



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
S.No. 7665  
Date 28/12/2006  
Name D. Phani Kumar  
S/o. D/o. D.N. Srinivas  
For Whom Paramount Builders

D 748626  
K. SRINIVAS  
S.V.L. No. 26/98, R.No. 39/2004  
City Civil Court,  
SECUNDERABAD.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 9<sup>th</sup> day of January 2007 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, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
  3. SRI. M. KANTHA RAO, Son of M. Laxman Rao, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad,
  4. SRI. K. KANTHA REDDY, Son of K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,
- being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 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



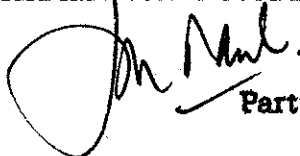
AND

MR. P. VENKATA CHOWDARY, SON OF MR. P. VENKATESH, aged about 33 years, residing at Flat No. C-225, Silver Springs, HMT Post, Chintal, 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.).

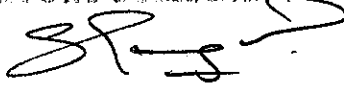
WHEREAS:

- 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 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.
- 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:
- Shri. B. Anand Kumar – 27%
  - Shri. N. Nara Reddy Kiran Kumar – 20%
  - Shri. M. Kanta Rao – 37%
  - Shri. Kanta Reddy – 16%

PARAMOUNT BUILDERS

  
Partner

PARAMOUNT BUILDERS

  
Partner



- 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 sq.ft., 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:  
 (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 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. 206 on the second floor in block no. 'B' 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 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.

For Paramount Builders

  
Partner

For Paramount Builders

  
Partner



- R. 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. 8,46,000/- (Rupees Eight Lakhs Forty Six Thousand Only) and the Buyer has agreed to purchase the same.
- S. The Buyer has made a provisional booking vide booking form no. 1035, dated 13<sup>th</sup> November 2006 for the above referred apartment and has paid a booking amount of Rs. 10,000/- to the Vendor.
- T. 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. 206 on the second floor in block no. 'B', admeasuring 830 sft. of super built-up area (i.e., 664 sft. of built-up area & 166 sft. of common area) of super built-up area.
- b) An undivided share in the Schedule Land to the extent of 54.43 Sq. Yds.
- c) A reserved parking space for two wheeler on the stilt floor bearing no. 15, admeasuring about 15 sft.
2. That the total sale consideration for the above shall be Rs. 8,46,000/- (Rupees Eight Lakhs Forty Six Thousand Only). The break-up of such sale consideration is as under:  
 (a) Towards undivided share of land Rs. 4,42,650/-.  
 (b) Towards cost of construction, parking, amenities, etc. Rs. 4,03,350/-.
3. That the Buyer has paid an amount of Rs. 10,000/- to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.
4. The Buyer agrees to pay the balance sale consideration amount of Rs. 8,36,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	75,000/-	3 <sup>rd</sup> December 2006
Installment II	1,26,833/-	1 <sup>st</sup> January 2007
Installment III	1,26,833/-	1 <sup>st</sup> April 2007
Installment IV	1,26,833/-	1 <sup>st</sup> July 2007
Installment V	1,26,833/-	1 <sup>st</sup> October 2007
Installment VI	1,26,833/-	31 <sup>st</sup> December 2007
Installment VII	1,26,835/-	1 <sup>st</sup> April 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 20 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.

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner



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. 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 30 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

For Paramount Builders For Paramount Builders  
 Partner  Partner



16. 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.
17. 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.
18. 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.
19. That the residential apartment shall always be called 'Paramount Residency' and the name thereof shall not be changed.
20. That the Vendor agrees to deliver the schedule apartment to the Buyer on or before 1<sup>st</sup> April 2008 with a further grace period of 6 months.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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 For Paramount Builders

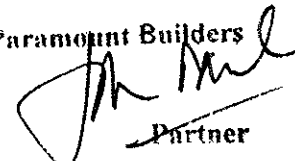
  
Partner

  
Partner



27. 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.
28. 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.
29. 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.
30. 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.
31. That any disputes or differences between the parties hereto shall be subject to Hyderabad/ Secunderabad Jurisdiction only.
32. 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.
33. 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.
34. 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.
35. 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. 206 on the second floor in block no. 'B', admeasuring 830 sft. of super built-up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 15, 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. 207
East By	Open to sky
West By	6' wide corridor

For Paramount Builders ~~For Paramount Builders~~  
   
Partner Partner





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.

2.

