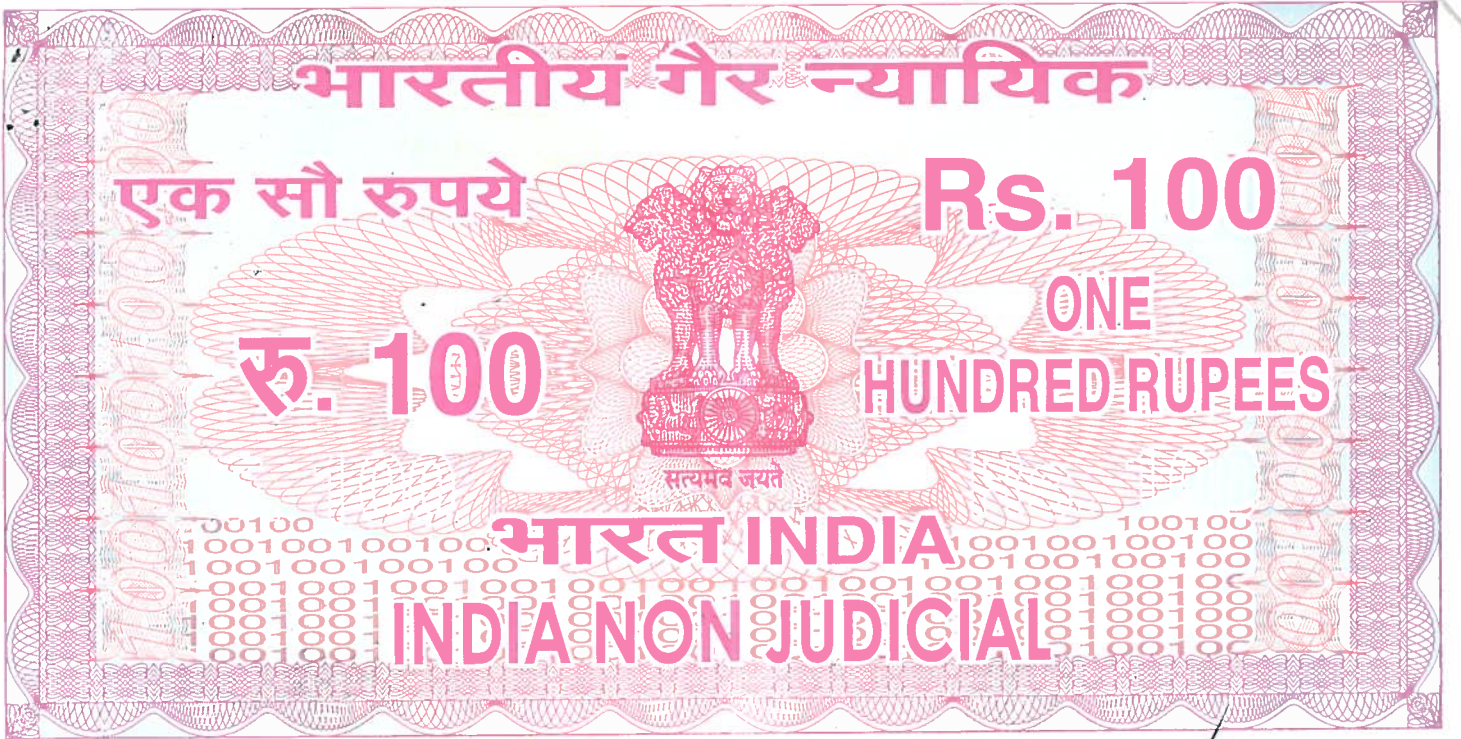


Booking declaration form

Name of customer	K. ANIL KUMAR	Date of Birth	13/10/1988		
Spouse Name	K. YAMUNA	Date of Birth	25 Years.		
Spouse Company	Housewife	Spouse designation	-		
Wedding anniversary	January 28	Date of completion	5 Years		
Project	PMR-2	Flat/Bungalow No. No	205		
Constructed area in sft	1010	Total land area in Sq. yds.			
Booking taken by	Swetha	Booking amount received on	12/09/16		
Booking Amount	25,000	Cheque No. / Cash	000003		
Booking form no.	1110	Booking form date	12/09/16		
PPT No.	156	PPT base price (Rs. Per sft)	1111 (2099/sft)		
List price (without extra land) - A	Nil	Land rate	Nil		
Additional land area (adjusted) - C	Nil	Discounted land rate applied - D	Nil		
Additional land charges - B = C x D	Nil				
Total list price - A+B			24,04,000/-		
Net sale consideration (after discount - before on time payment discount)			14,50,000/-		
Discount in Rs. Per sft	944/-	Discount in Rs.	9,54,000/-		
On time payment discount in Rs. Per sft	Nil	On time payment discount in rupees	Nil		
HL required	NA	Preferred bank	N/A		
Type	<input checked="" type="checkbox"/> Semi deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury				
Registration charges	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder				
VAT	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder				
Service tax	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder				
False ceiling	<input type="checkbox"/> Provide free of cost <input checked="" type="checkbox"/> do not provide				
Modular kitchen	<input checked="" type="checkbox"/> Do not provide <input type="checkbox"/> Provide free of cost (<input type="checkbox"/> conditional <input type="checkbox"/> unconditional)				
Details of special offer, if any:					
Remarks					
CIS no	80045	Source of Enquiry	Paper insert	First Contact type	Please call
Sales Executive	Sales Manager	Project Accountant	M.D.		
Name:	Name: Nagaraj	Name: [Signature]	Name:		
Sign:	Sign: [Signature]	Sign: [Signature]	Sign: [Signature]		
Date:	Date: 12/09/16	Date: 12/09/16	Date:		

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only on receipt of this form. 3. In case booking form is being signed on later date, this form must be sent to respective accountant at the time of booking or blocking a flat/villa. 4. Relaxation in payment, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.

APPROVED BY
12 SEP 2016
SOHAM MOI
MANAGING DIRECTOR



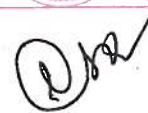
తెలంగాణ తెలంగాణ TELANGANA

S.No. 7234 Date:23-08-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: PARAMOUNT ESTATES

 E 907893

T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 12th day of September 2016 at Secunderabad by and between:

M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, Second Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Partner Mr. Soham Modi, Son of Shri. Satish Modi, aged about 43 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 40 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

