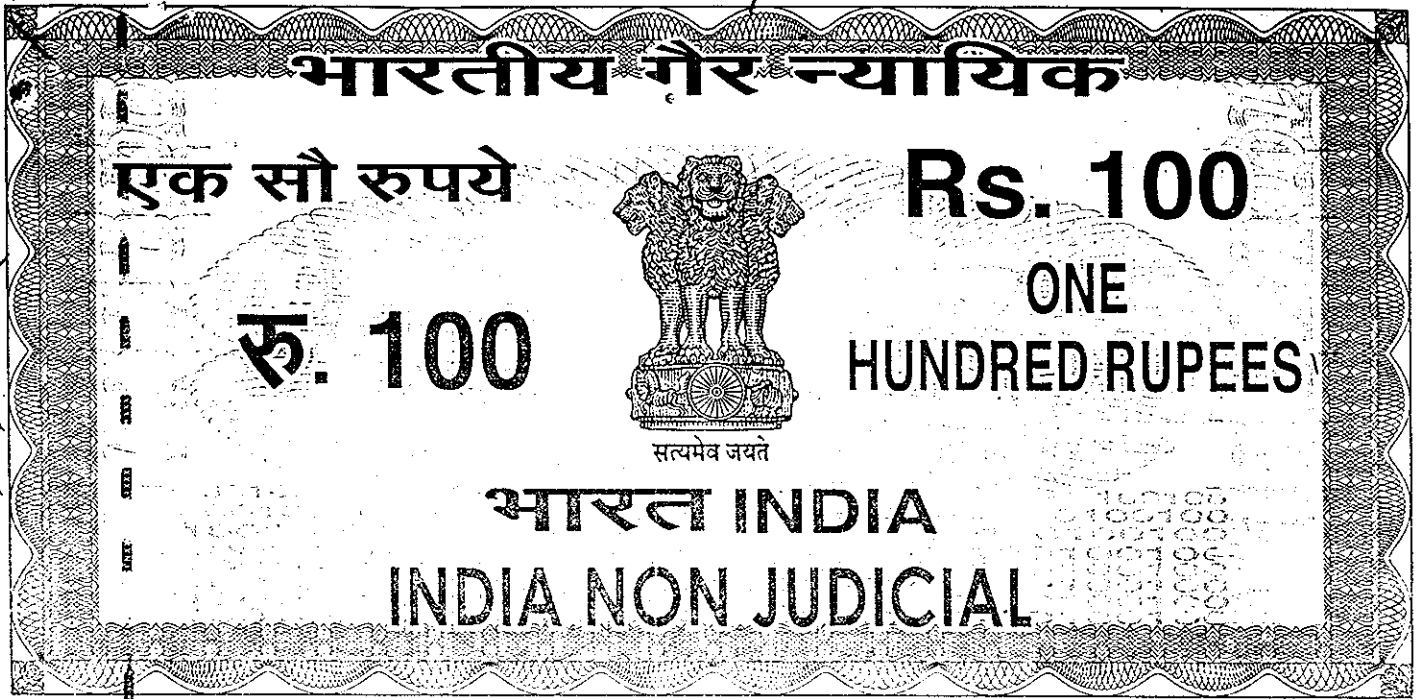


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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 31-07-2008

Serial No: 31,026

Denomination: 100

P 362224

Purchased By :

T. NARESH
S/O T.V. RAO

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

PARAMOUNT BUILDERS,
SEC*BAD

SALE DEED

This Sale Deed is made and executed on this the 11th day of September 2008 at Secunderabad by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, H Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee, etc.).

AND

1. MR. B. ANAND KUMAR, Son of Mr. B. 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, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,

Being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 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

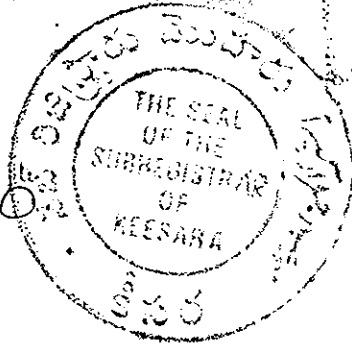
Partner

For Paramount Builders

Partner

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ENCOURSEMENT
 certifies that the following amounts have
 been paid in respect of this document:
 Challan No. 919536 Dt. 11/9/08
 Stamp Duty: Rs. 29000

I. Stamp Duty:
 1. in the shape of stamp papers Rs. 100
 2. in the shape of challan Rs. 23630
 (S. 47 of I.S. Act. 1899)
 3. in the shape of cash Rs.
 (S. 47 of I.S. Act. 1899)
 4. ad valorem stamp duty Rs.
 (S. 3 of I.S. Act 1948, if any)

II. Transfer Duty:
 1. in shape of challan Rs.
 2. in the shape of cash Rs.

III. Registration fees:
 1. in the shape of challan Rs. 1675
 2. in the shape of cash Rs.

IV. User Charges
 1. in the shape of challan Rs. 100
 2. in the shape of cash Rs.

Total Rs. 25625

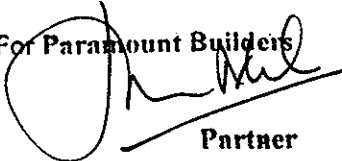
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 SUB REGISTRAR
 KEESARA

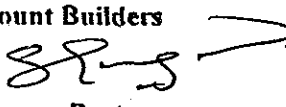
IN FAVOUR OF

MR. RAJESH KUMAR MUNSHI, SON OF MR. R. L. MUNSHI, aged about 36 years, residing at Flat No. 503, Padmavati Arcade, Near Sharda Theatre, A. S. Rao Nagar, Hyderabad - 500 062., hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

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

For Paramount Builders

Partner

For Paramount Builders

Partner

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 కింది సబ్ - రిజిస్ట్రారు ఆఫీసులో
 కి/క.క.సం.. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నెంబరు 1908 తేదీ 11.01.07
 ఆమె/తనకు నడుపుచున్న వాహనం పోలీస్ స్టాంపులు
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 ప్రామాణికంగా ఉన్నదానిని
 పత్రము దాఖలు చేసి

[Signature]
[Signature]



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.

