

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 04-07-2008

Serial No : 27,084

Denomination : 100

P 360196

Purchased By :

M. RAMESH
S/O D. SENKARAM
SECURAD

For Whom :

PARAMOUNT BUILDERS
SECURAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CSIG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this ¹⁵ 28 day of July 2008 at Secunderabad by:

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 35 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. B. 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 Plct 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

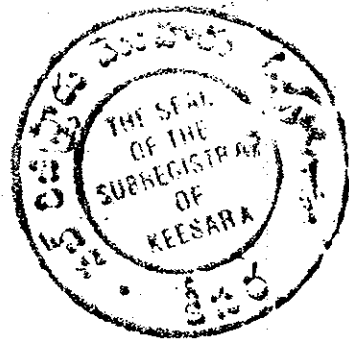
[Signature]
Partner

For Paramount Builders

[Signature]
Partner

4. ... 5847
 5. ... 14
 6. ...

05-04-10-5



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

Challan No. 289/23 Dt. 22/7/8
3.5000

- I. Stamp Duty:
 - 1. in the shape of stamp papers Rs. 100
 - 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 21250
 - 3. in the shape of cash (u/s. 21 of I.S. Act. 1899) Rs.
 - 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs.
- 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. 1525
 - 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. 22975

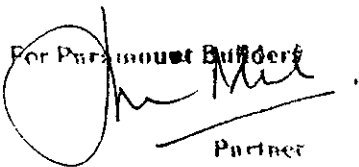
SUB REGISTRAR
KEESARA

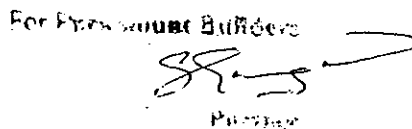
IN FAVOUR OF

MR. S. SURESH, SON OF MR. V. SEETHAPATHI, aged about 33 years, residing at Flat No. C-417, Silver Springs, Qutbullapur, Balanagar, Hyderabad, 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:

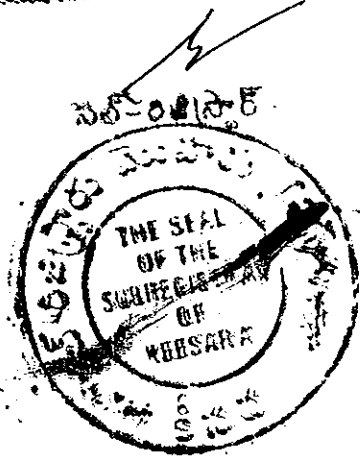
- A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue 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

..... 584
 164
 2

2008 నాటికి 2008 నాటికి
 1930 వ సంవత్సరం నాటికి 1930 వ సంవత్సరం నాటికి
 పేజీలు 12 పేజీలు 1
 కేసు నెంబర్ - 15257
 కేసు నెంబర్ - 15257



[Handwritten signature]

[Handwritten signature]

K. Prabhakar Reddy S/o. K. R Reddy Occ: Securie
 (C) S-H-187/294, 2nd Floor, Bohem mansion,
 M. G. Road, Sec'bad, through attested SPA for
 Presentation of documents, vide SPA no. 1/200
 at SRO, Shamirpet, R.R. Dist.



విజయవాడ

① *[Handwritten signature]*

Krishna Rao S/o Madaguni Occ: Business
 No. 101, Sri Sai Apts, A.R. Nagar
 Road, Hyderabad.

② *[Handwritten signature]*

Kowala S/o Venkateswara Rao Occ: Business
 No. 1-54, Krishnagar, Meerpet, Moulali
 And.

2008 నాటికి 2008 నాటికి
 1930 వ సంవత్సరం నాటికి 1930 వ సంవత్సరం నాటికి
 పేజీలు 6 పేజీలు 6

[Handwritten signature]

- 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. Kanta 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:
- Shri. B. Anand Kumar - 27%
 - Shri. N. Nara Reddy Kiran Kumar - 20%
 - Shri. M. Kanta Rao - 37%
 - Shri. Kanta Reddy - 16%
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.
- I. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Paramount Builders



Partner

For Paramount Builders



Partner

1 వ పుస్తకము 2008 వ సం॥ నంబర్..... 584/.....
 దస్తావేజు వెలువడిన తారీఖునకు సంఖ్య..... 14.....
 ఈ తారీఖునకు వయస్సు సంఖ్య..... 3.....

[Signature]
 సబ్-రెజిస్ట్రార్

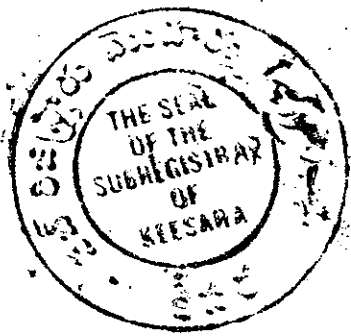
An Amount of Rs. 21250 towards stamp duty
 including transfer duty and Rs. 1525
 towards registration fee on the Market value
 of Rs. 505000 was paid by me.
 Party through challan Receipt No. 289/23
 dated 22/7/18 at SBH-Thumkurta Br. Thumkurta

[Signature]
 Sub-Registrar
 Shamirpet

1 వ పుస్తకము 2008 వ సం॥ (తా.క 1930) నంబర్
 584) - మొదటగా వెలువడినది. స్టాంపు
 సమగ్రం సర్టిఫై చేయబడు 11530-1 584/20 - 8
 చట్టబద్ధమైనది.

