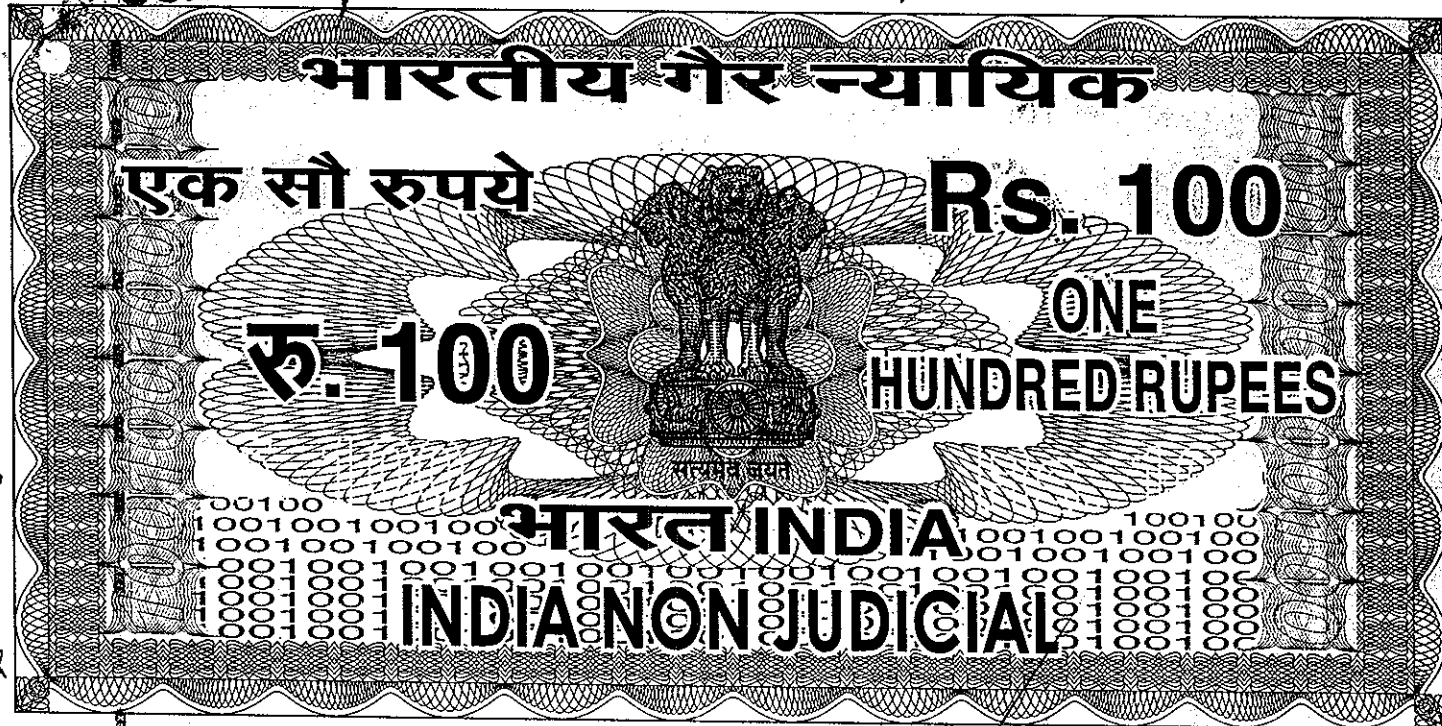


SCANNED

Doc. No. 223/10



224
228

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 355329

Sl No. 2568 Date 07/11/2010

K. SRINIVAS

S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

Sold to: Ramesh

S. No. 120 W/o C.V. Reddy

SALE DEED

For Whom: Paramount Builders

This Sale Deed is made and executed on this the 23rd day of January 2010 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3 &4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. B. ANAND KUMAR, SON OF MR. B. N. 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, Venkateshwara Nagar, Meerpet, Moulali, 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 39 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

Partner

For Paramount Builders

Partner

1. వ పుస్తకము 20.10 క సరిగ్గా 223
 2. దస్తావేజుల పుస్తకముల పంపు 14
 3. కు గికము కురుస సంగతి 1



ENDORSEMENT

I certify that the following amounts have
 been paid in respect of this document:
 By No. 1055/1290/27/1/2010

- | | |
|----------------------------------|--------------|
| I. Stamp Duty | Rs. 1052000 |
| II. In the shape of stamp papers | Rs. 2100 |
| 1. in the shape of challan | |
| (under S.S. Act, 1949) | |
| 2. in the shape of cash | |
| (under S.S. Act, 1949) | |
| 3. in the shape of cash | |
| (under S.S. Act, 1949) | |
| 4. Payment of stamp duty | |
| under S.S. Act 1849 if any | |
| Rs. | |
| III. Travelling charges | |
| 1. in the shape of challan | |
| 2. in the shape of cash | |
| Rs. | |
| IV. Registration fees: | |
| 1. in the shape of challan | |
| 2. in the shape of cash | |
| Rs. 5260 | |
| Rs. | |
| V. Use of stamps | |
| 1. in the shape of challan | |
| 2. in the shape of cash | |
| Rs. 100 | |
| Rs. | |
| Total Rs. | 26500 |

[Signature]
PUBLIC REGISTRAR
KEESARA


IN FAVOUR OF

MR. AKHILESH KUMAR SHRIVASTVA, SON OF MR. DEV RAJ LAL, aged about 36 years, Occupation: Service, residing at Qtr. No. U8C, S. V. N. Colony, 104 Area, MARRIPALEM, Vizag - 18, 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.).

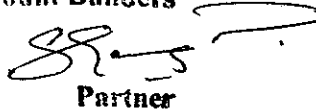
WHEREAS:

- 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:
- i. Shri M. Venu, S/o. Shri Mallaiah
 - ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
 - iii. 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.
- a. 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
 - b. Balance 4/7 of the share will be held by the remaining four persons as follows:
 - i. Shri. B. Anand Kumar - 27% of 4/7 share i.e., 15.42%
 - ii. Shri. N. Kiran Kumar - 20% of 4/7 share i.e., 11.42%
 - iii. Shri. M. Kanta Rao - 37% of 4/7 share i.e., 21.16%
 - iv. Shri. K. Kanta Reddy - 16% of 4/7 share i.e., 9.15%

For Paramount Builders


Partner

For Paramount Builders


Partner

..... 223
 14

శా. రిజిస్ట్రార్

2010 సం॥ ఏప్రిల్ 23 వ తేదీ
 1991 వ.క.న. నంబర్ 123 వ తేదీ
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K. prabhakarreddy

.....



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 01/2007
 dated 11.01.07 registerer at SRO, Shamirpet
 Ranga Reddy District.

.....

Venkataramana Reddy S/o. Anji Reddy
 Occ: Service R/o. 11-187/2, Rd No. 2
 Green Hills Colony, Baranagar. And

.....

B. RAJ KUMAR S/o. MUNIND RAO
 Occ: BUSINESS R/o. AIWAL, SEC RAO.

2010 సం॥ ఏప్రిల్ 23 వ తేదీ
 1991 వ.క.న. నంబర్ 123 వ తేదీ

- 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. 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

1 వ పుస్తకము 2010 వ సం॥ పు..... 22
 వస్తావేజు డ్యూటీల కాగితముల సంఖ్య..... 14
 ఈ కాగితము వరుస సంఖ్య..... 2

హెచ్-రజిస్ట్రార్

An amount of Rs. 21040 towards stamp duty
 including transfer tax of Rs. 5260
 towards registration fee on the Market Value
 of Rs. 1052000 was paid by me
 by cheque No. 55090
 dated 22/1/2010 at CH Keesara Br Keesara

Sub Registrar
 Keesara

1 వ పుస్తకము 2010 సం॥ (కా.కె. 1931) సంఖ్య
 22 మొదలుగా రజిస్ట్రారు చేసినది. ప్రివింగ్
 నియంత్రణ గుర్తింపు నెంబరు 1538-22/2010
 ఇవ్వబడినది.
 2010 సం॥ 22/1/2010 వ తేదీ

హెచ్-రజిస్ట్రారు అధికారి



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' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.