వికల్ప పాఠాన్ని


- ① *[Signature]* Venkat Ramana Reddy S/o. Anji Reddy occ. Service
 R/o. 11-187/2. Green Hills Colony And
- ② *[Signature]* G. Pradeep Kumar S/o. G. Dhenuky
 R/o. New Bowrampally, Sec'Bad.

2008 సం॥ పు.. 7.658 వ సం॥పు.. 7.658
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[Signature] సబ్-రిజిస్ట్రారు
 కింది

- 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

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An amount of Rs. 23630 towards stamp duty
 including the value of the property 1695
 towards registration fee on the Market Value
 of Rs. 339,000 was paid by me
 Party through Cheque Receipt No. 919 536
 dated 14/18 at SBH Keesara Br. Keesara
 [Signature]
 Sub-Registrar
 Keesara

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

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

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

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

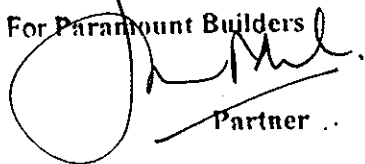
M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 409 on fourth floor, in block no. '3C' having a super built-up area of 530 sft.(i.e., 424 sft. of built-up area & 106 sft. of common area) together with undivided share in the scheduled land to the extent of 34.76 sq. yds. and a reserved parking space for two wheeler bearing no. 36 admeasuring about 15 sft. in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.

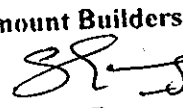
N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.

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.

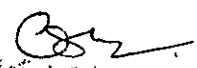
P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 3,39,000/- (Rupees Three Lakhs Thirty Nine Thousand Only) and the Buyer has agreed to purchase the same.

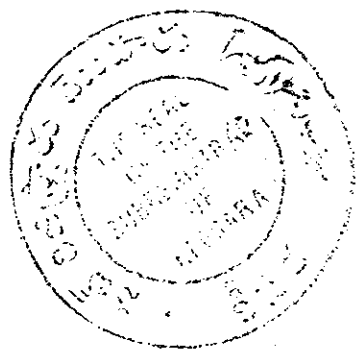
Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Paramount Builders

Partner

For Paramount Builders

Partner

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- 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 deluxe apartment bearing flat no. 409 on fourth floor in block no. '3C', having a super built-up area of 530 sft. (i.e., 424 sft. of built up area & 106 sft. of common area) in building known as Paramount Residency together with
 - a. undivided share in scheduled land to the extent of 34.76 sq. yds.
 - b. A reserved two wheeler parking space, bearing no. 36 admeasuring about 15 sft. situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 3,39,000/- (Rupees Three Lakhs Thirty Nine Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders

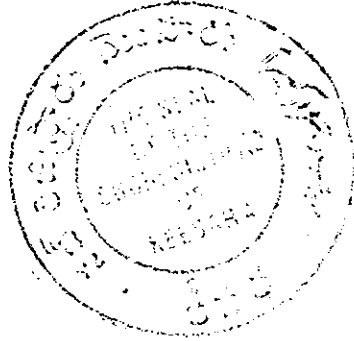
Partner

For Paramount Builders

Partner

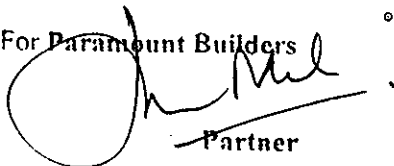
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7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities,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

For Paramount Builders


Partner

For Paramount Builders


Partner

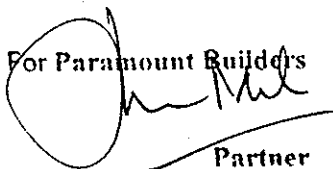
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- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 25,425/- is paid by way of challan no. 919536, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 3,390/- by the way of Payorder No. 143476, dated 03.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

Partner

For Paramount Builders

Partner

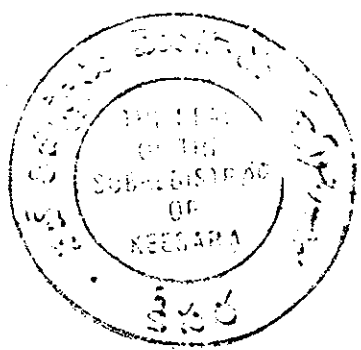
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SCHEDULE 'A'

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 deluxe apartment no. 409 on the fourth floor in block no. '3C', 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. 36, 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. 408
South By	Open to sky
East By	Open to sky
West By	Open to sky & 6' wide corridor


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:

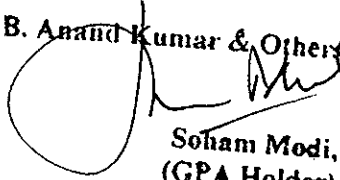
WITNESS:

1. 
2. 