2008 సం॥ 27 వేది 28 వేది

[Signature]
 సబ్-రెజిస్ట్రార్



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.

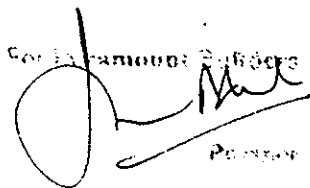
M. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 307 on third floor, in block no. '2C' having a super built-up area of 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) together with undivided share in the scheduled land to the extent of 34.76 sq. yds. and a reserved parking space for two wheeler bearing no. 25 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.

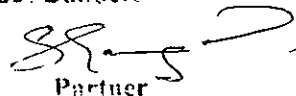
O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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. 3,05,000/- (Rupees Three Lakhs Five 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

..... 584
..... 14
..... 4

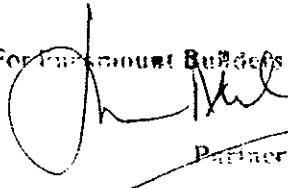
.....
05-08-2015



R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:


1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Semi-deluxe apartment bearing flat no. 307 on third floor in block no. '2C', having a super built-up area of 530 sft. (i.e., 424 sft. of builtup 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. 25 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. 3,05,000/- (Rupees Three Lakhs Five 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

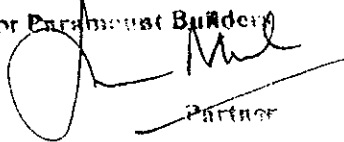
Partner

1. స్టాంపు విలువ 2008 వ సం. గా..... 584/.....
2. అక్షరాల సంఖ్య 4-దిన్నెలు సంఖ్య..... 14.....
3. ఈ కార్యము చేయుటకు అనుమతి..... 5.....


సబ్-రజిస్ట్రార్



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

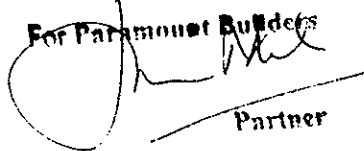
 Partner

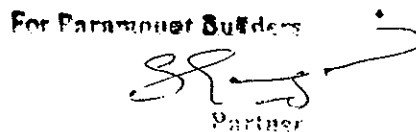
1. దేవునికడకు కృష్ణా నది... 5841
దస్తావేజులు మొత్తం కొరతమున సంఖ్య... 14
ఈ కొరతము వరకు సంఖ్య... 6

సబ్-రెజిస్ట్రార్



- 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. 29,875/- is paid by way of challan no. 789123, dated 22.7.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 3050/- by the way of Payorder No. 142124, dated 21.7.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

Partner

For Paramount Builders

Partner

వ జనాభా గణాంకాలు... 584).....

వస్త్రాభివృద్ధి గణాంకాలు... 12).....

విద్యా గణాంకాలు... 7).....

పం. రెవెన్యూ



SCHEDULE 'A'

SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

North By	Sy. Nos. 198, 182, 180 & 177
South By	Sy. Nos. 175, 174 & 167
East By	Sy. No. 159
West By	Sy. No. 198

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished semi-deluxe apartment no. 307 on the third 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. 25, 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	Open to sky
South By	Flat No. 308
East By	Open to sky
West By	6' wide corridor & Open to sky

WITNESS:

- 1.
- 2.

[Handwritten signatures of witnesses]

For Paramount Builders

[Signature]
Partner

For Paramount Builders

[Signature]
Partner

VENDOR

For Mr. E. Anand Kumar & Others

[Signature]
E. Anand Modi,
(CFA Holder)

[Signature]

BUYER

వస్తువుల కొరతను నిర్ధారించుటకు..... 5 & 6
వస్తువుల కొరతను నిర్ధారించుటకు సంఖ్య..... 4
ఈ కొరతను వరుస సంఖ్య..... 2

సబ్-రజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 307 IN BLOCK NO. 12C

ON THE THIRD FLOOR IN PARAMOUNT RESIDENCY

IN 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

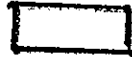
MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

