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P 445493

S.No. 10185 Date 23/03/2010

Sold to Venkatesh

S/o. D. V. S. A Rao

For Whom Paramount Builders


K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
S-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 16th day of June 2010 at Secunderabad 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 37 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, 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. 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, Venakateshwara Nagar, 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 Nereducherala (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

Partner

For Paramount Builders

Partner

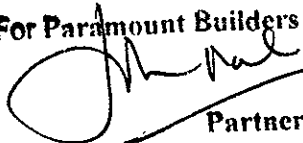
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AND

Mr. Surendra Kumar Tiwari, son of Mr. Baburam Tripathi, aged about 54 years, residing at C/o. Shubham Fast Foods, 1-8-58/2, North Kamalanagar, ECIL, Hyderabad - 500062, 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 the resources of all 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%
- 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.

For Paramount Builders

Partner

For Paramount Builders

Partner

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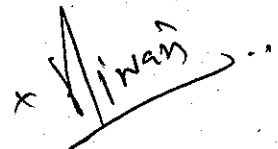
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the 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. The Firm 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.
- K. The Firm 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:
- Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
 - Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
 - 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.

For Paramount Builders

 Partner

For Paramount Builders

 Partner

x 

- L. By virtue of above referred documents, the Firm 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 respective share / ownership of each flat in Paramount Residency together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- N. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending purchaser.
- O. The Buyer is desirous of purchasing an apartment no. 208 on the second floor in block no. '2C' in the proposed building Paramount Residency and has approached the Vendor. Such apartment hereinafter is referred to as the Scheduled Apartment.
- P. 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 agreements dated 31.10.2006.
- Q. 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. 9,58,000/- (Rupees Nine Lakhs Fifty Eight Thousand Only) and the Buyer has agreed to purchase the same.
- R. The Buyer has made a provisional booking vide booking form no. 1418 dated 16.06.2010 for the above referred apartment and has paid a booking amount of Rs. 5,000/- to the Vendor.
- S. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of reducing the same into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell for a consideration and the Buyer agrees to purchase a Semi-deluxe Apartment together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential apartment named as Paramount Residency, being constructed on the Scheduled Land (such apartment hereinafter is referred to as the Scheduled Apartment) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Apartment will be as per the specifications given in Schedule 'C'.

Schedule of Apartment:

- a) Semi-deluxe Apartment No. 208 on the second floor in block no. '2C' admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 34.76 Sq. Yds.
 - c) A reserved parking space for two wheeler on the stilt floor bearing no. 17 admeasuring about 15 sft.
2. That the total consideration of Rs. 9,58,000/- (Rupees Nine Lakhs Fifty Eight Thousand Only).
 3. That the Buyer has paid an amount of Rs. 5,000/- to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.

For Paramount Builders


Partner

For Paramount Builders


Partner

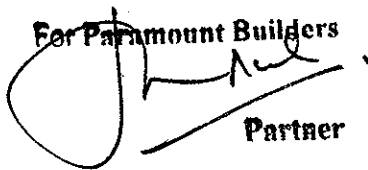


4. The Buyer agrees to pay the balance sale consideration amount of Rs. 9,53,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	Rs. 60,000/-	16.06.2010
Installment II	Rs. 8,93,000/-	15.07.2010

The installments received will be appropriated first towards the consideration for sale of undivided share in land.

5. That the Buyer shall pay the installments as mentioned in clause 4 above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Buyer shall pay such installments on the due dates, subject to clause 6 given below.
6. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 21 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 4 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.
7. In the event the installment payments are delayed by more than 15 days after they become due, the Buyer shall be liable to pay the overdue installments with interest calculated @1.5% p.m. Under no circumstances the Buyer shall delay the payment of installments for more than 1 month from the due date.
8. That in case of delay in payment of installments for more than 1 month from the due date, this agreement shall stand cancelled and the Vendor shall be entitled to charge cancellation charges @ 15% of the agreed total sale consideration. In the event of the Buyer proposing for a housing loan and the Buyer fails to obtain housing loan within 15 days of the provisional booking, 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. 5,000/-, Rs. 10,000/- & Rs. 15,000/- for single, double & three bedroom apartments respectively. Further if on the request of the Buyer the booking is cancelled within 60 days of the provisional booking the cancellation charges shall be Rs. 15,000/-, Rs. 20,000/- & Rs. 30,000/- for single, double and three bedroom apartments respectively.
9. The Vendor shall be entitled to re-allot / sell the said apartment thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Buyer to take action as stated herein, and such action shall be the sole prerogative and discretion of the Vendor and the defaulting Buyer shall have no say in or to object to the same.
10. That the Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanction within 30 days from the date of provisional booking. The Vendor 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 Vendor by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