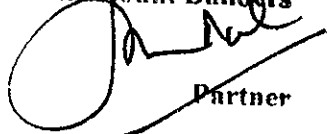
M. The Buyer is desirous of purchasing a Semi-deluxe apartment bearing flat no. 303 on third floor in block no. 'D' having a super built-up area of 830 sft (i.e., 664 sft. of built-up area & 166 sft. of common area) together with undivided share in the scheduled land to the extent of 54.43 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 17 & 11, 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.

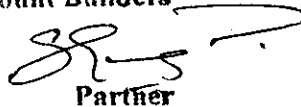
P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,52,000/- (Rupees Ten Lakhs Fifty Two Thousand Only) and the Buyer has agreed to purchase the same.

For Paramount Builders



Partner

For Paramount Builders



Partner

1 వ పుస్తకము 20.10వ సంచిపు.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

చక్-రకప్టార్



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

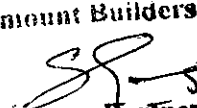
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 303 on third floor in block no. 'D', having a super built-up area of 830 sft. (i.e., 664 sft. of built-up area & 166 sft. of common area) in building known as Paramount Residency together with:
- Undivided share in scheduled land to the extent of 54.43 sq. yds.
 - A reserved parking space for two wheeler and car on the stilt floor bearing nos. 17 & 11, admeasuring about 15 and 100 sft. respectively.

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. 10,52,000/- (Rupees Ten Lakhs Fifty Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- Rs. 7,00,000/- (Rupees Seven Lakhs Only) paid by way of D. D. No. 037655, dated 06.01.2010, drawn on State Bank of India, Balkempet Branch, Hyderabad, for being Housing Loan issued by BHP & V Branch, Viskhapatnam.
- Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid by way of Cheque No. 250143, dated 08.11.2009, drawn HDFC, Kortha Road Branch, Vishakapatnam.
- Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of Cheque No. 573057, dated 11.12.2009, drawn on SBI, Naval Base Road Branch, Vishakapatnam.
- Rs. 60,000/- (Rupees Sixty Thousand Only) paid by way of Cheque No. 250142, dated 10.11.2009, drawn on HDFC, Kortha Road Branch, Vishakapatnam.
- Rs. 42,000/- (Rupees Forty Two Thousand Only) paid by way of Cheque No. 797967, dated 23.01.2010, drawn on HDFC BANK, DWARKA NAGAR Vishakapatnam.

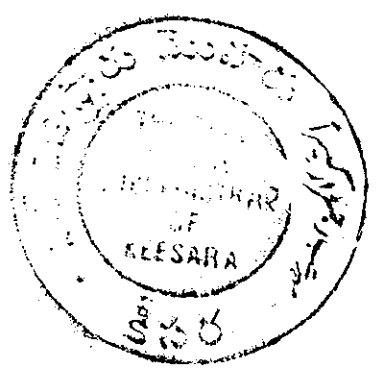
For Paramount Builders

Partner

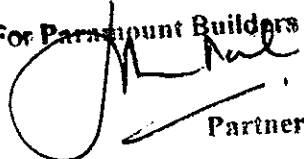
For Paramount Builders

Partner


1 వ పుస్తకము 20 వ అధ్యాయము.....
దస్తావేజు ముక్తం కాగితముల సంఖ్య..... 14.....
ఈ కాగితము వరుస సంఖ్య..... 5.....

కె.ఆర్.ఎస్.



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 has 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.
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.

For Paramount Builders

Partner

For Paramount Builders

Partner

1 వ పుస్తకము 2010వ సం॥ గ్రంథం..... 223
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 14
ఈ కాగితము వరుస సంఖ్య..... 6

జి.కె.కె.స్టాండ్



- 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.
- 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.

For Paramount Builders

Partner

For Paramount Builders

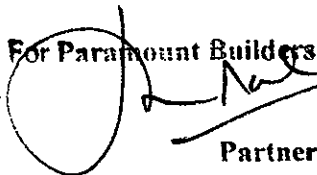
Partner

1 వ పుస్తకము 2010వ సం॥ గు..... 223.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 14.....
ఈ కాగితము వరుస సంఖ్య..... 7.....

100-84555



- 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 void able 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. 26,400/- is paid by way of challan no. 551290 dated 23.01.2010, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 10,520/- is paid by way of D.D No. 153795, dated 21.01.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

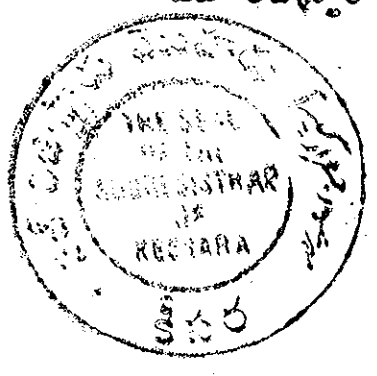
For Paramount Builders

Partner

For Paramount Builders

Partner

1 వ పుస్తకము 2010వ సం॥పు.....225.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....14.....
ఈ కాగితము వరుస సంఖ్య.....8.....

మొ-01/స్రా5



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'


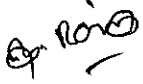
SCHEDULE OF APARTMENT

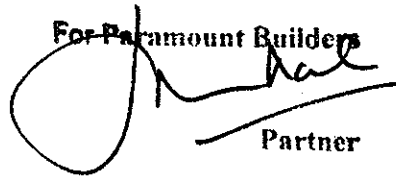
All that portion forming semi finished, semi-deluxe apartment bearing flat no. 303 on the third floor in block no. 'D' admeasuring about 830 sft. of super built-up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 17 & 11, 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. 304
South By	Open to Sky
East By	Open to Sky & 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:

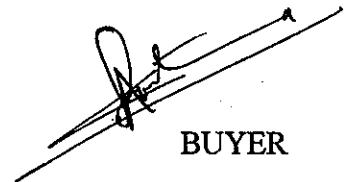
1. 
2. 

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR

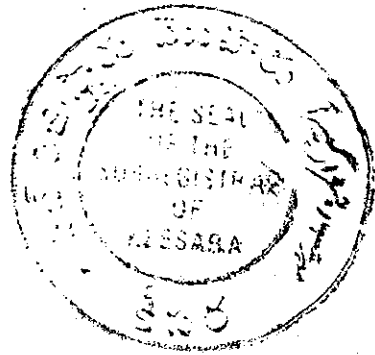

BUYER

1 వ పుస్తకము 20 (చ సంగ్రహ)..... 293

స్తావేజ మొత్తం కాగితముల సంఖ్య..... 14

ఈ కాగితము వరుస సంఖ్య..... 9

నా-శివప్రకాశ్



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 303 on the third floor, in block 'D' 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
2. Age of the Building : Under Construction
3. Total Extent of Site : 54.43 sq. yds., U/S Out of Ac. 3-04 Gts.
4. **Built up area Particulars:**
- a) In the Ground Floor : 115 sft. Parking space for Two wheeler and Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor : 830 sft
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,52,000/-

For Paramount Builders

Partner

For Paramount Builders

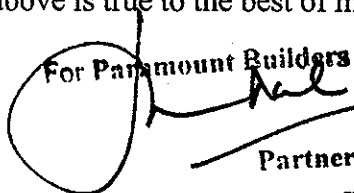
Partner


Date: 23.01.2010

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.