BUYER: MR. S. SURESH, SON OF MR. V. SEETHAPATHI

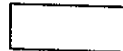
REFERENCE:
AREA: 34.76

SCALE:
SQ. YDS. OR

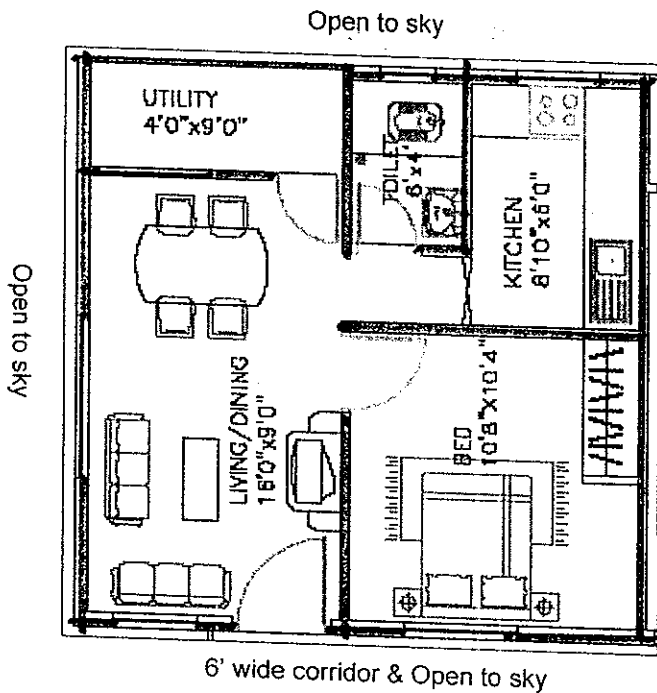
INCL:
SQ. MTRS.



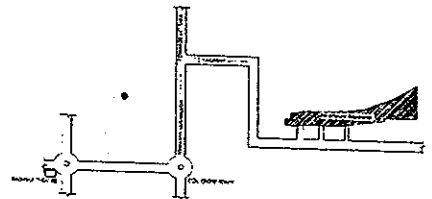
EXCL:



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



Location Map



WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER

1 వ పుస్తకము 2018 వ సం॥ను.....584/.....

దస్తావేజు సంఖ్యను క్రింది ముల సంఖ్య.....14.....

ఈ లాగితము వయస సంఖ్య.....9.....

పబ్-రిజిస్ట్రార్



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

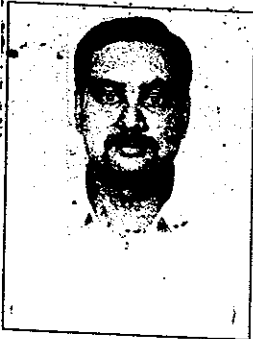
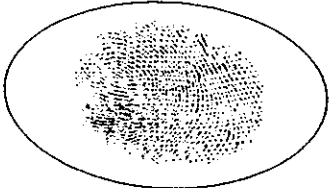
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT-SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	------------------------------------------	----------------------------------------------	----------------------------------------------------------------------



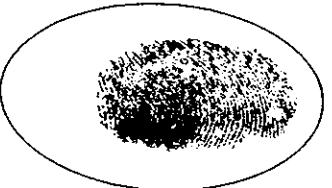
VENDORS:

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

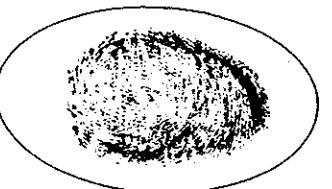


2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211, ROAD NO. 60
JUBILEE HILLS
HYDERABAD - 500 034.



SPA FOR PRESENTING DOCUMENTS:

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. S. SURESH
S/O. MR. V. SEETHAPATHI
R/O. FLAT NO. C-417
SILVER SPRINGS
QUTBULLAPUR
BALANAGAR
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

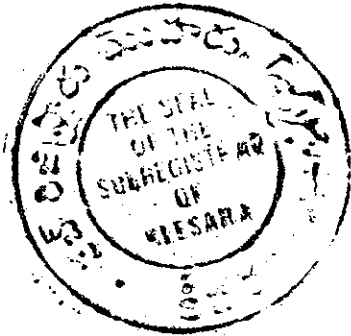
SIGNATURE OF THE EXECUTANTS

... 2006... 584

... 14

... 10

Sub-Registrar



HOUSEHOLD CARD

Card No : PAPI 776200157
 F.P. Shop No : 2762



Name of Head of Household : Gangwal, Samit
 పేరు : గంగవల్ గౌరవ్

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

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

వో.నె.నె./House No. : 8-2-293/82A/1211
 రోడ్డు/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 వార్డు/Ward : 8 Ward- 8
 Circle : 57 / 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	Samanth	Son	29/07/00	6


DPL No. 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 In Charge

INDIAN UNION DRIVING LICENCE
ఆంధ్ర ప్రదేశ్
DRIVING LICENCE

DLDAPO11193822002
 PRABHAKAR REDDY K
 2-3-647122
 JATISVALI GARDEN
 AMBERNOL
 HYDERABAD

2000-2002 DUPLICATE



Licensing Authority
 PTA-HYDERABAD-EE

PERMANENT ACCOUNT NUMBER
 ABMP16725H

సొంత పేరు / FATHER'S NAME
 SOHAM SATISH MODI

సొంత తండ్రి పేరు / FATHER'S NAME
 SATISH MANILAL MODI

సొంత పుట్టిన తేదీ / DATE OF BIRTH
 18-10-1969

సొంత చిత్రం / PHOTO

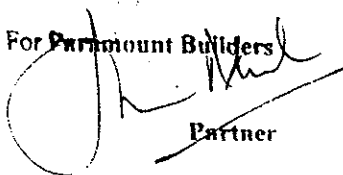
సొంత సంతకం / SIGNATURE

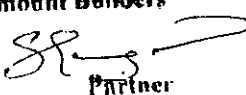
సొంత అధికారి / OFFICIAL

సొంత అధికారి పేరు / OFFICIAL NAME

సొంత అధికారి పదవి / OFFICIAL DESIGNATION

సొంత అధికారి చిరునామా / OFFICIAL ADDRESS

For Paramount Builders

 Partner

For Paramount Builders

 Partner

1 వ పుస్తకము 200౯5 సం॥నా..... 584
చిన్నపేట మెట్టలం జాగిరముల సంఖ్య..... 14
ఈ జాగిరము వచున సంఖ్య..... 11