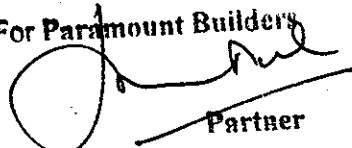
For Paramount Builders

Partner

For Paramount Builders

Partner




11. That for the purposes of creating a charge in favour of the bank / financial institutions on the apartment being constructed so as to enable the Buyer to avail housing loan, the Vendor will execute a sale deed in favour of the Buyer for sale of apartment in a semi-finished state. In the event of execution of sale deed before the apartment is fully completed, the Buyer shall be required to enter into a separate construction contract with the Vendor for completing the unfinished apartment and the Buyer shall not raise any objection for execution of such an agreement.
12. That in the event the Buyer is arranging/has arranged finance under Housing Finance scheme/or any other scheme for the purchase of schedule apartment and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Buyer for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Buyer and the consequence as regards default in payments as contained under this Agreement shall become operative.
13. That any time given to the Buyer for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Buyer other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
14. That on payment of the full consideration amount as mentioned above and on completion of construction of the said apartments, the Vendor shall deliver the possession of the Schedule Apartment to the Buyer with all amenities and facilities as agreed to between the parties and the Buyer shall enter into possession of the Schedule Apartment and enjoy the same with all the rights and privileges of an owner.
15. That the Buyer has examined the title deeds, plans, 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 Buyer shall not hereafter, raise any objection on this account.
16. That it is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this agreement, or the sale deed, and/or the agreement of construction.
17. That the Vendor shall build the apartment, etc. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule 'C' hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
18. That it is specifically understood and agreed by the Buyer that the Sale Deed executed in favour of the Buyer and the Agreement for Construction entered into, if any, between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and are inseparable.
19. 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.

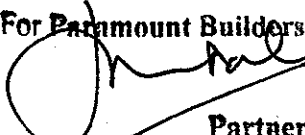
For Paramount Builders

Partner


For Paramount Builders

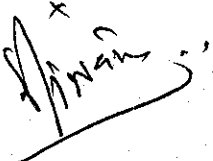
Partner




20. That the residential apartment shall always be called 'Paramount Residency' and the name thereof shall not be changed.
21. That the Vendor agrees to deliver the schedule apartment to the Buyer on or before 31st July 2010 with a further grace period of 6 months.
22. That in event of any delay in the completion of the construction of the scheduled apartment and delivery of possession of the said tenement by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Buyer shall not have any right to claim any interest, loss or damage etc. or shall not insist for the refund of any amount till the final work is completed.
23. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Buyer shall also be obliged to pay for maintenance thereof to the Vendor or the respective society.
24. That the Buyer shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission, assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the building or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.
25. That the Buyer shall not cut, maim, injure, tamper or damage any part of the structure or any part of the building nor shall he/she/they make any additions or alterations in the building without the written permission of the Vendor or from the Paramount Residency Owners Association, the body that has been / shall be formed for the maintenance of the Apartments.
26. That the Buyer shall keep and maintain the building 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, disturbances or difficulty to the occupiers of the other apartments 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.
27. That from the intimation as to possession of the Scheduled Apartment or date of receipt of possession of the apartment, which ever is earlier the Buyer shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses etc that may be payable with respect to the Schedule apartment including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.

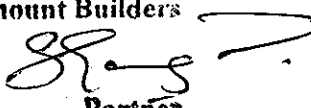
For Paramount Builders

Partner

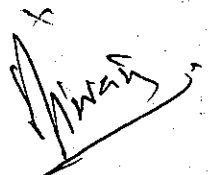
For Paramount Builders

Partner



28. That the Buyer shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with apartment before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement.
29. That the Buyer shall become a member of the Paramount Residency Owners Association, the body that has been / shall be formed for the maintenance of the building. As a member, the Buyer shall abide by the rules and by-laws framed by the said association, which shall be the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other services and property of common enjoyment) and shall pay such amount or amounts as decided by the said 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.
30. That the Buyer shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each apartment. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the apartment and the transfer of all or any rights therein shall only be subject to such conditions.
31. That the Buyer shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the land and/or the apartment etc., on account of joint ownership of the same by a number of persons.
32. That any disputes or differences between the parties hereto shall be subject to Hyderabad/Secunderabad Jurisdiction only.
33. That the Vendor shall cause this Agreement of sale to be registered in favour of the Buyer as and when the Buyer intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
34. That the Vendor shall, in due course, cause sale deed/s or other conveyance to be executed and registered in favour of the Buyer for transfer of the apartment, etc. and the undivided share in the land, subject to the Buyer paying all dues payable under or in pursuance of this Agreement.
35. That the stamp duty, registration charges and other expenses related to the execution and registration of this agreement of sale and other deeds, or conveyances and agreements shall be borne by the Buyer only.
36. The Original Owners hereby declare and covenant that they have no right, title interest objection etc., of whatsoever nature over the Scheduled Apartment and further declares that the Schedule Apartment belongs and falls to the share of the Vendor by virtue of Joint Development Agreement dated 31.10.2006 and Agreement of Sale cum GPA dated 31.10.2006 both registered at the office of the Sub-Registrar, Shameerpet as document nos. 16768/06 and 16413/06 respectively. The Original Owners further declare that they have no share in the sale consideration mentioned herein.

For Paramount Builders

Partner

For Paramount Builders

Partner



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

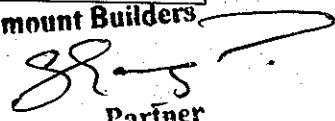
All that portion forming apartment no. 208 on the second floor in block no. '2C', admeasuring 530 sft. of super built-up area (i.e., 424 sft. of built-up area & 106 sft. of common area) together with proportionate undivided share of land to the extent of 34.76 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 17, admeasuring about 15 sft., 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. 207
South By	Flat no. 209
East By	Open to sky
West By	6' wide corridor

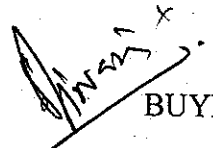
WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR


BUYER

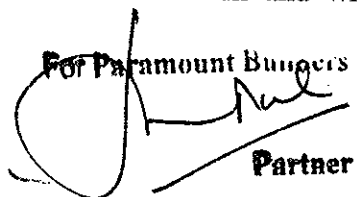
SCHEDULE 'C'

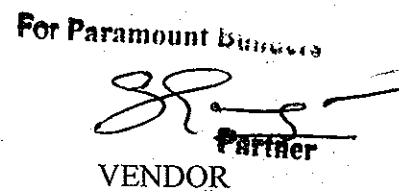
<u>SPECIFICATIONS FOR CONSTRUCTION</u>		
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Ceramic tiles	Marble slabs
Flooring - Bedrooms	Ceramic tiles	Marble 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

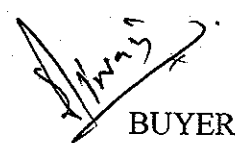
IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

WITNESSES:

- 1.
- 2.