For Paramount Builders

Partner  
For Paramount Builders

VENDOR

For Mr. B. Anant

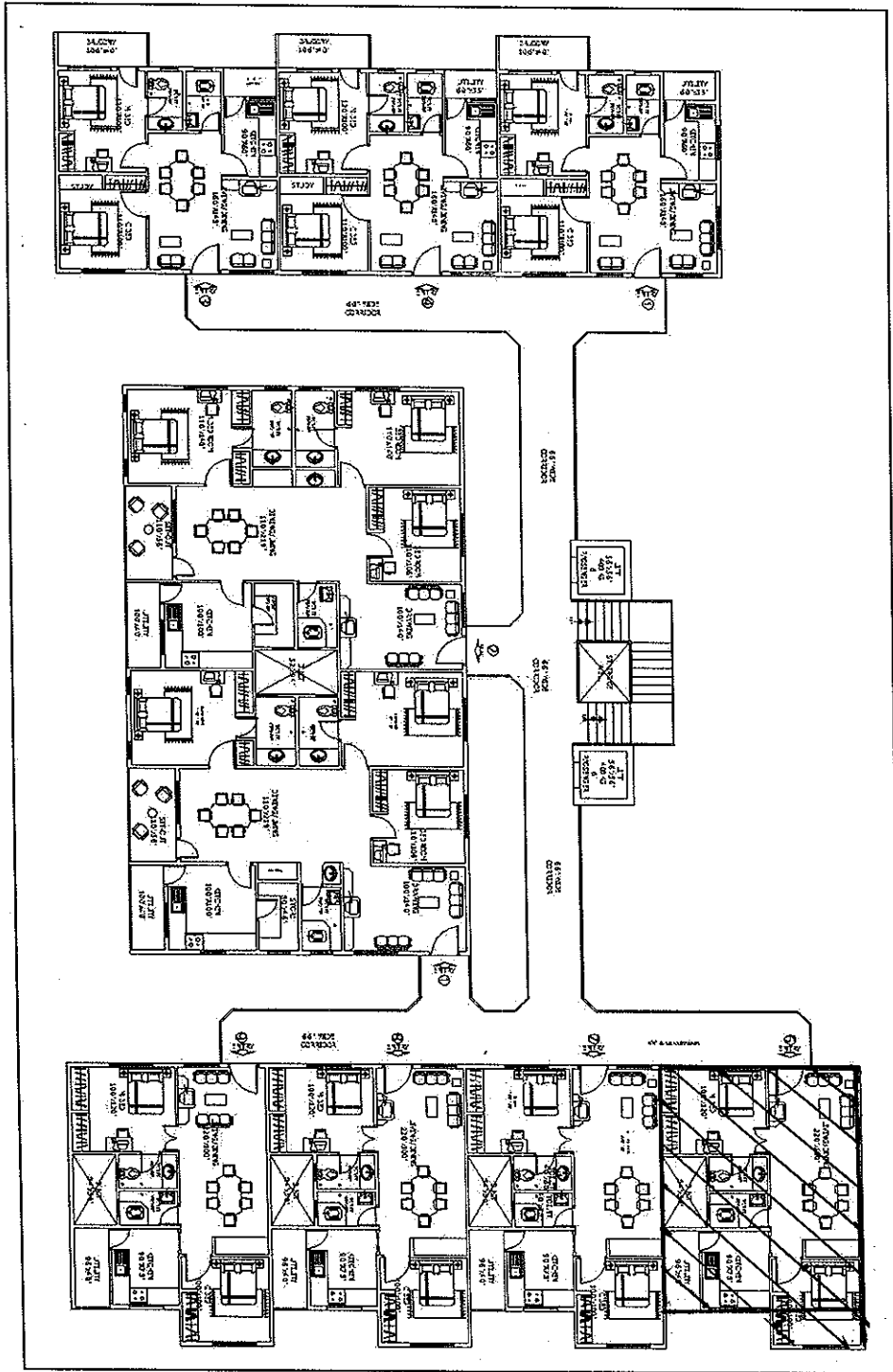
Modi,  
(Holder)

BUYER

Plan showing Apartment No. 206 on the second floor in block no. 'B' of Paramount Residency at Survey No. Sy. 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. Venkata Chowdary  
 Flat area: 830 sft.  
 Undivided share of land: 54.43 sq. yds.

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



For Paramount Builders

*[Signature]*  
 Partner

For Paramount Builders

*[Signature]*  
 Partner

VENDOR

WITNESSES:

- 1.
- 2.