సన్-08/9-5



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

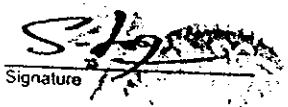
S SURESH

SEETHAPATHI VARADAPPAN

04/05/1975

Permanent Account Number

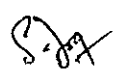
BXGPS2612Q


Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सीडीडी.बेलापुर,
नवी मुंबई-४०० ६१४।



ఈ సమస్యను పరిష్కరించు సమాధి..... 584.....
చట్టబద్ధమైన వస్తువుల కొనుగోలుల సంఖ్య..... 14.....
ఈ కొనుగోలుల వస్తువుల సంఖ్య..... 12.....



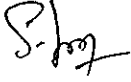
నం-0812-5



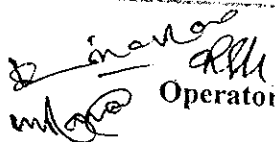
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 006729/2008 of SRO: 1530(KESARA)

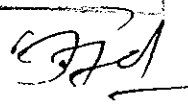
28/07/2008 13:22:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) S.SURESH C- 147 SILVER SPRINGS QUTBULLAPURHYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS R/O.5-4- 187/3 & 4 II ND FLOOR SOHAM MENSION M.G.ROAD SEC-BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS 5-4-187/3 & 4 II ND FLOOR M.G.ROADSEC-BAD	
4	Manual Enclosure	Manual Enclosure	(EX) S.K.GANGWAL HYDERABAD	
5	Manual Enclosure	Manual Enclosure	(EX) B.ANANAD KUMAR H.NO.10 VENKAETSHWARA NAGARMOULA ALI HYD	

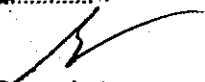
Witness


Operator

Subregistrar



1 వార్షికము 2008 నుండి 5841
వస్తావేల విద్యుత్తును కాగితముల నుండి 17
ఈ కారణమున కలిగిన నష్టం 13


58-02360



Signatures

Signature

Signature

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

C.S.No./Year: 006729/2008 of SRO: 1530(KEESARA)

28/07/2008 13:22:17

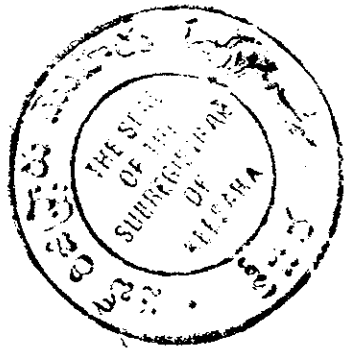
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) NAREDDY, KIRAN KUMAR P NO 275 VENKATESHWAARA NAGARMEERPET HYD	
7	Manual Enclosure	Manual Enclosure	(EX) M.KANTHA RAO P NO 152 VIVEKANADA NAGAR COLONYHYD	
8	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY NERUDCHARELA (VILLAGE & MANDAL)NALGONDA DIST	
9	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI (REP BY AGPA HOLDER) 5-4-187/3 & 3 II ND FLOOR SOHAM MENSTIONM.G.ROAD SEC-BAD	