For Paramount Builders

Partner

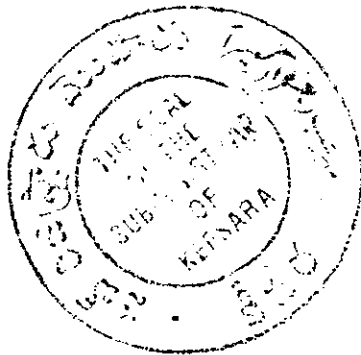
For Paramount Builders

Partner
VENDOR

For Mr. B. Anand Kumar & Others

Soham Modi,
(GPA Holder)


BUYER

ಇತ್ತೀಚಿನ 2008 ವರ್ಷಕ್ಕೆ 2057
ದೃಢೀಕರಣ ವಿಷಯದ ಸಂಬಂಧದಲ್ಲಿ 15
ಕರ್ನಾಟಕದ ವಿಷಯಕ್ಕೆ 8


ಪಂ-ರಬಿಪ್ರಾಜ



ANNEXTURE-1-A

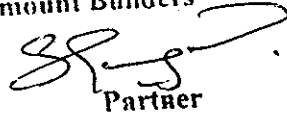
1. Description of the Building : deluxe flat bearing no. 409 on the fourth floor, in block '3C' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 34.76 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. Parking space for Two Wheeler
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor : 530 sft.
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 3,39,000/-

Date: 11.09.2008

For Paramount Builders

Partner

For Paramount Builders

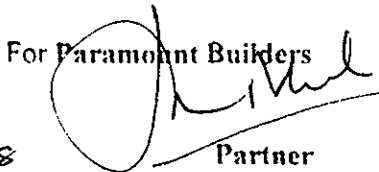

Partner

Signature of the Executants

C E R T I F I C A T E

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

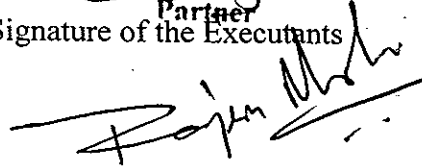
Date: 11.09.2008

For Paramount Builders

Partner

For Paramount Builders

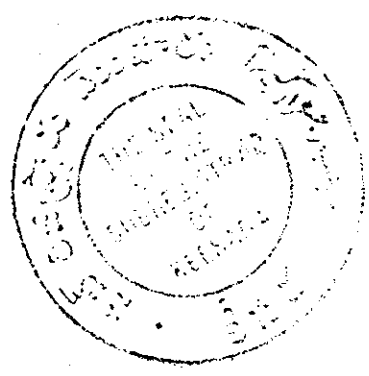

Partner

Signature of the Executants



వృత్తము 2008 నంబరు 2650
ఆస్ట్రేలియా వెల్ఫేర్ ఫండ్ దానముల సంఖ్య 15
కా.కా.త.ప.ప.ప. సంఖ్య 9


అధ్యక్షుడు



LOCATION PLAN SHOWING

FLAT NO. 409 IN BLOCK NO. '3C'

ON THE FOURTH FLOOR IN PARAMOUNT RESIDENCY

SURVEY NOS. 176

SITUATED AT

NAGARAM VILLAGE, KEESARA

MANDAL, R.R. DIST.

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

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER: MR. RAJESH KUMAR MUNSHI, SON OF MR. R. L. MUNSHI

REFERENCE:
AREA: 34.76

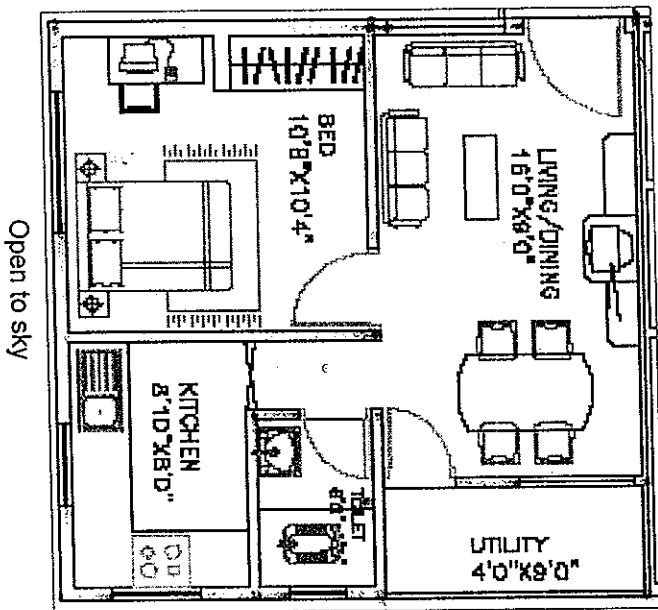
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

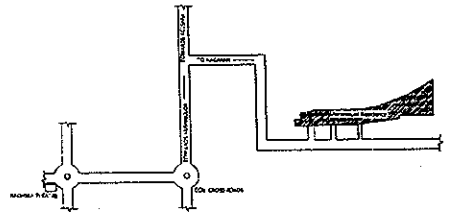
EXCL:

Total Built-up Area = 530 sft.
Out of U/S of Land = Ac. 3-04 Gts.

