

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397151

1126  
20/2/2008  
S.No. 1126  
Sold to: A. Venkatesh  
S/o. D/o. W/o. A. A. Per  
M/s. Paramount Builders

*(Signature)*  
**K. SATISH KUMAR**  
S.V.L. No:13/2000, R. No: 26/2008  
6-2-30 PREMAVATHIPET (V)  
R. NAGAR (M), R.R. DIST.

SALE DEED

This Sale Deed is made and executed on this the 20<sup>th</sup> day of February 2008 at Secunderabad by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years Occupation: Business and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee, etc.).

AND

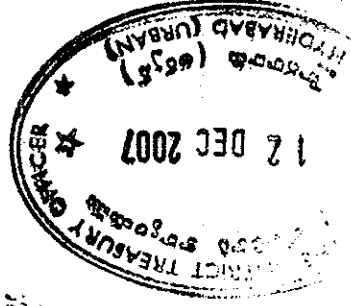
1. MR. B. ANAND KUMAR, Son of Mr. B. B. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040,
  2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
  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. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,
- being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders

*(Signature)*  
Partner

For Paramount Builders

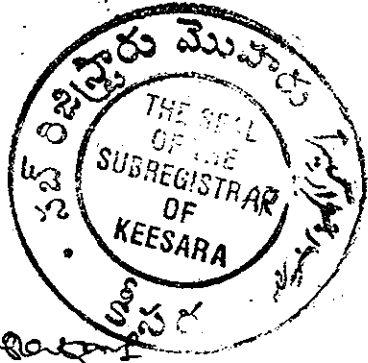
*(Signature)*  
Partner



అస్తకము 2008 వ సం॥నా..... 995  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 13  
 ఈ కాగితము వరుస సంఖ్య..... 1

2008 వ సం॥ ధీరవారి నెం. 8 వ తేది  
 1929 వ.శా.శ. ముగ్గు మానం. 19 వ తేది  
 జగలు... 11... మరియు... 12... గంటల మద్య  
 కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు  
 వేలిముద్రలతో సహా దాఖలు చేసి రుసుము  
 రూ॥ 2,435..... లు చెల్లించినారు  
 ప్రాసేయించినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన వ్రేలు

సబ్-రిజిస్ట్రారు



*Prabhakar*

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.  
 Attested SPA, through Special Power of Attorney, Vide Doc. No. 01/BK/1007  
 Registered at SRO, Shamirpet, Rangra Reddy Dist.



నిరూపించినది  
 ① *[Signature]*

J. Pradeep H. J.D. Donay re: Service  
 No. 1-10-263, New Bumpally, Sec 3rd.

② *[Signature]* K. S. H. S/o. Ramachandra Rao occ: business  
 2-3-64/10/14 Amberpet, Hyderabad

2008 వ సం॥ ధీరవారి నెం. 8 వ తేది  
 1929 వ.శా.శ. సం. ముగ్గు మానం. 19 వ తేది  
 సబ్-రిజిస్ట్రారు కీసర

IN FAVOUR OF

MR. N. LAXMI NARAYANA , SON OF MR. N. SATYANARAYANA, aged about 32 years, residing at C/o. E. Yadaiah, 1-90/3/A, Near Krishna Ply Wood, Madapur, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue of Deed of Conveyance of land dated 9.09.2004 registered as document bearing no. 9210/2004 and Release Deed dated 27.10.2004 and registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District (hereinafter this land is referred to as the SCHEDULED LAND) and is more particularly described in Schedule 'A' at the foot of the document.
- B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:
- Shri M. Venu, S/o. Shri Mallaiah
  - Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
  - Shri K.V. Rama Rao, S/o. Shri Gopal Rao
- C. The Scheduled Land was Government land and the same was placed for sale on open auction on 17.09.2003. The previous owners Shri M. Venu and two others have participated in the auction and the auction was knocked down in favour of them as they being the highest bidders. The open auction conducted has been confirmed in favour of the previous owners namely M. Venu and two others vide proceedings of the Collector, R. R. District vide proceeding no. LC2/7278/2003 dated 20.09.2003.
- D. The previous owners Shri M. Venu and two others and the Original Owners have reached into an understanding for participating in the open auction and upon confirmation of the auction the sale consideration was arranged and paid by pooling all the resources of the seven participants (i.e., previous owners Shri M. Venu and two others and all the four VENDORS). The Scheduled Land was agreed to be purchased jointly with all the seven persons having broadly the following share.
- 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
  - Balance 4/7 of the share will be held by the remaining four persons as follows:
    - Shri. B. Anand Kumar – 27% of 4/7 share i.e., 15.42%
    - Shri. N. Kiran Kumar – 20% of 4/7 share i.e., 11.42%
    - Shri. M. Kanta Rao – 37% of 4/7 share i.e., 21.16%
    - Shri. K. Kanta Reddy – 16% of 4/7 share i.e., 9.15%