For Mr. B. Anand Kumar & Others

*[Signature]*  
 Anand Kumar,  
 (C) A. (Holder)

*[Signature]*  
 BUYER

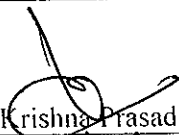



**Authorization form for handing over the possession of Flat in 'Paramount Residency'**

Flat No.	B-206
Name of Buyer	T. MANISH KUMAR

A.	Total sale consideration.	846000 ✓
B.	Less: Discount for early payments.	—
C.	Add: Reg. Charges	21250 ✓
D.	Add: VAT & Service Tax.	8460 ✓
E.	Add: Extra Specs Charges (revised)	—
F.	Add: Misc. Charges	56822 ✓
G.	Less: Amount paid	929100 ✓
H.	Balance amount Due	34320 (34320) ✓ 34320 ✓
I.	Interest Amount	37005 ✓
J.	Refund if any	—
Remarks:		
(1) Interest waived off ✓		
(2) Balance of Rs. 34320 to be collected ✓		
(3) Service tax not applicable. Sale declared for full amt		
K.	Interest Amount to be charged	Int. Waived by M.D. Sir

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 Transfer Form & Affidavit or Stamp paper	
6. Buyer has informed that Property Tax is due	

Authorized by:

 K. Krishna Prasad	 Roopa	 A. Sambasiva Rao	 Managing Partner: Soham Modi
Date: 10/3/10	Date: 10/2/10	Date: 10/8/10	Date: 10/8/10

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

**PMR - Buyer Info Table**

<b>Block No</b>	B 206	<b>Paramount</b>	<b>Sold</b>	Yes	<b>Booking Date</b>	13-Nov-06
<b>Agr Executed</b>	<input type="checkbox"/>	<b>Agr Date</b>			<b>Area</b>	830
<b>Parking</b>	1C-24 15	<b>Booked by</b>	Deshmukh	<b>Pmt. Scheme</b>	QIS	
<b>Buyer Name</b>	Venkata Choudhry			<b>Phone</b>	9246555866, 6	
<b>Address</b>	C - Block 225,Silver Springs,HMT Post,Quthbullapur.500054					
<b>Occupation</b>		<b>Sale Amt</b>	846000			
<b>Total Amt</b>	846000	<b>Other Amt</b>	86532	<b>Receipts</b>	929100	
<b>HL Req</b>		<b>HL App for</b>	0	<b>HL Released</b>	0	
<b>HL From</b>		<b>App Made</b>	<input checked="" type="checkbox"/>	<b>HL Approved</b>	<input type="checkbox"/>	
<b>NOC</b>	<input type="checkbox"/>	<b>Doc Complete</b>	<input type="checkbox"/>	<b>Reg Done</b>	<input type="checkbox"/>	
<b>Payments Terms</b>		<b>Sale Completed</b>	<input type="checkbox"/>	<b>HL Release</b>	<input type="checkbox"/>	

Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
13-Nov-06	Booking Amount	10000	810457	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
03-Dec-06	First Instalment	75000	451624	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Jan-07	Second Instalment	126833	451623	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Apr-07	Third Instalment	126833	700644,cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Jul-07	Fourth Instalment	126833	136290	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Oct-07	Fifth Instalment	126833		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31-Dec-07	Sixth Instalment	126833		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Apr-08	Final Instalment	126835		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

**Other Payments**

08-Feb-08	Car parking	50000		<input type="checkbox"/>	<input type="checkbox"/>		
24-Nov-08	electricity charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
20-Dec-08	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
17-Mar-09	Elec Charges	330		<input type="checkbox"/>	<input type="checkbox"/>		
28-Apr-09	Elec Charges	167		<input type="checkbox"/>	<input type="checkbox"/>		
18-May-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
27-Jul-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
29-Aug-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
30-Sep-09	Elec.charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
30-Oct-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
21-Nov-09	Elec charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
26-Dec-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
18-Jan-10	Elec charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
23-Feb-10	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Vat charges	8460		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Stamp Duty	21250		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Stamp Papers	110		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	EC Charges	400		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Doc.Sheet Charges	4000		<input type="checkbox"/>	<input type="checkbox"/>		

**Receipts**

Date	Towards	Amount	Cheque No	Cleared	Receipt No
13-Nov-06	Booking Amount	10000	810457	<input checked="" type="checkbox"/>	1013
04-Dec-06	First Instalment	75000	451624	<input checked="" type="checkbox"/>	1095
10-Feb-07	Payment Recd	126833	451623	<input checked="" type="checkbox"/>	1139
11-Apr-07	payment recd	52000	cash	<input checked="" type="checkbox"/>	1182
11-Apr-07	payment recd	75000	700644	<input checked="" type="checkbox"/>	1181
24-Nov-07	payment Received	90000	136290	<input checked="" type="checkbox"/>	1597
07-Feb-08	Payment receivedq	417167	136298	<input checked="" type="checkbox"/>	1652
06-Jan-10	Payment Received	52000	224928	<input checked="" type="checkbox"/>	2118
11-Jan-10	Payment received	31100	224929	<input checked="" type="checkbox"/>	2119.