For Paramount Builders

Partner

For Paramount Builders

Partner

Date: 23.01.2010

Signature of the Executants

• వస్తువులకు 2014 వ సం॥పు..... 292.....

• వస్త్రవేజు మొత్తం కాగితముల సంఖ్య..... 14.....

• ఈ కాగితము వరుస సంఖ్య..... 10.....

హక్-రీజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 303 IN BLOCK NO. 'D'

ON THE THIRD FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)

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

BUYERS:

MR. AKHILESH KUMAR SHRIVASTVA, SON OF MR. DEV RAJ LAL,

REFERENCE:

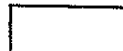
AREA: 54.43

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

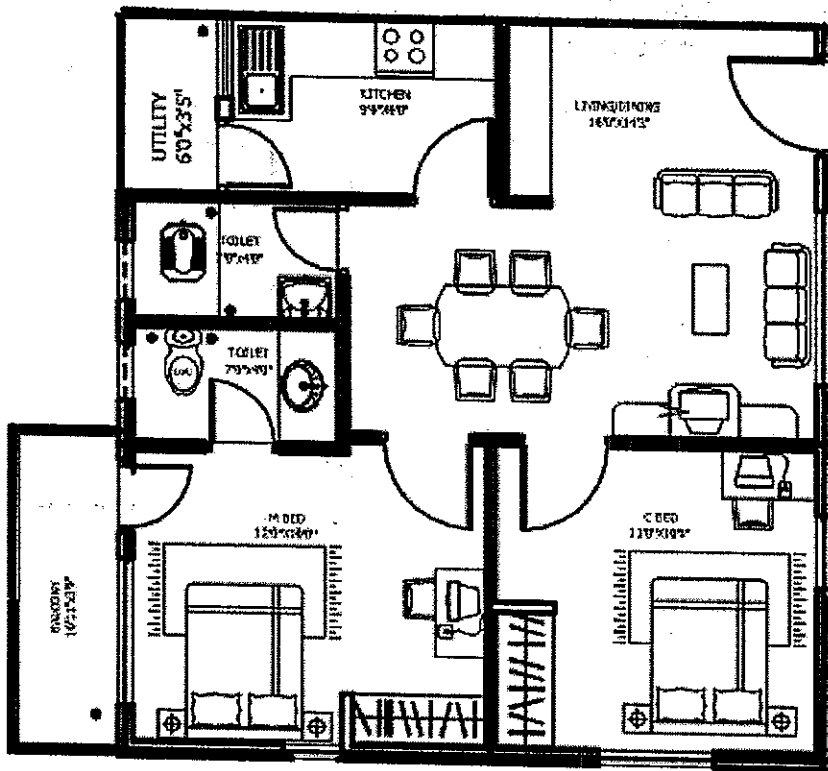


Total Built-up Area = 830 sft.
Out of U/S of Land = Ac. 3-04 Gts.

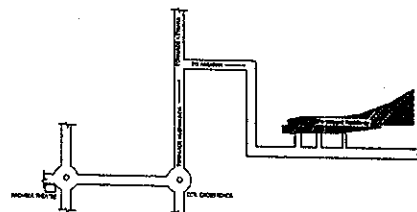
Flat No. 304



Open to sky



Open to sky & 6' wide corridor



Location Map

Open to Sky

WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వ పుస్తకము 2019వ సం॥ గు..... 123.....

కస్తావేజు మొత్తం శా గితముల సంఖ్య..... 14.....





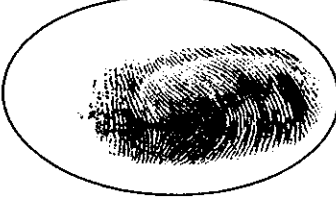
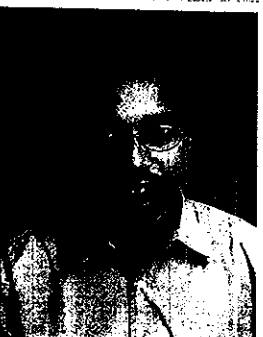
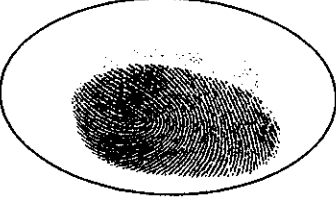

ఈ శా గితము వరుస సంఖ్య..... 11.....

నం-02/ప్రార్


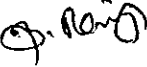



No
Fs
of its

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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. REPRESENTED 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 VIDE DOC. NO. 1/2007 Dt. 11/01/2007: 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. AKHILESH KUMAR SHRIVASTVA S/O. MR. DEV RAJ LAL R/O.QTR. NO. U8C S. V. N. COLONY 104 AREA, MARRIPALEM VIZAG - 18.
			
			
			

SIGNATURE OF WITNESSES:

- 
- 

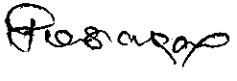
For Paramount Builders

 Partner

For Paramount Builders

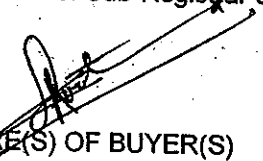
 Partner

SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.



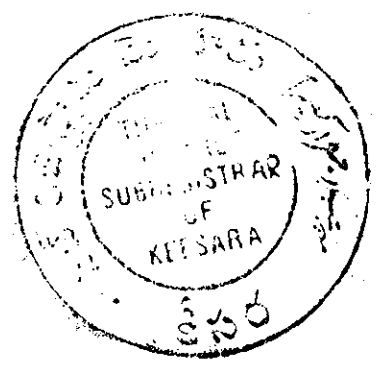
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 20.10.1957 సం॥ గు.....227.....
వస్తావేజా మొత్తం జాగితముల సంఖ్య.....14.....
ఈ జాగితము వరుస సంఖ్య.....12.....

సబ్-రిజిస్ట్రార్



HOUSEHOLD CARD



Card No : PAP167760015
 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

బండ్ల సం./House No. : 8-2-293/82A/1211
 రోడ్ /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 వార్డు : 8 of Ward-8
 Circle : 7 of Circle VII

జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai

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
 DPL incharge

INCOME TAX DEPARTMENT

PRABHAKAR REDDY
 PADMA REDDY KANDI
 15/07/83
 PAN CARD NUMBER
 AWSPPRUE

HKS INCHARGE
 GOVT OF INDIA



PERMANENT ACCOUNT NUMBER

ABIMPING25H

TP NAME
 SOBAM SATISH MODI

FATHER'S NAME
 SATISH MANILAL MODI

DATE OF BIRTH
 18-10-1969

Chief Commissioner of Income Tax, Dyutya Prasthiti

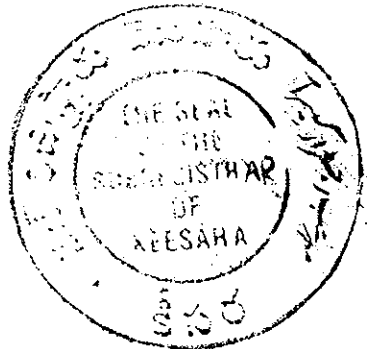
TP SIGNATURE

1 వ పుస్తకము 20.10 వ సంచిక..... 723.....

దస్తావేజు మొత్తం జాగితముల సంఖ్య..... 14.....

ఈ జాగితము వరుస సంఖ్య..... 13.....

నం-02/ప్రొ-5



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKHILESH KUMAR SHRIVASTVA

DEVRAJ LAL SHRIVASTVA

18/04/1973

Permanent Account Number

AUEPS0016Q

Signature



[Handwritten signature]

వ పుస్తకము 2 సం. వ సం. గ్రంథం..... 2-2-3.....