For Paramount Builders

 Partner

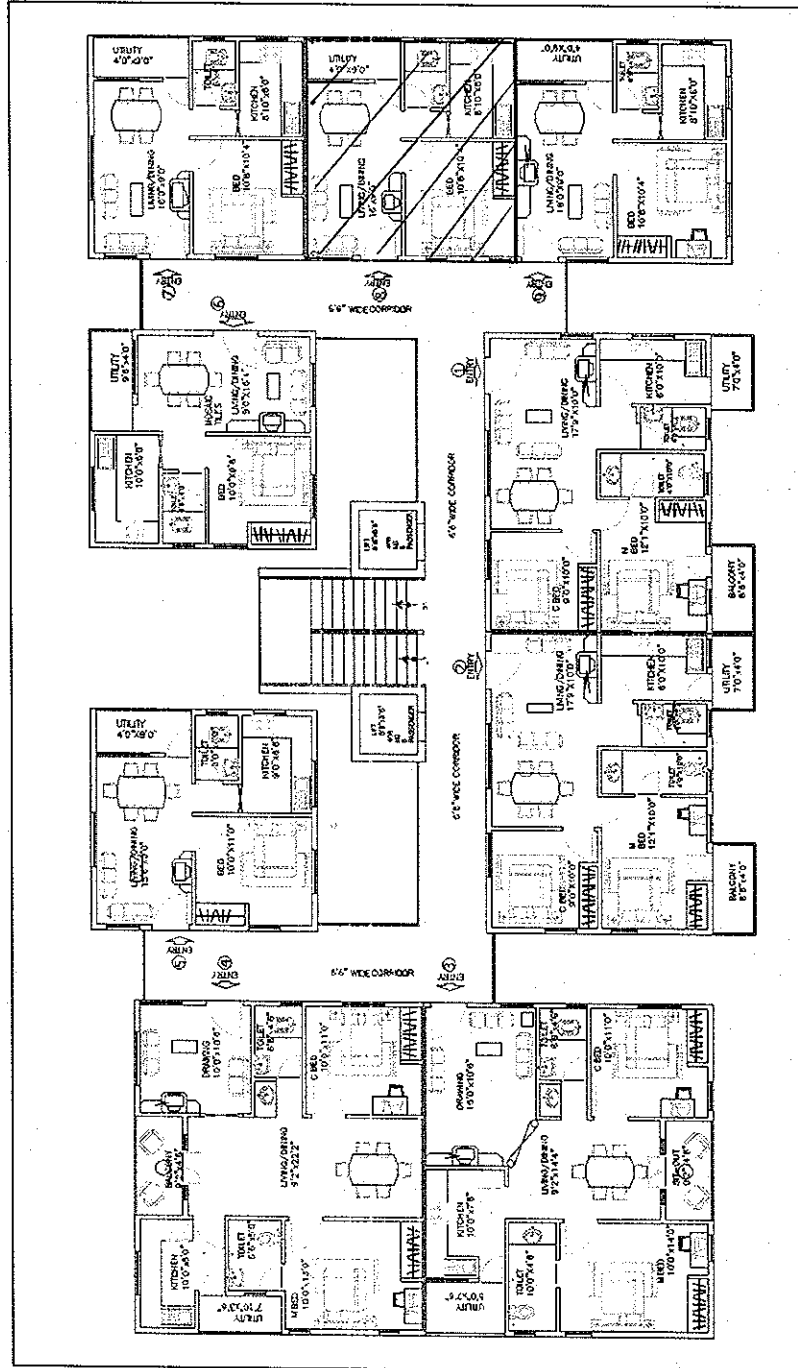
For Paramount Builders

 Partner
 VENDOR


 BUYER

Plan showing Apartment No. 208 on the second floor in block no. '2C' of Paramount Residency at Survey No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red and bounded as under:

Vendor: M/s. Paramount Builders
 Buyer: Mr. Surendra Kumar Tiwari
 Flat area: 530 sft.
 Undivided share of land: 34.76 sq. yds.

Boundaries :
 North by: Flat no. 207
 South by: Flat no. 209
 East by: Open to sky
 West by: 6' wide corridor



WITNESSES:

- 1.
- 2.

