-	-	-	-	-	-	407	530	34.76	34	-
215 3C	-	408	530	34.76	35	-	-	-	-	-	-
216 3C	-	-	-	-	-	-	409	530	34.76	36	-
217 3C	-	501	820	53.78	37	17	-	-	-	-	-
218 3C	-	-	-	-	-	-	502	820	53.78	38	18
219 3C	-	-	-	-	-	-	503	1,050	68.86	39	19
220 3C	-	-	-	-	-	-	504	1,050	68.86	40	20
221 3C	-	-	-	-	-	-	505	530	34.76	41	-
222 3C	-	-	-	-	-	-	506	530	34.76	42	-
223 3C	-	-	-	-	-	-	507	530	34.76	43	-
224 3C	-	-	-	-	-	-	508	530	34.76	44	-
225 3C	-	509	530	34.76	45	-	-	-	-	-	-
			8,790	576				23,160	1,519		


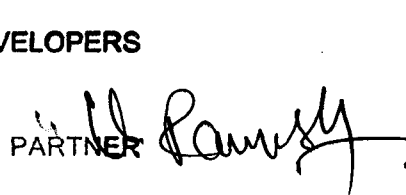
**For BHARGAVI DEVELOPERS**

 PARTNER  PARTNER

**For PARAMOUNT BUILDERS**

 Partner

**For BHARGAVI DEVELOPERS**

 PARTNER  PARTNER

Appendix-I  
Agreement for Construction


S No.	Block No.	Firm's share of Flats & Land					Builder's share of Flats & Land				
		Flat no.	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.	Flat No	Area of Flat	Undivided share of land	Two wheeler parking no.	Car parking no.
Block D		-	-	-	-	-	-	-	-	-	-
226 D		-	-	-	-	101	1,050	68.86	1	1	
227 D		-	-	-	-	102	1,025	67.22	2	2	
228 D		103	830	54.43	3	-	-	-	-	-	
229 D		-	-	-	-	104	830	54.43	4	4	
230 D		-	-	-	-	105	515	33.77	5	-	
231 D		106	515	33.77	6	-	-	-	-	-	
232 D		-	-	-	-	107	515	33.77	7	-	
233 D		201	1,050	68.86	8	-	-	-	-	-	
234 D		-	-	-	-	202	1,025	67.22	9	6	
235 D		-	-	-	-	203	830	54.43	10	7	
236 D		-	-	-	-	204	830	54.43	11	8	
237 D		205	515	33.77	12	-	-	-	-	-	
238 D		-	-	-	-	206	515	33.77	13	-	
239 D		-	-	-	-	207	515	33.77	14	-	
240 D		301	1,050	68.86	15	-	-	-	-	-	
241 D		-	-	-	-	302	1,025	67.22	16	10	
242 D		-	-	-	-	303	830	54.43	17	11	
243 D		-	-	-	-	304	830	54.43	18	12	
244 D		-	-	-	-	305	515	33.77	19	-	
245 D		306	515	33.77	20	-	-	-	-	-	
246 D		-	-	-	-	307	515	33.77	21	-	
247 D		-	-	-	-	401	1,050	68.86	22	13	
248 D		402	1,025	67.22	23	-	-	-	-	-	
249 D		-	-	-	-	403	830	54.43	24	15	
250 D		-	-	-	-	404	830	54.43	25	16	
251 D		405	515	33.77	26	-	-	-	-	-	
252 D		-	-	-	-	406	515	33.77	27	-	
253 D		-	-	-	-	407	515	33.77	28	-	
254 D		-	-	-	-	501	1,050	68.86	29	17	
255 D		-	-	-	-	502	1,025	67.22	30	18	
256 D		-	-	-	-	503	830	54.43	31	19	
257 D		504	830	54.43	32	-	-	-	-	-	
258 D		-	-	-	-	505	515	33.77	33	-	
259 D		-	-	-	-	506	515	33.77	34	-	
260 D		507	515	33.77	35	-	-	-	-	-	
			7,360	483			19,040	1,249			

For BHARGAVI DEVELOPERS

 PARTNER

 PARTNER

Dr PARAMOUNT BUILDERS

 Partner

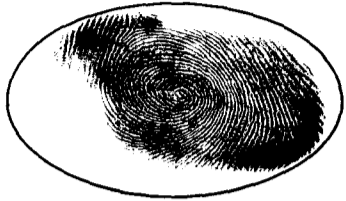
For BHARGAVI DEVELOPERS

 PARTNER

 PARTNER

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

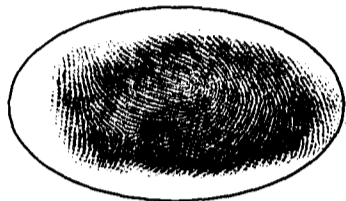
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



**FIRM :**

M/S. BHARGAVI DEVELOPERS  
HAVING ITS REGISTERED OFFICE  
AT G-2, KALYAN ENCLAVE  
KAMALANAGAR, ECIL  
HYDERABAD - 500 062.  
REP. BY ITS PARTNERS

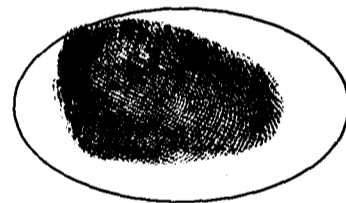
1. SRI B. ANAND KUMAR  
SON OF B. N. RAMULU,  
R/O. H. NO. 10, VENKATESHWARA NAGAR  
MOULA -ALI  
HYDERABAD - 500 040.



