



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287269

Date : 15-06-2008

Serial No : 24,752

Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

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

For Whom :

PARAMOUNT BUILDERS  
SECBAD

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 16<sup>th</sup> day of June 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, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee, etc.).

AND

1. MR. B. ANAND KUMAR, Son of Mr. B. 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, Venkateshwara 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, Vivekananda 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 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders

Partner

For Paramount Builders

Partner

AND

Mr. S. Suresh, son of Mr. V. Seethapathi, aged about 33 years, residing at Flat No. C-417, Silver Springs, Qutbullapur, Balanagar, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

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

For Paramount Builders

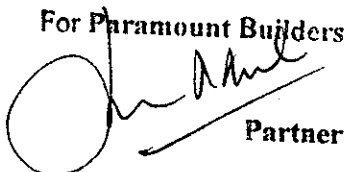
  
Partner

For Paramount Builders

  
Partner



- 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. Nara Reddy Kiran Kumar | - 20% |
| c. Shri. M. Kanta Rao              | - 37% |
| d. Shri. Kanta Reddy               | - 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of **M/s. Bhargavi Developers**, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.
- I. The Firm and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- K. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:
- Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
  - Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
  - Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.
- The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner



- L. By virtue of above referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' together with their respective proportionate undivided share in the Scheduled Land.
- M. The respective share / ownership of each flat in Paramount Residency together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- N. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending purchaser.
- O. The Buyer is desirous of purchasing an apartment no. 307 on the third floor in block no. 2C in the proposed building Paramount Residency and has approached the Vendor. Such apartment hereinafter is referred to as the Scheduled Apartment.
- P. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred agreements dated 31.10.2006.
- Q. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,20,000/- (Rupees Ten Lakhs Twenty Thousand Only) and the Buyer has agreed to purchase the same.
- R. The Buyer has made a provisional booking vide booking form no. 1280 dated 2<sup>nd</sup> June 2008 for the above referred apartment and has paid a booking amount of Rs. 5,000/- to the Vendor.
- S. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of reducing the same into writing.


NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

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

Schedule of Apartment:

- a) Semi-deluxe Apartment No. 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.
  - b) An undivided share in the Schedule Land to the extent of 34.76 Sq. Yds.
  - c) A reserved parking space for two wheeler on the stilt floor bearing no. 25 admeasuring about 15 sft.
2. That the total consideration of Rs. 10,20,000/- (Rupees Ten Lakhs Twenty Thousand Only).
  3. That the Buyer has paid an amount of Rs. 5,000/- to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner


4. The Buyer agrees to pay the balance sale consideration amount of Rs. 10,15,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	60,000/-	15.06.2008
Installment II	90,000/-	30.06.2008
Installment III	8,65,000/-	15.07.2008

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

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

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner



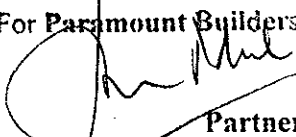
11. That for the purposes of creating a charge in favour of the bank / financial institutions on the apartment being constructed so as to enable the Buyer to avail housing loan, the Vendor will execute a sale deed in favour of the Buyer for sale of apartment in a semi-finished state. In the event of execution of sale deed before the apartment is fully completed, the Buyer shall be required to enter into a separate construction contract with the Vendor for completing the unfinished apartment and the Buyer shall not raise any objection for execution of such an agreement.
12. That in the event the Buyer is arranging/has arranged finance under Housing Finance scheme/or any other scheme for the purchase of schedule apartment and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Buyer for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Buyer and the consequence as regards default in payments as contained under this Agreement shall become operative.
13. That any time given to the Buyer for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Buyer other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
14. That on payment of the full consideration amount as mentioned above and on completion of construction of the said apartments, the Vendor shall deliver the possession of the Schedule Apartment to the Buyer with all amenities and facilities as agreed to between the parties and the Buyer shall enter into possession of the Schedule Apartment and enjoy the same with all the rights and privileges of an owner.
15. That the Buyer has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Buyer shall not hereafter, raise any objection on this account.
16. That it is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this agreement, or the sale deed, and/or the agreement of construction.
17. That the Vendor shall build the apartment, etc. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule 'C' hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
18. That it is specifically understood and agreed by the Buyer that the Sale Deed executed in favour of the Buyer and the Agreement for Construction entered into, if any, between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and are inseparable.
19. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner



20. That the residential apartment shall always be called 'Paramount Residency' and the name thereof shall not be changed.
21. That the Vendor agrees to deliver the schedule apartment to the Buyer on or before 30<sup>th</sup> July 2008 with a further grace period of 6 months.
22. That in event of any delay in the completion of the construction of the scheduled apartment and delivery of possession of the said tenement by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Buyer shall not have any right to claim any interest, loss or damage etc. or shall not insist for the refund of any amount till the final work is completed.
23. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Buyer shall also be obliged to pay for maintenance thereof to the Vendor or the respective society.
24. That the Buyer shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission, assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the building or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.
25. That the Buyer shall not cut, maim, injure, tamper or damage any part of the structure or any part of the building nor shall he/she/they make any additions or alterations in the building without the written permission of the Vendor or from the Paramount Residency Owners Association, the body that has been / shall be formed for the maintenance of the Apartments.
26. That the Buyer shall keep and maintain the building in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound etc; (b) use the apartment for illegal and immoral purpose; (c) use the apartment in such manner which may cause nuisance, disturbances or difficulty to the occupiers of the other apartments etc.; (d) store extraordinarily heavy material therein; (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof; (f) use the premises as an office or for any other commercial purpose; (g) install grills or shutters in the balconies, main door, etc.; (h) change the external appearance of the building.
27. That from the intimation as to possession of the Scheduled Apartment or date of receipt of possession of the apartment, whichever is earlier the Buyer shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses etc that may be payable with respect to the Schedule apartment including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

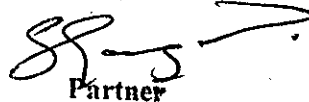


28. That the Buyer shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with apartment before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc.,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

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner





SCHEDULE 'A'  
SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

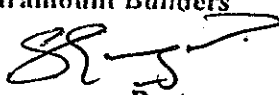
All that portion forming apartment no. 307 on the third floor in block no. 2C, admeasuring 530 sft. of super built-up area (i.e., 424 sft. of built-up area & 106 sft. of common area) together with proportionate undivided share of land to the extent of 34.76 sq. yds. and a reserved parking space for two 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

WITNESSES:

- 1.
- 2.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner  
VENDOR

  
BUYER

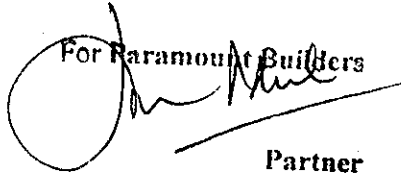
SCHEDULE 'C'

<u>SPECIFICATIONS FOR CONSTRUCTION</u>		
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4 7/8" solid cement blocks	4 7/8" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Ceramic tiles	Marble slabs
Flooring - Bedrooms	Ceramic tiles	Marble tiles
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Panel main door, others flush doors	All panel doors
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Branded CP Fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes
Lofts	Lofts in each bedroom & kitchen	Lofts in each bedroom & kitchen

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

WITNESSES:

1.

