

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 1737

శ్రీమతి / శ్రీ

Anand Kumar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	Value	25000/-
దస్తావేజు విలువ	1200000	D.D.NO. 153180	DA-13/7/12
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	4053/12		
రిజిస్ట్రేషన్ రుసుము	6000-		
లోటు స్థాంపు (D.S.D.)	83900		
GHMC (T.D.)	-		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు			
5 x	Chq. 260755		
	13/7		
మొత్తం	90000		

RETURN

(అక్షరాల By Challan

తేది 13/7

రూపాయలు మాత్రమే)

వాపసు తేది

సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



SCANNED

4053 of 2012



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 832195

S.No. 195 Date 18/05/2012

T. Sudhakar

Sold to C.H. Ramesh

T. SUDHAKAR

S/o. B/o. W/o. H. Narasimha Reddy

LICENCED STAMP VENDOR

For Whom M/s. Bhargavi Developers

LIC No.15-01-007/2007

REN.No.15-01-026/2010

LIG-60 A.P.H.B. Colony,  
Chevella, R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of July 2012 at SRO, Keesara, Ranga Reddy District by:

M/s. BHARGAVI DEVELOPERS, a partnership firm having its office at G-2, Kalyan Enclave, Kamalanagar, ECIL, Hyderabad, represented by its Managing and Authorised Partner Sri Anand Kumar, Son of Sri. B. N. Ramulu, aged about 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

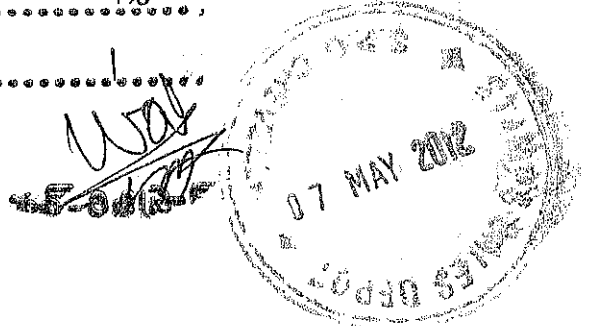
AND

1. MR. B. ANAND KUMAR, SON OF MR. B. N. RAMULU, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad.
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged 34 years, residing at Plot No. 275, Venkateshwara Nagar, Moula-Ali, Hyderabad.
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 Sri Anand Kumar, aged about 42 years, Managing and authorized Partner of M/s. BHARGAVI DEVELOPERS who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16412/06, 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 BHARGAVI DEVELOPERS

అప్పుడము 20<sup>వ</sup> వ సంచిపు.....4053....  
 దస్తావేజు మొత్తం కాగితముల పంపు.....16....  
 ఈ కాగితము వకుల పంపు.....1.....

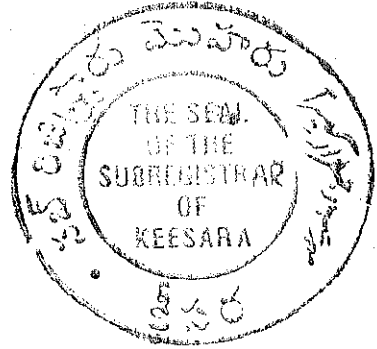


DATA  
 TRANSFERENCE  
 \*REGISTRATION\*

**ENDORSEMENT**

I have verified that the following amounts have been paid in respect of this document

Sl. No.	Description of fee/duty	In the form of				Total
		Stamp	Transfer	Registration	Other/ Pay order	
1	Stamp Duty	150	83900			84000
2	Transfer Duty					6000
3	Registration fee					100
4	User charges					90/00
5	Total					



**IN FAVOUR OF**

Mr. A. R. VIJAY KUMAR, SON OF LATE A. S. RANGA SWAMY, aged about 74 years, Occupation: Retired., residing at Plot No. 11, A. R. Residency, Sobhana Colony, West Maredpally, Secunderabad., 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:
- i. Shri M. Venu, S/o. Shri Mallaiah
  - ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
  - iii. 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.
- a.  $\frac{3}{7}$  of the share will be held by M. Venu and two others equally i.e., each person will have  $\frac{1}{7}$  share.
  - b. Balance  $\frac{4}{7}$  of the share will be held by the remaining four persons as follows:
    - i. Shri. B. Anand Kumar – 27% of  $\frac{4}{7}$  share i.e., 15.42%
    - ii. Shri. N. Kiran Kumar – 20% of  $\frac{4}{7}$  share i.e., 11.42%
    - iii. Shri. M. Kanta Rao – 37% of  $\frac{4}{7}$  share i.e., 21.16%
    - iv. Shri. K. Kanta Reddy – 16% of  $\frac{4}{7}$  share i.e., 9.15%