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner

1. పుస్తకము 2009 నంబరు 995

2. దస్తావేజు మొత్తము వారీకముల నంబరు 13

ఈ కారణము వరకు నంబరు 2

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

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

By challan No. 857051 D. 8/1/8

I. Stamp Duty: S.B.H. Keesara

1. in the shape of stamp papers Rs. 100

2. in the shape of challan (u/s. 41 of L.S. Act. 1899) Rs. 33,990

3. in the shape of cash (u/s. 41 of L.S. Act. 1899) Rs. -

4. adjustment of stamp duty u/s. 16 of L.S. Act. 1899, if any Rs. -

II. Transfer Duty:

1. in shape of challan Rs. -

2. in the shape of cash Rs. -

III. Registration fees:

1. in the shape of challan Rs. 2435

2. in the shape of cash Rs. -

IV. User Charges

1. in the shape of challan Rs. 100

2. in the shape of cash Rs. -

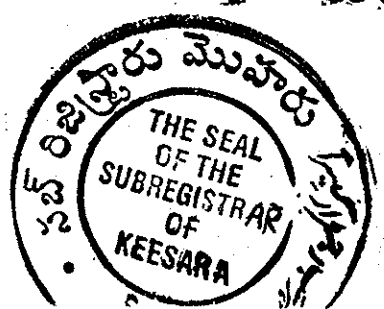
Total Rs.

36,625

SUB-REGISTRAR  
KEESARA

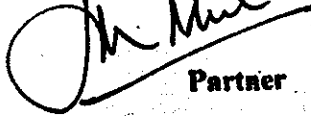
1వ పుస్తకము 2009 నంబరు (కా.క.1929) నంబరు 995 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1580-I-995-2009 ఇవ్వడమైనది 2009 నంబరు... ధీమ్రవతి నెల... 8... నతీది

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు అధికారి



- E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:
- |                                    |       |
|------------------------------------|-------|
| a. Shri. B. Anand Kumar            | - 27% |
| b. Shri. N. Nara Reddy Kiran Kumar | - 20% |
| c. Shri. M. Kanta Rao              | - 37% |
| d. Shri. Kanta Reddy               | - 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.
- I. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding 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.

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner

క్ర.సం. 2008 వ సం. పు. 995

దస్తావేజు మొత్తము కారితముల సంఖ్య 13

ఈ కారితము పత్రం సంఖ్య 3

*[Handwritten Signature]*  
స. రెడ్డి



K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:

- (a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
- (b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
- (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.

The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' together with their respective proportionate undivided share in the Scheduled Land.

M. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 204 on second floor, in block no. 'B' having a super built-up area of 830 sft.(i.e., 664 sft. of built-up area & 166 sft. of common area) together with undivided share in the scheduled land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler and car bearing nos. 13 & 14 admeasuring about 15 and 100 sft. respectively, in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.


N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.

O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 4,87,000/- (Rupees Four Lakhs Eighty Seven Thousand Only) and the Buyer has agreed to purchase the same.

Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

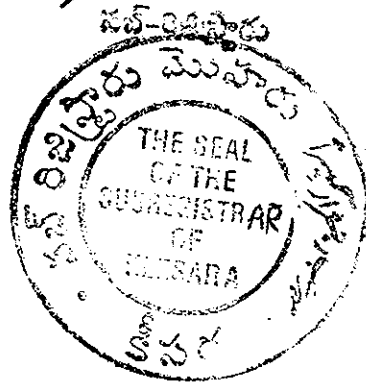
For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

మొత్తము విలీన సంఖ్య..... 995

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితము పరుస సంఖ్య..... 4



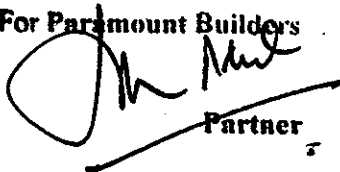


R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Semi-deluxe apartment bearing flat no. 204 on second floor in block no. 'B', having a super built-up area of 830 sft. (i.e., 664 sft. of builtup area & 166 sft. of common area) in building known as Paramount Residency together with
  - a. undivided share in scheduled land to the extent of 54.43 sq. yds.
  - b. A reserved two wheeler parking space bearing no. 13 admeasuring about 15 sft.
  - c. A reserved car parking space bearing no. 14 admeasuring about 100 sft.situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 4,87,000/- (Rupees Four Lakhs Eighty Seven Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders

  
Partner

For Paramount Builders

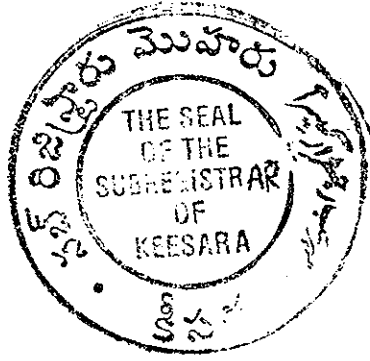
  
Partner

వస్తుకము విడిచి ప సంఖ్య 995

దస్తావీజు మొత్తము కాగితముల సంఖ్య 13

ఈ కాగితము వరుస సంఖ్య 5

నమ-రిజిస్ట్రారు

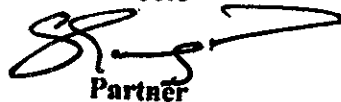


7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Paramount Builders

  
Partner

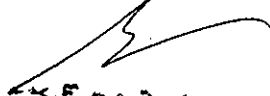
For Paramount Builders

  
Partner

కృష్ణకవచ నిరీతి వ సంఖ్య 995

దస్తావేజు మొత్తము కారితముల సంఖ్య 13

ఈ కారితము వరుస సంఖ్య 6

  
పవ-రిజిస్ట్రారు

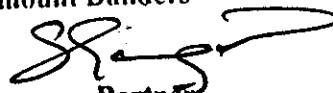


- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 36,525/- is paid by way of challan no. 8510Δ1, dated 5/7/08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 4870/- by the way of Payorder No. 138470, dated 05.02.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