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner  
 VENDOR

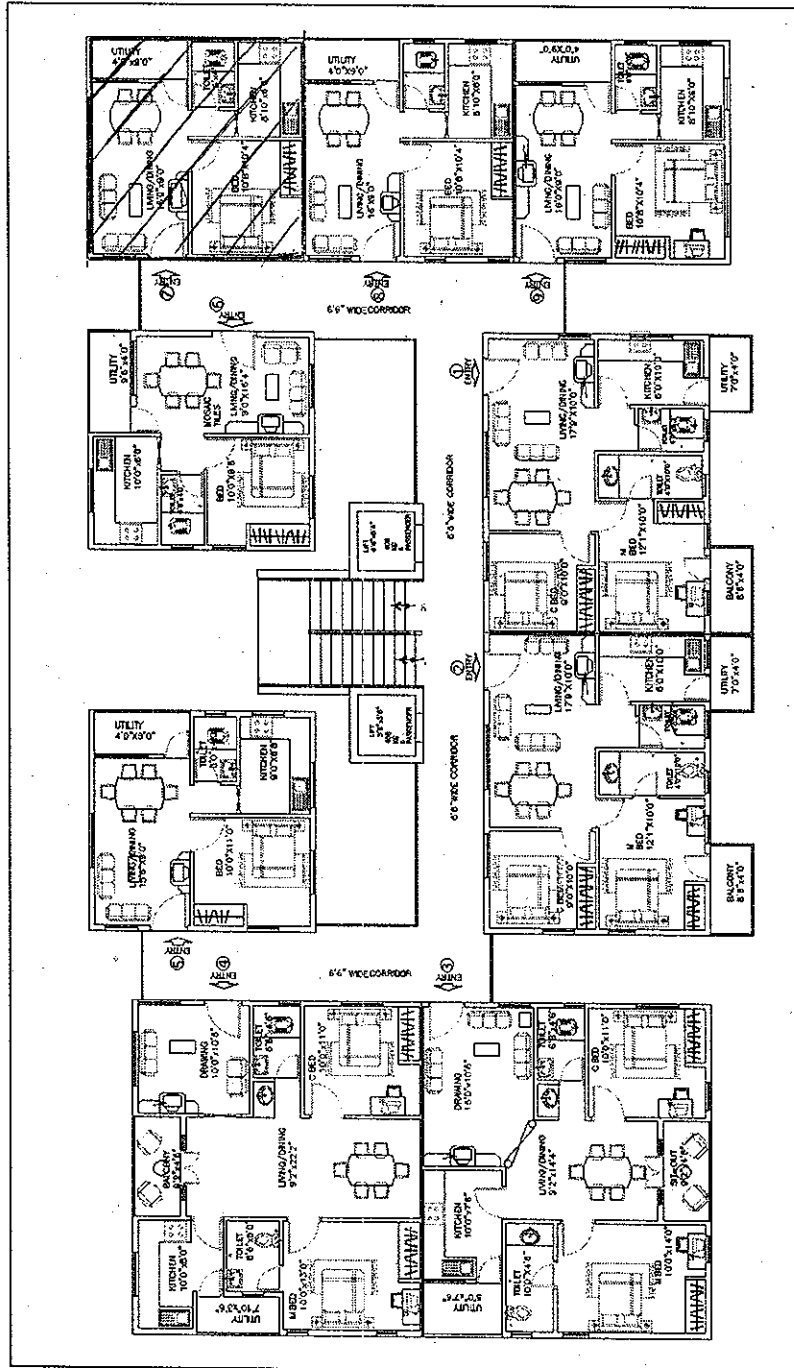
2.

  
 BUYER

Plan showing Apartment No. 307 on the third floor in block no. '2C' of Paramount Residency at Survey No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red and bounded as under:

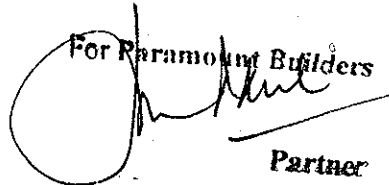
Vendor: M/s. Paramount Builders  
 Buyer: Mr. S. Suresh  
 Flat area: 530 Sft  
 Undivided share of land: 34.76. Sq.yds.

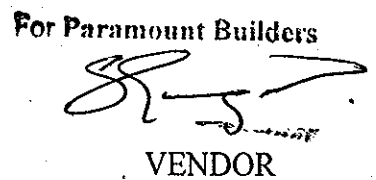
Boundaries :  
 North by: Open to sky  
 South by: Flat No. 308  
 East by: Open to sky  
 West by: 6' wide corridor & Open to sky



WITNESSES:

- 1.
- 2.

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 VENDOR

  
 BUYER



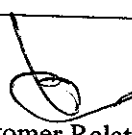

**Authorization form for handing over the possession of Flat in Paramount Residency**

Flat No.	2C-307
Name of Buyer	Mr. S. SURESH

A.	Total sale consideration.	10,20,000-00 ✓
B.	Less: Discount for early payments.	NIL
C.	Add: Reg. Charges	31025-00 ✓
D.	Add: VAT & Service Tax.	31212-00 ✓
E.	Add: Extra Specs Charges (revised)	NIL
F.	Add: Misc. Charges	4420-00 ✓
G.	Less: Amount paid	1123150-00 ✓
H.	Balance amount Due	NIL
I.	Interest Amount	12699-00 ✓
J.	Refund if any	36493-00 ✓
Remarks:		
(1) Interest waived off.		
(2) Excess amount paid on 10/9/08 of Rs. 36493/- ✓		
K.	Interest Amount to be charged	NIL ✓ ✓

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	✓
2.	Buyer has signed the Association Membership Form.	✓
3.	No Due Certificate signed	✓
4.	6 PDC for Maintenance Charges collected	✓
5.	Buyer has signed the Electricity Form	✓
6.	Buyer has been informed that Property Tax is due	

Authorized by:

 A. Sambasiva Rao	 Roopa	 Customer Relation	 Managing Director Soham Modi
Date: 22/12/08	Date: 22/12/08	Date: 22/12/08	Date: 22/12/08

**APPROVED BY**  
22 DEC 2008  
SOHAM MODI  
MANAGING DIRECTOR

Note: Update Sale Completed as 'Yes' in the database.