For BHARGAVI DEVELOPERS

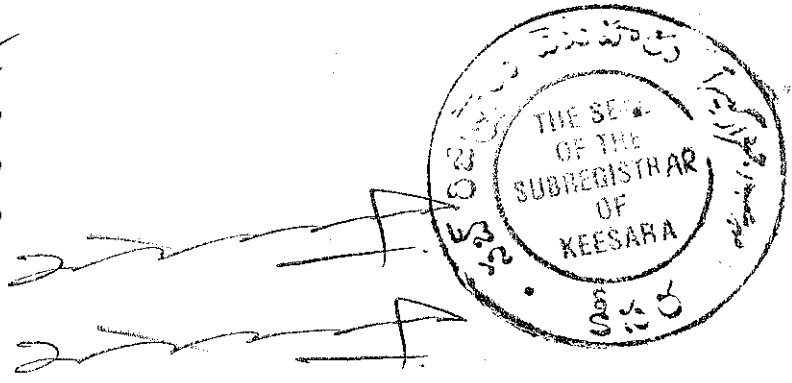
  
Partner

ప పుస్తకము 20<sup>12</sup> వ సం॥పు.....4053.....  
 దస్తావేజు మొత్తం కొగితముల సంఖ్య.....16.....  
 2  
 19 కొగితము వశన సంఖ్య.....

2012 సం॥ పు. 24/12 సం. 13 వ తేది  
 1934 వ.శా.స. కేశరం మాసం 22 వ తేది  
 పంజాబ్ ..... 1 ..... పరిధి ..... 2 ..... గంపల చుట్ట

  
 కేశరం

కేశరం - కిజిస్ట్రారు ఆఫీసులో  
 కిజిస్ట్రారు A. Anand Kumar  
 కిజిస్ట్రారు కార్యాలయం, కేశరం, కె.ఎ.ఎ. సు  
 అనుబంధం నమోదుచేయబడిన పోలీస్ స్టేషన్లు  
 మరియు నోన్-మెట్రోలలో పదా లాభాలు చేసి రుసుము  
 రూ॥ 6000/- లా చెల్లించినాడు  
 వాసియచ్చినట్లు ఉప్పుకొన్నది  
 ఎడమ బొటన నోటు



B. Anand Kumar s/o. B.N. Ramulu  
 occ: Business. R/o. G-2, Kalyan Enclave,  
 Kamalanagar, ECL, Hyderabad.

నిరూపించినది

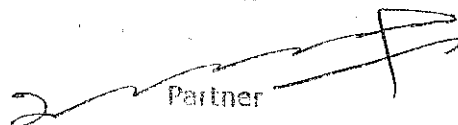
1 Shree A.V.SHIVA Kumar s/o A.R.VIJAY Kumar  
 occ - SERVICE  
 Adol - PL No 11, A.R. Residency Shobhana Colony  
 West Marredpally. Sec<sup>11</sup> Ward<sup>4</sup> - 26

2 K. Prabhakar Reddy s/o. K.P Reddy occ: Seaman  
 o/o. S-4-18/1294, 2nd Floor, Schem Mangion,  
 M.G. Road, Sec26d,

2012 సం॥ పు. 24/3 సం. 13 వ తేది T. Nagaraj  
 1934 వ.శా.స. సం. కేశరం మాసం 22 వ తేది కీసర

- 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:
- |                         |       |
|-------------------------|-------|
| a. Shri. B. Anand Kumar | - 27% |
| b. Shri. N. 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, the Vendor herein. 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. Paramount Builders, a registered partnership firm (hereinafter referred to as the Firm) and the Vendor by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16413/06 and 16412/06, dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Paramount Builders and the Vendors herein have become owners of undivided share of land admeasuring Ac. 2-03 Gts., and Ac. 1-01 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, the Firm and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Firm. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.