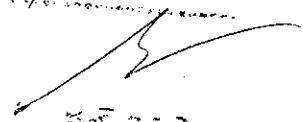
For Paramount Builders

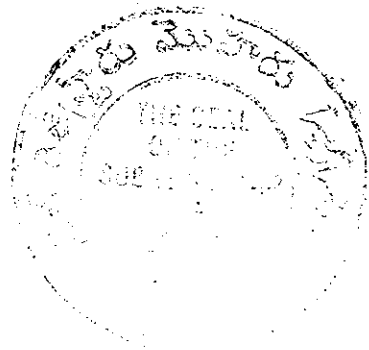
  
Partner

For Paramount Builders

  
Partner

అక్షరాల సంఖ్య 995  
అక్షరాల సంఖ్య 13  
అక్షరాల సంఖ్య 7

  
సచి-అక్షరాల



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. 204 on the second floor in block no. 'B', admeasuring 830 sft. of super built up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 13 & 14, 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. 205
South By	Flat No. 203
East By	6' wide corridor
West By	Open to sky

IN WITNESSES WHEREOF this Sale Deed 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

For Mr. B. Anand Kumar & Others

  
Soham Modi,  
(GPA Holder)

VENDOR

BUYER

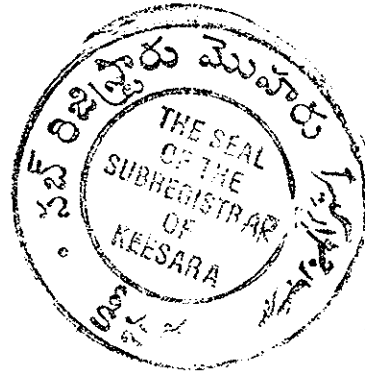
*N. Laxminarayana*

..... 995 .....

..... 13 .....

..... 8 .....

ఆచార్యులు







ANNEXTURE-1-A

1. Description of the Building : semi-deluxe flat bearing no. 204 on the second floor, in block 'B' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 54.43 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. Parking space for two wheeler and Car
- (c) In the First Floor :
- (d) In the Second Floor : 830 Sft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 4,87,000/-

Date: 08.01.2008

For Paramount Builders  
  
Partner

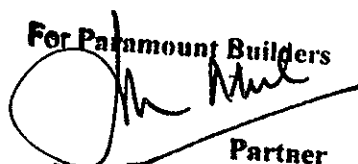
For Paramount Builders  
  
Partner

Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 08.01.2008

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

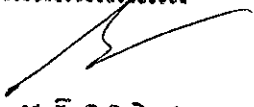
Signature of the Executants

*N. Laxminarayana*

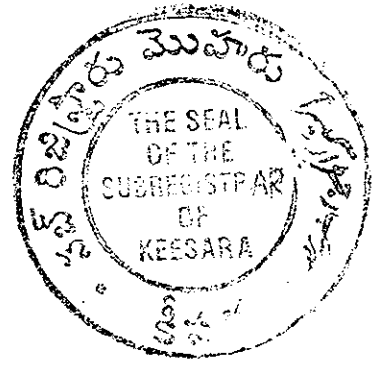
విద్యార్హతను నిరూపించే సర్టిఫికేట్ నంబరు..... 995.....

విద్యార్హతను నిరూపించే తేదీ..... 13.....

ఈ తేదీకి ముందు పాఠశాల నంబరు..... 9.....



సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 204 IN BLOCK NO. 'B'

ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY

**IN SURVEY NOS.** 176

**SITUATED AT**

NAGARAM VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**VENDOR:** M/S. PARAMOUNT BUILDERS, REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

**BUYER:** MR. N. LAXMI NARAYANA SON OF MR. N. SATYANARAYANA

**REFERENCE:**  
**AREA:** 54.43

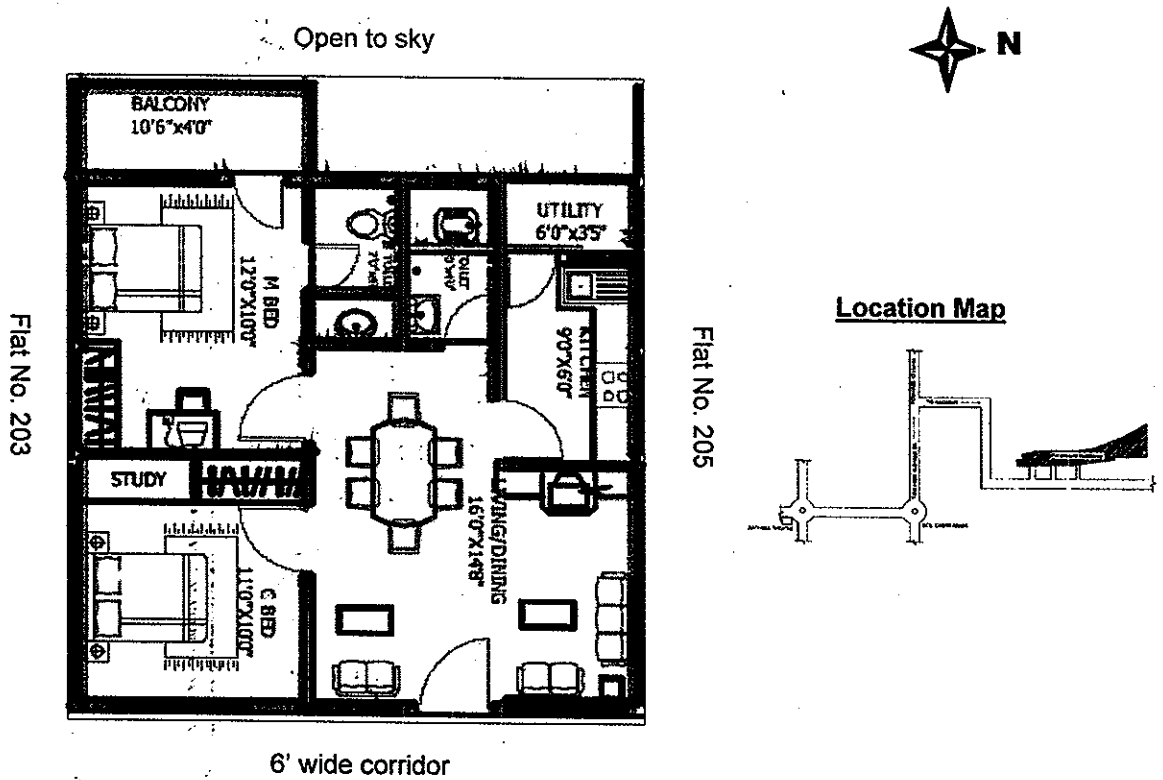
**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

