

SCANNED

6765

6764/2007

10-508



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 352496

S.No. 2445 Date 20/04/2007 Rs. 100

Name... Phani Kumar

S/o. D/o. W/o. D.N. Murthy

For Who M/s. Paramount Builders

K. Srinivas

SVL No.26/98, R.No.11/2007
City Civil Court
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 25th day of May 2007 at Secunderabad by:

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, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / 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
[Signature]
Partner

For Paramount Builders
[Signature]
Partner

1వ పుస్తకము 2007 వ సం॥ పు..... 6214
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12
 ఈ కాగితము వరుస సంఖ్య.....

సర్-రిజిస్ట్రార్



2007వ సం॥.....వే॥.....నెం॥.....25.....వ 16
 1929వ. కా.శ.సం॥.....మాసం.....4.....వది
 పగలు.....11.....మరియు.....12.....గంటల మధ్య
 కామియేట్ సర్ రిజిస్ట్రారు అధీనము
 శ్రీ/శ్రీమతి...K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 - ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేరిషుడ్రంట్ సహా దాఖలుచేసి రుసుములు
 రూ॥ 2590/-.....లు చెల్లించారు.
 ప్రాసియ్యురుకు ఒప్పుకొన్నది
 ఎడమ వొటన ప్రింటు

Prabhakar Reddy

Prabhakar Reddy

K. Prabhakar Reddy s/o K. P. Reddy occ: - Servi
 (1) S-4-187/3 & 4, 2nd Floor, Soham mansion, M. G.
 Road, Sec'bad, through attested SPA for Presenta
 of Documents, vide SPA No. 1/2007 of SHO,
 Shamirpet, R.R. Dist.

విశేషాంశం

1) P. Kotiah

s/o. P. Kotiah, occ. Service
 Plot No. 31, Sai Sreeja Enclave, Rampalem Ex
 Road, Nagaram, Hyderabad.

2) Varaprasad

V.R. Varaprasad

S/o. V. Pullam Raju occ. Service, R/o. 12-11-1436,
 Bondharagar, warangula, Secunderabad.

2007 వ సం॥.....వే॥.....నెం॥.....25.....వది సర్-రిజిస్ట్రారు
 1929 వ. కా.శ.సం॥.....మాసం.....4.....వది కామియేట్

AND

MR. D. RAJA SEKKHAR, SON OF MR. D. JOSEPH, aged about 34 years, residing at Plot No. 31, Sai Sreeja Enclave, Rampally X Roads, Nacharam, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

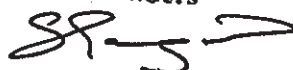
WHEREAS:

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

1వ పుస్తకము 2007 న సం॥ పు.....
 దస్తావేజు మొత్తము.....
 ఈ కొరతము.....

పు-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1899

Doc. No. 6764/2007

Date 25/5/07

I hereby certify that the Proper deficit Stamp duty of Rs. 37360/-
 has been levied in respect of this instrument from

K. Drabhaksh Reddy
 on the basis of the Market Value/Consideration of Rs. 5,19,000/-

SUB-REGISTRAR OFFICE,
 SHAMIRPET
 Dtd. 25/5/07

Registrar/Collector
 (Under the Indian Stamp Act)

An Amount of Rs. 37360/- towards Stamp Duty including Transfer
 Duty and Rs. 2590/- towards Registration Fee was paid by the party
 through Challan Receipt No. 204847 Dated 19/5/07
 at S.B.H. Bank Trunkurta Branch

Sub Registrar

1వ పుస్తకము 2007 సం॥ (కా.శ 192 9) సం॥ పు
 ..6764....నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు- 1-.....- 2007
 ఇవ్వబడినది
 2007 సం॥.....మే.....25.....వతేది

పు-రిజిస్ట్రార్ అధికారి



- 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. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sq.ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:
- (a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
 - (b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
 - (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.
- The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

For Paramount Builders


Partner

For Paramount Builders


Partner

Iవ పుస్తకము 2007 వ సం॥ పు.....6264.....
దస్తావేజు మొత్తము గిరిముల సంఖ్య.....12.....
ఈ కాగితము చట్టము ప్రకారము.....3.....