Open to sky & 6' wide corridor



Location Map



For Paramount Builders

[Signature]
Partner

For Paramount Builders

[Signature]
SIG. OF THE VENDOR

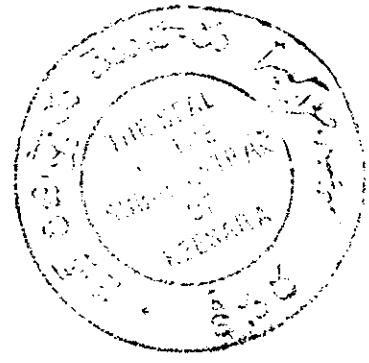
WITNESSES:

1. *[Signature]*
2. *[Signature]*

[Signature]
SIG. OF THE BUYER

అక్టోబరు 2008 నెంబర్ 2658
అంకం 15
10

సం-65/08



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDORS:

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

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



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

SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 1/BKIV/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. RAJESH KUMAR MUNSHI
S/O. MR. R. L. MUNSHI
R/O. FLAT NO. 503
PADMAVATI ARCADE
NEAR SHARDA THEATRE
A. S. RAO NAGAR
HYDERABAD - 500 062.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

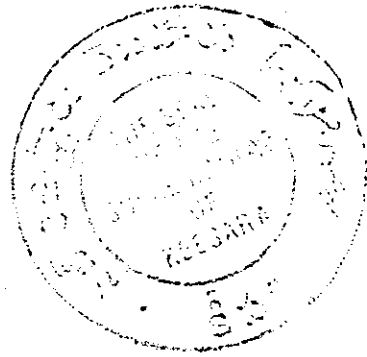
For Paramount Builders

Partner

SIGNATURE OF THE EXECUTANTS

ಇದನ್ನು 2008 ರಲ್ಲಿ 2630
ಇದನ್ನು 2008 ರಲ್ಲಿ 15
ಇದನ್ನು 2008 ರಲ್ಲಿ 11

Dr
ಇದನ್ನು 2008 ರಲ್ಲಿ



HOUSEHOLD CARD

No. : PAPI 776200157
: 762

Head of household : Gangwal Samit
 పితామహుని పేరు : గంగవల్ సమిత్
 Father/ Husband name : Sushil Kumar
 పుట్టివేతనం/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి/Occupation : Own Business
 ఘో.నెం./House No. : 8-2-293/82/A/1211
 వీధి/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward-8
 Circle : సెక్షన్ 7 / Circle VII
 జిల్లా/District : హైదరాబాదు / 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 HPC




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
Incharge

भारत सरकार
GOVT OF INDIA
80029001



आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/07/1974
Permanent Account Number
AWSPB104E
Signature

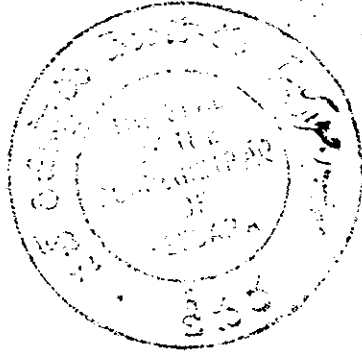
PERMANENT ACCOUNT NUMBER
ABMPM6725H
TAXPAYER'S NAME
SOHAM SATISH MODI
FATHER'S NAME
SATISH MANILAL MODI
DATE OF BIRTH
18-10-1969
Signature
Chief Commissioner of Income-tax, Hyderabad

For Paramount Builders
Partner

For Paramount Builders
Partner


අයි.එම්. 2008 අංකය 2050
අයි.එම්. 2008 අංකය 15
අයි.එම්. 2008 අංකය 12



අධ්‍යක්ෂ


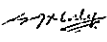


WITNESSES NO. 1

Customer Relations Division

 **MODI**
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph.040-66335551, 040-27544058
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561


In case of Emergency Call


1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT
गुडला प्रादेप कुमार
GUDLA PRADEEP KUMAR
DHANRAJ GUDLA
20/07/1984
Permanent Account Number
ALIPG7159C

भारत सरकार
GOVT OF INDIA



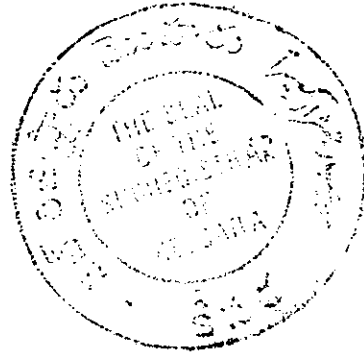


इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2490 4650, Fax: 91-22-2495 0664,
e-mail: uninfo@nsdl.co.in

ಅಧಿಕಾರ 2008 ರೂ. ೩ 2650
ವ್ಯಯ ಅಧಿಕಾರ ಸಂಖ್ಯೆ 15
೬ ರೂ. 1000 ರೂ. 1000 13



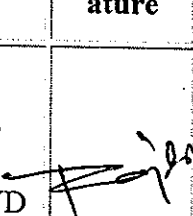

2008-02-03



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 008564/2008 of SRO: 1530(KESARA)

11/09/2008 12:52:14

Sl No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) RAJESH KUMAR MUNSHI FLAT NO 503 PADMAVATHI ARCADE NEAR SHARADA THEATRE A.S.RAO NAGAR HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS M.G.ROAD SEC-BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT BUILDERS M.G.ROAD SEC-BAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.R.ROAD,SECUNDERABAD	
5	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.10,VENKATESHWARA NAGARMOULA-ALLHYDERABAD	

Witness



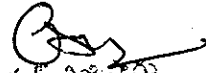
Operator

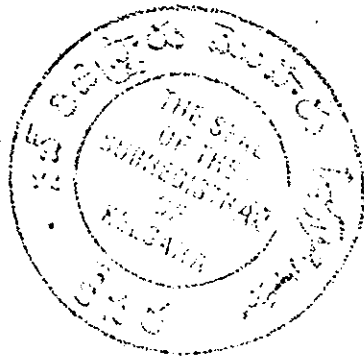


Subregistrar



2010
సంవత్సరము 2008 నుండి
దస్తవేజుల సంఖ్య 15
4-వ సంవత్సరము నుండి సంఖ్య 14


సచివ-సర్కారులు



Signatures

Signature


Signature

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 008564/2008 of SRO: 1530(KEESARA)