Total Built-up Area = 830 sft.  
Out of U/S of Land = Ac. 3-04 Gts.



**WITNESSES:**

- 
- 

For Paramount Builders  
  
Partner


For Paramount Builders  
  
Partner  
SIG. OF THE VENDOR

SIG. OF THE BUYER

దస్తావేజుల సంఖ్య..... 995

దస్తావేజుల మొత్తము కార్యముల సంఖ్య..... 13

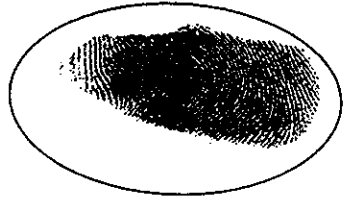
ఈ కార్యము వరుస సంఖ్య..... 10

  
సబ్-రెజిస్ట్రారు



**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
---------	--	--	--



VENDOR:

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

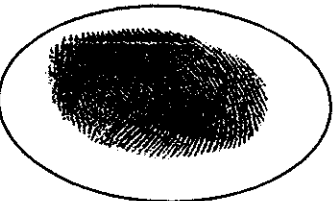
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI



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

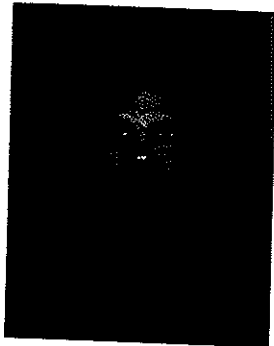
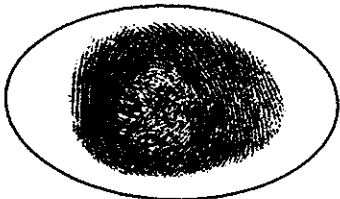
SPA FOR PRESENTING DOCUMENTS:

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. N. LAXMI NARAYANA  
S/O. MR. N. SATYANARAYANA,  
R/O. C/O. E. YADAIHA,  
1-90/3/A,  
NEAR KRISHNA PLY WOOD,  
MADAPUR.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner  
SIGNATURE OF THE EXECUTANTS

ప్రస్తుతము నింకా వ సంఖ్య 995

తస్తావేణ మొత్తము లాగితముల సంఖ్య 13

ఈ లాగితము వదున సంఖ్య 11

పట్-అధ్యక్షులు



**HOUSEHOLD CARD**

Card No. : PAPI677/2005

F.P Shop No : 762

పేరు : గంగవల సమిత్

Name of Head of Household : Gangwal Samit

పేరు : గంగవల సమిత్

Father/ Husband name : Sushil Kumar

పుట్టిన తేదీ/Date of Birth : 20/Oct/71

వయస్సు/Age : 35

వృత్తి/Occupation : Own Business

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

రోడ్/Street : ROAD NO 60

Colony : JUBILEE HILLS

Ward : 8 / Ward- 8

Circle : 5057 / Circle VII

జిల్లా/District : హైదరాబాద్ / Hyderabad

Annual Income (Rs.) : 100,000

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

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

JPG Consumer No. (2) : 1805/Double

JPG Dealer Name (2) : Venkata Sa



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  
Jublee Hills club,  
Jubilee Hills

27/01/2006  
In Charge

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH  
DRIVING LICENCE  
DLDP61193822002  
K  
PRADESH  
K PRADESH  
2-3-  
JAISWAL  
AMBER  
HYDERABAD  
30/07/2002 DUPLICATE  
LICENSING AUTHORITY  
RTA-HYDERABAD-EZ

PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
NAME  
SOHAM SATISH MODI  
FATHER'S NAME  
SATISH MANILAL MODI  
DATE OF BIRTH  
18-10-1969  
SIGNATURE  
Chief Commissioner of Income-tax, Andhra Pradesh

1వ స్తంభము జరిగిన సం॥ పు..... 995

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 12


సచి-విశిష్టారు





**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**


DRIVING LICENCE  
DLFAP02443182003



LAKSHMINARAYANA  
SATHYANARAYANA  
KRIHNCOLONY  
PRASADCOMPANY  
MIRYALGONDA  
NALGONDA

*N. Lakshminarayana*

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	09/03/2023
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP02443182003	
<u>Original LA</u>	RTA,NALGONDA	
<u>DOB</u>	16/05/1973	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	10/03/2003	

