



7385  
5/2/09  
5/2/09

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimala  
Z 291547  
**LEELA G. CHIMALA**  
STAMP VENDOR  
S.V.L.No.32/1998, No.1/20  
5-4-76, Cellar Ranigunj  
SECUNDERABAD-500 00.

7385  
10/9/09  
Sl. No. .... Date ..... Rs. 100-  
Sold To .....  
S/o .....  
For Whom ..... Paramount Builders

**SALE DEED**

This Sale Deed is made and executed on this the 16 day of October 2009 at SRO, Keesara, Ranga Reddy District by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 38 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. N. 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.

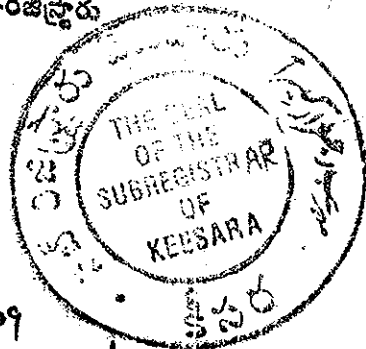
being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O.

For Paramount Builders  
*[Signature]*

For Paramount Builders  
*[Signature]*  
Partner

1వ పుస్తకము 10000 ను వే ..... 5094 .....  
 దస్తావేజు మొత్తము కలిగితమల సంఖ్య ..... 15 .....  
 ఈ కలిగితమల పేరున సంఖ్య ..... 1 .....

*[Signature]*  
 సబ్-రిజిస్ట్రారు



Certain of the following amounts have been paid in respect of this document:  
 By challan No. 174471 Dt. 16.10.09

**I. Stamp Duty:**

- 1. in the shape of stamp papers Rs 100/-
- 2. in the shape of citation (u/s.41 of R.S. Act 1959)
- 3. in the shape of ... (u/s.41 of R.S. Act 1959)
- 4. additional ... (u/s.41 of R.S. Act 1959)

**II. Revenue Duty:**

- 1. in the shape of ...
- 2. in the shape of ...

**III. Registration Fee:**

- 1. in the shape of ...
- 2. in the shape of ...

**IV. User Charge:**

- 1. in the shape of citation
- 2. in the shape of cash

Total P. 28475

*[Signature]*  
 SUB REGISTRAR  
 KEESARA

INFAVOUR OF

MR. KODURU RAGHAVENDER, SON OF MR. K. SÙRYA NARAYANA SARMA, aged about 27 years, Occupation: Service, residing at 10-398/2, Prem Vijaya Nagar Colony, Malkajgiri, Hyderabad - 500 047, 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. 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
  - b. Balance 4/7 of the share will be held by the remaining four persons as follows:
    - i. Shri. B. Anand Kumar - 27% of 4/7 share i.e., 15.42%
    - ii. Shri. N. Kiran Kumar - 20% of 4/7 share i.e., 11.42%
    - iii. Shri. M. Kanta Rao - 37% of 4/7 share i.e., 21.16%
    - iv. Shri. K. Kanta Reddy - 16% of 4/7 share i.e., 9.15%

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

1 వ పుస్తకము 2009వ సం॥పు..... 94.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 15.....

ఈ కాగితము వరుస సంఖ్య..... 2.....

2009 సం॥ అక్టోబర్ నెల..... 16..... వ తేదీ

1931 వ.శ.సం. 24 వ తేదీ

పగలు..... 2..... మరియు..... గంటల మధ్య

కీసర్ నవ - రిజిస్ట్రారు అఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

చిట్టెపాటి చిట్టెము 1908లోని సెక్షన్ 32.ఎ ను

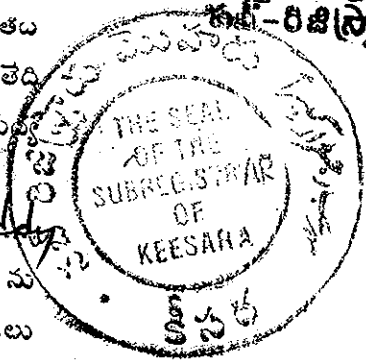
అనుసరించి నమోదుచేయవలసిన ఫోటోగ్రాఫులు

మరియు తేలికముద్రలతో నహ దాఖలు చేసి రుసుము

రూ॥..... 56.55/-..... లు చెల్లించినారు

ప్రాసియూచిసటు ఒప్పుకొన్నది

ఎడమ బొటన వేలు



K. Prabhakar Reddy

K. Prabhakar Reddy

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 01/2009 dated 11.01.09 registerer at SRO, Keesara Ranga Reddy District.