11/09/2008 12:52:14

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) NAREEDY KIRAN KUMAR R.O.PLOT NO.275, VENKATESWARA NAGARMEERPET, MOULA ALI, HYD	
7	Manual Enclosure	Manual Enclosure	(EX) N.KANTHA RAO R/O.PLOT NO 152, VIVEKANANDHA NAGAR COLONKUKATPALLY, HYD	
8	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY R/O.NEREDCHERLA(VILLA GE & MANDAL)NALGONDA DIST	
9	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI(REP BY MANAGING PARTNER)	

Witness
Signatures

Operator
Signature

Subregistrar
Signature


2010
పుస్తకము 2008 సం. పే
వస్త్రములు దొంగిలించు వంటి..... 15
ఆ గానములు 1500 సం. పే..... 15

[Handwritten Signature]
సబ్-రెజిస్ట్రార్



7948
8570



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Date: 31-07-2008 Serial No: 31,025 Denomination: 100 P 362223

Purchased By :
 T. NARESH
 S/O T.V. RAO
 HYD.

[Signature]
 Sub Registrar
 Ex.Officio Stamp Vendor
 G.S.O., C&IG Office, Hyd

For Whom :
 PARAMOUNT BUILDERS,
 SEC. BAD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 11 day of September 2008 at Secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. RAJESH KUMAR MUNSHI, SON OF MR. R. L. MUNSHI, aged about 36 years, residing at Flat No. 503, Padmavati Arcade, Near Sharda Theatre, A. S. Rao Nagar, Hyderabad - 500 062, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Paramount Builders
[Signature]
 Partner

For Paramount Builders
[Signature]
 Partner

[Signature]

2002 2002 765/
 13
)

[Signature]



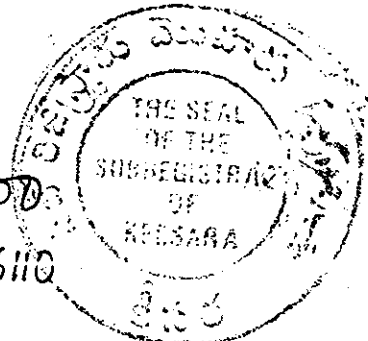
ENDORSEMENT

at the following amounts have

in respect of this document:

No. 9/9535 Dt. 11/9/08
 Stamp Duty: 621000

- 1. in the shape of stamp papers Rs. 1000
- 2. in the shape of challan (u/s. 61 of the Act 1997) Rs. 6110
- 3. in the shape of cash (u/s. 41 of S. Act 1899) Rs.
- 4. adjustment of stamp duty (u/s. 26 of S. Act 1899, if any) Rs.
- 5. Transfer Duty:
 - 1. in shape of challan Rs.
 - 2. in the shape of cash Rs.
- 6. Registration fees:
 - 1. in the shape of challan Rs. 1000
 - 2. in the shape of cash Rs.
- 7. User Charges
 - 1. in the shape of challan Rs. 100
 - 2. in the shape of cash Rs.



Total Rs. 7310

[Signature]
 SUB REGISTRAR
 KEESARA

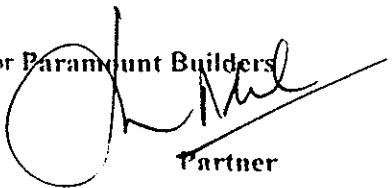
WHEREAS:

- A. The Buyer under a Sale Deed dated 11.09.2008 has purchased a semi-finished, deluxe apartment bearing no. 409, on the fourth floor in block no. '3C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' together with:
- Proportionate undivided share of land to the extent of 34.76 sq. yds.
 - A reserved two wheeler parking space bearing no. 36 admeasuring about 15 sft.
- This Sale Deed is registered as document no. 7650/18 in the office of the Sub-Registrar, Keesara, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing no. 409 on fourth floor in Block '3C' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

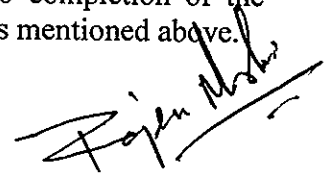
- The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 409 on the fourth floor in block no. '3C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) of super built up area and undivided share of land to the extent of 34.76 sq. yds. A reserved parking space for two-wheeler, bearing no. 36 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 6,21,000/- (Rupees Six Lakhs Twenty One Thousand Only).
- The Buyer has already paid an amount of Rs. 6,21,000/- (Rupees Six Lakhs Twenty One Thousand Only) and the builder admitted and acknowledged the receipt for said consideration.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Paramount Builders


Partner

For Paramount Builders

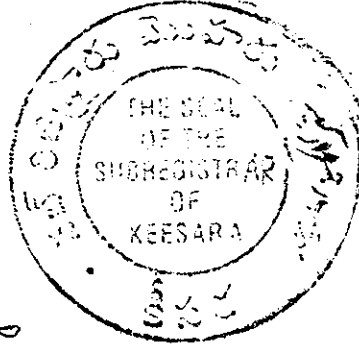

Partner



1 వ పుస్తకము 2008వ సం॥పు..765/.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య...12.....
 ఈ కాగితము పరుస సంఖ్య...2.....