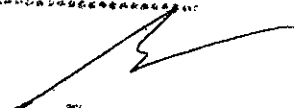


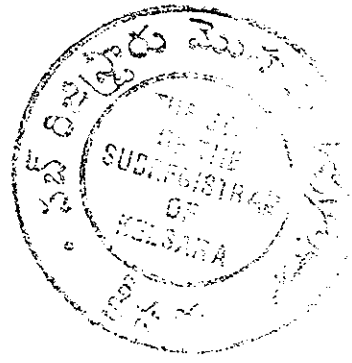
*N. Lakshminarayana*

పత్తావళి కమిటీ నిధి సంఖ్య..... 995

పత్తావళి మొత్తము కారితముల సంఖ్య..... 13

ఈ కారితము వరుస సంఖ్య..... 13

  
ఎన్. రవిశంకర్



SCANNED

Doc. No. 996/2008

B-204

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

1076 1014

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397149

St No. 1113 Date 20/12/2008  
Sold to A. Venkatesh  
S/o. D/o. A. A. Rao  
For what M/s Paramount Builders

*(Signature)*  
K. SATISH KUMAR  
S.V.L. No:13/2000, R. No: 26/2008  
6-2-30 PREMAVATHIPET (V)  
R. NAGAR (M), R.R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the <sup>th</sup> 8 day of February 2008 at Secunderabad by and between

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 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. N. LAXMI NARAYANA , SON OF MR. N. SATYANARAYANA, aged about 32 years, residing at C/o. E. Yadaiaha, 1-90/3/A, Near Krishna Ply Wood, Madapur, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

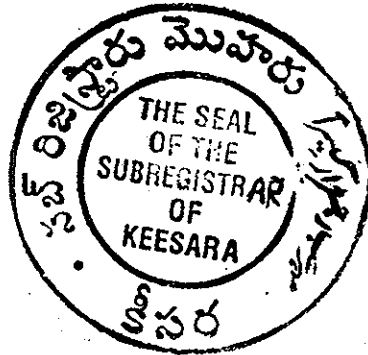
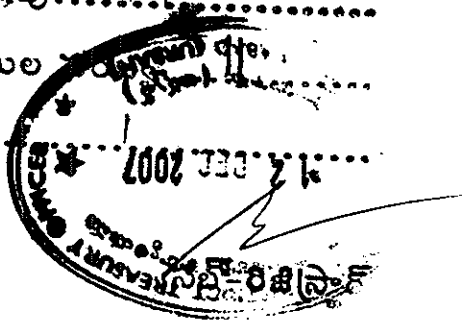
For Paramount Builders  
*(Signature)*  
Partner

For Paramount Builders  
*(Signature)*  
Partner

*N. Laxmi Narayan etc.*

CD  
00  
paid

1 వ పుస్తకము 2008 వ సంఖ్య.....996



2008 వ సంఖ్య... కీ... నెల... డి... వ తేది  
1929 వ.శా.శ.నెంబర్... మాసం... 19... వ తేది  
పగలు... 12... మరియు... గంటల మద్య  
కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో  
శ్రీ/శ్రీమతి... K. Prabhakar Reddy  
రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను  
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు  
వేలిముద్రలతో సహా దాఖలు చేసి రుసుము  
రూ!!..... 1000 /..... లు చెల్లించినారు  
వాసీయిచ్చినట్లు ఒప్పుకొన్నది  
ఎడమ బొటన వేలు

*[Handwritten signature]*

*[Handwritten signature]*

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service.  
(O). 5-4-187/3 & 4, 3rd, Floor, Saham Mansion, M.G.Road, Secunderabad.  
Attested SpA, through Special Power of Attorney, Vide Doc. No. 01/BK/2007,  
Registered at SRO, Ranga Reddy District, Shamirpet SRO.



ఎడమ బొటన వేలు N. Laxminarayana S/o. N. Pathyanarayana occ: service  
R/o. G. Madaniab, 1-90/31A  
Near Keshava Plywood, Madhapur, R.L. Dist.



రూపించినది  
1. *[Signature]* P. Pradeep S/o P. Dhanraj occ: Service  
R/o. 1-10-263. New Bonnyally, Sec 6  
2. *[Signature]* K. Lakshmi S/o. Kancha Reddy occ: Service  
2-3-64/9. Amberpet, Hyderabad

2008 వ సంఖ్య... కీ... నెల... డి... వ తేది  
సబ్-రిజిస్ట్రారు

WHEREAS:

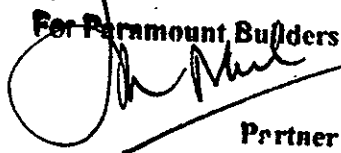
- A. The Buyer under a Sale Deed dated 08.02.08 has purchased a semi-finished, Semi-deluxe apartment bearing no. 204, on the second floor in block no. 'B', admeasuring 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' together with:
- Proportionate undivided share of land to the extent of 54.43 sq. yds.
  - A reserved two wheeler parking space bearing no. 13 admeasuring about 15 sft.
  - A reserved car parking space bearing no. 14 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 995/08 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 semi-deluxe apartment bearing no. 204 on second floor in Block '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:

- The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 204 on the second floor in block no. 'B', admeasuring 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) of super built up area and undivided share of land to the extent of 54.43 sq. yds. A reserved parking space for two-wheeler and car bearing nos. 13 & 14 admeasuring about 15 & 100 sft respectively, as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 9,35,000/- (Rupees Nine Lakhs Ninety Five Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 9,35,000/- (Rupees Nine Lakhs Ninety Five Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	6,80,000/-	15.02.2008
II	3,15,000/-	01.04.2008

- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

Page 2

N. Laminarayana

1. పుస్తకము వివరణ సంఖ్య..... 996  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11  
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

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

By Challan No. 851052 of 8/1/08

I. Stamp Duty S-B.H. Keesara

- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 9650
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. -
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. -

**II. Transfer Duty:**

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

**III. Registration fees:**

- 1. in the shape of challan Rs. 1000
- 2. in the shape of cash Rs. -

**IV. User Charges**

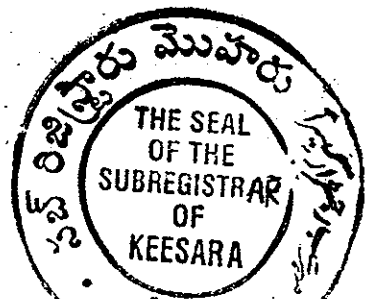
- 1. in the shape of challan Rs. 100
- 2. in the shape of cash Rs. -

Total Rs. 10,850

SUB REGISTRAR  
KEESARA

1వ పుస్తకము 2008 సం॥ (కా.క.1829) సం॥ పు  
 996.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1530-I-996.....2008  
 ఇవ్వడమైనది  
 2008 సం॥.....దుబ్రవరి నెల.....నతేది

సబ్-రిజిస్ట్రారు అధికారి



4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 204 on second floor in Block 'B' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 01<sup>st</sup> 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.
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.

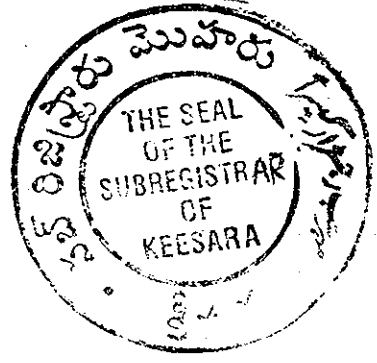
For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

11

1. పెన్షన్ కము పొలిప నం|| పు..... 996.....  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11.....  
ఈ కాగితము వరుస సంఖ్య..... 3.....

సబ్-రిజిస్ట్రారు \* x





11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

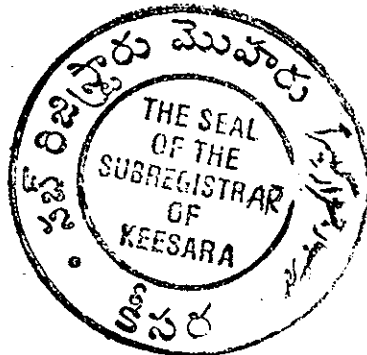
*N. Laminarayalu*

1 ప్రస్తావన సంఖ్య 2008 వ సం॥ కృ..... 996 .....

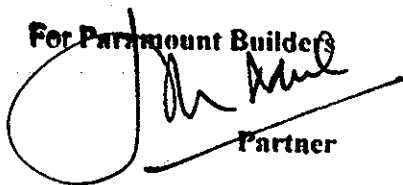
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11 .....

ఈ కాగితము వరుస సంఖ్య..... 4 .....

సబ్-రిజిస్ట్రారు



18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. 10750 = is paid by way of challan no. 857052, dated 8.2.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 9750 = /- by the way of Payorder No. 138471, dated 05.02.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

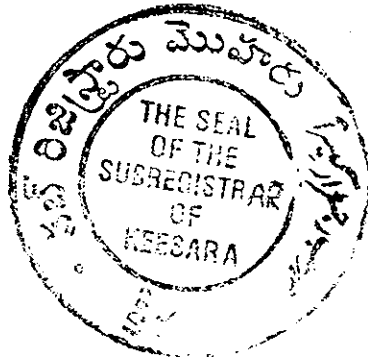
N. Laxminarayana

1వ స్తంభము 2008 వ సం॥ పు..... 996 .....

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11 .....

ఈ కాగితము పరుస సంఖ్య..... 5 .....

సబ్-రిజిస్ట్రారు



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'

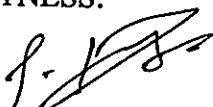

SCHEDULE OF APARTMENT

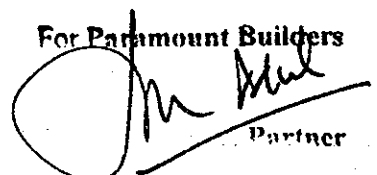
All that portion forming semi-finished semi-deluxe apartment no. 204 on the second floor in block no. 'B', admeasuring 830 sft. of super built up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 13 & 14, 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. 205
South By	Flat No. 203
East By	6' wide Corridor
West By	Open to sky

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

WITNESS:

1. 
2. 

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner  
BUILDER

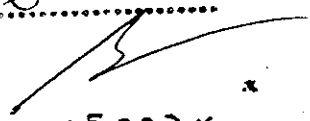
BUYER

  
N. Laminarayana

దస్తవీజు సంఖ్య.....996.....

దస్తవీజు మొత్తము కాగితముల సంఖ్య.....11.....