For BHARGAVI DEVELOPERS

  
Partner

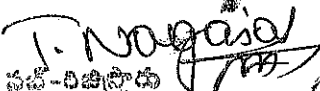
. అ పుస్తకము 2014 వ సం. 13/2/14 ..... 4053  
 దస్తావేజు మొత్తం రూ. 12,00,000 కు సుంఖ్య ..... 16  
 ఈ రూ. 6000 వేరైన సుంఖ్య ..... 3

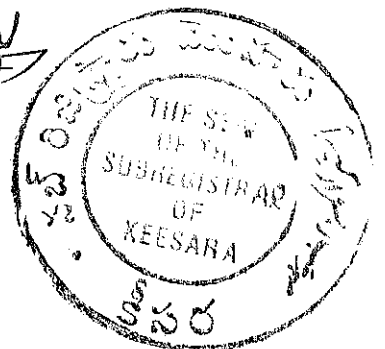
  
 పబ్-రిజిస్ట్రార్

Rs. 83900 towards stamp duty including T.D.  
 under section 41 of the I.S. Act 1899.  
 and Rs. 6000 towards Registration fee on the  
 chargeable value of Rs. 12,00,000 were paid by  
 the party through Bank 860255 vide  
 challan/DD/BO/Pay order No. 13/2/14 date"

  
 Sub-Registrar  
 Collector U/S 41 of I.S. Act

పుస్తకము 2014 సం. (కా.స. 1934)  
 4053 సంఖ్యలో రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్  
 వినియోగం చేయించి సాంకేతి నంబరు 4053/2014  
 ఇవ్వబడుతుంది.  
 2014 సం. 24 రిజి. నెం. 13

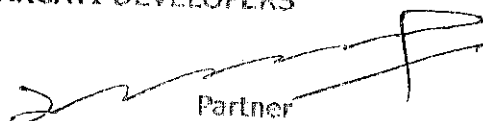
  
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- K. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Paramount Builders 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 Firm, registered as document no. 16413/06, dated 31.10.2006.
  - (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.
- The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.
- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 103 on the first floor, in block no. 'A' having a super built-up area of 1075 sq. ft., together with undivided share in the scheduled land to the extent of 70.50 sq. yds., and a reserved parking space for two wheeler on the stilt floor admeasuring about 15 sq. ft., in the building known as "Paramount Residency" and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.12,00,000/- (Rupees Twelve Lakhs Only) and the Buyer has agreed to purchase the same.
- Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

For BHARGAVI DEVELOPERS

  
Partner

..... 4053

..... 16

..... 4

Handwritten signature and number 65-8812



**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 103 on the first floor, in block no. 'A', having a super built-up area of 1075 sft., in building known as Paramount Residency together with:
  - a. Undivided share in scheduled land to the extent of 70.50 sq. yds.
  - b. And a reserved parking space for two wheeler on the stilt floor 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. 12,00,000/- (Rupees Twelve Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

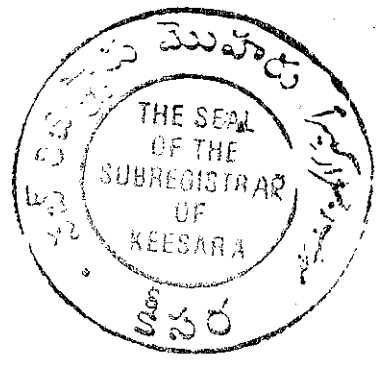
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
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.

For BHARGAVI DEVELOPERS

  
Partner

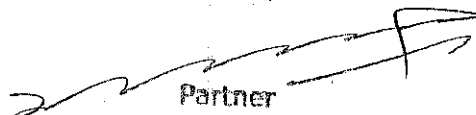
పుస్తకము 2014 వ సంవత్సరం..... 4053  
 వస్త్రాదీని మొత్తం కాగితముల సంఖ్య..... 16  
 ఈ కాగితము వేరైన సంఖ్య..... 5

  
 10-11-2014



8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
  - 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.

For BHARGAVI DEVELOPERS

  
Partner

అనుక్రమము 20 (వ) సం॥పు..... 4052.

వస్త్రావేళ మొత్తం కాగితముల సంఖ్య..... 16.