# PARAMOUNT BUILDERS

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

## NO DUE CERTIFICATE

To,

Date: 22/12/2008

Mr. S. SURESH

Flat No - 417 C, Silver Springs,

Outballapur, Balanagar.

Dear Sir / Madam,

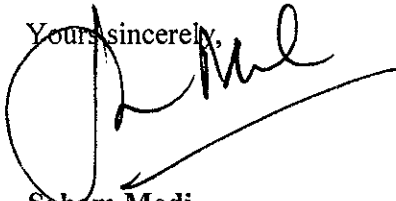
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 2C-307 in our project known as 'Paramount Residency' at Survey No. 176, Nagaram, Hyderabad – 500 083.

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

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


Thank You.

Yours sincerely,



**Soham Modi,  
Partner.**

Accepted & confirmed:

Signature: 

Name: S. Suresh

# PARAMOUNT BUILDERS

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

## LETTER OF POSSESSION

Date: 05-01-2009

To,  
Mr. S. SURESH  
Flat No - 417C, Silver Springs,  
Outbullapur, Balanagar.

---

Sub: Letter of Possessions for Flat No. 2C-307 in our project known as Paramount Residency at Survey No. 176, Nagarm, Hyderabad – 500 051.

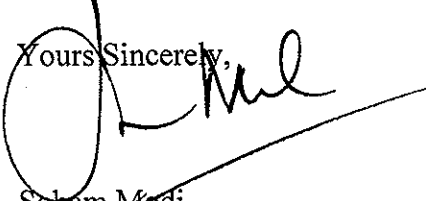
Dear Sir / Madam,

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

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

Thank You.

Yours Sincerely,



Soham Modi,  
Partner.

MEMBERSHIP ENROLMENT FORM

Date: 22/12/20

To,  
The President,  
Paramount Residency  
Sy. No. 176,  
Nagaram,  
Hyderabad.

Dear Sir,

I am the owner of Flat No. 2C-307 in your project known as 'Paramount Residency' at Survey No.176, Nagaram, Hyderabad – 500 083. I request you to enroll me as a member of the 'Paramount Residency Owners Association'.

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

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

Thank You.

Yours faithfully,

Signature: S.S.

Name: S. Suresh

Address for correspondence:

Flat No- 417C, Silver Springs,  
Outbullapuu, Balanagar,

Phone: 939 2470538

Enclosed: Copy of ownership documents.

---

For Office Use Only

Receipt no. & date: \_\_\_\_\_

Sale Deed doc. no. & date: \_\_\_\_\_

**PMR - Buyer Info Table**

**Block No** 2C 307 **Paramount** Sold Yes **Booking Date** 02-Jun-08  
**Agr Executed**  **Agr Date** \_\_\_\_\_ **Area** 530  
**Parking** 25 **Booked by** Prabhaker **Pmt. Scheme** HL  
**Buyer Name** S. Suresh **Phone** 9392470538  
**Address** flat no 417C silver springs qutbullapur balanagar  
**Occupation** working for numeric power systems **Sale Amt** 1020000 ✓  
**Total Amt** 1020000 **Other Amt** 103150 **Receipts** 1123150 ✓  
**HL Req** \_\_\_\_\_ **HL App for** 950000 **HL Released** 968150  
**HL From** ICICI **App Made**  **HL Approved**   
**NOC**  **Doc Complete**  **Reg Done**   
**Payments Terms** **Sale Completed**  **HL Release**

Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
02-Jun-08	Booikng amount	5000	cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15-Jun-08	1st installment	60000	cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30-Jun-08	2nd installment	90000	cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15-Jul-08	3rd installment	865000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

**Other Payments**

02-Jun-08	service tax	21012		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
02-Jun-08	Vat exp	10200		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Stamp Papers	220		<input type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	E.C.Expenses	200		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Misc Expenses	2000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Doc Expenses	2000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Reg Expenses	31025		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-Sep-08	Excess amount refunded	36493		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