Witness
Signatures

[Handwritten Signature]
Operator
Signature

[Handwritten Signature]
Subregistrar
Signature

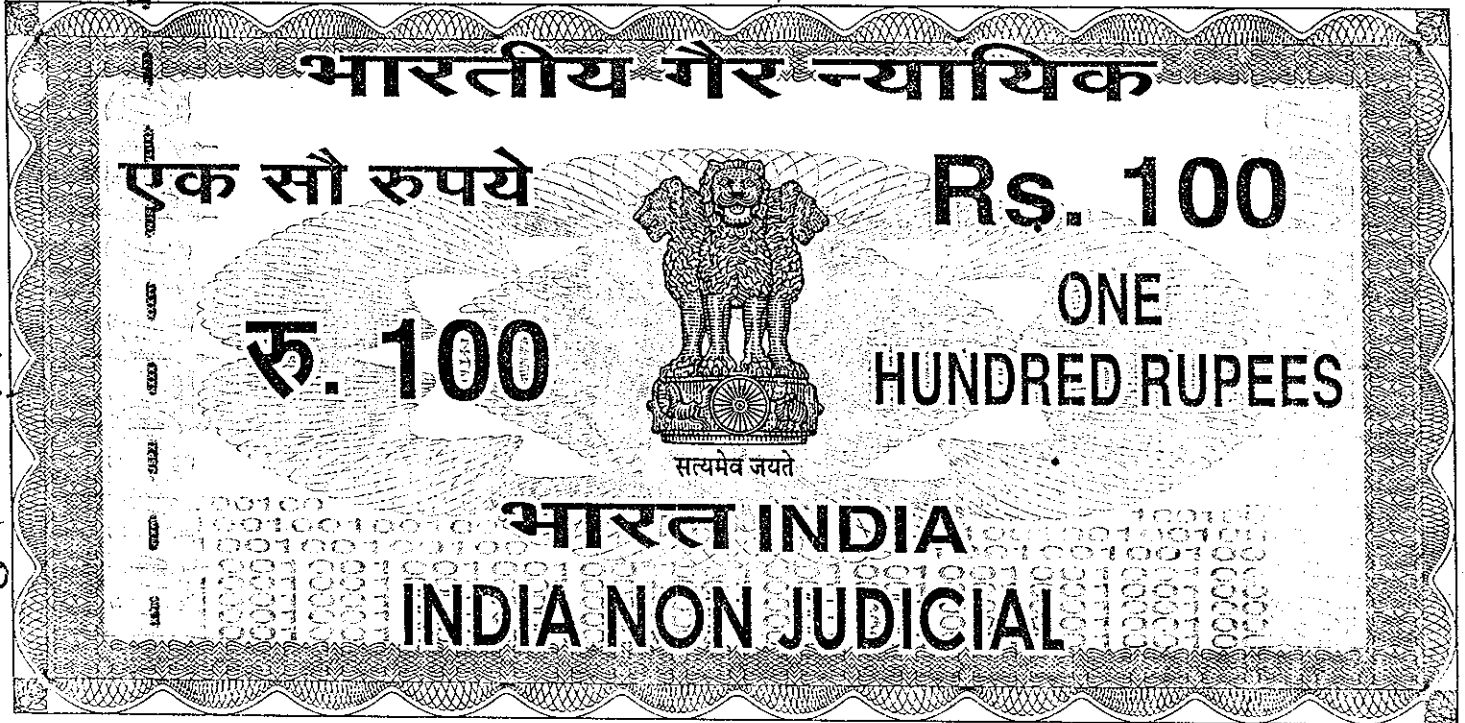
1 వ్యవస్థాపక 2008 సం. 5841
కర్తవ్య పాఠశాల, అనంతపురం జిల్లా 14
6 వ వార్డు, అనంతపురం జిల్లా 14



SCANNED

5842/08

20-307



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

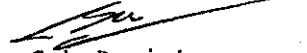
P 360195

Date : 04-07-2008 Serial No : 27,083 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
SECBAD

For Whom :

PARAMOUNT BUILDERS
SECBAD

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

This Agreement for Construction is made and executed on this the 28th day of July 2008 at Secunderabad by and between:

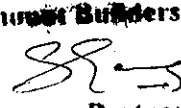
M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at -4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and its partner Mr. Samit Gangwal S/o. 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. S. SURESH, SON OF MR. V. SEETHAPATHI, aged about 33 years, residing at Flat No. C-417, Silver Springs, Qutbullapur, Balanagar, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Paramount Builders

 Partner

For Paramount Builders

 Partner



Page 1

1. 2008 2009 5842
 2. 12
 3. 1



It is stated that the following amounts have been paid in respect of this document:
 by challan No. 289/122 Dt. 22/11/08 Rs. 715,000.
 S.B.H. Gels

- I. Stamp Duty:
 - 1. in the shape of stamp papers Rs. 100
 - 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 7050
 - 3. in the shape of cash Rs.
 - 4. adjustment of stamp duty u/s. 16 of I.S. Act 1899, if any Rs.
- 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. 1000
 - 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. 8250
 J.H.

CUR REGISTRAR


WHEREAS:

- A. The Buyer under a Sale Deed dated 28.7.2008, has purchased a semi-finished, Semi-deluxe apartment bearing no. 307, on the third 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 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. 25 admeasuring about 15 sft.
- This Sale Deed is registered as document no. 584/08 in the office of the Sub-Registrar, Keesara Mandal, 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 semi-deluxe apartment bearing no. 307 on third floor in Block '2C' 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.

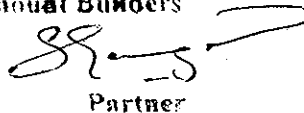
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

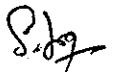
- The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 307 on the third floor in block no. '2C', admeasuring 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) of super built up area and undivided share of land to the extent of 34.76 sq. yds. A reserved parking space for two-wheeler bearing no. 25 admeasuring about 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only) on or before 15th July 2008.