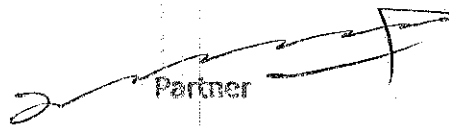
ఈ కాగితము వశము సంఖ్య.....

*[Handwritten Signature]*  
చేత - రిజిస్ట్రార్



- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc.,(d) store extraordinarily heavy material therein:(e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose.(g) install grills or shutters in the balconies, main door, etc., (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 90,000/- is paid by way of challan no. 28025, dated 13.07.2012, and VAT an amount Rs.25,000 /- paid by way of challan order no. 15318Q dated 13.07.2012, both are drawn on State Bank of Hyderabad, Keesara Branch, R. R. District.

For BHARGAVI DEVELOPERS.

  
Partner

గ్రామము పేరు (వం నంబరు)..... 4053

సర్కారు వారి మొదటి కార్యక్రమముల సంఖ్య..... 16

ఈ కార్యక్రమము కరణము సంఖ్య..... 7

*[Handwritten Signature]*  
45-88





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'

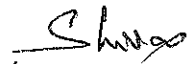
SCHEDULE OF APARTMENT

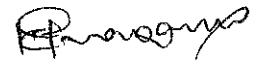
All that portion forming a semi-finished, deluxe apartment bearing flat no. 103 on the first floor, in block no. 'A', admeasuring 1075 sft., of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 70.50 sq. yds., and a reserved parking space for two wheeler on the stilt floor 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. 104
South By	Open to Sky
East By	Open to Sky & 6' wide corridor
West By	Open to Sky

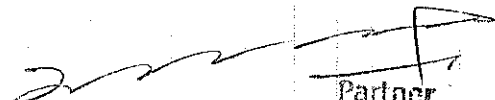
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.   
(A.V. SHIVA kumar)

2.   
(C. Prabhakar Reddy)

For BHARGAVI DEVELOPERS

  
Partner

VENDOR

  
BUYER

.. ఎ పుస్తకము విడి 1<sup>4</sup> కాని 1110.....4053..

వస్తావేణా మొత్తం కాగితముల సంఖ్య.....71.

ఈ కాగితము వలన సంఖ్య.....8.

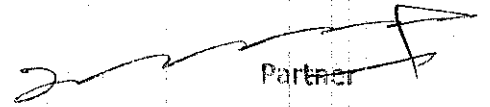
~~WOL~~  
1999  
105-08/10-1



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 103 on the first floor, in block 'A' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 70.50 sq. yds, U/S Out of Ac. 3-04 Gts.
4. **Built up area Particulars:**
- a) In the Stilt / Ground Floor : 15 sft., Parking space for two wheeler
- b) In the First Floor : 1075 sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,00,000/-

For BHARGAVI DEVELOPERS

  
Partner

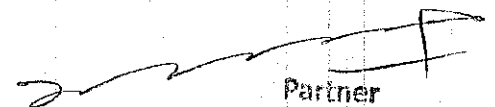
Signature of the Executants

Date: 13.07.2012

C E R T I F I C A T E

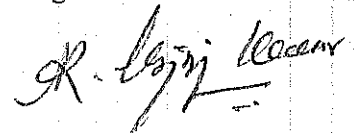
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For BHARGAVI DEVELOPERS

  
Partner

Signature of the Executants

Date: 13.07.2012

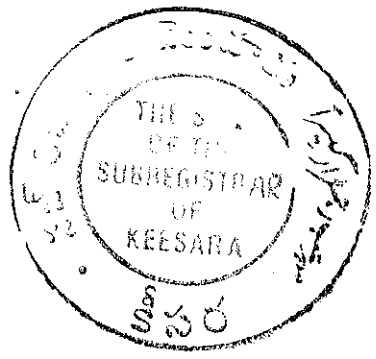


పుస్తకము 20 1వ సంచిక..... 4053.

పస్తావీజా మొత్తం కాగితముల సంఖ్య..... 16

ఈ కాగితము వరుస సంఖ్య.....