For Paramount Builders
[Signature]
 Partner

For Paramount Builders
[Signature]
 Partner

VENDOR

[Signature]
 BUYER

Sale Deed Authorization Form

Project	M/s. PARAMOUNT BUILDERS - PARAMOUNT RESIDENCY		
Buyer name	MR. SURENDRA KUMAR TIWARI		
Flat / Bungalow No.	2C-208	Area	530 Sft
Land Area	34.76	Type	Semi / Deluxe / Luxury
Car parking no.		2 wheeler parking no.	17

Payment & Agreement details

A.	Total sale consideration	958,000 -
B.	Stamp duty & registration charges	28,360
C.	Service tax @ 3.4% on Sale Agreement	-
D.	VAT @ 1% on Sale Agreement	9580
E.	Total taxes (B + C + D)	37,940
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	9,95,940 -
I.	Total amount paid	65,000 -
J.	Balance amount payable (H - I)	9,30,940 -

K.	Amount for Sale Deed	958,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	8,93,000 -
O.	Margin Money (A - N)	65,000 -

Housing Loan Details

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	Allahabank	30/8/10	44047	793,000

8,93,000

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		8,93,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
	052515	37940	

Remarks:

* Bridge Loan availed Customer.
* Rs. 7,93,000/- released after submitting the documents
* Rs. 1,00,000/- after completion of flat.

Authorized by:

Name	Accountant	GR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	11/9/10	01/09/10	01/09/10	01 SEP 2010

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit and / or PDC's will be required at the time of taking possession.

8 CO.

बैंकर्स चेक BANKERS CHEQUE

केवल छः महीनों के लिए वैध
VALID FOR 6 MONTHS ONLY Date. 30/08/2010....

PAY M/S. PARAMOUNT BUILDERS *****

रुपये RUPEES Seven Lakh Ninety Three Thousand only.

या आदेश पर OR ORDER

Ref. No. 0418

अदा करे

₹ RS. 793000.00
Secunderabad Code 0210299

कृते इलाहाबाद बैंक
For ALLAHABAD BANK

इलाहाबाद बैंक

ALLAHABAD BANK

SECUNDERABAD-A.P.

MBC/E

BRANCH CODE: 0210299

प्रतिहस्ताक्षरित
COUNTERSIGNED.

Mushtaq

M. S. Narayana
प्रबन्धक
MANAGER

⑈440417⑈

500010006⑈

12

8 CO.

बैंकर्स चेक BANKERS CHEQUE

केवल छः महीनों के लिए वैध
VALID FOR 6 MONTHS ONLY Date. 30/08/2010....

PAY M/S. PARAMOUNT BUILDERS *****

रुपये RUPEES One Lakh only.

या आदेश पर OR ORDER

Ref. No. 0417

अदा करे

₹ RS. 100000.00
Secunderabad Code 0210299

कृते इलाहाबाद बैंक
For ALLAHABAD BANK

इलाहाबाद बैंक

ALLAHABAD BANK

SECUNDERABAD-A.P.

MBC/E

BRANCH CODE: 0210299

प्रतिहस्ताक्षरित
COUNTERSIGNED.

Mushtaq

M. S. Narayana
प्रबन्धक
MANAGER

⑈440418⑈

500010006⑈

12

A. S. Khan



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 588826

S.No. 29234 Date 08/11/10 R.No.

Sold to Santosh

S/o. B/o. W/o. Shankar

For Whom Paramount Builders

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

LOAN AGREEMENT

This agreement is made and executed on this the 2nd day of November 2010 by and between:

1. Mr. Surendra Kumar Tiwari, son of Mr. Baburam Tripathi, aged about 54 years, resident of flat no. 208, block no. '2C', in Paramount Residency, Nagaram, Ranga Reddy District. (hereinafter referred to as the 'Purchaser')

AND

2. 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 Shri Satish Modi aged about 39 years, (hereinafter referred to as 'Builder')

The term Purchaser and Builder herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators, nominees, assignees etc.

* [Signature]

For Paramount Builders
[Signature]
Partner

- A. WHEREAS the Purchaser has booked/purchased flat bearing no. 2C-208 in the project known as Paramount Residency situated at Sy. No. 176, Nagaram Village, Keesara Mandal, R. R. District, vide booking form bearing no. 1418 dated 16.06.2010 from the Builder.
- B. WHEREAS in pursuance of the said booking the Purchaser has executed the following deeds and agreements.
- Agreement of sale dated 16.06.2010.
 - Sale Deed dated 02.09.2010 registered as document no. 3409/2010 at SRO, Keesara, Ranga Reddy District.
- C. Whereas the total liability of the purchaser to the Builder towards sale consideration, stamp duty, registration charges, VAT, service tax, interest on delayed payments and charges for additions and alterations is Rs. 11,37,525/-. Out of the said amount the Purchaser has paid an amount of Rs. 10,04,525/- to the Builder and an amount of Rs. 1,33,000/- is still due to be paid by the Purchaser to the Builder. The Purchaser acknowledges that the said amount is due to the Builder.
- D. The purchaser has expressed his/her inability to pay the balance amount due and has requested the Builder to extend a loan of Rs. 1,33,000/- to the Purchaser. The Builder has agreed to extend a loan of Rs. 1,33,000/- to the Purchaser on the following terms and conditions.

NOW THIS AGREEMENT WITNESS AS FOLLOWS:

- In pursuance of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand only) given by the Builder to the Purchaser and the Purchaser having acknowledged the receipt of the same, the Purchaser agrees to repay the Builder the loan along with interest calculated @ 9% per annum (compounded annually) within a period of 12 months from the date of this agreement.
- The Purchaser has agreed to repay the Builder the loan along with interest in 12 (twelve) equated monthly installments (EMI) by way of post dated Cheques drawn on Allahabad bank, Malkajgiri branch as per details given under.

