

Page 1

72 DEC 2007

Proposed Sh. K. P. Riddy, O.C. Senior
(05-4-187/324. 11 floor, Southern mansion, M. A. Road
Subad, attested through SPA for Presentation
of Documents vide SPA no. 1/E/2007, at S.R.O.
Shornurpet, R. R. Dist.

సిద్ధాపిండినది

7.  Kiran S/o. Ramachandras a/c: Business
H/o. 2-3-54, Flat No. 101, Sri Sai App, Heli Colony
Keshavnagar, Undolead

2. DL Rasmussen Ho. Nanyang Rev. Pu: Serin
Rto. 1-10-168/A, Bawenbesh, Hy S.

2007 వ సం. మార్చి 13 వ తేది
1929 వ. చ. శ. సం. ఏప్రిల్ 23 వ తేది



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

319 5668 50
 Sold to Venkatesh
 by D. Rao
 for When Paramount Builders

54

LEELA G CHIMALGI
 STAMP VENDOR
 N. 12/2007
 6-4-76/A, Cedar Rangunji
 SECUNDERABAD-500 002

WHEREAS:

- The Buyer under a Sale Deed dated 13.03.2008 has purchased a semi-finished, Semi-deluxe apartment bearing no. 502, on the fifth floor in block no. '3C', admeasuring 820 sft. (i.e., 656 sft. of built-up area & 164 sft. of common area) of super built up area in residential apartments styled as 'Paramount Residency' together with:
 - Proportionate undivided share of land to the extent of 53.78 sq. yds.
 - A reserved two wheeler parking space bearing no. 38 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 18 admeasuring about 100 sft.
 This Sale Deed is registered as document no. 1929/08, in the office of the Sub-Registrar, Keesara, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- The Buyer as stated above had already purchased the semi-finished semi-deluxe apartment bearing no. 502 on fifth floor in Block '3C' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.

For Paramount Builders

 Partner

For Paramount Builders

 Partner

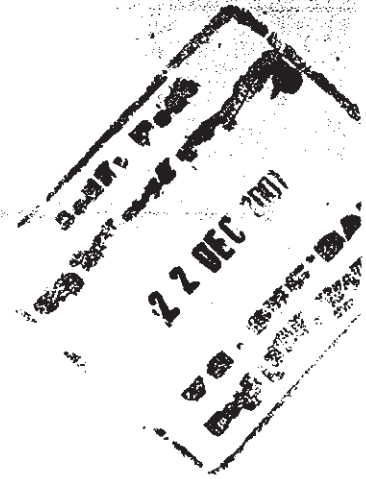
Page 2

1వ పుస్తకము 2007 వ సం॥ పు.....1930

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితము వరుస సంఖ్య.....2

సబ్-రిజిస్ట్రారు



ENDORSEMENT

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

Challan No.....851896. Dt.....12/12/07

Stamp Duty:

1. in the shape of stamp papers Rs. 50
2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 10/10
3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs.
4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs.

I. Transfer Duty:

1. in shape of challan Rs.
2. in the shape of cash Rs.

III. Registration fees:

1. in the shape of challan Rs. 1000
2. in the shape of cash Rs.

IV. User Charges

1. in the shape of challan Rs. 100
2. in the shape of cash Rs.

Total Rs 112.60

SUB REGISTRAR
KEESARA

1వ పుస్తకము 2007 సం॥ (కా.ర.1829) సం॥ పు
1930...వెంటరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు వెంటరు 1829-1...1930...2007
ఇవ్వడమైనది
2007 సం॥...నెం.....13 వతేది

సబ్-రిజిస్ట్రారు అధికారి



- 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:

1. The Builder shall complete the construction for the Buyer a Semi-deluxe apartment bearing no. 502 on the fifth floor in block no. '3C', admeasuring 820 sft. (i.e., 656 sft. of built-up area & 164 sft. of common area) of super built up area and undivided share of land to the extent of 53.78 sq. yds. A reserved parking space for two-wheeler and Car, bearing nos. 38 & 18 admeasuring about 15 & 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 10,26,000/- (Rupees Ten Lakhs Twenty Six Thousand Only).
2. The Buyer shall pay to the Builder the above said consideration of Rs. 10,26,000/- (Rupees Ten Lakhs Twenty Six Thousand Only) in the following manner:

Installment	Amount (Rs.)	Due date of Payment
I	5,06,000/-	26.02.2008
II	1,95,000/-	10.04.2008
III	3,25,000/-	31.12.2008

3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 502 on fifth floor in Block '3C' to the Builder for the purposes of completion of construction of the apartment.

For Paramount Builders


Partner

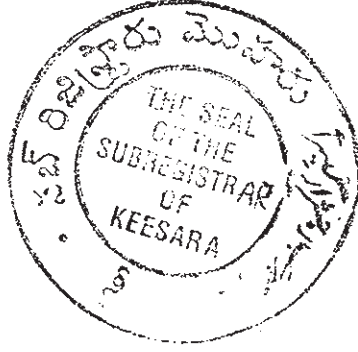
For Paramount Builders


Partner



1. వస్తుకము 2007/21 సం॥ పృ..... 1930.....
2. దస్తావేజు మొత్తము కార్గిజమున సంఖ్య..... 13.....
3. కార్గిజము వరుస సంఖ్య..... 3.....