హాపిందినది

K. Surya Bhagavan

C. Surya Bhagavan S/o. Surya Narayana

Occ: Business - R/A 1-9-115/3/3 Ramnagar, Hyderabad - 020.

~~Venkataraman Reddy~~

Venkataraman Reddy s/o. Biji Reddy Occ: Service - R/o. 11-18/2, Rd No. 2 Green Hills Colony, Saroornagar, Hyderabad.

2009 సం॥ అక్టోబర్ నెల..... 16..... వ తేదీ నవ-రిజిస్ట్రారు 1931 వ.శ.సం. 24 వ తేదీ


Handwritten signature

- 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, 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 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

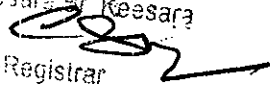
For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner

1వ పుస్తకము 2009 సం॥ పు ..... 5094  
 దస్తావేజు మొత్తము కౌగితముల సంఖ్య ..... 15  
 ఈ కౌగితముల వరుస సంఖ్య ..... 3

  
 సబ్-రిజిస్ట్రారు

An amount of Rs. 27,620 towards stamp duty  
 including transfer duty, and Rs. 5655  
 towards registration fee on the Market Value  
 of Rs. 11,81,000/- was paid by me  
 Party through challan Receipt No. 174471  
 Dated 16/10/09 at SH Keesara, Keesara

  
 Sub-Registrar  
 Keesara

1వ పుస్తకము 2009 సం॥ (శా.శ. 1009) సం॥పు  
5094 మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 ఏమిటం గుర్తింపు నెంబరు 5094/2009  
 జన్మడమైనది.  
 2009 సం॥ అక్టోబర్ నెం. 16 వ తేది

  
 సబ్-రిజిస్ట్రారు అధికారి



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.

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' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.

M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 108 on first floor in block no. '3C' having a super built-up area of 530 sft (i.e., 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., and a reserved parking space for two wheeler on the stilt floor bearing no. 08, admeasuring about 15 sft., 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. 11,31,000/- (Rupees Eleven Lakhs Thirty One Thousand 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.

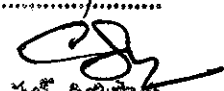
For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

పత్తాకము నిలిపి వాళ్ళు ..... 5094 .....

వస్తావేల మొత్తము కొనితముల సంఖ్య ..... 15 .....

ఈ కొనితముల వరుస సంఖ్య ..... 4 .....

  
హబ్-రిజిస్ట్రారు





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.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

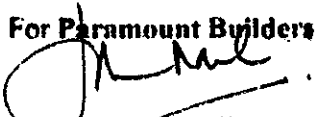
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 108 on first floor in block no. '3C', having a super built-up area of 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) in building known as Paramount Residency together with:
  - a. Undivided share in scheduled land to the extent of 34.76 sq. yds.
  - b. A reserved parking space for two wheeler on the stilt floor bearing no. 08, 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. 11,31,000/- (Rupees Eleven Lakhs Thirty One Thousand Only) The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:

- i. Rs. 7,00,000/- (Rupees Seven Lakhs Only) paid by way of Banker's Cheque No. 139299, dated 05.10.2009 for being Housing Loan issued by Corporation Bank, Badi Chowdhi Branch, Hyderabad.
- ii. Rs. 1,83,000/- (Rupees One Lakh Eighty Three Thousand Only) paid by way of cheque no. 943604, dated 05.10.2009 drawn on HDFC Bank, Madhapur Branch, Hyderabad.
- iii. Rs. 1,83,000/- (Rupees One Lakh Eighty Three Thousand Only) paid by way of cheque no. 943605, dated 05.10.2009 drawn on HDFC Bank, Madhapur Branch, Hyderabad.
- iv. Rs. 60,000/- (Rupees Sixty Thousand Only) paid by way of cheque no. 943602, dated 01.08.09, drawn on HDFC Bank, Madhapur Branch, Hyderabad.
- v. Rs. 5,000/- (Rupees Five Thousand Only) paid by way of cash.