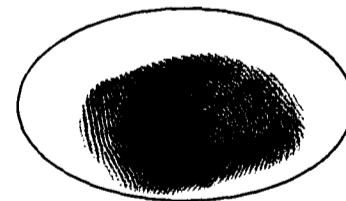
2. SRI NAREDDY KIRAN KUMAR  
SON OF MADHUSUDHAN REDDY  
R/O. PLOT NO. 275  
VENKATESHWARA NAGAR  
MEERPET, MOULA -ALI  
HYDERABAD - 500 040.



3. SRI. M. KANTHA RAO  
SON OF M. LAXMAN RAO  
R/O. PLOT NO. 152  
VIVEKANADA NAGAR COLONY  
KUKATPALLY  
HYDERABAD.



4. SRI. V. RAMESH  
SON OF BALESHWARAIAH  
R/O. 40-280, JAWAHAR NAGAR,  
EAST MOULALI,  
HYDERABAD.



**BUILDER :**

M/S PARAMOUNT BUILDERS  
HAVING ITS OFFICE AT 5-4-187/3&4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REPRESENTED BY ITS PARTNER  
SRI SOHAM MODI  
SON OF SRI. SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD - 500 034.

SIGNATURE OF WITNESSES:

1.

2.

PARTNER

PARTNER

For BHARGAVI DEVELOPERS  
  
PARTNER

PARTNER

For PARAMOUNT BUILDERS  
  
Partner

SIGNATURE OF EXECUTANTS

1 వ పుస్తకము 2006వ సం॥పు. 2-294/16.9.57

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 1

మొదటి.....వసం..... 31 ..... 1008  
1008 గి.....వ కా. 1008 మాసం..... 9 ..... తేది  
పగలు.....మరియు..... గంటలమధ్య

కామిస్నేట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ..... B. Anand Kumar .....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 82 - ఎ కు  
అనుసరించ సమర్పించవలసిన ఛోటో గ్రాఫులు మరియు

వేలిముద్రలతో సహా ఛాలజేసి రుసుము  
రూ..... 1000 /- ..లు చెల్లించినారు.

వాసియ్యచ్చినట్లు ఇప్పుకొన్నది

ఎకమ లోటన డిల



*[Signature]* S/o. B. N. Ramulu  
occ: Business P/o. H.No. 10,  
Venkateshwara Nagar, Moulali, And.

*[Signature]* S/o. Madhuvudhan Reddy occ: Business  
P/o. Plot No. 275, Venkateshwara  
Nagar, nearpet, Moulali, Andhra Pradesh

*[Signature]* S/o. M. Laxman Rao  
occ: Business P/o. Plot No.  
152, Vivekananda Nagar along  
Kuntappally, Andhra Pradesh.

*[Signature]* S/o. Balakrishnarao occ: Business  
P/o. 40-280, Jawaharnagar  
East Moulali, Andhra Pradesh.



జాబు లోటన డిల

*[Signature]*



జాబు లోటన డిల

*[Signature]*



జాబు లోటన డిల

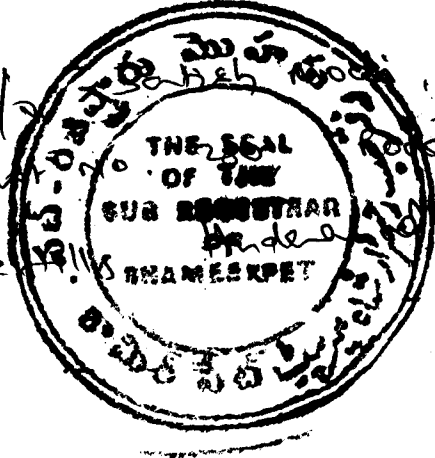
1 వ పుస్తకము 2006వ సం|| గు..... 296 / 16292  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13  
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్

భవన లాయర్ (వై)