సబ్-రిజిస్ట్రార్



- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a semi-finished apartment Semi-deluxe bearing flat no. 508 on fifth floor, in block no. '1C' having a super built-up area of 530 sft. (ie., 424 sft. of built-up area & 106 sft. of common area) together with undivided share in the scheduled land to the extent of 34.76 sq. yds. A reserved parking space for two wheeler on the stilt floor bearing no. 44, admeasuring about 15 sft.
- N. In the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- O. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- P. 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.
- 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. 5,19,000/- (Rupees Five Lakhs Nineteen Thousand Only) and the Buyer has agreed to purchase the same.
- R. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- S. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 508 on fifth floor in block no. '1C', having a super built-up area of 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) in building known as Paramount Residency together with

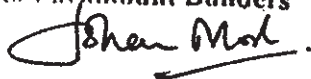
- Undivided share in scheduled land to the extent of 34.76 sq. yds.
- A reserved parking space for two wheeler on the stilt floor bearing no. 44, admeasuring about 15 sft.

Situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 5,19,000/- (Rupees Five Lakhs Nineteen Thousand Only). The total consideration is towards:

- Sale of undivided share of land is Rs 2,59,050/-
- Cost of construction, parking and amenities etc is Rs. 2,59,950/-.

The Vendor hereby admits and acknowledges the receipt of the said consideration.

For Paramount Builders


Partner

For Paramount Builders


Partner

1వ పుస్తకము 2077 వ సం॥ పు..... 696

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితము వ్రాసిన సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

Iవ పుస్తకము 2007 వ సం॥ పు..... 696
దస్తావేజు మొత్తము కా గిరముల సంఖ్య..... 12
ఈ కా గిరము వరుస సంఖ్య..... 5

జబ్-రిజిస్ట్రార్



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 40,049/- is paid by way of challan no. 204847 dated 19.5.07, drawn on State Bank of Hyderabad, Tumkunta Branch, R. R. District.

For Paramount Builders

Partner

For Paramount Builders

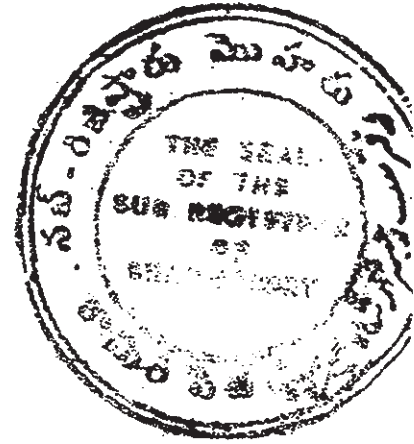
Partner

Iవ పుస్తకము 2007 వ సం॥ పు..... 6700

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితము వరుస సంఖ్య..... 6

నవ్-రిజిస్ట్రార్



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. 508 on the fifth floor in block no. 1C, admeasuring about 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. 44, admeasuring about 15 sft., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Flat No. 507
South By	Flat No. 509
East By	Open to sky
West By	6' wide corridor

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

WITNESS:

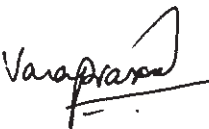
1. 

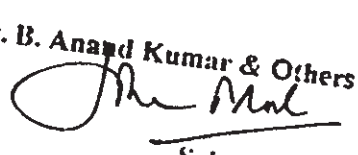
For Paramount Builders

Partner

For Paramount Builders

Part
VENDOR

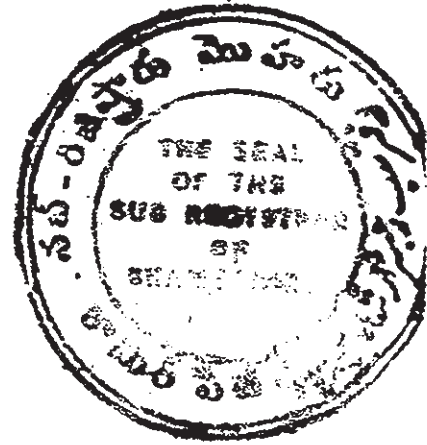
2. 

For Mr. B. Anand Kumar & Others

Soham Modi,
(GPA Holder)


BUYER

1వ పుస్తకము 2007 వ సం॥ పు.....1764.....
దస్తావేజు మొత్తము కా గికముల సంఖ్య.....12.....
ఈ కా గికము వరుస సంఖ్య.....7.....

నల్-రిజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : Semi-finished, semi-deluxe flat bearing no. 508 on the fifth floor, in block '1C' of Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District,
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 34.76 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. Parking space for two wheeler
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor : 530 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 5,19,000/-

For Paramount Builders

John Math

Partner

For Paramount Builders

SR-S

Partn

Date: 25.05.2007

Signature of the Executants

C E R T I F I C A T E

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

For Paramount Builders

John Math

Partner

For Paramount Builders

SR-S

Partner

Date: 25.05.2007

Signature of the Executants

B. Raja Sekh

1వ పుస్తకము 2000 సం॥ పు..... 125
 దస్తావేజు పుస్తకము 2000 సం॥ పు..... 12
 ఈ కాగితము పుస్తకమునందు..... 8

జే-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 508 IN BLOCK NO. '1C'

ON THE FIFTH FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS.