**Remarks**

Date	Remarks	Taken By	Work Done
13-Nov-06	Shifted From B-204	Deshmukh	<input checked="" type="checkbox"/>
13-Nov-06	1. Booked Under PPT-101, 2. Power Type-Single Phase, 3. Semi Deluxe 4. No Discounts, 5. Reg Charges and VAT as applicable	Deshmukh	<input checked="" type="checkbox"/>
08-Feb-07	Send Reminder Notice	Soham Mod	<input checked="" type="checkbox"/>
23-Oct-07	Customer wants to pay his installment by this month end	Laxmikanth	<input checked="" type="checkbox"/>
01-Nov-07	Send Remainder Notice.	Soham Mod	<input checked="" type="checkbox"/>
13-Nov-07	Customer is out of Station ,His Father Had Expired .He is Coming on 17-11-7	Laxmi Kant	<input checked="" type="checkbox"/>
21-Jan-08	He wants to pay installment amount on or before 31/01/08	K.Prasad	<input checked="" type="checkbox"/>
13-Oct-08	No Extra Specs	S.Reddy	<input checked="" type="checkbox"/>

Interest calculation for delayed payments.

Project Name Paramount Builders  
 Flat no. B-206  
 Customer Name Venkata Choudhary  
 Booked by Deshmukh  
 Prepared by vineela  
 Date 24/11/2009  
 Sign  
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
13-Nov-06	10000.00 ✓	Booking Amount	-	-	-	10,000
13-Nov-06	(10000.00) ✓	Booking Amount	-	10,000	-	-
03-Dec-06	75000.00 ✓	First Instalment	20	-	-	75,000
04-Dec-06	(75000.00) ✓	First Instalment	1	75,000	37	-
01-Jan-07	126833.00	Second Instalment	28	-	-	126,833
10-Feb-07	(126833.00)	Payment Recd	40	126,833	2,502	-
01-Apr-07	126833.00	Third Instalment	50	-	-	126,833
11-Apr-07	(52000.00)	payment recd	10	126,833	625	74,833
11-Apr-07	(75000.00)	payment recd	-	74,833	-	(167)
01-Jul-07	126833.00	Fourth Instalment	81	(167)	(7)	126,666
01-Oct-07	126833.00	Fifth Instalment	92	126,666	5,747	253,499
24-Nov-07	(90000.00)	payment Received	54	253,499	6,751	163,499
31-Dec-07	126833.00	Sixth Instalment	37	163,499	2,983	290,332
07-Feb-08	(417167.00)	Payment received	38	290,332	5,441	(126,835)
08-Feb-08	50000.00	Car parking	1	(126,835)	(63)	(76,835)
01-Apr-08	126835.00	Final Instalment	53	(76,835)	(2,008)	50,000
24-Nov-08	165.00	electricity charges	237	50,000	5,844	50,165
20-Dec-08	165.00	Elec Charges	26	50,165	643	50,330
17-Mar-09	330.00	Elec Charges	87	50,330	2,159	50,660
28-Apr-09	167.00	Elec Charges	42	50,660	1,049	50,827
18-May-09	165.00	Elec Charges	20	50,827	501	50,992
27-Jul-09	165.00	Elec Charges	70	50,992	1,760	51,157
29-Aug-09	165.00	Elec Charges	33	51,157	833	51,322
30-Sep-09	165.00	Elec.charges	32	51,322	810	51,487
24-Nov-09	(51487.00)	payment to be received	55	51,487	1,396	-

Approx Interest Payable

37,005

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

Wave dir

Paid all his payment  
 two months earlier

Intant  
 waiver

26/11/09

AB

Not given early  
 Payment dir

Atty  
 26/11/09

**PARAMOUNT BUILDERS 2006-2007**  
**Ledger for the period 01 Apr, 2006 to 31 Mar, 2007**

31 Mar, 2007

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		Opening Balance			0.00 Cr
09 Nov, 2006	SBR B09112006 1	Being cheq received towards booking amount		10,000.00	10,000.00 Cr
04 Dec, 2006	SBR B04122006 1	Being cheque received towards first Instalment vide receipt no. 1095		75,000.00	85,000.00 Cr
09 Feb, 2007	SBR B09022007 2	Being Cheque Recived From B 206 Mr. Venkata Choudhry Vide Receipt No 1139		1,26,833.00	2,11,833.00 Cr
31 Mar, 2007	JV 31032007 5	Being amount transferred towards Instalments receivable from B 206 Venkata Choudhry.	2,11,833.00		0.00 Cr
		Total/Closing Balance	2,11,833.00	2,11,833.00	0.00 Cr