దస్తావేజు మొత్తం శాసితముల సంఖ్య..... 14.....

ఈ శాసితము వరుస సంఖ్య..... 14.....

నం. 8 ప్రా. 5



Vertical text on the left margin, possibly a stamp or reference number, including the number '25'.



GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై ఆశ్చర్య భార భవీకరణ పత్రము

45001 388/2010
CARD
 Prepared and Issued by the Registrar
 Valid up to: 11/03/2010
 Hyderabad

SRO/స.ర.కా. Certificate No/ భవీకరణ పత్రము సంఖ్య: Application No/ భాగస్వామి సంఖ్య: Date/ తేదీ: Page/ పుట: 1 / 1

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property. 4 దిగువనుబట్టి అందించిన ఆస్తి గురించిన రిజిస్ట్రేషన్లు కాబడన ఆశ్చర్య భారాల పట్ల వివరములు తెలుపు భవీకరణ పత్రములపై దరఖాస్తు చేసిన వివరాలు

VILL/COI: NAGARAM SURVEY: 176, HOUSE: FLATNO303/BLOCKNO3 APARTMENT: PARAMOUNT RESIDENCY FLAT: 303 EXTENT: 54.43 Sq. Yd. BUILT: 945 SFT. NORTH: FLAT NO SOUTH: OPEN TO SKY EAST: OPEN TO SKY & 6' WIDE CORRIDOR WEST: OPEN TO SKY

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property and that no such registered acts and encumbrances appear. Years from DATE & TIME of Generation of EC: 27-01-2010 11:55:00

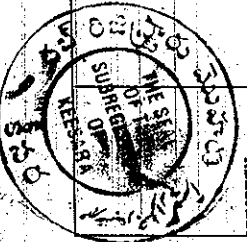
నం. నంబర్ 13 ప్రతిపక్షము మరియు అందుకు సంబంధించినట్లు కార్యక్రమాలను తెలియజేసే సంబంధించిన ఆశ్చర్య భారాలను గురించి ఏదైనా వివరాలు కనిపించినట్లయితే 2010

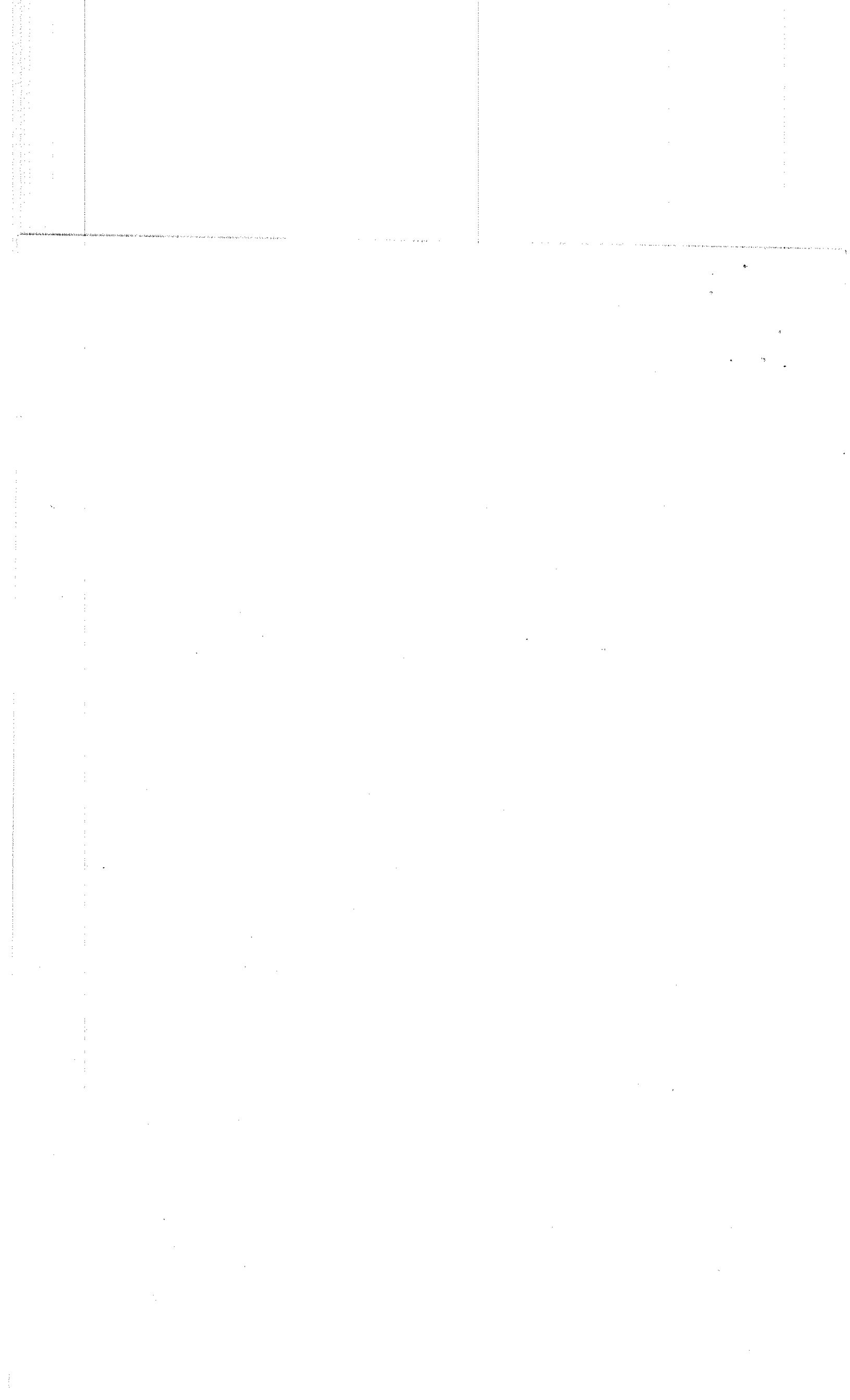
Sl.No. పదవి సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of Execution (Registration) దస్తావేజు గ్రామీణులచేత రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (E) and Claimants (C) దానిని కల్పించిన వారు / దానిని కోరుకున్న వారు (5) (6)		Ref. to Document Entry దస్తావేజు కార్డు వివరాలు	
				Vol.No/Page No. నామం/పుట దస్తావేజు నం./పం.	Document No/Year of SHO	దస్తావేజు కార్డు వివరాలు	Document No/Year of SHO
1	VILL/COI: NAGARAM NAGARAM W-B: 1-1 SURVEY: 176 HOUSE: FLATNO303/BLOCKNO3 FLOOR:#PA,03, # FLAT: 303 APARTMENT: PARAMOUNT RESIDENCY EXTENT: 54.43 SQ. Yds BUILT: 945 Sq. Ft Boundaries: [N]: FLAT NO 304 [S]: OPEN TO SKY [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1530,223/2010#	(R) 23-01-2010	0109 Sale Cons. Value:Rs 600000	12 (C)/AKHILESH KUMAR SHRIYASTVA 13 (EX) SUNIT GANGVAL 8 (EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI	0/0	224 2010 of SHO KESARA 1	
2	VILL/COI: NAGARAM NAGARAM W-B: 1-1 SURVEY: 176 HOUSE: FLATNO303/BLOCKNO3 FLOOR:#PA,03, # FLAT: 303 APARTMENT: PARAMOUNT RESIDENCY EXTENT: 54.43 SQ. Yds BUILT: 945 Sq. Ft Boundaries: [N]: FLAT NO 304 [S]: OPEN TO SKY [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1516,9246/2004# 1516,16412/2006# 1516,16413/2006#	(R) 23-01-2010 (P) 23-01-2010 (E) 23-01-2010	0101 Sale Cons. Value:Rs 595874 1052000	1 (EX) M/S PARAMOUNT BUILDERS 12 (C)/AKHILESH KUMAR SHRIYASTVA 2 (EX) B. ANAND KUMAR 3 (EX) M. RAMESH KIRAN KUMAR 4 (EX) M. KANTHA RAO 5 (EX) K. KANTHA REDDY 8 (EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI (AGRA HOLDER)	0/0	223 2010 of SHO KESARA	