Mr. Koppaka Anil Kumar , son of Mr. K. Subba Rao , aged about 28 years, residing at EWSH - 69, APHB Colony, Moulali, Secunderabad-40, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For Paramount Estates

Partner

For Paramount Estates

Partner



WHEREAS:

- A. The Vendor is the absolute owner, possessor and in peaceful enjoyment of the land forming a part of survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac. 2-00 Gts by virtue of a registered sale deed bearing document no.4988/2007 dated 4th April 2007 registered at S.R.O. Shamirpet.
- B. The total land admeasuring Ac. 2-00 Gts., forming a part of survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:
- Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri. Veerayya.
 - Shri. Bijja Yadaiah alias Bijja Yadaiah Goud, S/o. Shri. Veerayya.
- D. Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri Veerayya and Shri Bijja Yadaiah alias Yadaiah Goud, S/o. Shri Veerayya were the original pattedars of agricultural land admeasuring about Ac. 2-30 Gt., in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.
- E. As per the proceedings of the MRO bearing no. B/828/86 dated 4.5.1988, the name of the original pattedars was mutated in the revenue records. Pahanis for the year 2001-02 reflect the name of the original pattedars as owners and possessors of land admeasuring about Ac. 2-30 Gts., in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District. Patta passbook and title book have been issued in favour of the Vendor by the Mandal Revenue office, Keesara Mandal, R.R. District as per the details given below.

S. No.	Name of Pattedar	Patta No.	Passbook No.	Title book No.	Extent of land in Sy. No. 233
1	Bijja Sathaiah	191	29139	251887	Ac. 1-15 Gts.,
2	Bijja Yadaiah	192	29140	251888	Ac. 1-15 Gts.,

- F. The Vendor has obtained permission from HMDA/ Nagaram Grampanchayat in file no. 15238/BP/ZOI/GTKR/H/2008, permit no. 741/2012-13 dated 15.01.2013 for developing the Scheduled Land into a residential complex of 140 flats, consisting of basement, stilt and five upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc. The total proposed construction consists of basement, stilt and eight upper floors. The Vendor has made / in the process of making an application for building permit for 6 to 8 floors from the relevant authorities. Construction for the upper three floors shall be taken up on receipt of the building permit.
- G. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and it is absolutely entitled to sell the flats to any intending purchaser.
- H. The Vendor proposes to develop the Scheduled Land by constructing about 224 flats of similar elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, CC roads, street lighting, landscaped gardens, etc. The proposed flats will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.