ఈ కాగితము వరుస సంఖ్య.....6.....



సబ్-రిజిస్ట్రారు



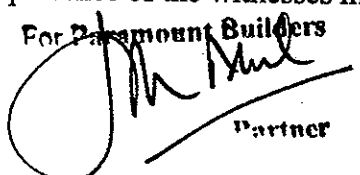
**SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION**

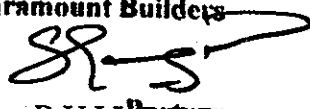
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Ceramic tiles	Marble slabs
Flooring - Bedrooms	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Panel main door, others flush doors	Marble veneer
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	Standard fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Marble slabs
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

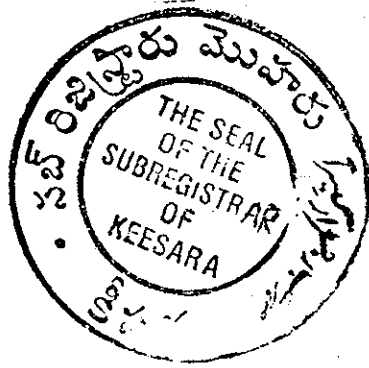
For Paramount Builders  
  
BUILDER

BUYER.



పంపకము జిల్లా వ సం॥ పు.....996  
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....11  
ఈ కాగితము వరుస సంఖ్య.....7

సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

FLAT NO. 204 IN BLOCK NO. 'B'

ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY

**IN SURVEY NOS.** 176 (PART)

**SITUATED AT**

NAGARAM VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

**BUYER:** MR. N. LAXMI NARAYANA SON OF MR. N. SATYANARAYANA

**REFERENCE:**

**AREA:** 54.43

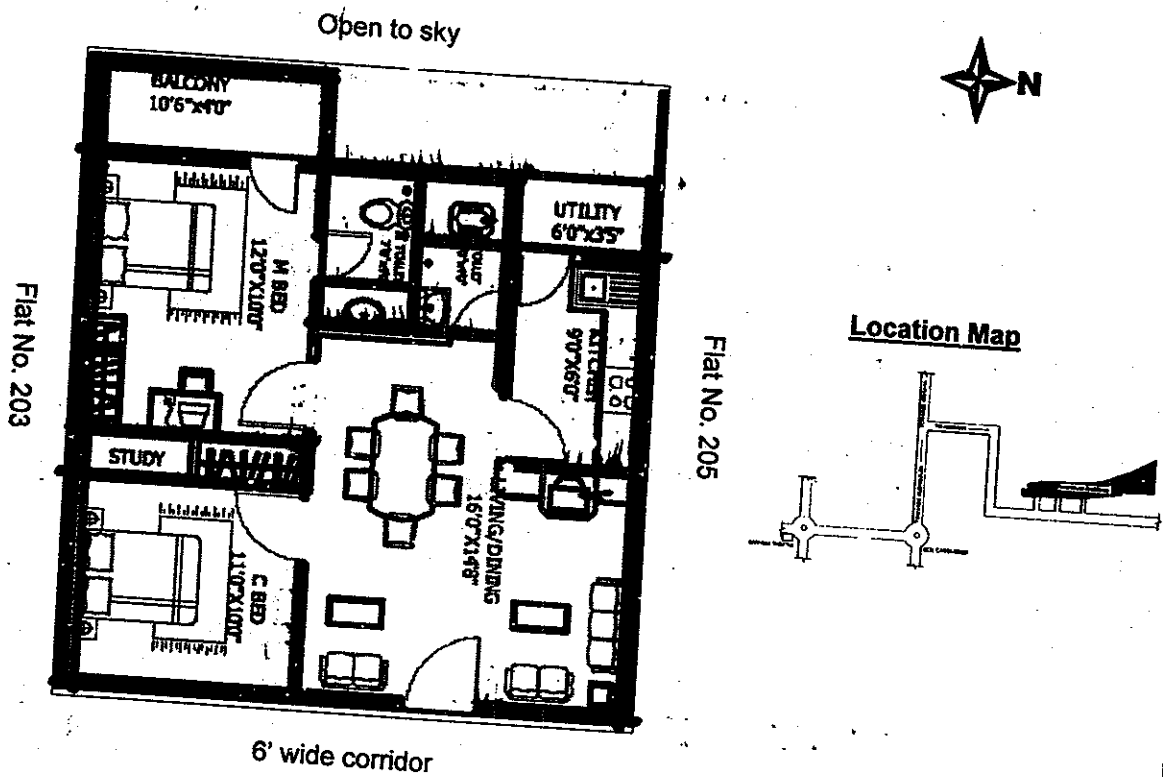
**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

Total Built-up Area = 830 sft.  
Out of U/S of Land = Ac. 3-04 Gts.