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

Search made and certificate prepared by: భవీకరణ పత్రము భారాధికారి చేసిన వారు
 Search verified and certificate examined by: సహాయ భవీకరణ పత్రము భారాధికారి చేసిన వారు

Office of the Sub-Registrar, Hyderabad, Rs. 100 +20 towards EC-Fee against Cash Receipt No. 651
 OFFICE BEHALF/కార్యాలయము మారుడు/తరఫు







GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అడ్లపై ఆశ్చర్య భార భవనంపై నిర్ణయ

65501/2010
CARD
 (Computerized Registration Card)
 Visit the URL: <http://www.apregistrar.gov.in>

SRO/స.ఆ.నం. **KESRANA** Application No/ దరఖాస్తు నంబర్: **AKHILISH KUNAR** Date/ తేదీ: **SHRIYASTVA** Page/ పేజీ: **1/1**

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

VILL/COL: **NGARAW** SURVEY: **116**, House: **FLATNO303/BLOCKNO** APARTMENT: **PARAMOUNT RESIDENCY** FLAT: **303** EXTENT: **54.43** Sq. Yd. BUILT: **945** SFT. NORTH: **FLAT NO SOUTH: OPEN TO SKY EAST: OPEN TO SKY & 6' WIDE CORRIDOR WEST: OPEN TO SKY**

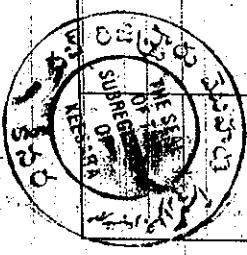
I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property and the following registered acts and encumbrances appear.

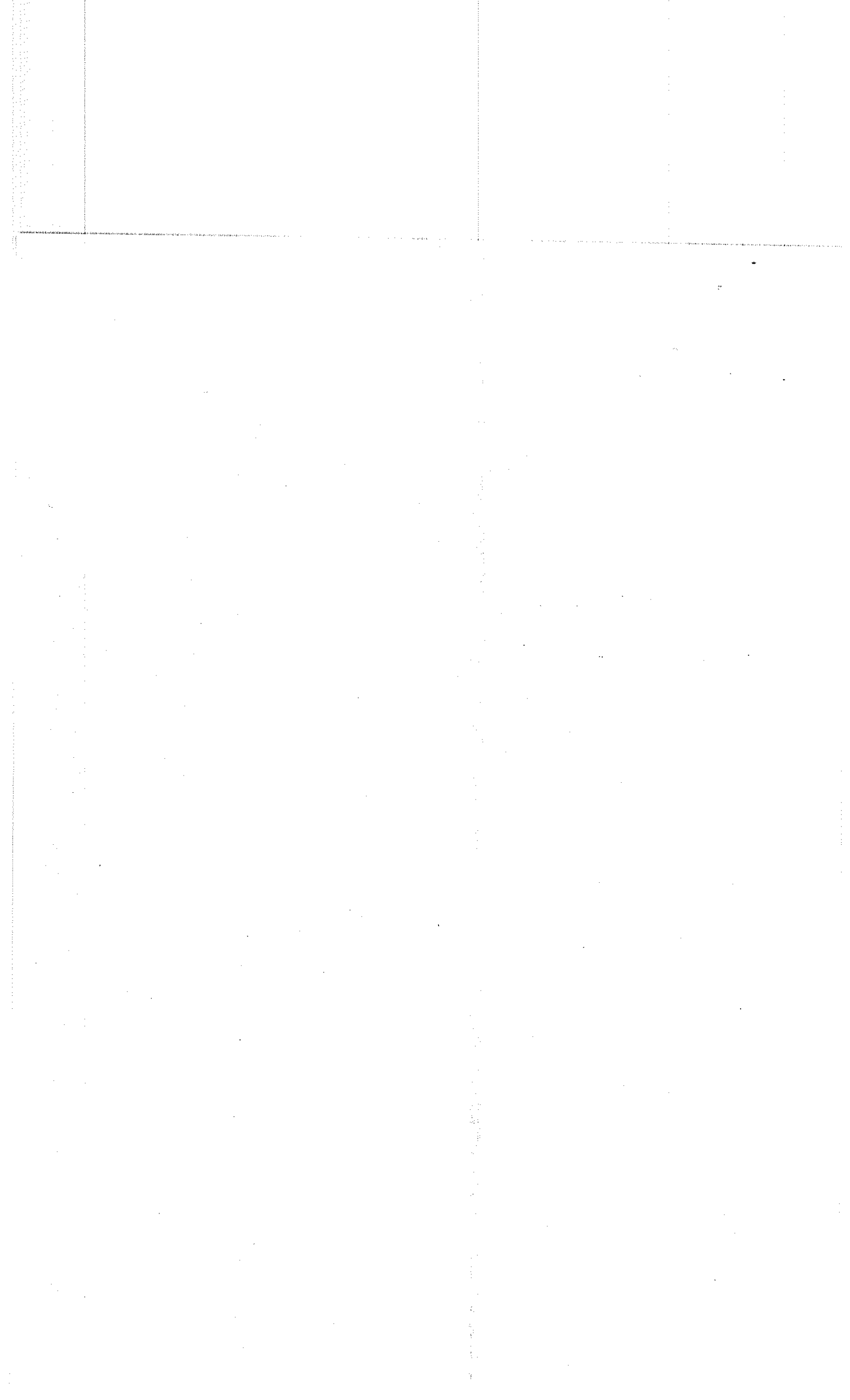
Years from **27-01-2010 11:55:00**
 DATE & TIME of Generation of EC: **27-01-2010 11:55:00**

Sl.No. (1)	(a) Description of Property (2)	Date of (E)Execution (F)Registration (3)	(b) Nature & Value of Document (4)	Names of Parties / పార్టీల వివరాలు Executants (EX) and Claimants (CI) (5) (6)	Ref. to Document Entry	
					Vol.No./Page No. (7) (8)	Document No./Year (9) (10)
1	VILL/COL: NGARAW SURVEY: 1-1 HOUSE: FLATNO303/BLOCKNO FLOOR: #PA.03 # FLAT: 303 APARTMENT: PARAMOUNT RESIDENCY EXTENT: 54.43 SQ. Yds BUILT: 945 Sq. Ft Boundaries: [N]: FLAT NO 304 [S] OPEN TO SKY [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1530, 223/2010#	(R) 23-01-2010 (P) 23-01-2010 (E) 23-01-2010	0109 Sale M.C. Value: Rs. 595874 Cons. Value: Rs. 600000	12 (CI) AKHILISH KUNAR SHRIYASTVA 13 (EX) SMITT GANGAL 8 (EX) M/S PARAMOUNT BUILDERS REP BY SOHAN MODI	0/0	224 of SRO KESRANA 1
2	VILL/COL: NGARAW SURVEY: 1-1 HOUSE: FLATNO303/BLOCKNO FLOOR: #PA.03 # FLAT: 303 APARTMENT: PARAMOUNT RESIDENCY EXTENT: 54.43 SQ. Yds BUILT: 945 Sq. Ft Boundaries: [N]: FLAT NO 304 [S] OPEN TO SKY [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1516, 9210/2004# 1516, 9246/2004# 1516, 16412/2006# 1516, 16413/2006#	(R) 23-01-2010 (P) 23-01-2010 (E) 23-01-2010	0101 Sale M.C. Value: Rs. 595874 Cons. Value: Rs. 1052000	1 (EX) M/S PARAMOUNT BUILDERS 12 (CI) AKHILISH KUNAR SHRIYASTVA 2 (EX) B. ANAND KUNAR 3 (EX) M. KANTHA RAO 4 (EX) M. KANTHA RAO 5 (EX) K. KANTHA REDDY 8 (EX) M/S PARAMOUNT BUILDERS REP BY SOHAN MODI (AGRA HOLDER)	0/0	223 of SRO KESRANA