**Receipts**

Date	Towards	Amount	Cheque No	Cleared	Receipt No
02-Jun-08	Booking amount	5000	cash	<input checked="" type="checkbox"/>	1804
14-Jun-08	payment received	60000	cash	<input checked="" type="checkbox"/>	1807
03-Jul-08	payment received	90000	cash	<input checked="" type="checkbox"/>	1809
11-Aug-08	payment received	968150	359798	<input checked="" type="checkbox"/>	1969

**Remarks**

Date	Remarks	Taken By	Work Done



<u>02-Jun-08</u>	1. customer has purchased a semi delux flat under PPT No 136 2. given a discount of Rs 60/- per sft 3. scheme HL 4. electric type of meter single phase 5. rounded to 32000/-	<u>Prabhaker</u>	<input checked="" type="checkbox"/>
<u>11-Dec-08</u>	No Extra Specs	<u>S.Reddy</u>	<input checked="" type="checkbox"/>

**PARAMOUNT BUILDERS 2008-09**  
**Ledger for the period 01 Apr, 2008 to 22 Dec, 2008**

22 Dec, 2008

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document			Narration	Debit	Credit	Running Balance
Date	Number					
<b>2C - 307 Mr S. Suresh</b>			Opening Balance			<b>0.00 Cr</b>
02 Jun, 2008	SCR A02062008	2	Being cash received from customer towards Booking amount R no 1804		5,000.00	5,000.00 Cr
14 Jun, 2008	SCR A14062008	1	Being cash received from customer towards part payment for flat no 2c - 307		60,000.00	65,000.00 Cr
03 Jul, 2008	SCR A03072008	3	Being cash received from customer towards part payment for flat no 2c 307		90,000.00	1,55,000.00 Cr
19 Jul, 2008	SBP B19072008	64	Being chq issued to payorder towards vat exp for flat no 2c 307 ACTO HYD	10,200.00		1,44,800.00 Cr
12 Aug, 2008	SBR B12082008	1	Being chq received from customer towards Part payment for flat no 2c 307 R no 1969		9,68,150.00	11,12,950.00 Cr
30 Aug, 2008	JV 30082008	1	Being amount credited to Instalments receivable & debited to 2c - 307 S.Suresh towards Instalments receivable from 08-09.	10,20,000.00		92,950.00 Cr
	JV 30082008	1	Being amount credited towards service Tax for the flat no 2c-307.	21,012.00		71,938.00 Cr
	JV 30082008	1	Being amount credited towards Stamp paper exp for the flat no 2c-307.	220.00		71,718.00 Cr
10 Sep, 2008	SBP B10092008	3	Being chq issued to S Suresh towards excess amount paid to be refunded	36,493.00		35,225.00 Cr
11 Sep, 2008	SCP A11092008	1	Being cash paid towards reg charges for the flat.	31,025.00		4,200.00 Cr
	SCP A11092008	2	Being cash paid towards Document charges for the flat at reg.	2,000.00		2,200.00 Cr
	SCP A11092008	3	Being cash paid	2,000.00		200.00 Cr

**PARAMOUNT BUILDERS 2008-09**  
**Ledger for the period 01 Apr, 2008 to 22 Dec, 2008**

22 Dec, 2008

Group : Liabilities

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
11 Sep, 2008	SCP A11092008 4	towards Misc charges for the flat at reg. Being cash paid	200.00		0.00 Cr
		towards EC charges for the flat at reg.			
		Total/Closing Balance	11,23,150.00	11,23,150.00	<u>0.00 Cr</u>

*Approved*  
22/12/08

Interest calculation for delayed payments.

Project Name PARMOUNT BUILDERS  
 Flat / Plot no. 2C-307  
 Customer Name S.Suresh  
 Booked by Prabhakar  
 Prepared by Roopa  
 Date 19/Aug/08  
 Sign  
 Interest rate 18 % p.a.