Sl. No.	Cheque date	Cheque No.	Amount	Towards principle repayment (in Rs.)	Towards interest payment (in Rs.)
1.		052322	11,625/-		
2.		052323	11,625/-		
3.		052324	11,625/-		
4.		052325	11,625/-		
5.		052326	11,625/-		
6.		052327	11,625/-		
7.		052328	11,625/-		
8.		052329	11,625/-		
9.		052330	11,625/-		
10.		051658	11,625/-		
11.		051659	11,625/-		
12.		051660	11,540/-		

[Handwritten Signature]

For Paramount Builders

 Partner

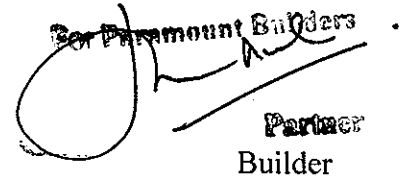
3. The Purchaser undertakes to honour the Cheques as and when deposited by the Builder.
4. In case of default by the Purchaser in payment of the above installments, the builder shall be entitled to recover the balance due along with interest calculated at the rate of 18% per annum.

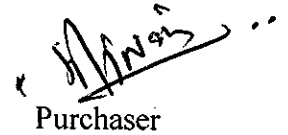
IN WITNESSES WHEREOF THIS Agreement is made and executed on this the 2nd day of November 2010 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

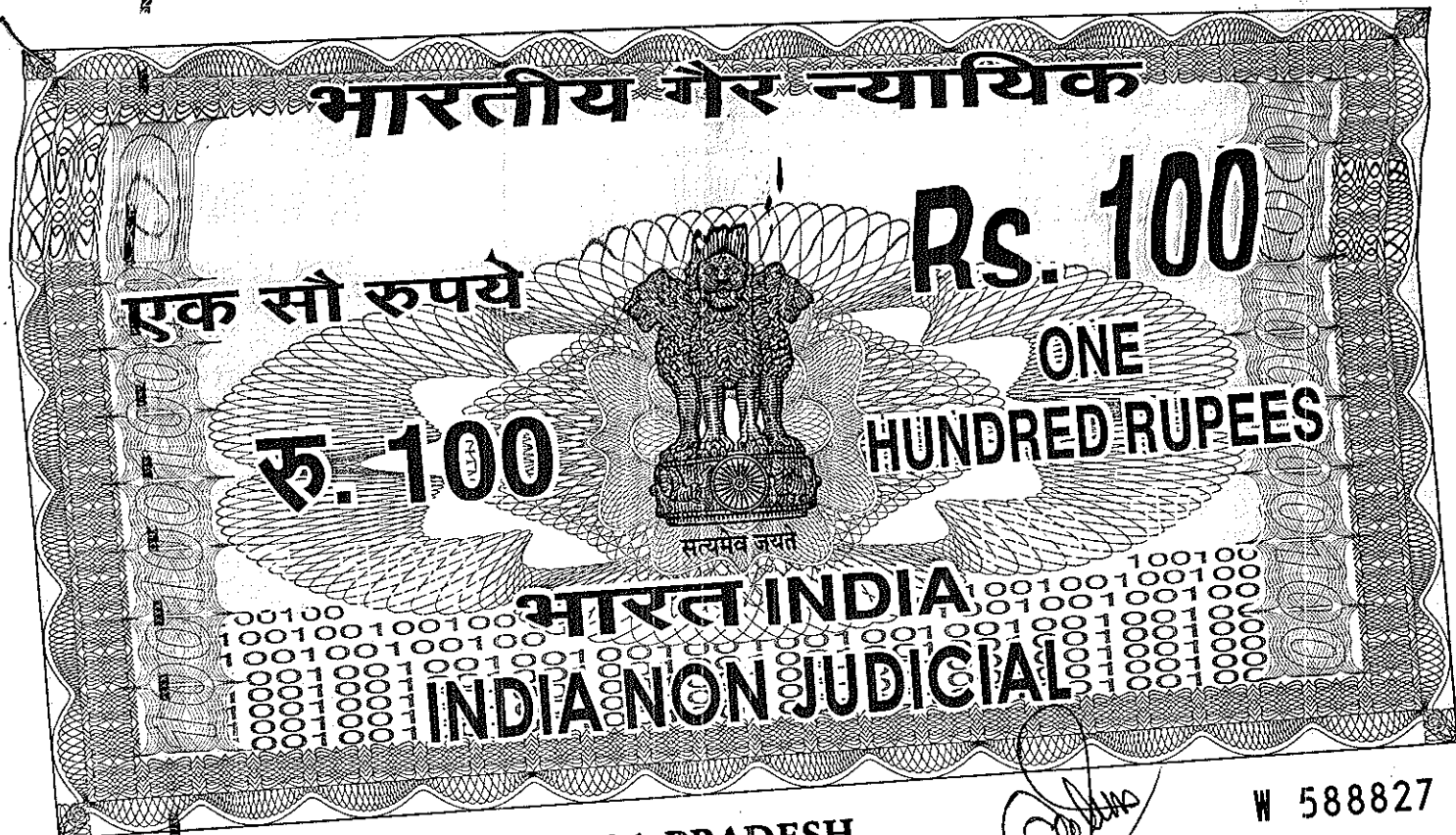
Witness

1.

2.