[Signature]
 సబ్-రిజిస్ట్రార్

2008 ముంపు నిర్ణయం నెం... 11... వ తేదీ
 1930 చ.కా.నం. 310/1930... 20... వ తేదీ
 పేరు... 12... గలవల మద్య
 కలెక్టర్ - రిజిస్ట్రారు జరీయ
 డాక్యుంట్ / R. Prabhakar Reddy
 1988లోని నెట్ నెం 32వ దు
 అనుబంధ నిమగ్నతలను పాట్రాపులు
 మరలము వేరిమెంట్లతో సహా చాజులు చేసి రుసుము
 డా... 1000... లు చెల్లించారు.
 వసూలుకాకుండా ఒప్పుకొన్నది
 వారు చాజు చేయ



[Signature]

[Signature]
 R. 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.

[Signature]
 ము బొటన ప్రింట్

Rajesh Kumar Munshi & Co, A. L. Munshi
 R/o. 503, Padmarathi Arcade, Near Sharada
 Theatre, A. S. Rao Nagar, Hyderabad

Venkat Somana Reddy & Co. S/o. S/o. Reddy Occ. Service
 R/o. 11-187/2, Green Hills Colony, Hyderabad.

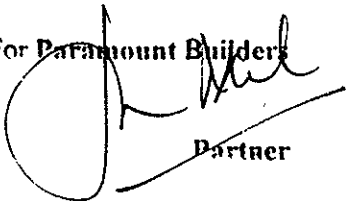
G. Pradeep Kumar & Co. G. Dhanraj
 R/o. New Bowbazar, Hyd

2008 ముంపు నిర్ణయం నెం 11... వ తేదీ
 1930 చ.కా.నం. 310/1930... 20... వ తేదీ

[Signature]
 సబ్-రిజిస్ట్రార్

4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 409 on fourth floor in Block '3C' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st December 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Paramount Builders

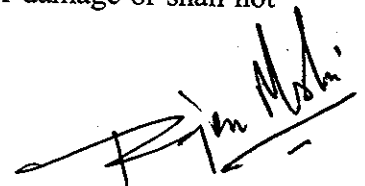


Partner

For Paramount Builders

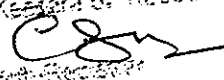


Partner

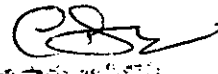


ಪುಸ್ತಕದ 2008 ವರದಿ 765/ -
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 13
 ಕೆ.ಎಸ್.ಎಂ.ಎಸ್. ಸಂಖ್ಯೆ 3


 ಸಹ-ರಜಿಸ್ಟ್ರಾರ್

An amount of Rs. 6110 towards stamp duty
 including transfer duty and Rs. 1000
 towards registration fee on the Market Value
 of Rs. 621,000
 Partly the said amount is paid by me
 on 11/9/08 91,953.5
 at Keesara Br. Keesara

 Sub-Registrar
 Keesara

ಪುಸ್ತಕದ 2008 ವರದಿ (ಕೆ.ಎ. 765/08) ವರದಿ
 765/
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 13
 ಕೆ.ಎಸ್.ಎಂ.ಎಸ್. ಸಂಖ್ಯೆ 3
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11 3 ತಹ


 ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



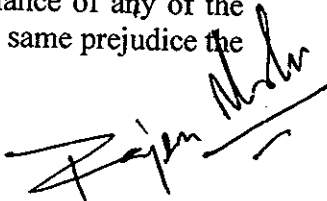
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she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

For Paramount Builders

Partner

For Paramount Builders

Partner



పుస్తకము 2008 సం॥ పు 7651
చట్టము మొదలగు కార్యముల సంఖ్య 13
కా. కార్యముల సంఖ్య 4





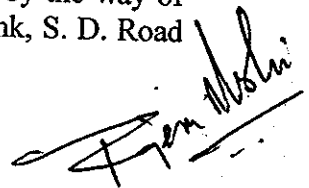
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. 7210/- is paid by way of challan no. 919535, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 6210/- by the way of Payorder No. 143841, dated 09.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders


Partner

For Paramount Builders


Partner



2008 నంబర్ 265/13
2008 నంబర్ 13
5

[Handwritten Signature]



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 deluxe apartment no. 409 on the fourth floor in block no. '3C', 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. 36, 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. 408
South By	Open to sky
East By	Open to sky
West By	Open to sky & 6' wide corridor

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

WITNESS:

1.



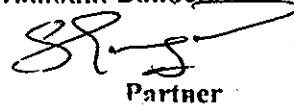
2.



For Paramount Builders


Partner

For Paramount Builders


Partner

BUILDER


BUYER

భూస్వయం సేవక సంస్థ 9.65/
వస్త్రాదేశా వస్త్రాదేశా సంస్థ సంస్థ 13
6

Car
సంస్థ




SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION

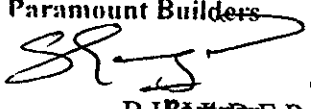
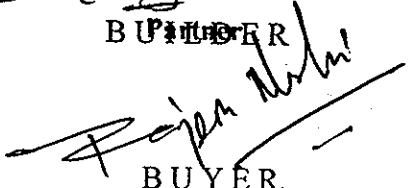
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"6" solid cement blocks	4"6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Ceramic tiles	Marble slabs
Flooring -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

 BUYER

 BUYER.

ಅಧಿಕಾರ 2008 ನಂ. 765/.....
ಬಹುಮತ ಅಧಿಕಾರ ವಹಿವಾಟು ನಂ. 13.....
ಅಧಿಕಾರ 2008 ನಂ. 7


ಅಧಿಕಾರ



REGISTRATION PLAN SHOWING

FLAT NO. 409 IN BLOCK NO. '3C'

ON THE FOURTH FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)

SITUATED AT

NAGARAM VILLAGE, KEESARA

MANDAL, R.R. DIST.