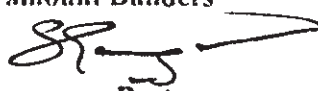
సబ్-రిజిస్ట్రారు



7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st December 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
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


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1వస్తకము 2007వ సం॥ పు.....1930

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితము వరుణ సంఖ్య.....4

సబ్-రిజిస్ట్రారు



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.

For Paramount Builders


Partner

For Paramount Builders


Partner

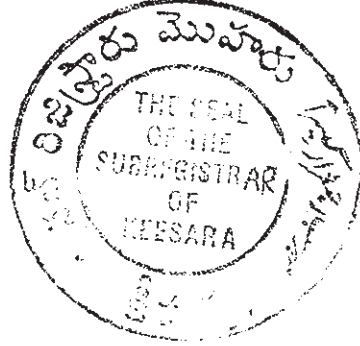


1వ స్తంభము జరిగిన సం॥ పు.....1930.....

దస్తావేజు నమిస్తాము కాగితము సంఖ్య.....13.....

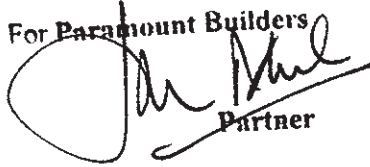
ఈ కాగితము వరుణ సంఖ్య.....

సబ్-రిజిస్ట్రారు



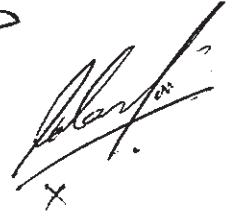
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. 11,210/- is paid by way of challan no. 851896, dated 16.03.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 10,260/- by the way of Payorder No. 138849, dated 10.03.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders


Partner

For Paramount Builders


Partner

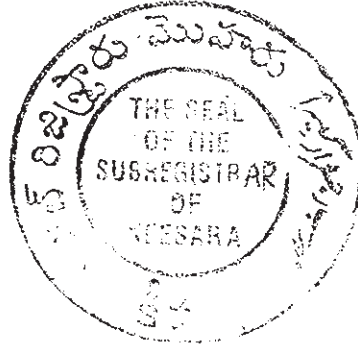

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1వ పేజీ కము జరిగిన సం॥ 1930

దస్తావేజు మొత్తము కాగితముల సంఖ్య 13

ఈ కాగితము వరుణ సంఖ్య 6

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished semi-deluxe apartment no. 502 on the fifth floor in block no. 3C, admeasuring 820 sq. ft. of super built-up area (i.e., 656 sq. ft. of built-up area & 164 sq. ft. of common area) together with proportionate undivided share of land to the extent of 53.78 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 38 & 18, admeasuring about 15 and 100 sq. ft. respectively., 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	6' wide corridor
South By	Open to sky
East By	Flat No. 501
West By	Open to sky

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

WITNESS:

1. 

2. 

For Paramount Builders


Partner

For Paramount Builders


Partner
BUILDER


BUYER

1. మొత్తము జమీన్దార్ సంఖ్య.....1930

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితము వరుణ సంఖ్య.....7

సబ్-రిజిస్ట్రారు



**SCHEDULE OF SPECIFICATION FOR
COMPLETION OF CONSTRUCTION**

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

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

WITNESS:

1. 

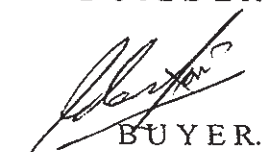
2. 

For Paramount Builders


Partner

For Paramount Builders


Partner
BUILDER

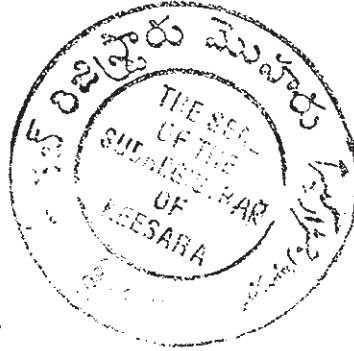

BUYER.

1వ స్తంభము 2004 వ సం॥ పు.....1930

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితము వరుస సంఖ్య.....8

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 502 IN-BLOCK NO. '3C'