*[Handwritten Signature]*  
సబ్-రీజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

FLAT NO. 103 IN BLOCK NO. 'A'

ON THE FIRST FLOOR IN THE PROJECT KNOWN AS PARAMOUNT RESIDENCY

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

**SITUATED AT**

NAGARAM VILLAGE,

KEESARA

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. BHARGAVI DEVELOPERS REP. BY ITS MANAGING AND AUTHORISED PARTNER

SRI ANAND KUMAR, SON OF SRI. B. N. RAMULU

**BUYERS:**

MR. A. R. VIJAY KUMAR, SON OF MR. A. S. RANGA SWAMY (LATE)

**REFERENCE:**  
**AREA:** 70.50

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

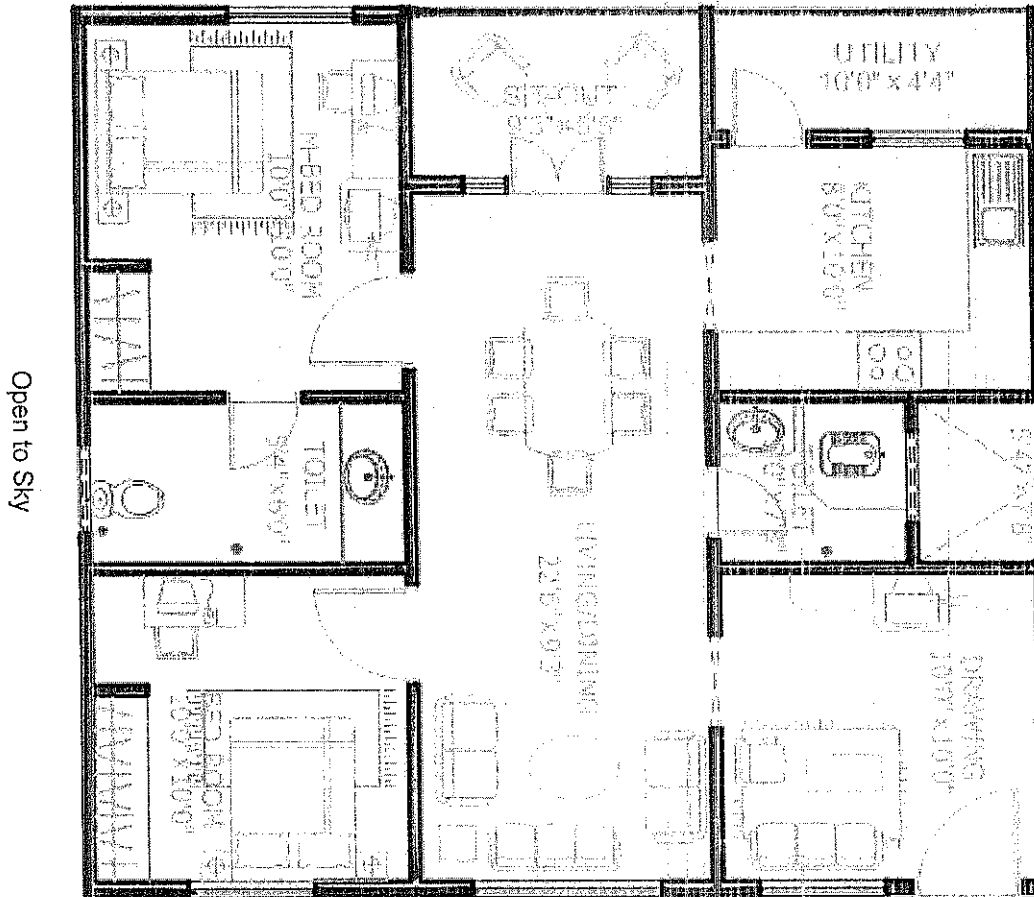


**EXCL:**



Total Built-up Area = 1075 sft.  
Out of U/S of Land = Ac. 3-04 Gts.