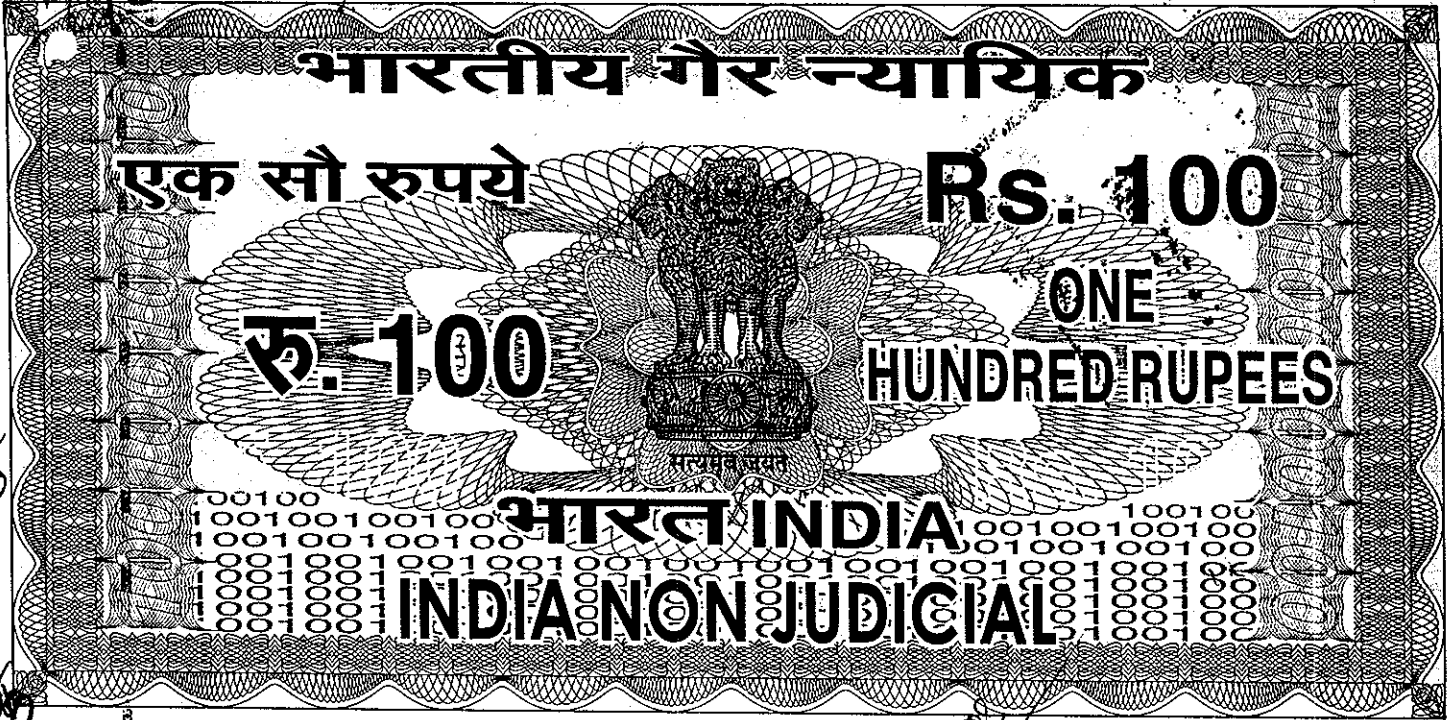
I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.

Search made and certificate prepared by **Sub-Registrar** at **NGARAW** on **27-01-2010** at **11:55:00** AM. Fee paid Rs. **100 +20** towards EC-Fee against Cash Receipt No. **653**





ISCAN



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22/11

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 355328

No. 26/98 27/11/2009/10
 old to Romeeth
 s/o. D/o. W/o C.M. Reddy
 For Whom Paramount Builders

K. SRINIVAS
 S.V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 23th day of January 2010 at SRO, Keesara, Ranga Reddy District by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, M. G. Road, Secunderabad - 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years Occupation: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 37 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. AKHILESH KUMAR SHRIVASTVA, SON OF MR. DEV RAJ LAL, aged about 36 years, Occupation: Service, residing at Qtr. No. U8C, S. V. N. Colony, 104 Area, Marripalem, Vizag - 18, 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

 Partner

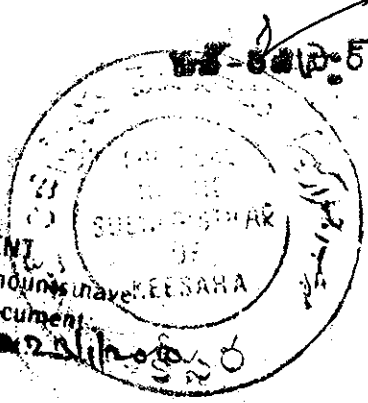
For Paramount Builders

 Partner



1. వచ్చు 10వ పేజీపై
 2. వచ్చు 10వ పేజీపై
 3. వచ్చు 10వ పేజీపై

224



ENDORSEMENT

Certified that the following amounts have
 been paid in respect of this document.
 By the holder of the document.

I. Stamp Duty:	
1. In the shape of stamp papers	Rs 100
2. In the shape of challan (Section 13 of I.S. Act, 1899)	Rs 5900
3. In the shape of cash (Section 13 of I.S. Act, 1899)	Rs
4. Payment of stamp duty (Section 13 of I.S. Act 1899 if any)	Rs
II. Transfer Duty:	
1. In the 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. Other charges:	
1. In the shape of challan	Rs 100
2. In the shape of cash	Rs
Total	Rs 7100

[Signature]
 SUB REGISTRAR
 KEESARA

WHEREAS:

A. The Buyer under a Sale Deed dated 23.01.2010 has purchased a semi-finished, semi-deluxe apartment bearing no. 303 on the third floor in block no. 'D', admeasuring 830 sft. of super built up area (i.e., 664 sft. of built-up area & 166 sft. of common area) in residential apartments styled as 'Paramount Residency' forming part of Sy: No. 176 situated at Nagaram Village, Keesara Mandal, R. R. District, together with:

- a. Proportionate undivided share of land to the extent of 54.43 sq. yds.
- b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 17 & 11, admeasuring about 15 and 100 sft. respectively.

This Sale Deed is registered as document no. 223/2010, in the office of the Sub-Registrar, Keesara, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 303, on the third floor in block no. 'D' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 303 on the third floor in block no. 'D', admeasuring 830 sft. of super built up area (i.e., 664 sft. of built-up area & 166 sft. of common area) and 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. 17 & 11, admeasuring about 15 and 100 sft. respectively., as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 6,00,000/- (Rupees Six Lakhs Only).
2. The Buyer already paid an amount of Rs. 68,000/- (Rupees Sixty Eight Thousand Only) before entering this agreement which is admitted and acknowledged by the builder

For Paramount Builders


Partner

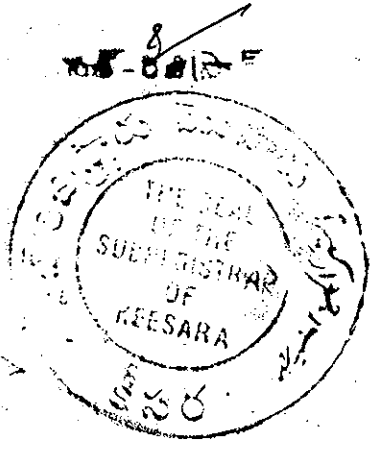
For Paramount Builders


Partner



ప పుస్తకము 20. 1వ సంచిపు.....224.....
 వస్త్రావేళ మొక్కం కాగితముల సంఖ్య.....11.....
 ఈ కాగితము వరుస సంఖ్య.....