For Paramount Builders


Partner

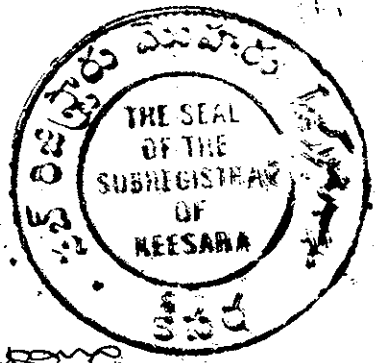
For Paramount Builders


Partner



పుస్తకము 2008 వ సం॥ నెం... 5842
 ప్రస్తావన మొత్తం కాగితముల సంఖ్య... 12
 ఈ కాగితము వరుస పంఖ్య... 2

సబ్-రిజిస్ట్రార్



2008 సం॥ ఫిబ్రవరి నెం. 28 వ తేదీ
 1930 చ.శా.నెం. (సీ.ఎం.ఎం.ఎం.) మా.నెం. 6 వ తేదీ
 పదం 12 సుదాయం 1 గంటల వద్ద
 కింద ఉన్న అంశాల్లోని అక్షరాలు
 కె. ప్రభాకర్ రెడ్డి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నెం. 32.ఎ నెం.
 అనుబంధం ప్రకారం శాశ్వతముగా
 సుదాయం 1000 చేసి రుసుము
 పా... 1000...
 ప్రస్తుతము చేయవలసిన
 పనులను చేసినట్లు



K. Prabhakar Reddy &/o. K.P Reddy o/c: Service
 (o) S-1-187/3 & 4, 2nd floor, Solam mansion, m.s.
 Road, Sec'Bad, through attested SPA for Presentation
 of documents. vide SPA NO. 1/2007
 at SRO, Shamirpet, R.L.O.88

S. Sureph &/o. V. Seethapathi o/c: Service
 R/o. Flat No. C-417, Silver Springs,
 Anantapur, Balanagar, Hyderabad.

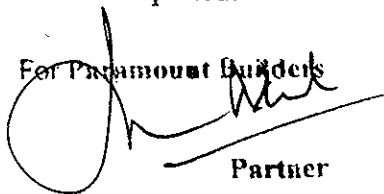
1. Krishna Rao &/o. Madaganu o/c: Service
 10. Sri Sai APPT, A5 New Nagar x road
 Hyderabad

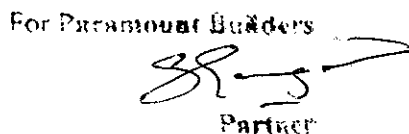
2. Ramakrishna &/o. Venkateswar Rao o/c: Service
 R/o: 1-54, Dattaramnagar, Meerpet. Moulali, Hnd.

2008 సం॥ ఫిబ్రవరి నెం. 28 వ తేదీ
 1930 చ.శా.నెం. (సీ.ఎం.ఎం.ఎం.) మా.నెం. 6 వ తేదీ
 సబ్-రిజిస్ట్రార్
 నెం.

Handwritten signature

3. 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.
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. 307 on third floor in Block '2C' 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 August 2008 with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For Paramount Builders

Partner

For Paramount Builders

Partner

S.1.19

1 వత్తము 2008 సం॥ కు 5842
 వస్త్రము మొత్తము కాగితముల సంఖ్య..... 12
 కాగితముల పనుల సంఖ్య..... 3

సబ్-రెజిస్ట్రారు

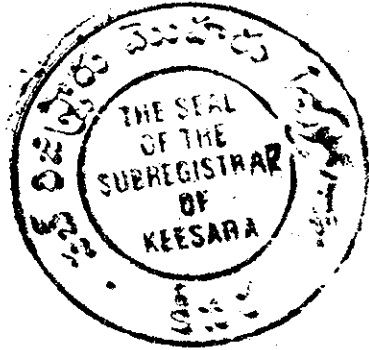
An Amount of Rs. 7050 towards stamp duty
 Including transfer duty and Rs. 1000
 towards registration fee on the Market value
 of Rs. 75000 was paid by me.
 Party through challan Receipt No. 789/22
 dated 22/7/18 at SBH Thumkunta Br. Thumkunta

Sub-Registrar
 Shamirpet

1వ వత్తము 2008 సం॥ (క.క 1930) సంఖ్య
 5842 ముందుగా రిజిస్ట్రారు చేయబడినది. స్టాంపు
 విలువల సుత్రింపు నెంబరు 11500-15842/2008
 వద్ద వున్నది.

2008 సం॥ 2వ తేదీ 28

సబ్-రెజిస్ట్రారు ఆఫీసరు



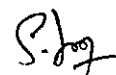
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she 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

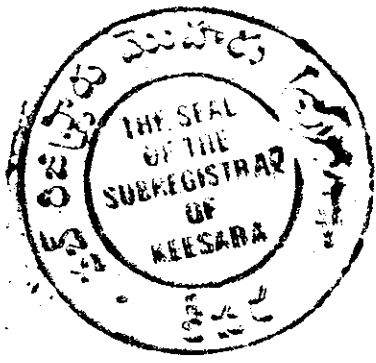
For Paramount Builders

Partner

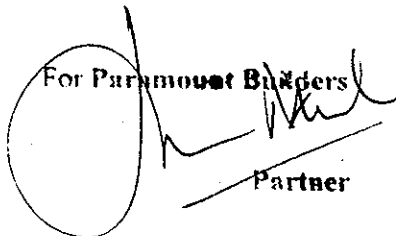


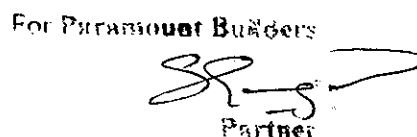
1 వ్యవస్థకము 2008 సం॥ కృ 5842
కర్నాటక మొత్తము కాగితముల సంఖ్య 12
ఈ కాగితముల వరుస సంఖ్య 4