**WITNESSES:**

For Paramount Builders

Partner

For Paramount Builders

Partner  
SIG. OF THE BUILDER

N. Laxminarayana

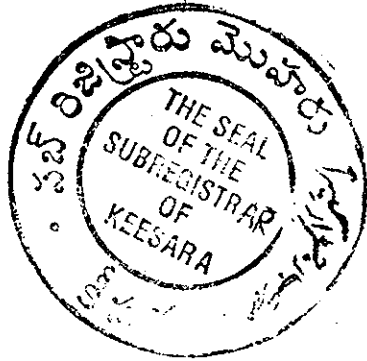
SIG. OF THE BUYER

1 వ స్థానము కలిగిన వస్తువు..... 996

దస్తావేజులు మొత్తము కలిగిన సంఖ్య..... 11

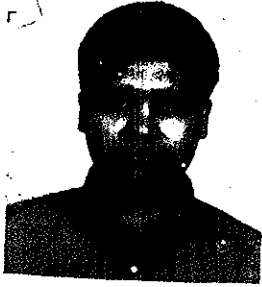
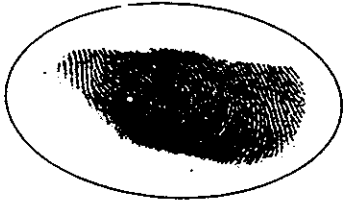
ఈ కలిగిన వస్తువు సంఖ్య..... 8

సబ్-రిజిస్ట్రారు



**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
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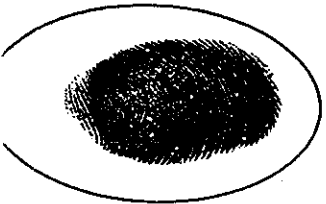
BUILDER:

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

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

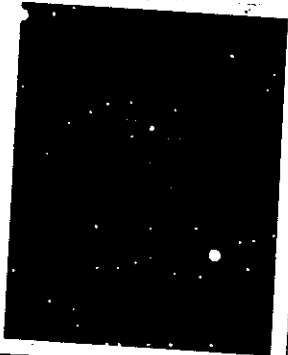
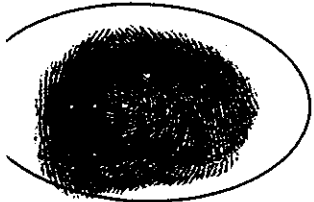


2. MR. SAMIT GANGWAL  
S/O. MR. S. K. GANGWAL  
R/O. PLOT NO. 1211, ROAD NO. 60  
JUBILEE HILLS  
HYDERABAD - 500 034.



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. N. LAXMI NARAYANA  
S/O. MR. N. SATYANARAYANA,  
R/O.C/O. E. YADAIHA,  
1-90/3/A,  
NEAR KRISHNA PLY WOOD,  
MADAPUR.

SIGNATURE OF WITNESSES:

*[Handwritten signatures of witnesses]*

For Paramount Builders

*[Signature]*  
Partner

For Paramount Builders

*[Signature]*  
Partner

SIGNATURE OF THE EXECUTANTS

*N. Laxminarayana.*

1వ స్తంభము పుస్తక సంఖ్య..... 996

2వ స్తంభము మొత్తము కాగితముల సంఖ్య..... 11


ఈ కాగితము వరుస సంఖ్య..... 9

సచి-రిజిస్ట్రార్



**HOUSEHOLD CARD**

Card No : PAP167760015  
 P Shop No : 762  
 Name of Head of Household : Gangwal Samit  
 పేరు : గంగవల్ గూడ  
 Father/ Husband name : Sushil Kumar  
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71  
 వయస్సు/Age : 35  
 వృత్తి/Occupation : Own Business  
 పం.సం./House No. : 8-2-293/82/A/1211  
 రోడ్/Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : -8, Ward-8  
 Circle : పం. 7 / Circle VII  
 జిల్లా/District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 100,000  
 PG Consumer No. (1) : 620316/(Single)  
 PG Dealer Name (1) : B S Enterprises, HPC  
 PG Consumer No. (2) : 1805/Double  
 PG Dealer Name (2) : Venkata Sai



**Family Members Details**


S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samanth	Son	29/07/00	6

DPL No 102  
 Jubilee Hills club,  
 Jubilee Hills


27/01/2006  
 Incharge

INDIAN UNION DRIVING LICENCE  
 ANDHRA PRADESH  
 DRIVING LICENCE  
 DLDP01193822002  
 PROBATIONER SEBY K  
 K PABU  
 2-3-67111111  
 JAISHANKAR  
 RIMBERK  
 HYDERABAD

30/07/2002 DUPLICATE



PERMANENT ACCOUNT NUMBER  
 ABMPM6725H  
 THE NAME  
 SCHAM SATISH MODI  
 NAME OF THE FATHER'S NAME  
 SATISH MANILAL MODI  
 DATE OF BIRTH  
 18-10-1968

SIGNATURE  


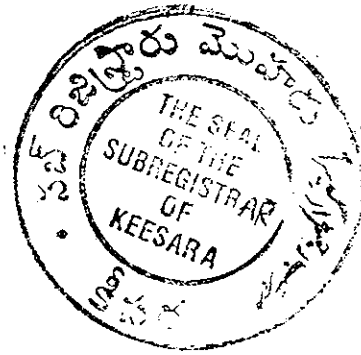
Chief Commissioner of Income-tax, Andhra Pradesh

1వ స్తకము 2008వ సం॥ పు..... 996

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 10

సబ్-రిజిస్ట్రారు





**N. LAXMI NARAYANA**  
K. Raheja IT Park (Hyderabad) Pvt. Ltd.

*[Signature]*  
Team Head

*N. Laxminarayana*

కడప జిల్లా కార్యదర్శి కార్యాలయం, కడప  
సంఖ్య: 996

దస్తావేజు మొత్తము కార్యదర్శి కార్యాలయం నంబర్ 11

ఈ కార్యదర్శి కార్యాలయం నంబర్ 11



సబ్-రజిస్ట్రారు