2010 సం॥ 22వ తేదీ నెల 22 వ తేదీ
 1991 వ.శ. క.నో.శా.లో మాసం 3 వ తేదీ
 పేరు 12 వీరియూ 1 గంటల పుస్తక
 కురిసింది - లిఖితానుబంధం
 కి. ప్రభాకర్ రెడ్డి
 అతని పేరు 1900లోని
 అతని పేరు సమస్తం వసతికి వచ్చిన తర్వాత
 మరల పేరు 12 వీరి పేరు దాఖలు చేసినందు
 కు 1000/- లు చెల్లించినారు
 ప్రామాణికంగా ఉన్నట్లు
 అనుబంధం చేసిన వారు



అడమ బొటన వ్రలు

Akhilesh Kumar Shrivastava
 S/o. K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 01/2007
 dated 11.01.07 registerer at SRO,
 Ranga Reddy District. Shamirpet



రూపించినది

Akhilesh Kumar Shrivastava
 S/o. Dev Raj Lal, occ: Service
 R/o. Otano VBC, S.V.N. Colony,
 104 Area, Manipalem, Vizag - 15

1 Venkatesh Reddy

Venkatesh Reddy S/o. Rajji Reddy occ: Service
 R/o. 11-15/2, Rd No. 2, Green Hills Colony,
 Secunderabad, Hyderabad.

2 B. RAS KUMAR

B. RAS KUMAR S/o. MUKUNDA RAO,
 occ: Service - R/o. Awal, Secad.

2010 సం॥ 22వ తేదీ నెల 22 వ తేదీ
 1991 వ.శ. క.నో.శా.లో మాసం 3 వ తేదీ

3. The Buyer shall pay to the Builder the balance amount of Rs. 5,32,000/- (Rupees Five Lakhs Thirty Two Thousand Only) in the following manner:

S. No.	Amount	Due date of payment
I	25,000/-	27.11.2009
II	3,10,000/-	On completion of flooring and 1 st coat of painting
III	1,97,000/-	On Completion of flat

4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 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.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 303 on the third floor in block no. 'D' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For Paramount Builders


Partner

For Paramount Builders


Partner



వ పుస్తకము 2010 వ సం॥ పు..... 224.....
 దస్తావేజు తెలుగు భాగముల సంఖ్య..... 11.....
 ఈ భాగము పరుస సంఖ్య..... 3.....

నం-02/2015

An amount of Rs. 5900 towards stamp duty
 including transfer tax of Rs. 1000
 towards registration fee on the Market Value
 of Rs. was paid by me
 Party through my agent M. Keesara Br Keesara
 dated 23/11/2015
 M. Keesara Br Keesara
 Registrar
 Keesara

1వ పుస్తకము 2010 వ సం॥ (శా.స. 1301) పంపు
 224 వుంటున్న రిజిస్ట్రేషన్ ఫీచర్లను ద్వారా
 నిధికి గుర్తింపును పంపింపు 224/2016
 జన్మరేఖనం
 20 (02/2015) సం 23 వ.కం.

నం-02/2015 అధికారి




10. The Builder shall complete the construction of the Apartment and handover possession of the same by 25th February 2010 with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

For Paramount Builders


Partner

For Paramount Builders


Partner



1 వ పుస్తకం 20.6 వ సంచిక 224
దస్తావేజు కమిషన్ కో-గిరిమల నంబర్ 11
ఈ కో-గిరిమల పేరున కంబర్ 4

25-6-1955



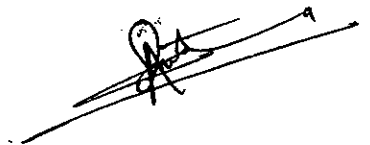
17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
19. 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.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
24. Stamp duty and Registration amount of Rs. 7,000/- is paid by way of challan no. 551269, dated 23.01.2010, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 6,000/- is paid by way of D.D No. 153796 dated 21.01.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner



1 వ పుస్తకము 20. ఆరు సంగ్రహ..... 22
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 11
ఈ కాగితము వరుస సంఖ్య..... 5

అక్ష-849-5



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-deluxe apartment bearing flat no. 303 on the third floor in block no. 'D', 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. 17 & 11, 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:

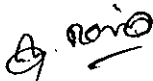
North By	Flat No. 304
South By	Open to sky
East By	Open to sky & 6' wide corridor
West By	Open to sky

WITNESSES:

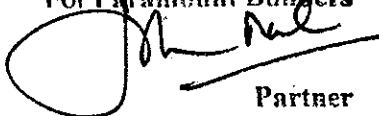
1.



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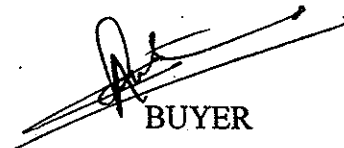
For Paramount Builders


Partner

For Paramount Builders

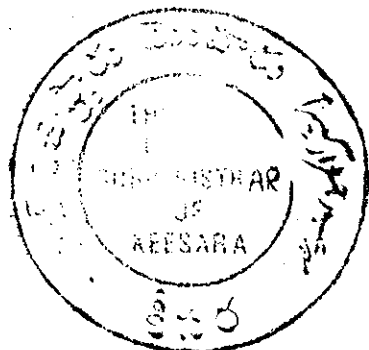

Partner

BUILDER


BUYER

1 వ పుస్తకము జీలంప సంగ్రహం.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

105-105


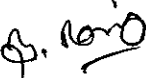


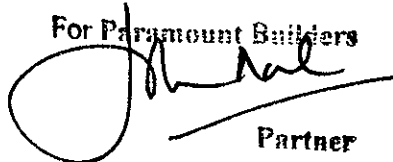
**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**


Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4 7/8" solid cement blocks	4 7/8" 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 tiles
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Panel main door, others flush doors	All panel doors
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	Branded CP Fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
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. 

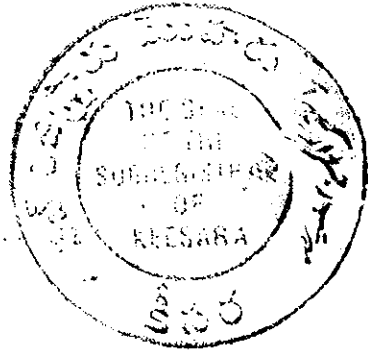
For Paramount Builders

Partner

For Paramount Builders

BUILDER
Partner


BUYER.

1 వ పుస్తకము 2019వ సం॥పు.....
దస్తావేజు కుత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

శ్రీ-కేశవ్రాజ్



REGISTRATION PLAN SHOWING

FLAT NO. 303 IN BLOCK NO. 'D'

ON THE THIRD 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

BUYERS:

MR. AKHILESH KUMAR SHRIVASTVA, SON OF MR. DEV RAJ LAL,

REFERENCE:

AREA:

54.43

SCALE:

SQ. YDS. OR

INCL:

SQ. MTRS.