176

SITUATED AT

NAGARAM VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:**

M/S. PARAMOUNT BUILDERS, REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER:

MR. D. RAJA SEKKHAR, SON OF MR. D. JOSEPH

REFERENCE:**AREA:**

34.76

SCALE:

SQ. YDS. OR

INCL:

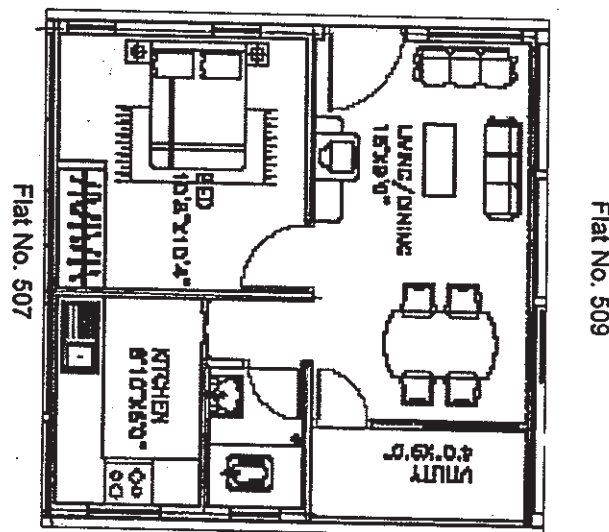
SQ. MTRS.

**EXCL:**

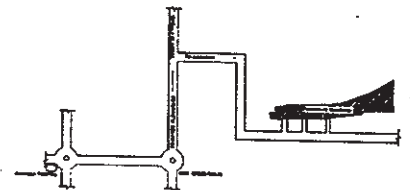
Total Built-up Area = 530 sft.

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

Open to sky



6' wide corridor

Location Map**WITNESSES:**

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 2007 వ సం॥ పు..... 6264
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితము పుస్తక సంఖ్య..... 9

[Handwritten signature]



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

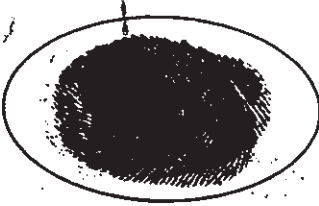
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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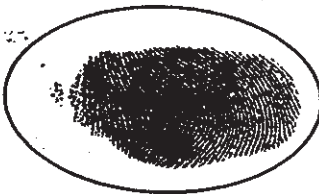
VENDORS:

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

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

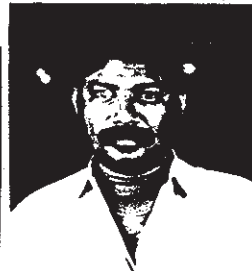


2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211, ROAD NO. 60
JUBILEE HILLS
HYDERABAD - 500 034.



SPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



BUYER:

MR. D. RAJA SEKKHAR
S/O. MR. D. JOSEPH
R/O. PLOT NO. 31
SAI SREEJA ENCLAVE
RAMPALLY X ROADS
NACHARAM
HYDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

SIGNATURE OF THE EXECUTANTS

1వ పుస్తకము 2007 వ సం॥ పు..... 1264
 దస్తావేజు మొత్తము కా గిరివారి సరిత్య..... 12
 ఈ కా గిరివారి వరుస సరిత్య..... 10

సబ్-రెజిస్ట్రార్



HOUSEHOLD CARD

Card No : PAP15776200157
 F.P Shop No : 762
 Name of Head of Household : Gangwal Samit
 Father/Husband name : Sushil Kumar
 Date of Birth : 20/Oct/71
 Age : 35
 Occupation : Own Business
 House No. : 8-2-293/82/A/1211
 Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8
 Circle : Circle VII
 District : Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai, IOC

10/07/2002 DUPLICATE

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samarth	Son	29/07/00	6

DPL No 102
 Jubilee Hills club.
 Jubilee Hills

27/01/2006
 Officer in Charge

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
DRIVING LICENCE
 DLDAPO11193822002
 PRABHAKAR REDDY K
 2-3-6411776
 JAISHANKAR LENDEN
 AMBERNATH
 HYDERABAD

10/07/2002 DUPLICATE

PERMANENT ACCOUNT NUMBER
 ABMPM6725H
 NAME : SOHAM SATISH MODI
 FATHER'S NAME : SATISH MANILAL MODI
 DATE OF BIRTH : 18-10-1989
 SIGNATURE : [Signature]
 Chief Commissioner of Income-tax, Andhra Pradesh