For Paramount Estates


Partner

For Paramount Estates


Partner

K. Anil Kumar

12. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges as under:
- In case of failure of the Vendee to obtain housing loan within 30 days of this agreement, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-
 - In case of request for cancellation in writing within 60 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
 - In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.
13. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendor need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.
14. The Vendor shall be entitled to re-allot / sell the said Scheduled Flat thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Vendee to take action as stated herein, and such action shall be at the sole prerogative and discretion of the Vendor and the defaulting Vendee shall have no say in or to object to the same.
15. That the Vendee has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Vendee shall not hereafter, raise any objection on this count. That the Vendor covenants with the Vendee that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc. and they along with the Owners confirm that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Vendee only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled Flat.
16. Except under the circumstances mentioned in Clause 9 above viz., the Vendee is availing a housing loan, the Vendor will execute and register sale deed and /or agreement of construction in favour of the Vendee only after the receipt of the total sale consideration given herein along with other charges payable by the Vendee to the Vendor.
17. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.
18. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, service tax or any other similar levy that is leviable or may become leviable with respect to the sale or construction of the Scheduled Flat, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.

For Paramount Estates


Partner

For Paramount Estates


Partner

K. Anil Kumar

SCHEDULE C

Specifications

Semi-deluxe flat:

- Structure: RCC
- Walls: 4"/6" solid cement blocks
- External painting: Exterior emulsion
- Internal painting: Smooth finish with OBD
- Flooring: 12" ceramic tiles
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted flush doors
- Electrical: Copper wiring with modular switches
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Standard ceramic tiles – 4 / 7 ft height
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand
- CP fittings: Branded quarter turn ceramic disc type.
- Kitchen platform: Granite slab with 2 ft dado and SS sink

Deluxe flat (same as semi-deluxe flat with following alterations):

- Flooring: 24" vitrified tiles
- Other doors: Painted panel doors
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height
- Kitchen: Modular kitchen of specified design

Note:

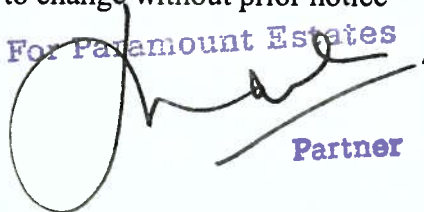
1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice

WITNESSES:

1.

2.