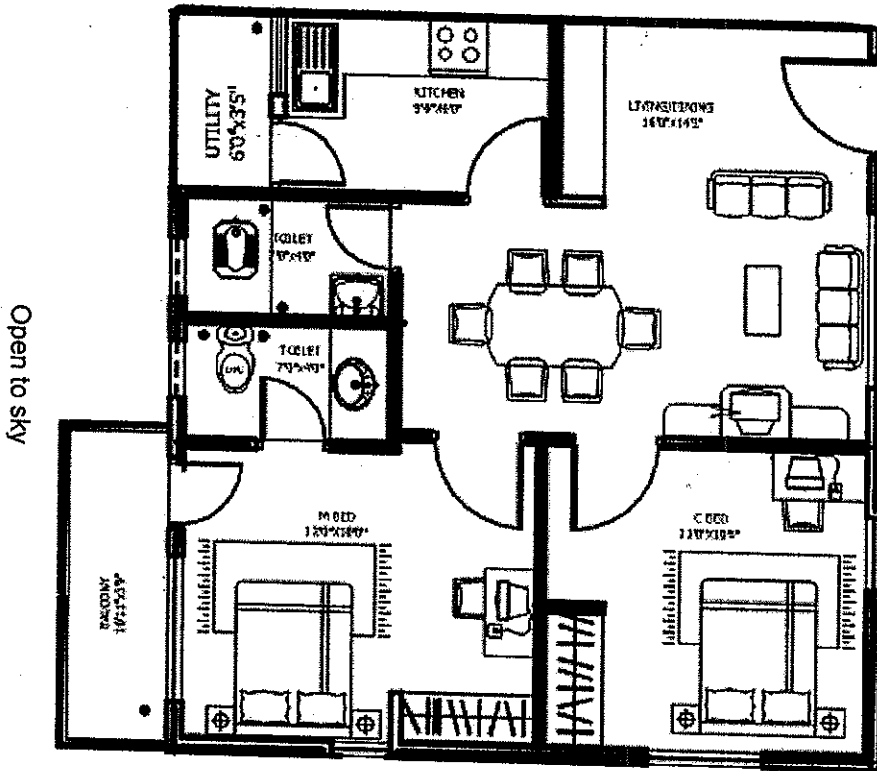


EXCL:

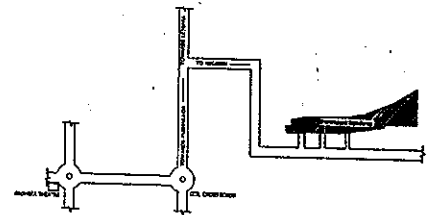


Total Built-up Area = 830 sft.
Out of U/S of Land = Ac. 3-04 Gts.

Flat No. 304



Open to sky & 6' wide corridor



Location Map

WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

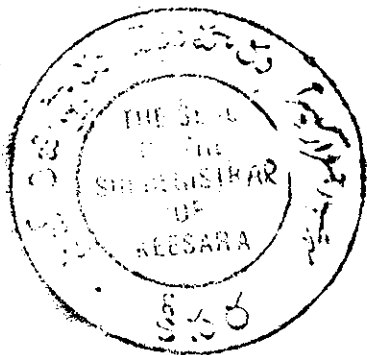
Partner

SIG. OF THE BUILDER




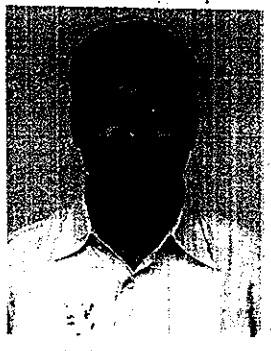



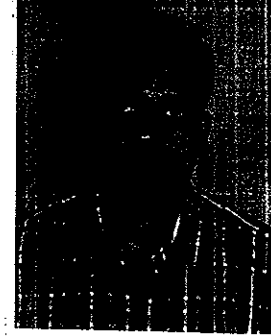
SIG. OF THE BUYER

1 వ పుస్తకము 20.12 వ సంచిపు.....
దస్తావేజు కుత్తం కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

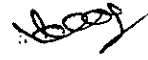

సర్ - రిజిస్ట్రార్



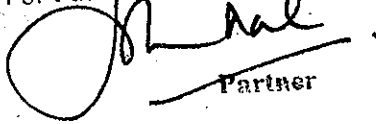
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER: M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED 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 VIDE DOC. NO. 1/2007 Dt: 11/01/2007: 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. AKHILESH KUMAR SHRIVASTVA S/O. MR. DEV RAJ LAL R/O. QTR. NO. U8C S. V. N. COLONY 104 AREA, MARRIPALEM VIZAG - 18.
			
			
			

SIGNATURE OF WITNESSES:

- 
- 

For Paramount Builders

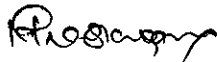

Partner

For Paramount Builders



Partner

SIGNATURE OF EXECUTANTS

We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2010వ సం॥ గ్రంథం..... 224.....
వస్తావేజా మొత్తం కాగితముల సంఖ్య..... 11.....
ఈ కాగితము వరుస సంఖ్య..... 9.....

చక్-0015



HOUSEHOLD CARD

Card No : PAPI 77/201157
 F.P Shop No : 762



Name of Head of Household : Gangwal Samit
 పండ్రి/పేరు : గంగవల సమిత్

Father/Husband name : Sushil Kumar
 తండ్రి/భర్త పేరు : సుశిల్ కుమార్

Date of Birth : 20/Oct/71
 వయస్సు / Age : 35
 Occupation : Own Business

House No. : 8-2-293/82/A/1211
 రోడ్ / Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward- 8
 Circle : 67 / Circle VII
 District : Hyderabad

Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316/(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai

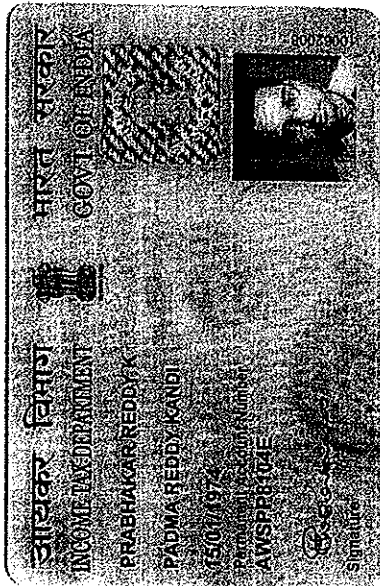



Family Members Details

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
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 District Incharge



PERMANENT ACCOUNT NUMBER
 ABMP16725H

TAXPAYER NAME
 SOHAM SATISH MODI

FATHER'S NAME
 SATISH MANILAL MODI

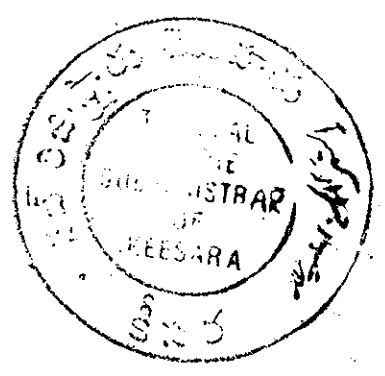
DATE OF BIRTH
 18-10-1989

SIGNATURE

Chief Commissioner of Income-tax, Hyderabad

1 వ పుస్తకము 20.10 స.సం. 224
 దస్తావేజు మొత్తం కాగితముల సంఖ్య 11
 ఈ కాగితము పరుస సంఖ్య 10

చుక్క-88స్టార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKHILESH KUMAR SHRIVASTVA

DEVRAJ LAL SHRIVASTVA

18/04/1973

Permanent Account Number

AUEPS0016Q



Signature



వ పుస్తకము నడిపి వ సంగతి..... 224

దస్తావేజు మొత్తము జాగ్రత్తముల సంఖ్య..... 11

ఈ కాగితము వరుస సంఖ్య..... 11

మన్-రిజిస్ట్రార్