For Paramount Builders

Partner
Builder


Purchaser



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]
K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

S.No. 29235 Date 08/11/2010 RS. 100
Sold to Santosh
S/o, B/o, W/o Cherukel
For Whom M/s. Paramount Builders

LOAN AGREEMENT

This agreement is made and executed on this the 2nd day of November 2010 by and between:

1. Mr. Surendra Kumar Tiwari, son of Mr. Baburam Tripathi, aged about 54 years, resident of flat no. 208, block no. '2C', in Paramount Residency, Nagaram, Ranga Reddy District. (hereinafter referred to as the 'Purchaser')

AND

2. 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 Shri Satish Modi aged about 39 years, (hereinafter referred to as 'Builder')

The term Purchaser and Builder herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators, nominees, assignees etc.

[Signature]

For Paramount Builders
[Signature]

From,
Mr. Surendra Kumar Tiwari,
S/o. Mr. Baburam Tripathi,
C/o. Shubham Fast Foods,
1-8-58/2,
North Kamalanagar,
ECIL, Hyderabad - 500062.

Date:

To ,
The Managing Partner,
M/s. Paramount Builders
Survey no. 176,
Nagaram Village,
Keesara Mandal,
R.R.District

Sub: Repayment of loan

Dear Sir,

Please find enclosed an amount of Rs. 1,33,000/- (Rupees One Lakhs Thirty Three Thousand Only) towards repayment of loan as per the details given below:

S. No.	Cheque date	Cheque no.	Drawn on	Amount

Thank You.

Yours Sincerely,


Surendra Kumar Tiwari.

RECEIPT

Received a sum of Rs. 1,33,000/- (Rupees One Lakhs Thirty Three Thousand Only) from Paramount Builders situated at Survey no. 176, Nagaram Village, Keesara Mandal, R. R. District as hand loan, repayable on demand along with interest @18% per annum.

Place:
Date:



Mr. Surendra Kumar Tiwari,
S/o. Mr. Baburam Tripathi,
C/o. Shubham Fast Foods,
1-8-58/2,
North Kamalanagar,
ECIL, Hyderabad - 500062.


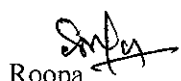


Authorization form for handing over the possession of Flat in 'Paramount Residency'

Flat No.	2C-208
Name of Buyer	Mr: S. K. Tiwari

A.	Total sale consideration.	9,58,000 ✓
B.	Less: Discount for early payments.	-
C.	Add: Reg. Charges	24,050 ✓
D.	Add: VAT & Service Tax.	9,580 ✓
E.	Add: Extra Specs Charges (revised)	3,000 ✓
F.	Add: Misc. Charges	1,47,635 ✓
G.	Less: Amount paid.	10,04,525 ✓
H.	Balance amount Due	1,37,740 ✓
I.	Interest Amount	34,839 ✓
J.	Refund if any	-
Remarks:		
(1) Balance of Amount - 137740/- out of which customer is going for bridge loan Rs. 133000/- and Balance. 4740/- to be collected. [Copy collected on 9/12/10]		
(2) Service tax Letter & Cheques to be collected		
(3) Interest is coming to Rs. 34839/-		
K.	Interest Amount to be charged	nil ✓

Check List	Yes / No
1. Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	✓
2. Buyer has signed the Association Membership Form.	✓
3. No Due Certificate signed	✓
4. 6 PDC for Maintenance Charges collected [MAINTENANCE BOARD Bm]	✓
5. Buyer has signed the Electricity Transfer Form & Affidavit or Stamp paper	✓
6. Buyer has informed that Property Tax is due	-

Authorized by:

 K. Krishna Prasad	 Roopa	 A. Sambasiva Rao	 Soham Modi
Date: 28/12/10	Date: 8/12/10	Date: 2/12/10	Date: 8 DEC

APPROVED BY
Managing Partner:
Soham Modi
SOHAM MOULI
MANAGING DIRECTOR

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of owners association rules to the buyer.

Paramount Residency

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

Report Print Date:02-12-2010 - Time :11:24

Flat History Document

Block No 2C
Flat No 208

Buyer Name And Address
Mr. Surendra Kumar Tiwari
C/o. Shubham Fast Foods, 1-8-58/2, North Kamala Nagar, ECIL, Hyderabad - 062.
Phone : 9704091073, sktiwari1956@yahoo.com
Occupation :
Flat Owner : Paramount

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	530	16-06-10	Deshmuk	Yes	Yes	Yes	HL	Nil
HL Req	HL Apr	Release	From	Sale Completed				
600000	500000	Yes	Allahabad Bank	No				
NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date	Flat Type			
Yes	Yes	Yes	Yes	12-10-2010				
Sale Amount	Other Amount	Total Amount	Total Receipts	Balance				
958000	184155	1142155	1004525	137630				

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
15-06-2010	Booking Amount	5,000	006795	Yes
16-06-2010	1st Installment	60,000		Yes
15-07-2010	Balance Amount	893,000		No

* * * * *

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
15-07-2010	Electricity Bill	65		No
20-08-2010	Elec Charges	65		No
23-08-2010	Loan	133,000		No
06-09-2010	Allabad Bank Mortgage charges	8,500		No
07-09-2010	Reg Exp	24,050		No
07-09-2010	Doc Exp	2,000		No
07-09-2010	Misc Exp	2,000		No
07-09-2010	EC Exp	200		No
07-09-2010	VAT	9,580		No
16-09-2010	Elec Charges	65		No
16-10-2010	Elec charges	65		No
08-11-2010	Courier charges	1,500		No
17-11-2010	Elec Charges	65		No
24-11-2010	Extra Specs	3,000		No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
16-06-2010	Payment Received	60,000	006799	Yes
16-06-2010	Booking Payment	5,000	006795	Yes
06-09-2010	Payment Received	793,000	440417	Yes
21-09-2010	Payment Received	46,525	052321	Yes
01-12-2010	Payment Received	100,000	440418	Yes