**PMR - Buyer Info Table**

Block No	B 206	Paramount	Sold	Yes	Booking Date	13-Nov-06
Agr Executed	<input type="checkbox"/>	Agr Date			Area	830
Parking	1C-24 15	Booked by	Deshmukh		Pmt. Scheme	QIS
Buyer Name	Venkata Choudhry				Phone	9246555866, 6
Address	C - Block 225, Silver Springs, HMT Post, Quthbullapur, 500054					
Occupation					Sale Amt	846000
Total Amt	846000	Other Amt	78072		Receipts	929100
HL Req		HL App for		0	HL Released	0
HL From		App Made	<input checked="" type="checkbox"/>		HL Approved	<input type="checkbox"/>
NOC	<input type="checkbox"/>	Doc Complete	<input type="checkbox"/>		Reg Done	<input type="checkbox"/>
		Sale Completed	<input type="checkbox"/>		HL Release	<input type="checkbox"/>

**Payments Terms**

Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
13-Nov-06	Booking Amount	10000	810457	<input checked="" type="checkbox"/>	<input type="checkbox"/>		846000
03-Dec-06	First Instalment	75000	451624	<input checked="" type="checkbox"/>	<input type="checkbox"/>		78072
01-Jan-07	Second Instalment	126833	451623	<input checked="" type="checkbox"/>	<input type="checkbox"/>		924072
01-Apr-07	Third Instalment	126833	700644, cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		929100
01-Jul-07	Fourth Instalment	126833	136290	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Oct-07	Fifth Instalment	126833		<input checked="" type="checkbox"/>	<input type="checkbox"/>		4928
31-Dec-07	Sixth Instalment	126833		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Apr-08	Final Instalment	126835		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		8460

**Other Payments**

08-Feb-08	Car parking	50000		<input type="checkbox"/>	<input type="checkbox"/>		
24-Nov-08	electricity charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
20-Dec-08	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
17-Mar-09	Elec Charges	330		<input type="checkbox"/>	<input type="checkbox"/>		
28-Apr-09	Elec Charges	167		<input type="checkbox"/>	<input type="checkbox"/>		
18-May-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
27-Jul-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
29-Aug-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
30-Sep-09	Elec charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
30-Oct-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
21-Nov-09	Elec charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
26-Dec-09	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
18-Jan-10	Elec charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
23-Feb-10	Elec Charges	165		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Doc.Sheet Charges	4000		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Stamp Duty	21250		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	Stamp Papers	110		<input type="checkbox"/>	<input type="checkbox"/>		
26-Feb-10	EC Charges	400		<input type="checkbox"/>	<input type="checkbox"/>		

**Receipts**

Friday, February 26, 2010

Handwritten calculations and notes:  
 11211  
 + 619  
 -----  
 11830  
 + 893  
 -----  
 12723

Handwritten notes and calculations on the right side of the page:  
 846000  
 78072  
 924072  
 929100  
 4928  
 8460  
 3532  
 623219  
 11832  
 3482  
 15269



Date	Towards	Amount	Cheque No	Cleared	Receipt No
13-Nov-06	Booking Amount	10000	810457	<input checked="" type="checkbox"/>	1013
04-Dec-06	First Instalment	75000	451624	<input checked="" type="checkbox"/>	1095
10-Feb-07	Payment Recd	126833	451623	<input checked="" type="checkbox"/>	1139
11-Apr-07	payment recd	52000	cash	<input checked="" type="checkbox"/>	1182
11-Apr-07	payment recd	75000	700644	<input checked="" type="checkbox"/>	1181
24-Nov-07	payment Received	90000	136290	<input checked="" type="checkbox"/>	1597
07-Feb-08	Payment receivedg	417167	136298	<input checked="" type="checkbox"/>	1652
06-Jan-10	Payment Received	52000	224928	<input checked="" type="checkbox"/>	2118
11-Jan-10	Payment received	31100	224929	<input checked="" type="checkbox"/>	2119

### Remarks

Date	Remarks	Taken By	Work Done
13-Nov-06	Shifted From B-204	Deshmukh	<input checked="" type="checkbox"/>
13-Nov-06	1. Booked Under PPT-101, 2. Power Type-Single Phase, 3. Semi Deluxe 4. No Discounts, 5. Reg Charges and VAT as applicable	Deshmukh	<input checked="" type="checkbox"/>
08-Feb-07	Send Reminder Notice	Soham Mod	<input checked="" type="checkbox"/>
23-Oct-07	Customer wants to pay his installment by this month end	Laxmikanth	<input checked="" type="checkbox"/>
01-Nov-07	Send Remainder Notice.	Soham Mod	<input checked="" type="checkbox"/>
13-Nov-07	Customer is out of Station ,His Father Had Expired .He is Coming on 17-11-7	Laxmi Kant	<input checked="" type="checkbox"/>
21-Jan-08	He wants to pay installment amount on or before 31/01/08	K.Prasad	<input checked="" type="checkbox"/>
13-Oct-08	No Extra Specs	S.Reddy	<input checked="" type="checkbox"/>