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

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

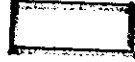
BUYER: MR. RAJESH KUMAR MUNSHI, SON OF MR. R. L. MUNSHI

REFERENCE:

AREA: 34.76

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



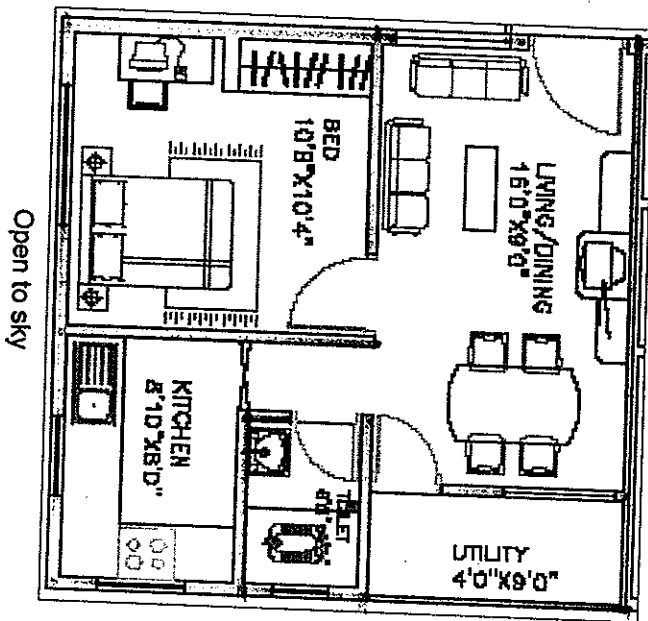
EXCL:



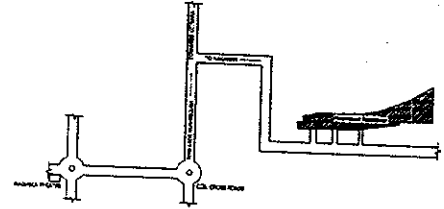
Total Built-up Area = 530 sft.

Out of U/S of Land = Ac. 3-04 Gts.

Open to sky & 6' wide corridor



Location Map



For Paramount Builders

[Signature]
Partner

For Paramount Builders

[Signature]
Partner

SIG. OF THE BUILDER

[Signature]
SIG. OF THE BUYER

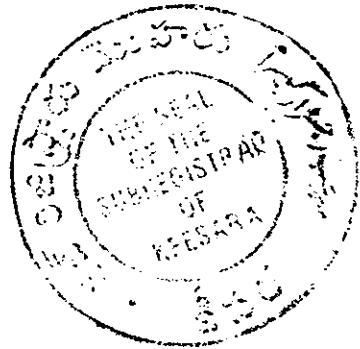
WITNESSES:

[Signature]




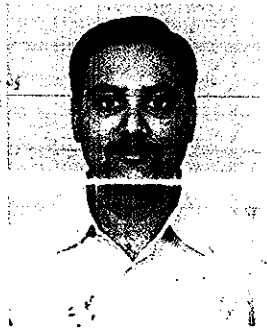




[Signature]

అక్షరము: 2095 నంబర్ 765/ -
విస్తీర్ణము: 13
శ్రీ విస్తీర్ణము: 8

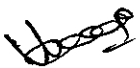


శ్రీ విస్తీర్ణము

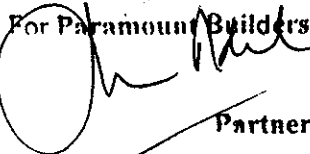



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

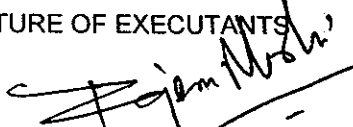
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER : M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.
			SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 1/BKIV/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. RAJESH KUMAR MUNSHI S/O. MR. R. L. MUNSHI R/O. FLAT NO. 503 PADMAVATI ARCADE NEAR SHARDA THEATRE A. S. RAO NAGAR HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1. 
2. 

For Paramount Builders

 Partner

For Paramount Builders

 Partner

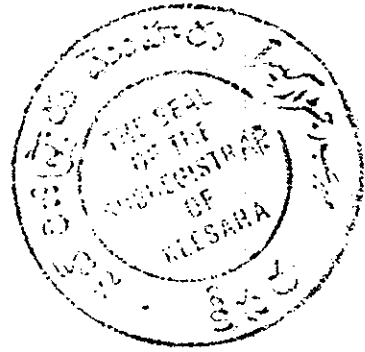
SIGNATURE OF EXECUTANTS


ಅಧಿಕಾರ 2006 ರಲ್ಲಿ 7657

ಅಧಿಕಾರ ಅಧಿಕಾರ ಅಧಿಕಾರ 13


ಅಧಿಕಾರ ಅಧಿಕಾರ 9

[Handwritten signature]
005-00000



HOUSEHOLD CARD

Card No : PAPI 577 / 2005-7
 F.P Shop No : 762
 Name of Head of Household : Gangwal Samit
 పేరు / పేరు : గంగవల సమిత్
 Father/ Husband name : Sushil Kumar
 పుట్టిన తేదీ / Date of Birth : 20/Oct/71
 వయస్సు / Age : 35
 వృత్తి / Occupation : Own Business
 వంట.సం./House No. : 8-2-293/82/A/1211
 రోడ్ / Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward-8
 Circle : 67 / 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
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 In-charge

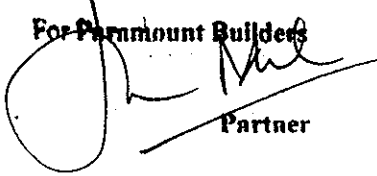
**आयकर विभाग
 INCOME TAX DEPARTMENT
 प्रशास्त्रक रेड्डी ए
 PRASHANKAR REDDY K
 राध्या रेड्डी कान्ठ
 RADMA REDDY KANTH
 15/01/1974
 पान संख्या / PAN Number
 A WSP8104E**



**PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 सौ. नाम
 SOHAM SATISH MODI
 पिता सौ. नाम / FATHER'S NAME
 SATISH MANILAL MODI
 पण सं. / DATE OF BIRTH
 18-10-1969**

Chief Commissioner of Income-tax, Andhra Pradesh

PRINER SIGNATURE

For Paramount Builders

 Partner

For Paramount Builders

 Partner

ಅಧಿಕಾರ: 2008 ನಂ 5 265/
ಅಧಿಕಾರ: 2008 ನಂ 5 13
ಅಧಿಕಾರ: 2008 ನಂ 5 10

(Handwritten signature)



WITNESSES NO. 1

Customer Relations Division



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-86335531, 040-27544050

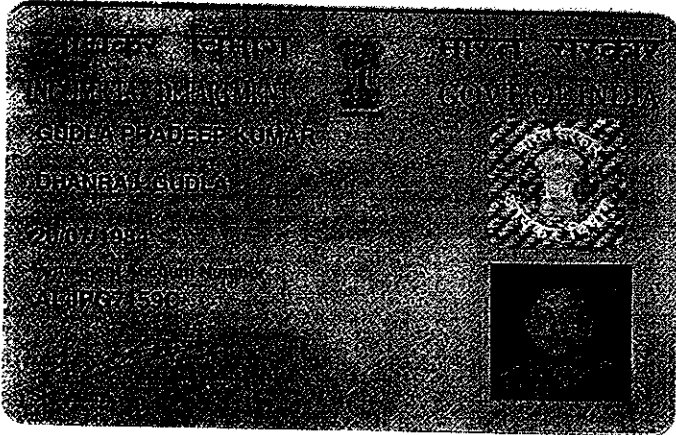
www.modiproperties.com

Resi.Add.:
#11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin Div Immediately

WITNESSES NO. 2




इस कार्ड को खोने / घाने पर कृपया सूचित करें / खोटापुं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Panel, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

ವ್ಯವಹಾರ ಸಂಖ್ಯೆ 765/.....
ವಿಧಾನ ಸಭೆಯ ಸಭಾ ಕಾರ್ಯದರ್ಶಿ ಕಛೇರಿ 12.....
ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆ ಕಛೇರಿ 11.....


ಸಹ-ರಜಿಸ್ಟ್ರಾರ್





ELECTION COMMISSION OF INDIA
IDENTITY CARD

भारत निर्वाचन आयोग
पहचान पत्र HVV2976587

DUPLICATE



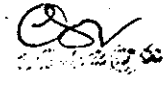
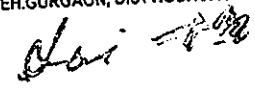
निर्वाचक का नाम : राजेश कुमार
Elector's Name : RAJESH KUMAR
पिता का नाम : आर.एल.मुन्शी
Father's Name : R.L.MUNSHI
लिंग / Sex : पुरुष/ MALE
1.1.2006 को आयु : 35 वर्ष
Age as on 1.1.2006 : 35 Years

HVV2976587

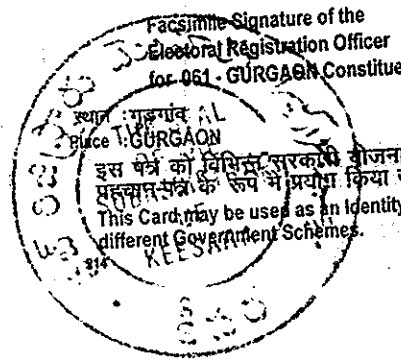
पता : म.न. ग1707क सुशांत लोका
ग्राम कान्हाई
तह. गुडगांव, जिला गुडगांव

7651
13
12

Address : HNO. C1707A SUSHANT LOK
VILL. KANHAI
TEH.GURGAON, DISTT.GURGAON



061 - गुडगांव निर्वाचन क्षेत्र के
निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति





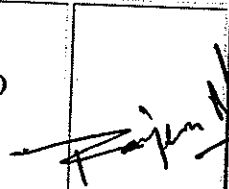
दिनांक: 13-05-2007
Date : 13-05-2007

इस क्षेत्र को विभिन्न सरकारी योजनाओं के अन्तर्गत
हस्ताक्षर-अत्र के रूप में प्रयोग किया जा सकता है।
This Card may be used as an Identity Card under
different Government Schemes.

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 8570/2008 of SRO: 1530(KEESARA)

11/09/2008 12:51:35

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJESH KUMAR MUNSHI F NO 503 PADMAVATHI ARCADEKAPRA HYD	
2	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL OFFICE AT 5-4-187/3&4,11 FLOOR,SOHAMMANSION,M.G.ROAD,S ECUNDERABAD	

Witness Signatures



Operator Signature

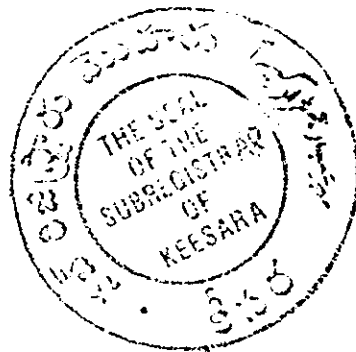


Subregistrar Signature



విజ్ఞాపనం 2008 నంబర్ 7651
ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రభుత్వం వారు
* తేదీ 13/08/2008

[Handwritten Signature]
స.కె.ఎం.



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