* * * * *

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
16-06-2010	1. Booked Under PPT No 187, Single Phase Elec, Semi Delux Flat, Discount @ 326/- (173000/-) no on time payment discount, If	0	Deshmuk	Yes

Interest calculation for delayed payments.						
Project Name	Paramount Builders					
Flat no.	2C-208					
Customer Name	S. K. Tiwari					
Booked by	Deshmukh					
Prepared by	vneela					
Date	06.12.2010					
Sign						
Interest rate	18.00	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
15-Jun-10	5000	Booking Amount	-	-	-	5,000
16-Jun-10	60000	1st Installment	1	5,000	2	65,000
16-Jun-10	(5000)	Booking Payment	-	65,000	-	60,000
16-Jun-10	(60000)	Payment Received	-	60,000	-	-
15-Jul-10	893000	Balance Amount	29	-	-	893,000
15-Jul-10	65	Electricity Bill	-	893,000	-	893,065
20-Aug-10	65	Elec Charges	36	893,065	15,855	893,130
23-Aug-10	133000	Loan	3	893,130	1,321	1,026,130
06-Sep-10	8500	Allabad Bank Mortgage c	14	1,026,130	7,085	1,034,630
06-Sep-10	(793000)	Payment Received	-	1,034,630	-	241,630
07-Sep-10	24050	Reg Exp	1	241,630	119	265,680
07-Sep-10	2000	Doc Exp	-	265,680	-	267,680
07-Sep-10	2000	Misc Exp	-	267,680	-	269,680
07-Sep-10	200	EC Exp	-	269,680	-	269,880
07-Sep-10	9580	VAT	-	269,880	-	279,460
16-Sep-10	65	Elec Charges	9	279,460	1,240	279,525
21-Sep-10	(46525)	Payment Received	5	279,525	689	233,000
16-Oct-10	65	Elec charges	25	233,000	2,873	233,065
08-Nov-10	1500	Courier charges	23	233,065	2,644	234,565
17-Nov-10	65	Elec Charges	9	234,565	1,041	234,630
24-Nov-10	3000	Extra Specs	7	234,630	810	237,630
01-Dec-10	(100000)	Payment Received	7	237,630	820	137,630
06-Dec-10	(137630)	amount receivable	5	137,630	339	-
	0.00			Approx Interest Payable	34,839	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Waived

APPROVED BY
- 8 DEC 2010
SOHAM MODI
MANAGING DIRECTOR

Sw
Customer is working on
Detail. The Bank has
delayed with the
payment.
Please waive off delayed
amt.

PARAMOUNT BUILDERS

5-4-187/3&4, II Floor, M. G. Road, Secunderabad - 500 003.
Phone: 66335551

NO DUE CERTIFICATE

To,
Mr. Surendra Kumar Tiwari,
C/o. Shubham Fast Foods,
1-8-58/2, North Kamalanagar,
ECIL, Hyderabad - 500062

Date: 29.11.2010.

Dear Sir / Madam,

This is to certify that the total sale consideration, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 208 in block no.2C in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District. However, stamp duty and registration charges are to be paid by you at the time of execution of sale deed.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

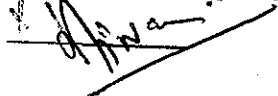
Yours sincerely,



Managing Partner.
(SOHAM MODI)



Accepted & confirmed:

Signature: 

Name: _____

PARAMOUNT BUILDERS

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.
Phone: 66335551

To,
The Manager,
Allahabad Bank,
Secunderabad Branch.

Date: 02.11.2010

Sub: Final Disbursement of Rs. 1,00,000/- of housing loan account of Mr. Surendra Kumar Tiwari, of Flat Nos. 208 in Block no. 2C in our project known as Paramount Residency at Survey No. 176, Nagaram, Hyderabad.


Dear Sir,

With reference to the said Housing Loan. We sincerely request you to release the final disbursement with reference to the inspections of the said flat on Saturday (29.10.2010).

Please find enclosed Letter of Possession (Banker's Copy) and a No Dues Certificate shall be provided to you at an appropriate time.

Thank You.

Yours sincerely,


For Paramount Builders
Authorised Signatory.

MEMBERSHIP ENROLMENT FORM

To,
The President,
Paramount Residency Owner's Association,
Survey no. 176,
Nagaram Village,
Keesara Mandal,
R. R. District.

Date: _____

Dear Sir,

I am the owner of Flat No.208 in block no. 2C in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District. I request you to enroll me as a member of the 'Paramount Residency Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (32) mentioned in the bye laws and have no objections to the same.

I undertake to make a declaration, giving details of the proposed occupier of my flat/bungalow/villa, in case my flat/ villa/bungalow is being given for occupation to a third party under lease / license or by other understandings, as per prescribed format. I shall obtain an NOC from the Association before giving occupation to a third party.

Thank You.

Yours faithfully,

Signature: 

Name: _____

Address for correspondence:

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

PARAMOUNT BUILDERS

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.
Phone: 66335551

LETTER OF POSSESSION

To

Mr. Surendra Kumar Tiwari,
C/o. Shubham Fast Foods,
1-8-58/2, North Kamalanagar,
ECIL, Hyderabad - 500062

Date: _____

Sub: Letter of Possession for Flat No. 208 in block no.2C in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned Flat to you as per the terms and conditions of our sale deed / agreement.