సచి-రిజిస్ట్రారు



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. 8100=/- is paid by way of challan no. 789122, dated 22-7-08, drawn on State Bank of Hyderabad, Keesara Branch, Keesara Mandal, R. R. District and VAT paid an amount of Rs. 7150=/- by the way of Payorder No. 142123, dated 21.07.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

Partner

For Paramount Builders

Partner

S.H

1 ప్రకటనము 2008 సం॥ వు 5842

వస్త్రావేదిక మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితముల వయస్ సంఖ్య 5

సత్యంబులు



SCHEDULE 'A'

SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

North By	Sy. Nos. 198, 182, 180 & 177
South By	Sy. Nos. 175, 174 & 167
East By	Sy. No. 159
West By	Sy. No. 198

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished semi-deluxe apartment no. 307 on the third 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. 25, 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	Open to sky
South By	Flat No. 308
East By	Open to sky
West By	6' wide corridor & Open to sky

WITNESS:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

BUYER

• 1 వుత్తరకము 2008 సం॥ పు 5842
వస్త్రవేల మొత్తము దానితముల సంఖ్య..... 12
ఈ దానితముల పనుల సంఖ్య 6

సబ్ రిజిస్ట్రారు



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

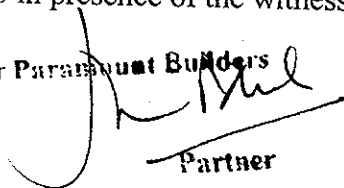
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

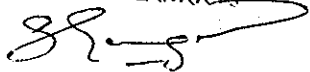
1.

2.

For Paramount Builders


Partner

For Paramount Builders


Partner
BUILDER


BUYER.

1 పుస్తకము 2008 సం॥ వు 5842
వస్త్రము మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితముల వివర సంఖ్య 7

58-0374



REGISTRATION PLAN SHOWING

FLAT NO. 307 IN BLOCK NO. '2C'

ON THE THIRD FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)

SITUATED AT

NAGARAM VILLAGE, KEESARA

MANDAL, R.R. DIST.

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

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER: MR. S. SURESH, SON OF MR. V. SEETHAPATHI

REFERENCE:

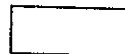
AREA: 34.76

SCALE: SQ. YDS. OR

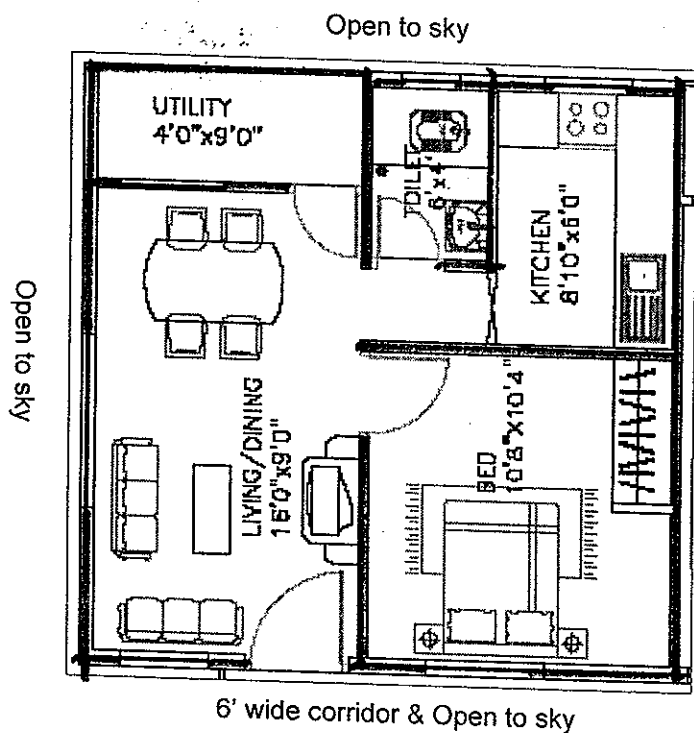
INCL: SQ. MTRS.



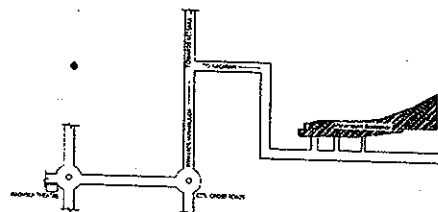
EXCL:



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



Location Map



Flat No. 308

For Paramount Builders

[Signature]
Partner

For Paramount Builders

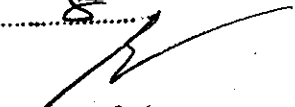
[Signature]
Partner
SIG. OF THE BUILDER

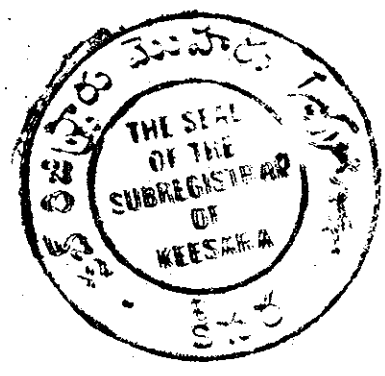
WITNESSES:

- [Signature]*
- [Signature]*

[Signature]
SIG. OF THE BUYER

1 ప్రకటనము 2008 సం॥ పు 5842 ..
వస్త్రావేళ మొత్తము వాగిణముల సంఖ్య..... 12 ..
ఈ వాగితముల పనుల సంఖ్య 8 ..