34220  
3120

**PARAMOUNT BUILDERS 2007-2008**  
**Ledger for the period 01 Apr, 2007 to 31 Mar, 2008**

31 Mar, 2008

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
B - 206 Mr. Venkata Choudhry		Opening Balance			0.00 Cr
11 Apr, 2007	SCR A11042007 1	Being amount received towards installment payment R.No.1182		52,000.00	52,000.00 Cr
	SBR B11042007 1	Being cheq received towards instalment vide receipt no. 1181		75,000.00	1,27,000.00 Cr
30 Jun, 2007	JV 30062007 22	Being amount Debited to Customer & Credited to Service tax previous quarter excess debited now reversed.	6,447.00		1,20,553.00 Cr
23 Nov, 2007	SBR B23112007 2	Being amount received from customer towards installments for flat no B-206		90,000.00	2,10,553.00 Cr
06 Feb, 2008	SBR B06022008 1	Being chq received from customer towards installment for flat no B 206 R no 1652		4,17,167.00	6,27,720.00 Cr
29 Feb, 2008	JV 29022008 8	Being amount debited to B 206 Venkata Choudhry & Credited to Service tax towards ST for October to February as per statement.	7,238.00		6,20,482.00 Cr
31 Mar, 2008	JV 31032008 34	Being amount credited to Instalments receivable & debited to B 206 Venkata Choudhry towards Instalments receivable from 07-08.	5,07,332.00		1,13,150.00 Cr
		Total/Closing Balance	5,21,017.00	6,34,167.00	1,13,150.00 Cr

**PARAMOUNT BUILDERS 2008-09**  
**Ledger for the period 01 Apr, 2008 to 31 Mar, 2009**

31 Mar, 2009

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
B - 206 Mr. Venkata Choudhry		Opening Balance			1,13,150.00 Cr
24 Nov, 2008	MBP B24112008 10	Being chq issued to indian e seva towards electricity charges for flat no B 206/305/401	165.00		1,12,985.00 Cr
09 Dec, 2008	JV 09122008 2	Being amount credited to Extra Specs from Customers and debited to B-206 towards car parking amount for the flat	50,000.00		62,985.00 Cr
20 Dec, 2008	MBP B20122008 2	Being chq issued to indian e seva towards elcelctricity charges for flat no B 107/109/206/301/306/301C 209	165.00		62,820.00 Cr
17 Mar, 2009	MBP B17032009 1	Being cheque issued to AAO ERO 312 towards electricity bill for the month of Feb 09 for B block 104, 201, 203, 205, 206	330.00		62,490.00 Cr
31 Mar, 2009	JV 31032009 56	Being amount debited to B - 206 Venkata Choudhry & credited to Sales towards salaes declared during the year.	8,46,000.00		7,83,510.00 Dr
	JV 31032009 57	Being amount debited to Instalments declared 06-07 & credited to customer B - 206 Venkata Choudhry towards earlier instalments declared now reversed.		2,11,833.00	5,71,677.00 Dr
	JV 31032009 58	Being amount debited to Instalments declared 07-08 & credited to customer B - 206 Venkata Choudhry towards earlier instalments declared now reversed.		5,07,332.00	64,345.00 Dr
	JV 31032009 129	Being amount debited to		13,685.00	50,660.00 Dr

**PARAMOUNT BUILDERS 2008-09**  
**Ledger for the period 01 Apr, 2008 to 31 Mar, 2009**

31 Mar, 2009

Group : Liabilities

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		service tax & credited to B-206 Venkata Choudhry towards earlier estimated service tax provision reversed.			
		<b>Total/Closing Balance</b>	<b>8,96,660.00</b>	<b>7,32,850.00</b>	<b>50,660.00 Dr</b>