Open to Sky



Open to Sky & 6' wide corridor

for BHARGAVI DEVELOPERS

**WITNESSES:**

1. *Shree*
2. *Pranav*

*[Signature]*  
Partner

SIG. OF THE VENDOR

*[Signature]*

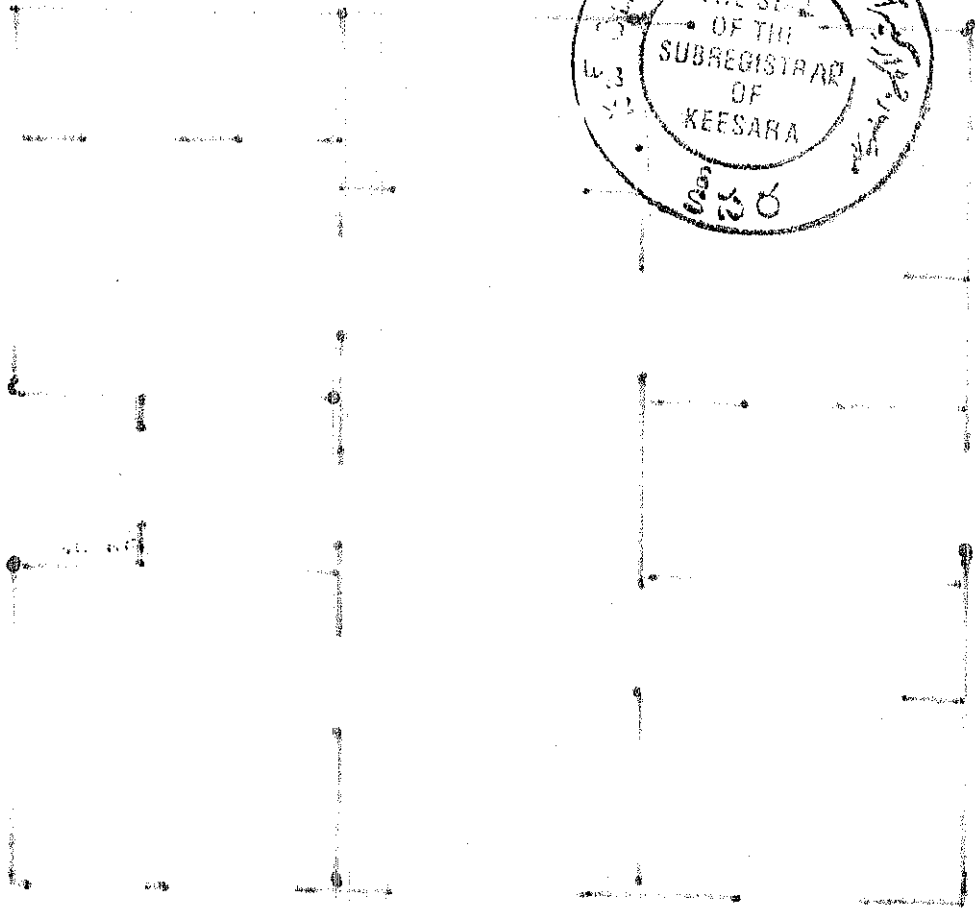
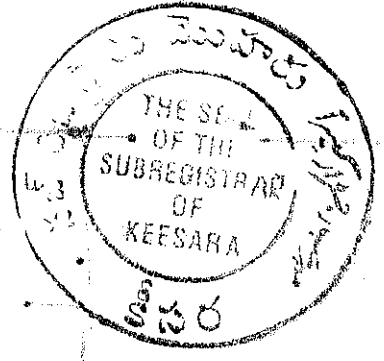
SIG. OF THE BUYER

అ పుస్తకము 20 1/2 వ సంచిపు..... 4053..

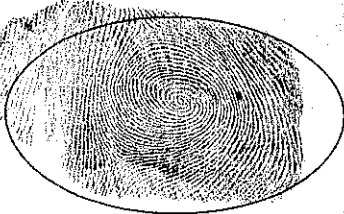
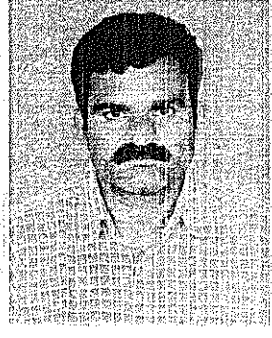
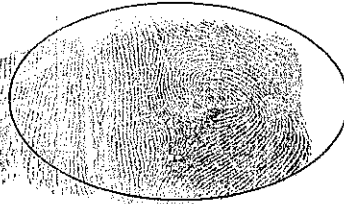