For Paramount Estates



Partner

For Paramount Estates



Partner

VENDOR

VENDEE

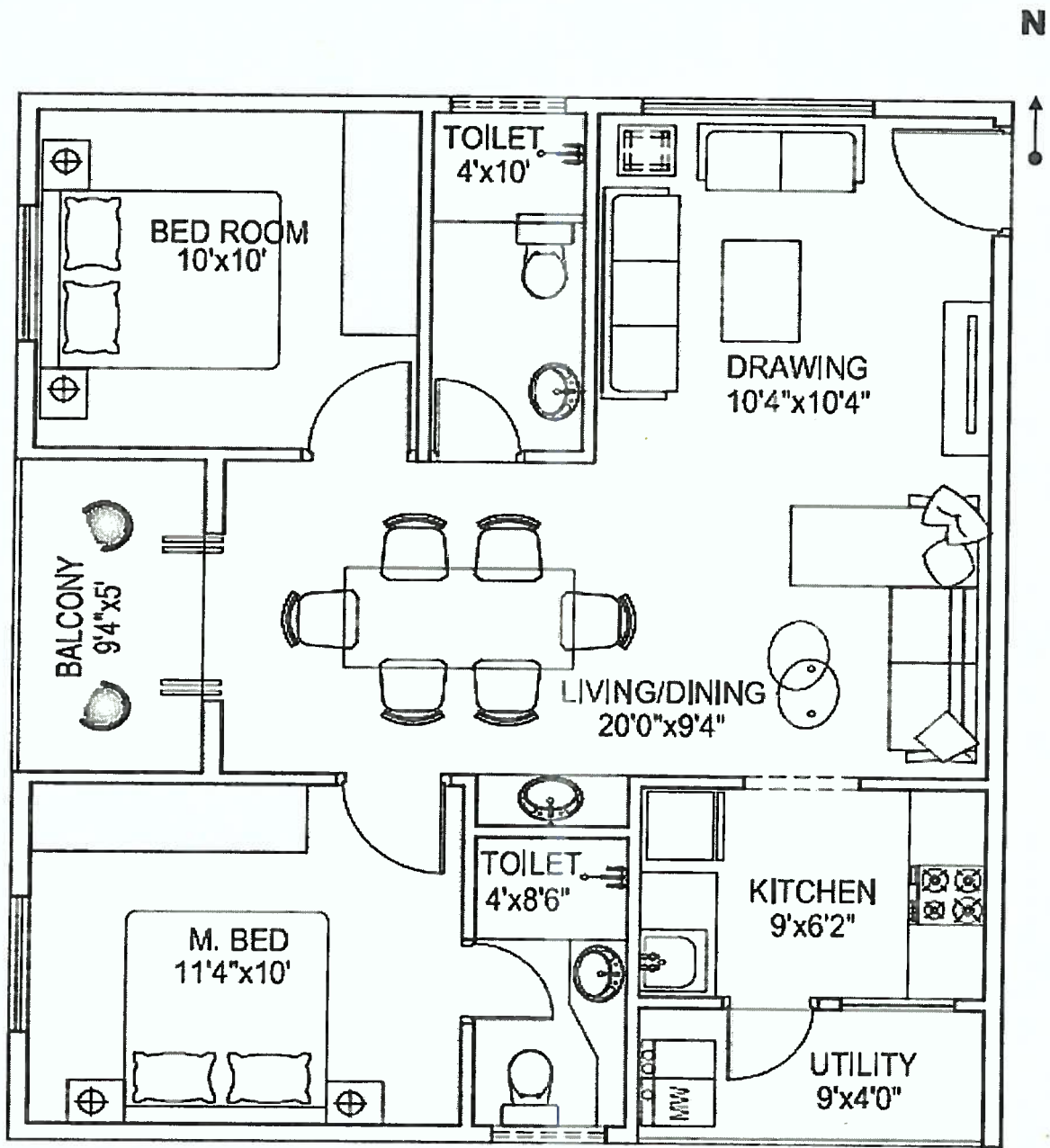
K. Anil Kumar

Plan showing Flat No. 205 on the second floor of Paramount Avenue at Survey No. 233, situated at Nagaram village, Keesara Mandal, Ranga Reddy District.

Vendor: M/s. Paramount Avenue
 Buyer: Mr. K. Anil Kumar
 Flat area: 1010 sft.
 Undivided share of land: 46.29 sq.yds

Boundaries :

North by: Open to sky
 South by: Open to sky
 East by: 6'-6" wide corridor
 West by: Open to sky



WITNESSES:

- 1.
- 2.

For Paramount Estates

 Partner

For Paramount Estates

 VENDOR Partner

VENDEE
 K. Anil Kumar

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	205	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	14,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	156	N A	
Sale Deed value	14,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.10.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 15/9/16	Date: 15/9/16	Date: 15/9/16	Date: 15/9/16

APPROVED BY:
16 SEP 2016
SOHAM MURUGAN
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. KOPPALA ANIL KUMAR		
Flat / Bungalow No.	205	Area	1010
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	14,50,000
B	Add : Stamp duty & registration charges and mutation exp	91,500
C	Add: Service Tax @4.5%	65,250
D	Add: VAT @1.25%	18,125
E	Total Taxes (B + C + D)	1,74,875
F	Total amount payable (A+E)	16,24,875
G	Total Amount Paid	16,25,000
H	Balance Amount Payable (F-G)	(125)

I	Sale Deed Value	14,50,000
J	Construction Contact value	-

	Total amount in	cheque ready / paid	balance amount
K	Housing Loan Sanctioned	NIL	NIL
L	Own contribution (including taxes)	16,24,875	16,24,875

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
Installment of HL		-	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Own contribution		-	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration

Remarks:

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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	31/10/16	21/10/16	31/10/2016	