**PARAMOUNT BUILDERS 2009-10**  
**Ledger for the period 01 Apr, 2009 to 10 Mar, 2010**

10 Mar, 2010

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
B - 206 Mr. Venkata Choudhry		Opening Balance			50,660.00 Dr
28 Apr, 2009	MCP A28042009 3	Being cash paid to AAO ERO 312 towards Electricity charges against for the month of March,09.	167.00		50,827.00 Dr
18 May, 2009	MCP A18052009 2	Being cash paid to AAO ERO 312 towards Electricity charges for the month of April,09	165.00		50,992.00 Dr
27 Jul, 2009	MCP A27072009 4	Being cash paid towards electricity charges for the flats B block 206	165.00		51,157.00 Dr
29 Aug, 2009	MCP A29082009 3	Being cash paid towards Electricity charges for B Block Flats for the month of Aug,09,B-206	165.00		51,322.00 Dr
30 Sep, 2009	MCP A30092009 2	Being cash paid towards Electricity charges for B Block. B-206	165.00		51,487.00 Dr
31 Oct, 2009	MCP A31102009 4	Being cash paid towards Electricity charges of B Block Flat no.206	165.00		51,652.00 Dr
21 Nov, 2009	MCP A21112009 3	Being Cash paid towards Elec.charges for the month of Oct,09 for B Block Flat no.206	165.00		51,817.00 Dr
26 Dec, 2009	MCP A26122009 3	Being cash paid to elec charges for the month of Nov 09 for B Block 206	165.00		51,982.00 Dr
06 Jan, 2010	SBR B06012010 1	Being cheque received from Venkat Chowdary towards payment R.No 2118		52,000.00	18.00 Cr
12 Jan, 2010	SBR B12012010 1	Being cheque received from Vekatchowdary towards payment R.No 2119		31,100.00	31,118.00 Cr
18 Jan, 2010	MCP A18012010 2	Being cash paid towards Elec.charges for B Block Flat no.206	165.00		30,953.00 Cr
22 Feb, 2010	SBP B22022010 3	Being cheque issued to ACTO, Hyd towards VAT for flat no.B-206	8,460.00		22,493.00 Cr
23 Feb, 2010	MCP A23022010 2	Being cash paid towards Electricity charges of B Block for the month of	165.00		22,328.00 Cr

**PARAMOUNT BUILDERS 2009-10**  
**Ledger for the period 01 Apr, 2009 to 31 Mar, 2010**

31 Mar, 2010

Group : Liabilities

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
05 Mar, 2010	JV 05032010 1	Jan,10 against Flat no.206 Being amount credited to Prabhakar Reddy Petty cash account towards reg exp for flat no B 206 Venkatchoudary	21,250.00		1,078.00 Cr
	SCP A05032010 3	Being cash paid towards Reg.EC Expenses for the Flat no.B-206	2,000.00		922.00 Dr
	SCP A05032010 4	Being cash paid towards Reg.Misc. Expenses for the Flat no.3C-201	2,000.00		2,922.00 Dr
	SCP A05032010 5	Being cash paid towards Reg.EC Expenses for the Flat no.B-206	400.00		3,322.00 Dr
31 Mar, 2010	JV 31032010 26	Being amount debited to Customer towards stamp paper for Reg	110.00		3,432.00 Dr
		Total/Closing Balance	35,872.00	83,100.00	<u>3,432.00 Dr</u>

*APPROVED*  
10/3/10

P. SRINIVAS  
S.V.L.NO. 74/93, R.L.NO. ....  
7-1-400/10, AMEERPET  
BALKAMPET ROAD, HYD-16  
LICENSE NO 14/2006

भारत 36499  
175929  
JAN 09 2010  
10:59  
R.0000050 PR5293  
INDIA  
NON JUDICIAL  
STAMP DUTY  
ANDHRA PRADESH

**AFFIDAVIT**

I. P. VENKATA CHOWDARY, S/o. P. VENKATESH, aged 37 years, Occupation: Business, resident of Flat No.C-225, Silver Springs, HMT Post, Chintal, Hyderabad-500054, Andhra Pradesh, do hereby solemnly affirm and state on oath as follows:

That I am the Son of Shri. P. VENKATESH, I have made a provisional booking for Flat No.206 in Block 'B' admeasuring about 830 sft., in your project known as "PARAMOUNT RESIDENCY" situated at Sy.No.176, Nagaram Village, Keesara Mandal, Ranga Reddy District, being developed by M/s. PARAMOUNT BUILDERS, I have further entered into an agreement of sale dated 09/01/2007 for the said flat.

I have paid the entire sale consideration including VAT, Service charge, registration charges and other charges to M/s. PARAMOUNT BUILDERS, at my request you have executed a sale deed and or other deeds and agreements in favour of Mr. TEMBHRE MANISH KUMAR, S/o. TEMBHRE HARAK CHAND, R/o. DAE Colony. A-11/17, ECIL Post, Hyderabad-500062, Andhra Pradesh, I hereby certify that I have no right, title claims of whatsoever nature in the above referred flat or against M/s. PARAMOUNT BUILDERS.

That I am making this affidavit to indemnify M/s. PARAMOUNT BUILDERS, from any claims of whatsoever nature with regard to the said flat either from me or from any person(s) claiming through me.