కస్తావేదా మొత్తం కాగితముల సంఖ్య..... 16

ఈ కాగితము వలన సంఖ్య..... 10

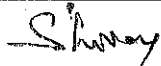

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చే-022



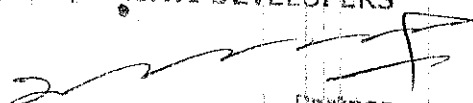
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b></p> <p><b>M/S. BHARGAVI DEVELOPERS</b>            HAVING ITS OFFICE AT G-2            KALYAN ENCLAVE            KAMALANAGAR, ECIL            HYDERABAD, REP. BY ITS            MANAGING &amp; AUTHORISED PARTNER            SRI ANAND KUMAR,            SON OF SRI. B.N. RAMULU</p>
			<p><b><u>BUYER:</u></b></p> <p>MR. A. R. VIJAY KUMAR            S/O. MR. A. S. RANGA SWAMY (LATE)            R/O. PLOT NO. 11            A. R. RESIDENCY            SOBHANA COLONY            WEST MAREDPALLY            SECUNDERABAD</p>

SIGNATURE OF WITNESSES:

1. 
2. 

for BHARGAVI DEVELOPERS



Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

అర్జీకము 20 1/2 సం॥పు..... 4053.....

దస్తావేజు మొత్తం లాగితముల సంఖ్య..... 16

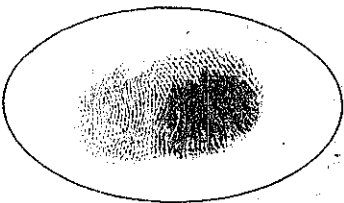
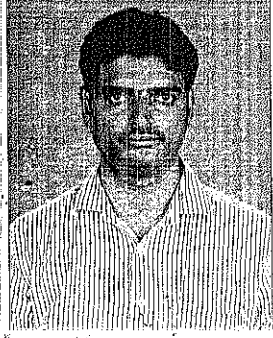
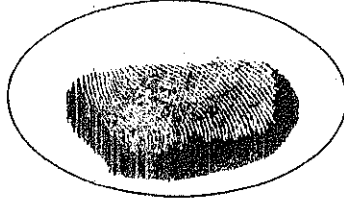
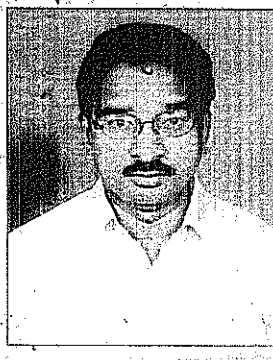
ఈ లాగితము వకటిని పంపింపు.....

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అధికారి

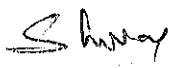
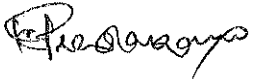




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><b>WITNESSES:</b></p> <p>1. MR. A-V. SHIVA KUMAR S/O. MR. A.R. VIJAY KUMAR R/O. PLOT NO. 11, A.R. RESIDENCY SHOBANA COLONY WEST MAREDPALLY SECUNDERABAD - 026</p>
			<p>2. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>

SIGNATURE OF WITNESSES:

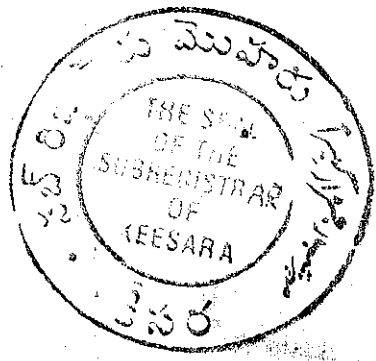
1. 
2. 

For BHARGAVI DEVELOPERS

  
Partner

వ పుస్తకము 201 1/2 పంపిణీ..... 4053.....  
 వస్త్రావేతా మొత్తం కారితముల పంపిణీ..... 16  
 కు కారితము వరకు పంపిణీ..... 12