John Moh. S/o

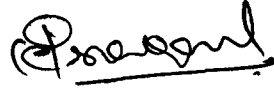
R/o. P.H. No. 113 Jubilee Hills




occ. Business No. 25

వికాసించినది

1.  CH. ANIL KUMAR S/o Ch. Hanumanth Rao occ: Business  
 H.No: 5-3-113, Jubilee Hills

2.  P. Reddy S/o. K. Padma Reddy  
 occ: Service (C) 5-4-18/1384,  
 M.G. Road, Sec'bad.

2006వ సం|| కేసు నెం..... 3) వదిలి  
 1928వ. జ.క.సం. కేసు నెం..... 9) వదిలి

  
 సబ్-రిజిస్ట్రార్  
 జుబిలీ హిల్స్

1 వ పుస్తకము 2006 వ సం|| గు..... R-294/06  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13  
 ఈ కాగితము వరుస సంఖ్య..... 3

*[Signature]*  
 పబ్-రిజిస్ట్రార్

**ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1885**

Duct No. P. 294/2006 Date 31/10/06  
 I hereby certify that the Proper deficit Stamp duty of Rs 19,900/-  
 has been levied in respect of this instrument from  
B. Anand Kumar  
 on the basis of the Market Value/Consideration of Rs. 264,96.750/-

SUB-REGISTRAR OFFICE  
 SHAMIRPET  
 Date: 31/10/06

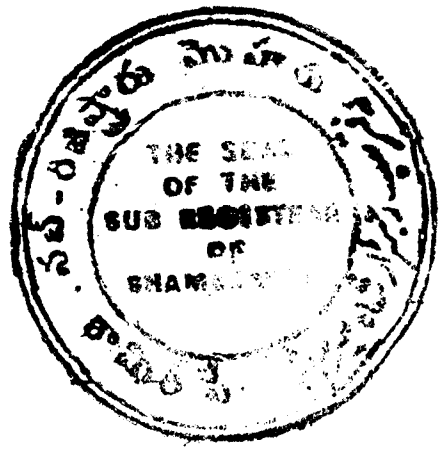
*[Signature]*  
 Registrar/Collector  
 (Under the Indian Stamp Act)

An Amount of Rs. 19,900/- towards Stamp Duty including Transfer  
 Duty and Rs. 1000/- towards Registration Fee was paid  
 through Challan Receipt Number 722695 Dated 31/10/06  
 at S.B.H. Bank Thumkunta Branch

*[Signature]*  
 Sub Registrar

1 వ పుస్తకము 2006 సం|| (కా.శ 1928) పు  
 16767 నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1516- I- 16767-2006  
 ఇవ్వడమైనది  
 2006 సం|| నవంబర్ 31 తేది

*[Signature]*  
 పబ్-రిజిస్ట్రార్ అధికారి





1 వ పుస్తకము 2006వ సం॥ గు..... R-294/04 16762  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13.....  
 ఈ కాగితము వరుస సంఖ్య..... 4.....

సర్-రిజిస్ట్రార్



Comparison between the original  
 and the duplicate original  
 in the department of  
 registrations, blank  
 registrations, and Erasures in  
 the unit.  
 Compared by | [Signature]  
 By [Signature]  
 2006/03/16/06

1 త పుస్తకము 2006వ సం॥పు..... (P-274b) 16767

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రజిస్ట్రార్



1 వ పుస్తకము 2006వ సం॥<sup>16767</sup> ప్రా.....<sup>P-294/26</sup>  
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....<sup>13</sup>  
ఈ కాగితము వరుస సంఖ్య.....<sup>6</sup>

సబ్-రజిస్ట్రార్



16767  
1 వ పుస్తకము 2006వ సం॥సం॥..... (P-294/13)  
కస్తావేళ మొత్తం కాగితముల సంఖ్య..... 13  
ఈ కాగితము వరుస సంఖ్య..... 7

సబ్-రజిస్ట్రార్



16767 P-294/06  
• పాపాస్థకము 2008వ సం॥ ప్రా.....  
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13  
ఈ కాగితము వరుస సంఖ్య..... 8


సబ్-రజిస్ట్రార్



1 వ పుస్తకము 2008వ సం॥ ప్ర... <sup>16767</sup> P-294/06.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 9

  
సబ్-రజిస్ట్రార్



16767 P-274/66  
1 వ పుస్తకము 2006వ సం॥పు.....  
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13  
ఈ కాగితము వరుస సంఖ్య..... 10

సబ్-రిజిస్ట్రార్



1 వ పుస్తకము 2008వ సం॥వ 16767 9-294/06  
దస్తావేజు మొత్తం కాగితముల సంఖ్య 13  
ఈ కాగితము వరుస సంఖ్య 11

సబ్-రిజిస్ట్రార్





1 వ పుస్తకము 2008వ సం॥<sup>16767</sup> P-294/64.....  
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13  
ఈ కాగితము వరుస సంఖ్య..... 12

సబ్-రిజిస్ట్రార్



1 ప పుస్తకము 2006వ సం॥ గ్రంథం..... P-294/96... 16767

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 13

సబ్-రిజిస్ట్రార్