You shall become a member of 'Paramount Residency Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,

Managing Director.
(SOHAM MODI)

PARAMOUNT BUILDERS

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.
Phone: 66335551

LETTER OF POSSESSION

Date: _____

To
Mr. Surendra Kumar Tiwari,
C/o. Shubham Fast Foods,
1-8-58/2, North Kamalanagar,
ECIL, Hyderabad - 500062

Sub: Letter of Possession for Flat No. 208 in block no.2C in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned Flat to you as per the terms and conditions of our sale deed / agreement.

You shall become a member of 'Paramount Residency Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,

Managing Director.
(SOHAM MODI)

Paramount Builders

5-4-187/ 3 & 4, II Floor, Soham Mansion,
Secunderabad - 500 003.

2C - 208 Surendra Kumar Tiwari
Ledger Account

1-Apr-2010 to 8-Dec-2010

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Page 1 Credit
21-6-2010	By HDFC Bank	006795	Bank Receipt	BR\1	Ch. No. :006795 Being cheque received from Surekha Tiwari towards payment R.no 2125.		5,000.00
	By HDFC Bank	006799	Bank Receipt	BR\2	Ch. No. :006799 Being cheque received from Surekha Tiwari towards payment R.no 2126		60,000.00
15-7-2010	To HDFC Bank	872596	Bank Payment	BP\13	Ch. No. :872596 Being cheque issued to AAO ERO 312 towards electricity charges for the flat nos 2C 302-208-206-203-105.	65.00	
20-8-2010	To HDFC Bank	858158	Bank Payment	BP\20	Ch. No. :858158 Being cheque issued to AAO ERO 312 towards elec bill for the flat no 1C 509, 2C 105, 203,206,208.	65.00	
30-8-2010	To Cash		Cash Payment	CP\3	Being cash paid to Allahabad Bank on behalf of customer.	1,000.00	
31-8-2010	To Sales - 2C Block		Journal	Jv\3	Being amount debited to Customer towards sales for the flat.	9,58,000.00	
1-9-2010	To HDFC Bank	957494	Bank Payment	BP\3	Ch. No. :957494 Being cheque issued to Bank toward ACTO HYD towards VAT for the flat no 2C 208, B 104.	9,580.00	
6-9-2010	By HDFC Bank	440417	Bank Receipt	BR\1	Ch. No. :440417 Being cheque received from Surender Kumar towards payment R.No 2612.		7,93,000.00
	To Cash		Cash Payment	CP\4	Being cash paid to Allahabad Bank towards mortgage charges for the flat.	7,500.00	
7-9-2010	To Cash		Cash Payment	CP\1	Being cash paid towards documentation expenses for the flat no 2c 208.	2,000.00	
	To Cash		Cash Payment	CP\2	Being cash paid towards misc exp for reg of the flat.	2,000.00	
	To Cash		Cash Payment	CP\3	Being cash paid towards EC exp for the flat.	200.00	
15-9-2010	To Prabhakar Reddy Petty Cash Account Chq		Journal	Jv\1	Being amount debited to 2C 208 towards reg exp for the flat .	24,050.00	
16-9-2010	To HDFC Bank	957593	Bank Payment	BP\1	Ch. No. :957593 Being cheque issued to AAO ERO 312 towards electricity charges for 2C 105, 203, 206, 208, 302.	65.00	
20-9-2010	By HDFC Bank	052321	Bank Receipt	BR\3	Ch. No. :052321 Being cheque received from Surender Kumar Tiwari towards payment R.No 2617.		46,525.00
16-10-2010	To HDFC Bank	957762	Bank Payment	BP\4	Ch. No. :957762 Being cheque issued to AAO ERO 312 towards elec bill for 2C 206, 208, 302, 308, 403.	65.00	
8-11-2010	To Cash		Cash Payment	CP\5	Being cash paid towards courier charges to Oman.	1,500.00	
	Carried Over					10,06,090.00	9,04,525.00

continued ...

Paramount Builders

2C - 208 Surendra Kumar Tiwari Ledger Account : 1-Apr-2010 to 8-Dec-2010

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Credit
	Brought Forward					10,06,090.00	9,04,525.00
17-11-2010	To HDFC Bank	024790	Bank Payment	BP13	Ch. No. :024790 Being cheque issued to AAO ERO 312 towards elec bill for the month of Oct for 1C 509, 2C 105, 203, 206, 208.	65.00	
30-11-2010	To Extra Specs		Journal	JV6	Being amount debited to customer towards stamp papers and extra specs charges for the flat.	3,110.00	
1-12-2010	By HDFC Bank	440418	Bank Receipt	BR11	Ch. No. :440418 Being cheque received from Sunder Kumar Tiwari towards payment R. no2624.		1,00,000.00
	By Closing Balance					10,09,265.00	10,04,525.00
							4,740.00
						10,09,265.00	10,09,265.00

Paramount Builders
 5-4-187/ 3 & 4, II Floor, Soham Mansion,
 Secunderabad - 500 003.

Surender Kumar Tiwari Loan
 Ledger Account

1-Nov-2010 to 8-Dec-2010

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Page 1 Credit
29-11-2010	To HDFC Bank	024856	Bank Payment	BP\1	Ch. No. :024856 Being cheque issued to Rambabu towards loan for the flat no 2C 208 Surender Kumar Tiwari	1,33,000.00	
	By Closing Balance					1,33,000.00	1,33,000.00
						1,33,000.00	1,33,000.00