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 1000  
 15-08-1954



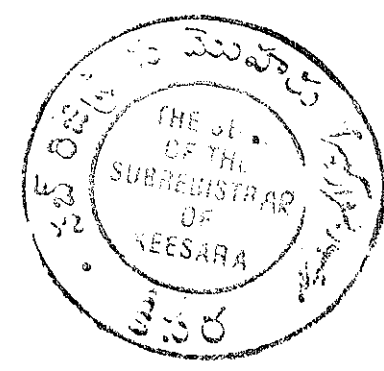




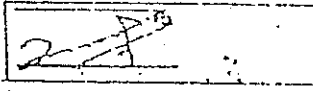
For BHARGAVI DEVELOPERS

*[Handwritten signature]*  
Partner

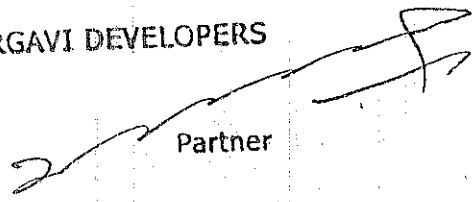
వస్తువుల విలువ 1/4 వంతు... 4053...  
 కస్టోడియన్ యొక్క కార్యకర్తల సంఖ్య... 16.  
 ఈ కార్యకర్తల వసతి కేంద్రం... 13.

W.D.  
 10/12/20







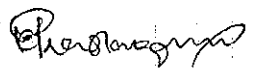
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	- AENPB5288E	
नाम / NAME	ANAND KUMAR BHASHYAKARLA	
पिता का नाम / FATHER'S NAME	NARASIMHA RAMULU	
जन्म तिथि / DATE OF BIRTH	29-07-1968	
हस्ताक्षर / SIGNATURE		
	मुख्य आयकर अधिकारी, अंध्र प्रदेश	
	Chief Commissioner of Income-tax, Andhra Pradesh	

For BHARGAVI DEVELOPERS

  
Partner

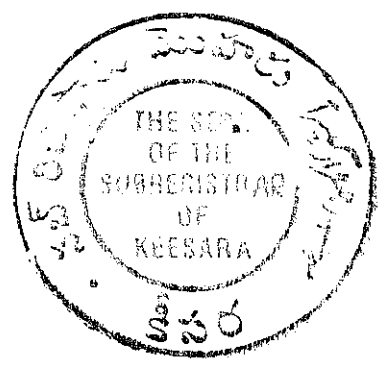
WITNESS 1 :-

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K.		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPB104E		
 Signature		



అవుకమము 1 వ సంచిక..... 4053.  
 కర్నూలు జిల్లా కారితముల పంఖ్య..... 16  
 కారితము కలపడ పంఖ్య..... 19

~~1501~~  
~~100~~  
 15-08-19



BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARCOT RANGASWAMYVIJAKUMAR  
ARCOT SUBRAMANIAN RANGASWAMY



20/12/1938

Permanent Account Number

BEDPR8255J

*A. Lejykeccor*

Signature



*A. Lejykeccor*

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

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

.. అ పుస్తకము 2017 వ సం॥పు..... 4053..

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16

ఈ కాగితము వలన సంఖ్య..... 15

*WJAB*  
60-0010-7





WITNESS. 2


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHIVAKUMAR A V  
RANGASWAMY VIJAYKUMAR ARGOT

07/06/1977  
Permanent Account Number  
AVIPA3008R

*Shiv*  
Signature



*Shiv*

TIN No. : 28020194032

**ANUPAMA GAS AGENCIES**  
(Indane Gas Distributors)  
Sy. No.54, Trimulgiri, Secunderabad - 500 015. Ph : 27746526, 27741193

**Indane**

Complaint/Refill Voucher/Cash Memo / Bill No. 7004

Cust. No. Z20534

Name SHIVA KUMAR. A. V  
Address PT-11, SHOBANA COLONY  
W. M. PALLY

Landmark SHOBANA COLONY-500026  
Pin Code DS WEST M. PALLY  
Category 27808887  
GOVIND

Date 14/11/2011  
Order No. 7001  
Date 14/11/2011  
Time 11:35

Kgs. CYL	14.2x1
RATE	427.00
CNC	0.00
NET AMT	25.00

for ANUPAMA GAS AGENCIES

Working Hours : 9:00 a.m. to 5:30 p.m. Lunch 1:00 p.m. to 2:00 p.m. SUNDAY HOLIDAYS.  
Increase of gas linkage beyond 48 hours please call phone : 9963240022

FOR EASY REFIL BOOKING - DIAL:  
28064973 1260  
23062711 1260

**DO NOT TOUCH REGULATOR OR KNOB BEFORE GOING TO BED**

వస్తువులము 201% క సంపాదించు..... 4053.....

వస్త్రాదేవి మొత్తం కారితముల సంఖ్య..... 16.....

కానికము కారితముల సంఖ్య..... 16.....

~~1500~~  
100