*Cooney*

(DEPONENT)

I. P. VENKATA CHOWDARY, S/o. P. VENKATESH, the above named deponent hereby declare and verify that the above contents are true to my knowledge

*Cooney*

(DEPONENT)

ATTESTED



NOTARIAL

CH. RAVINDER RAO  
ADVOCATE B.Sc. LL.B.  
NOTARY Appointed by Govt. of A.P.  
In Respect of Hyderabad Dist.  
3-5-926, Himayathnagar, HYDERABAD-22.

Date: 09-01-2010

From,  
MR. P. VENKATA CHOWDARY,  
Flat No. C-225, Silver Springs,  
HMT Post,  
Chintal,  
Hyderabad  
To,  
The Managing Partner,  
M/s. PARAMOUNT BUILDERS,  
5-4-187/3&4,  
Soham Mansion  
M.G. Road,  
Secunderabad.

UNDERTAKING

Dear Sir,

I have made a provisional booking for flat no. 206 in Block 'B' admeasuring about 830 sft in your project known as 'PARAMOUNT RESIDENCY' situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, Hyderabad vide booking form no. 1035 dated 13<sup>th</sup> November 2006. I have paid the total sale consideration including VAT, Service Tax, Registration charges, and other charges for the purchase of the said flat as per the details given below:

S.No.	Date	Amount Paid	Receipt No.
1	13.11.2006	Rs.10,000/-	1013
2	04.12.2006	Rs.75,000/-	1095
3	10.02.2007	Rs.1,26,833/-	1139
4	11.04.2007	Rs.52,000/-	1182
5	11.04.2007	Rs.75,000/-	1181
6	24.11.2007	Rs.90,000/-	1597
7	07.02.2008	Rs.4,17,167	1652
8	06.01.2010	Rs.52,000/-	2118
Total amount		Rs.8,98,000	

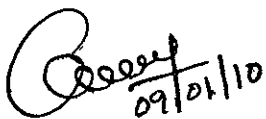
I request you to register the conveyance deed for the said flat in favour of Mr. TEMBHRE. MANISH KUMAR, S/o. TEMBHRE. HARAK CHAND, aged about 31 years, R/o. DAE. Colony, A-11/17, ECIL Post, Hyderabad – 500062, Andhra Pradesh. Please credit all the amounts paid by me to his account towards payment for the said flat.

I hereby confirm that I shall not have any further right, title, claim or interest of whatsoever nature in the above referred flat.

Thank you,

Yours sincerely,

Signature  
Name:

  
09/01/10  
P. Venkata Chowdary.



# PARAMOUNT BUILDERS

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

## NO DUE CERTIFICATE

To,  
Mr. T. MANISH KUMAR  
DAE Colony, A-11/17,  
ECDC Post, HYDERABAD-62

Date: 12/03/12

Dear Sir / Madam,

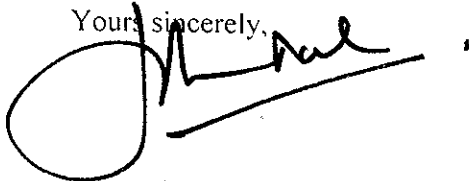
This is to certify that the total sale consideration, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 206 in block no. B in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District. However, stamp duty and registration charges are to be paid by you at the time of execution of sale deed.

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

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


Thank You.

Yours sincerely,



Managing Partner.  
(SOHAM MODI)

Accepted & confirmed:

Signature: 

Name: T. MANISH KUMAR

# PARAMOUNT BUILDERS

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

## LETTER OF POSSESSION

Date: 25/03/10

To,

MR. T. MANISH KUMAR  
DAE Colony, A-11/17,  
E.P.C. POST,  
HYDERABAD - 62

Sub: Letter of Possessions for Flat No. 206 in block no. B in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District.

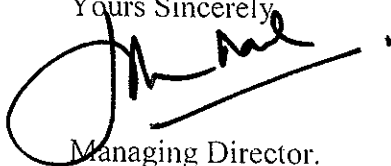
Dear Sir / Madam,

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

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

Thank You.

Yours Sincerely,



Managing Director.  
(SOHAM MODI)

MEMBERSHIP ENROLMENT FORM

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

Date: 10/03/12

Dear Sir,

I am the owner of Flat No. 206 in block no. B in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District. I request you to enroll me as a member of the 'Paramount Residency Owners Association'.

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

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

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

Thank You.

Yours faithfully,

Signature: Members

Name: T. MANISH KUMAR

Address for correspondence:

DAE COLONY CR. NO. A-11/17

ECIL POST HYDERABAD

Phone: 9399947584

Enclosed: Copy of ownership documents.

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For Office Use Only

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

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