For Paramount Builders

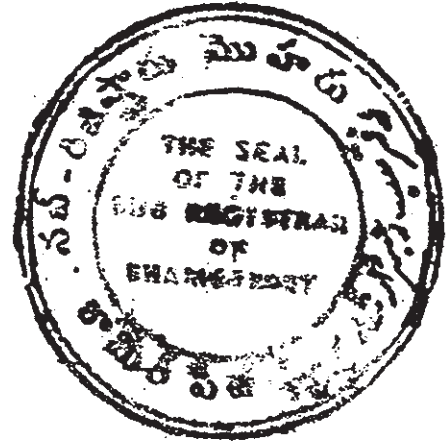
[Signature]
 Partner

For Paramount Builders

[Signature]
 Partner

1వ పుస్తకము 2007 వ సం॥ పు..... 6764
దస్తావేజు మొత్తము కా గిరముల సొంత్య..... 12
ఈ కా గిరము వరుస సొంత్య..... 11

సబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

D RAJASEKHAR

JOSEPH DANALAPATHI

05/08/1973

Permanent Account Number

AGJPD1165G


Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४



1వ పుస్తకము 2007 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితమున సంఖ్య...15.....

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హక్-రిజిస్ట్రార్



16 APR 1968

1644

10

సం-విజ్ఞాపకం

Ext. No.

I hereby certify that the Proper deficit Stamp duty of Rs. _____ has been levied in respect of this instrument from _____ on the basis of the Market Value/Consideration of Rs. _____.

7918.

Registrar/Collector



WHEREAS:

- A. The Buyer under a Sale Deed dated 25.05.07 has purchased a semi-finished, Semi-deluxe apartment bearing no. 508, on the fifth floor in block no. '1C', admeasuring 530 sft. of super built-up area (i.e., 424 sft. of built-up area & 106 sft. of common area) in residential apartments styled as 'Paramount Residency' together with:
- Proportionate undivided share of land to the extent of 34.76 sq. yds.
 - A reserved two wheeler parking for bearing no. 44 admeasuring 15 sft.
- This Sale Deed is registered as document no. 6764/07 in the office of the Sub-Registrar, Shameerpet. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 508 on fifth floor in Block '1C' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 508 on the fifth floor in block no. '1C', admeasuring 530 sft. of super built up area and undivided share of land to the extent of 34.76 sq. yds. A reserved parking space for two-wheeler, bearing no. 44 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 1,29,000/- (Rupees One Lakh Twenty Nine Thousand Only).
- The Buyer shall pay to the Builder the above said consideration of Rs. 1,29,000/- (Rupees One Lakh Twenty Nine Thousand Only) on or before 31st December 2007.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 9 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 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.
- The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

For Paramount Builders

Partner

For Paramount Builders

Partner



Iవ పుస్తకము 2007 వ సం॥ నె..... 64

దస్తావేజు మొత్తము కాగితముల సంఖ్య... 50

ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్



5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 508 on fifth floor in Block '1C' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st December 2007 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.

For Paramount Builders


Partner

For Paramount Builders


Partner


Page 3

Iవ పుస్తకము 2007 వ సం॥ పు..... 1714
దస్తావేజు మొత్తము కాగితముల సంఖ్య... 3
ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Paramount Builders


Partner

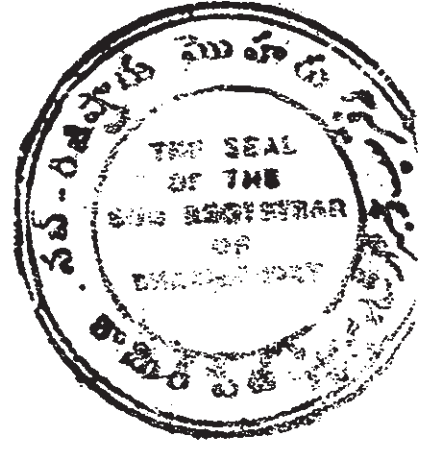
For Paramount Builders


Partner



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ఈ కిక్కిరించు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్



<u>SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION</u>		
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Ceramic tiles	Marble slabs
Flooring Bedrooms	Ceramic tiles	Marble tiles
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Panel main door, others flush doors	All panel doors
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slabs, 2 ft ceramic tiles, SS sink
Plumbing	GI & PVC pipes	GI & PVC pipes
Lofts	Lofts in each bedroom & kitchen	Lofts in each bedroom & kitchen

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

WITNESS:

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

For Paramount Builders

[Signature]
Partner

For Paramount Builders

[Signature]
Partner
BUILDER

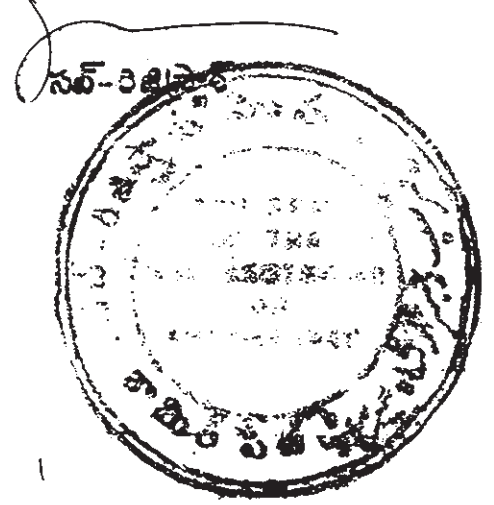
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BUYER.

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REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 508 IN BLOCK NO. '1C'

ON THE FIFTH FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)**SITUATED AT**

NAGARAM VILLAGE, KEESARA

MANDAL, R.R. DIST.**BUILDER:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

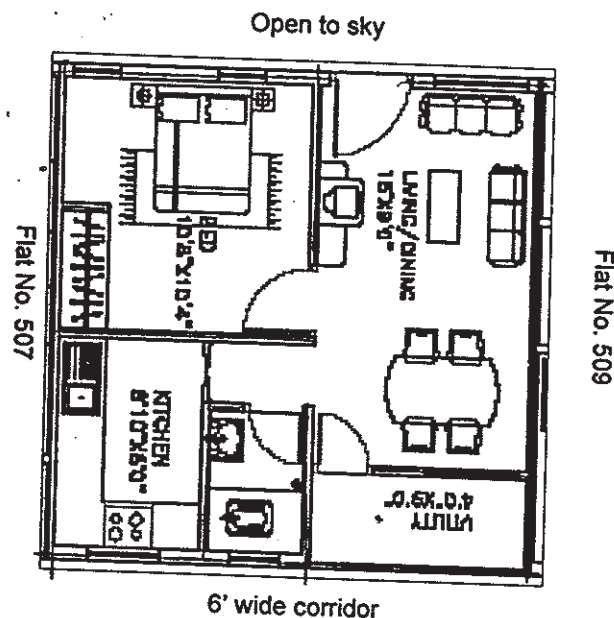
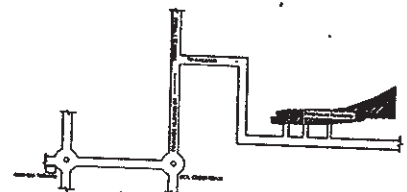
MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER: MR. D. RAJA SEKKHAR, SON OF MR. D. JOSEPH**REFERENCE:****AREA:** 34.76**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 530 sft.

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

**Location Map**

For Paramount Builders

Partner

For Paramount Builders

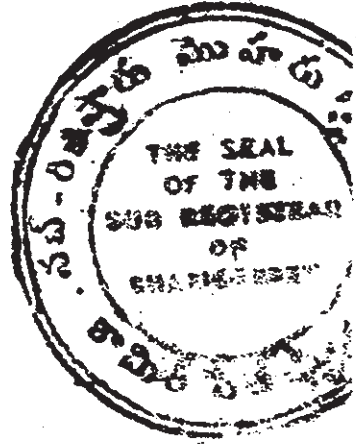
Partner**WITNESSES:**

- 1.
- 2.

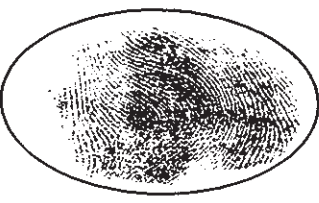
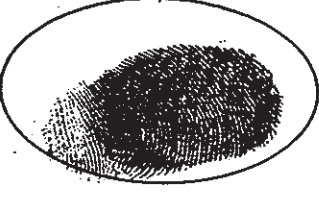
SIG. OF THE BUILDER**SIG. OF THE BUYER**

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సబ్-రిజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			BUILDER : M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI
			2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.
			SPA FOR PRESENTING DOCUMENTS: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.
			BUYER: MR. D. RAJA SEKKHAR S/O. MR. D. JOSEPH R/O. PLOT NO. 31 SAI SREEJA ENCLAVE RAMPALLY X ROADS NACHARAM HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

For Paramount Builders


Partner

For Paramount Builders


Partner

SIGNATURE OF EXECUTANTS



1వ పుస్తకము 2007 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