పద-విజ్ఞాపకము



HOUSEHOLD CARD



Card No : PAPI677620015
 P.P Shop No : 762
 పేరు : గంగవల సమిత్

Name of Head of Household : Gangwal Samit
 తండ్రి/భర్త పేరు : గంగవల సమిత్

Father/ Husband name : Sushil Kumar
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి/Occupation : Own Business

బండ్ల.పె./House No. : 8-2-293/82/A/1211
 రోడ్/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : ౮ / Ward- 8
 Circle : ౮౭7 / 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	Samanh	Son	29/07/00	6

DPL No 102
 Jubilee Hills club,
 Jubilee Hills


27/01/2006
 Incharge

**INDIAN UNION DRIVING LICENCE
 PRADESH**

DRIVING LICENCE

DLDP01193822002
 PRABHAKAR REDDY K
 K PRABHAKAR REDDY
 2-3-0411254
 JAISHANKAR
 AMBERNATH
 HYDERABAD

30/07/2002 DUPLICATE
 Licensing Authority
 RTA, HYDERABAD-2



PERMANENT ACCOUNT NUMBER

ABMPM6725H
 THE NAME
 SOHAM SATISH MODI

THE FATHER'S NAME
 SATISH MANILAL MODI

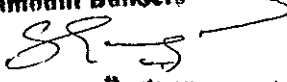
THE DATE OF BIRTH
 18-10-1969

THE SIGNATURE
 SOHAM SATISH MODI

Chief Commissioner of Income-tax, Sec 11, Hyderabad

For Paramount Builders

 Partner

For Paramount Builders

 Partner

1 వుత్తరము 2008 నంబు 5892

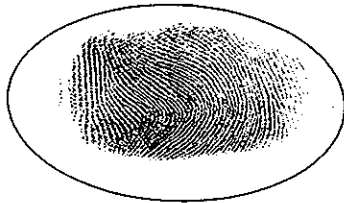


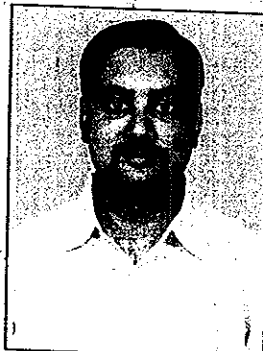
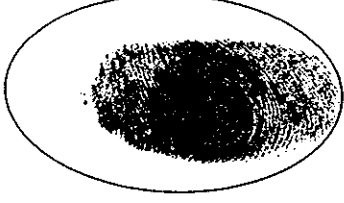


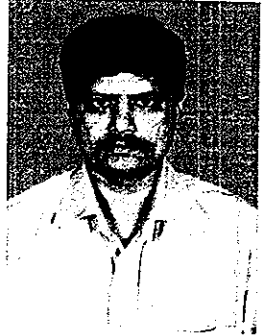
2 వుత్తరము 2008 నంబు 12

3 వుత్తరము 2008 నంబు 10



[Handwritten signature]

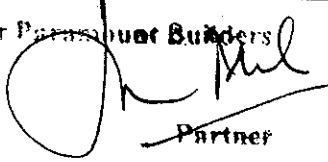


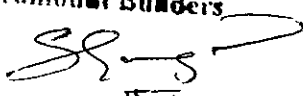
- PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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: 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. S. SURESH S/O. MR. V. SEETHAPATHI R/O. FLAT NO. C-417 SILVER SPRINGS QUTBULLAPUR BALANAGAR HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

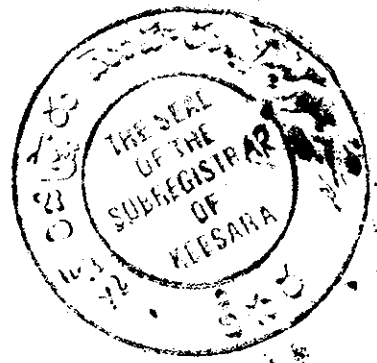
For Paramount Builders

 Partner

For Paramount Builders

 Partner

SIGNATURE OF EXECUTANTS



1 వుత్తరము 2008 నంబు వు 5842
వస్తావేళా వెంకట్రామ శాసితముల సంఖ్య..... 1/2
ఈ కారణముల వలన సంఖ్య 9
సత్యవతి



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

S SURESH

SEETHAPATHI VARADAPPAN

04/05/1975

Permanent Account Number

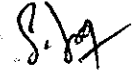
BXGPS2612Q


Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

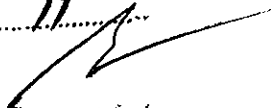
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसई
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४



1 వుత్తరము 2008 సం॥ వు 5842

వస్త్రము మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితముల పేజీల సంఖ్య..... 11


సహ-రజిస్ట్రారు