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

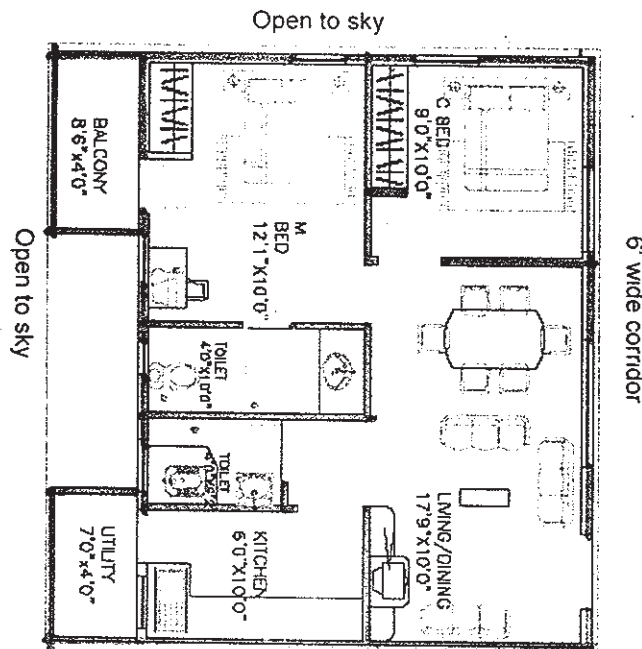
MR. SOHAM MODI, SON OF MR. SATISH MODI

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

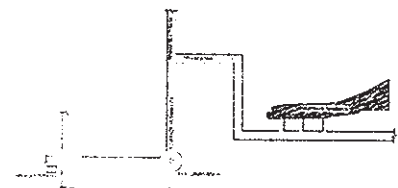
BUYER: MR. P. D. DASTOOR, SON OF MR. D. N. DASTOOR**REFERENCE:**
AREA: 53.78**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 820 sft.

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



Flat No. 501

**Location Map****WITNESSES:**

1.

2.

For Paramount Builders

Partner

For Paramount Builders

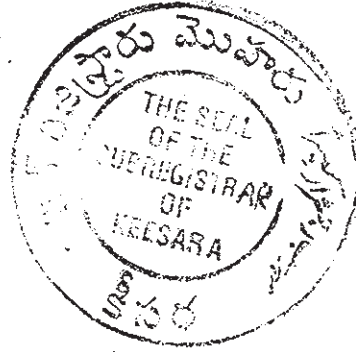
Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ ప్రకటన 2009వ సం॥ పు.....1930.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13.....
ఈ కాగితము వరుణ సంఖ్య.....9.....

సబ్-రిజిస్ట్రారు



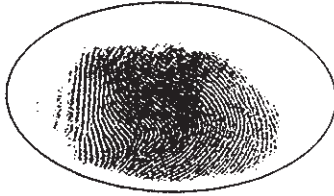
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

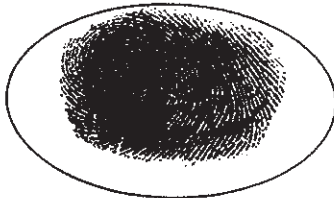
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER:

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

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



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



SPA FOR PRESENTING DOCUMENTS:

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

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF THE EXECUTANTS

1వ స్తకము 2007వ సం॥ పు.....1930.....

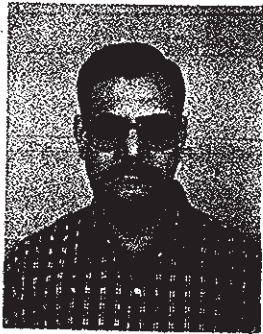
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితము వరుస సంఖ్య.....10.....

సబ్-రిజిస్ట్రారు



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
			BUYER: MR. P. D. DASTOOR S/O. MR. D. N. DASTOOR R/O. UNIT - 15 PADMAVATI COTTAGE CHINNA TOKATTA BOWENPALLY SECUNDERABAD - 500 011.
			REPRESENTATIVE: MR. G. PRADEEP KUMAR S/o. MR. G. DHAN RAS R/o. 1-10-263 NEW BOWENPALLY HYDERABAD

SIGNATURE OF WITNESSES:

1. 
2. 

For Paramount Builders


Partner

For Paramount Builders


Partner
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1వ ప్రకటన 2007వ సం॥ పు.....1930

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13

ఈ కాగితము వరుస సంఖ్య.....11

సబ్-రిజిస్ట్రారు



HOUSEHOLD CARD

Card No : PAPIB/77620357

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 of Ward-8

Circle : 8 of Circle VII

District : Hyderabad / 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

2010-2012 DUPLICATE

Family Members Details

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

DPL No 102
Jubilee Hills club,
Jubilee Hills

27/01/2006

2010-2012 DUPLICATE

2010-2012 DUPLICATE

INDIAN UNION DRIVING LICENCE

ANDHRA PRADESH

DRIVING LICENCE

DLDAPO11193822002

K

PRABHAKAR REDDY

K

2-3-64/18724

JATISWAL

AMBERPET

HYDERABAD

2010-2012 DUPLICATE

PERMANENT ACCOUNT NUMBER

ABMPM6725H

NAME

SOHAM SATISH MODI

FATHER'S NAME

SATISH MANILAL MODI

DATE OF BIRTH

18-10-1969

SIGNATURE

2010-2012 DUPLICATE

For Paramount Builders

Partner

For Paramount Builders

Partner

1వ స్తకము 2007వ సం॥ పు.....1970

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....12

ఈ కాగితము పరుగ సంఖ్య.....12

సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

P D DASTOOR

DINSHAW NOZER DASTOOR

04/11/1961

Permanent Account Number

AIUPD4070H

Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/लेन
आयकर पैन सेवा यूनिट, CITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

1వ స్థకము 200 శ్రీవ సం॥ పు.....1930.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితము వరుస సంఖ్య.....13.....

సబ్-రిజిస్ట్రారు