Date	Installment/ Payment	Remarks	Days	Principal	Interest	Balance
2-Jun-08	5,000.00	Booking Amount	-	-	-	5,000
2-Jun-08	21,012.00	Service tax	-	5,000	-	26,012
2-Jun-08	10,200.00	vat exp	-	26,012	-	36,212
2-Jun-08	(5,000.00)	Payment Received	-	36,212	-	31,212
14-Jun-08	(60,000.00)	Payment Received	12	31,212	185	(28,788)
15-Jun-08	60,000.00	1st installment	1	(28,788)	(14)	31,212
30-Jun-08	90,000.00	2nd installment	15	31,212	231	121,212
3-Jul-08	(90,000.00)	Payment Received	3	121,212	179	31,212
15-Jul-08	865,000.00	3rd installment	12	31,212	185	896,212
11-Aug-08	(968,150.00)	Payment Received	27	896,212	11,933	(71,938)
28-Aug-08	220.00	Stamp papers	17	(71,938)	(603)	(71,718)
28-Aug-08	200.00	EC Exp	-	(71,718)	-	(71,518)
28-Aug-08	2,000.00	Doc Exp	-	(71,518)	-	(69,518)
28-Aug-08	2,000.00	Misc Exp	-	(69,518)	-	(67,518)
28-Aug-08	31,025.00	Reg Exp	-	(67,518)	-	(36,493)
	(36,493.00)					

Approx Interest Payal **12,699**

Note:

- Column A, B & C: Enter Installemnts & payments received
- Column B: Enter receivables as positive amounts & payments received as negative amounts.
- Cloumns D to G: Do not change.
- Sort columns A , B & C in accending order.
- Calculate sum of Installments / Payments & Interest

APPROVED BY  
 P 1 1 1 P 2008  
 SONAM MODI  
 MANAGING DIRECTOR

wave off  
 1/9/08

Paid ~~excess~~ excess amount of Rs/ 36,493/-  
 Received mail from S.D. Subba Reddy  
 Req extra spec. Copy is enclosed.

**PMR - Buyer Info Table**

Block No	2C 307	Paramount	Sold	Yes	Booking Date	02-Jun-08
Agr Executed	<input type="checkbox"/>	Agr Date			Area	530
Parking	25	Booked by	Prabhaker		Pmt. Scheme	HL
Buyer Name	S. Suresh				Phone	9392470538
Address	flat no 417C silver springs qutbullapur balanagar					
Occupation	working for numeric power systems			Sale Amt	1020000	
Total Amt	1020000	Other Amt	66657	Receipts	1123150	
HL Req		HL App for	950000	HL Released	968150	
HL From	ICICI	App Made	<input checked="" type="checkbox"/>	HL Approved	<input checked="" type="checkbox"/>	
NOC	<input checked="" type="checkbox"/>	Doc Complete	<input checked="" type="checkbox"/>	Reg Done	<input checked="" type="checkbox"/>	
Payments Terms		Sale Completed	<input type="checkbox"/>	HL Release	<input checked="" type="checkbox"/>	

Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
02-Jun-08	Booikng amount	5000	cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15-Jun-08	1st installment	60000	cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30-Jun-08	2nd installment	90000	cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15-Jul-08	3rd installment	865000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

1020000  
~~66657~~  
~~1020000~~  
~~1123150~~  
36493

**Other Payments**

02-Jun-08	service tax	21012		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
02-Jun-08	Vat exp	10200		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Stamp Papers	220		<input type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	E.C.Expenses	200		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Misc Expenses	2000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Doc Expenses	2000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28-Aug-08	Reg Expenses	31025		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

**Receipts**

Date	Towards	Amount	Cheque No	Cleared	Receipt No
02-Jun-08	Booking amount	5000	cash	<input checked="" type="checkbox"/>	1804
14-Jun-08	payment received	60000	cash	<input checked="" type="checkbox"/>	1807
03-Jul-08	payment received	90000	cash	<input checked="" type="checkbox"/>	1809
11-Aug-08	payment received	968150	359798	<input checked="" type="checkbox"/>	1969

**Remarks**

Date	Remarks	Taken By	Work Done
02-Jun-08	1. customer has purchased a semi delux flat under PPT No 136 2. given a discount of Rs 60/- per sft 3. seheme HL 4. electric type of meter single phase 5. rounded to 32000/-	Prabhaker	<input checked="" type="checkbox"/>

