



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 221867 Date 22/8/07 Rs. 100/-
Sold to M. Praveen Babu
S/o M. Narasing Rao
For Whom Paramount Estates

Leela G Chimala
H 385380
LEELA G CHIMALA
STAMP VENDOR
No. 02/2005
5-4-76/A, Cellar, Ranigunt
SEUNDERABAD-500 003

AGREEMENT

This agreement is made and executed at Hyderabad on this the 22ND day of August 2007 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 Sri. Satish Modi, aged about 37 years, occupation: Business, hereinafter referred to as the party of the First Party which term shall mean and include all their heirs, successors-in-interest, assignees, etc.

AND

1. Shri. Bijja Sathaiah, S/o. Shri Veerayya, aged 45 years, Occupation: Service, Resident of 2-33/A, Nagaram Village, Keesara Mandal, Ranga Reddy District.
2. Shri. Bijja Yadaiah, S/o. Shri. Veerayya, aged 52 years, Occupation: Service, Resident of 2-32, Nagaram Village, Keesara Mandal, Ranga Reddy District.

Herein after referred to as the Party of the Second part which terms shall mean and include all their heirs, successors-in-interest, assigns, etc.

For PARAMOUNT ESTATES

Soham Modi
Partner

B. Sathaiah
B. Yadaiah

WHEREAS

- A. The party of the First Part has purchased land admeasuring Ac. 2-00 Gts., in Sy. No. 233 of Nagaram Village, Keesara Mandal, R. R. District hereinafter referred to as the Scheduled Property vide registered bearing sale deed no. 4988/2007, dated 04.04.2007 registered at the SRO Sharmipet.
- B. The parties of Second Part are owners of the remaining portion of the land admeasuring about Ac. 0-30 Gts., in Sy. No. 233 and Ac. 0-10 Gts., in Sy. No. 224 of Nagaram Village which is the western side of the Scheduled Property.
- C. The First Part intends to construct a residential complex consisting of one or more blocks, as per the prevailing byelaws i.e., G. O. Ms. No. 86, dated 03.03.2006 issue by the Municipal Administration and the Urban Development Authority, Government of Andhra Pradesh, the applicant for building permit/sanction shall provide a 9 meter (30 ft.) wide common through access road to the neighbors land. The said 9 meters wide common through access road can be within the existing/proposed setbacks.
- D. The parties of the Second Part have requested the Party of the First Part to confirm that they shall provide the proposed 9 meter wide common through access road leading to the portion of land belonging to the Second Party admeasuring about Ac. 1-00 Gts., in Sy. No. 233 (Part) & 224 of Nagaram Village, Keesara Mandal, R. R. Dist.,
- E. The Party of the First Part has agreed to confirm the above by way of executing this agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The party of the First Part hereby confirms that they shall provide a 9 meters wide common through access road from the Scheduled Property to the land belonging to the parties of the Second Part in Sy. No. 233 (Part) and Sy. No. 224 of Nagaram Village, Keesara Mandal, R. R. District.
2. The proposed road shall be made only after receipt of sanction for construction from the appropriate authorities and shall be in conformity with the building byelaws. Till such time the Second Party shall be entitled to approach their land though the Scheduled Property belonging to the First Party.
3. The Second Party shall not claim any ownership rights in the Scheduled Property.

IN WITNESS THEREOF both the parties have affixed their respective signatures of this deed of agreement in presence of the following witnesses:

WITNESSES:

1. *K. Baggi Reddy*
2. *S/o. K. Dhama Reddy*
(R.P-609) H.No: 1-73.
2-3-610ky (vi) Bommaras Pet
Ambat
Kand.

FOR PARAMOUNT ESTATE:

[Signature]
Party of the First Part

[Signature]
(Bijja Sathaiah)

[Signature]
(Bijja Yadaiah)
Parties of the Second Part