**Monday, September 01, 2008**

**Page 2 of 2**

**PARAMOUNT BUILDERS 2008-09**  
**Ledger for the period 01 Apr, 2008 to 01 Sep, 2008**

01 Sep, 2008

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
2C - 307 Mr S. Suresh		Opening Balance			0.00 Cr
02 Jun, 2008	SCR A02062008 2	Being cash received from customer towards Booking amount R no 1804		5,000.00	5,000.00 Cr
14 Jun, 2008	SCR A14062008 1	Being cash received from customer towards part payment for flat no 2c - 307		60,000.00	65,000.00 Cr
03 Jul, 2008	SCR A03072008 3	Being cash received from customer towards part payment for flat no 2c 307		90,000.00	1,55,000.00 Cr
19 Jul, 2008	SBP B19072008 64	Being chq issued to payorder towards vat exp for flat no 2c 307 ACTO HYD	10,200.00		1,44,800.00 Cr
12 Aug, 2008	SBR B12082008 1	Being chq received from customer towards Part payment for flat no 2c 307 R no 1969		9,68,150.00	11,12,950.00 Cr
30 Aug, 2008	JV 30082008 1	Being amount credited to Instalments receivable & debited to 2c - 307 S.Suresh towards Instalments receivable from 08-09.	10,20,000.00		92,950.00 Cr
	JV 30082008 1	Being amount credited towards service Tax for the flat no 2c-307.	21,012.00		71,938.00 Cr
	JV 30082008 1	Being amount credited towards Stamp paper exp for the flat no 2c-307.	220.00		71,718.00 Cr
	SCP A30082008 1	Being cash paid towards reg charges for the flat.	31,025.00		40,693.00 Cr
	SCP A30082008 2	Being cash paid towards Document charges for the flat at reg.	2,000.00		38,693.00 Cr
	SCP A30082008 3	Being cash paid towards Misc charges for the flat at reg.	2,000.00		36,693.00 Cr
	SCP A30082008 4	Being cash paid	200.00		36,493.00 Cr

**PARAMOUNT BUILDERS 2008-09**  
**Ledger for the period 01 Apr, 2008 to 01 Sep, 2008**

01 Sep, 2008

Group : Liabilities

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		towards EC charges for the flat at reg.			
		Total/Closing Balance	10,86,657.00	11,23,150.00	36,493.00 Cr



To,  
The Cr Manager,  
MPIPL.

Sub : 2C - 307 Flat Details.

Respected Sir,

As per telephonic discussions regarding, extra specifications of flat no 2c - 307.  
I verified the flat no 2C - 307 no extra specification in this flat.

Thanking you sir,

regards,

S.V.Subba Reddy,  
Project Manager,  
PMR - Nagaram.

cr@modiproperties.com

English



Reply - Reply All - Forward - View Source - Previous - Next - Message: 65 / 65

From: pmr <pmr@modiproperties.com>  
To: <cr@modiproperties.com>  
Subject: \*\*\*SPAM\*\*\* Flat No : 2C - 307 Details.  
Date: Wed, 10 Sep 2008 14:58:29 +0530  
CC: <pmr@modiproperties.com>  
Attachments: unknown.unk,Size: 3887 bytes.

[Click here to clean up the attachments on mail2webServer](#)

Spam detection software, running on the system "qmail1.indiatimeshostingpanel.com", has identified this incoming email as possible spam. The original message has been attached to this so you can view it (if it isn't spam) or label similar future email. If you have any questions, see the administrator of that system for details.

Content preview: To, The Cr Manager, MPIPL. Sub : 2C - 307 Flat Details. Respected Sir, [...]

Content analysis details: (6.2 points, 6.0 required)

pts rule name description

- 0.0 HTML\_MESSAGE BODY: HTML included in message
- 1.1 BAYES\_05 BODY: Bayesian spam probability is 1 to 5% [score: 0.0110]
- 3.0 RCVD\_IN\_XBL RBL: Received via a relay in Spamhaus XBL [121.245.53.85 listed in zen.spamhaus.org]
- 0.9 RCVD\_IN\_PBL RBL: Received via a relay in Spamhaus PBL
- 0.1 RDNS\_DYNAMIC Delivered to trusted network by host with dynamic-looking rDNS
- 0.5 DYN\_RDNS\_SHORT\_HELO\_HTML Sent by dynamic rDNS, short HELO, and HTML
- 2.8 DOS\_OE\_TO\_MX Delivered direct to MX with OE headers

The original message was not completely plain text, and may be unsafe to open with some email clients; in particular, it may contain a virus, or confirm that your address can receive spam. If you wish to view it, it may be safer to save it to a file and open it with an editor.



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