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.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

1వ పుస్తకము పేజీల సంఖ్య ..... 5094 .....

దస్తావేజు మొత్తము కాగితముల సంఖ్య ..... 15 .....

ఈ కాగితముల వలన సంఖ్య ..... 5 .....

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రారు



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.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

1వ పుస్తకము 2003 ప|| ను ..... 5094 .....

రెస్ట్రేషన్ మొత్తము కాగితముల సంఖ్య ..... 15 .....

ఈ కాగితముల వరుస సంఖ్య ..... 6 .....

  
సబ్-రిజిస్ట్రారు

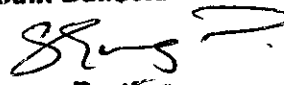


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various 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. 28,375/- is paid by way of challan no. 174471, dated 16.10.09, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 11,310/- paid by way of Payorder No. 151541, dated 29.09.09, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders  
  
 Partner


For Paramount Builders

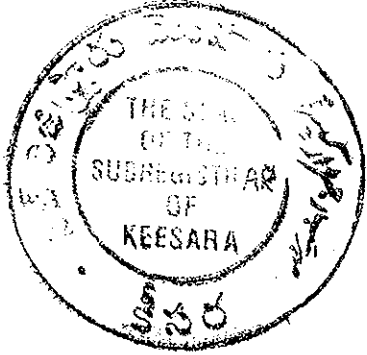
  
 Partner

1వ పుస్తకము (2017) చందా ..... 5096

దస్తావేజు మొత్తము లాగియుండు చందా ..... 15

ఈ కాగితముల వరుస చందా ..... 7

  
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'

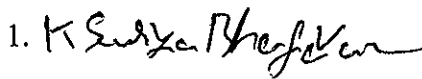

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 108 on the first floor in block no. '3C' 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. 08, 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. 107
South By	Flat No. 109
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:

WITNESSES:

1. 
2. 

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

VENDOR

  
BUYER

దేవులకవి 2000 సం. 8

5094

దస్త్రవేట పుస్తకము వాడదముల సంఖ్య 15

ఈ కాగితముల వేరస సంఖ్య 8

*(Handwritten signature)*

సబ్-రిజిస్ట్రారు





**ANNEXTURE-1-A**

1. Description of the Building : deluxe apartment bearing flat no. 108 on the first floor, in block '3C' 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) In the Ground Floor : 15 sft. Parking space for Two wheeler
- b) In the First Floor : 530 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. 11,31,000/-

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

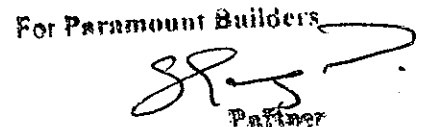
Date: 16.10.2009

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  
  
Partner

For Paramount Builders  
  
Partner

Date: 16.10.2009

Signature of the Executants

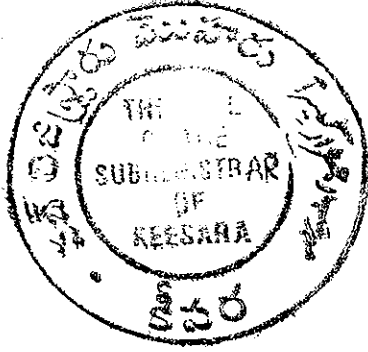


1వ పుస్తకము 10000 చు॥ పు ..... 5094 .....

దస్త్రవేదిక మొత్తము కొనితముల సంఖ్య ..... 15 .....

ఈ కొనితముల వరుస సంఖ్య ..... 9 .....

  
సబ్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 108 IN BLOCK NO. '3C'

ON THE FIRST FLOOR IN PARAMOUNT RESIDENCY

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

**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. KODURU RAGHAVENDER, SON OF. MR. K. SURYA NARAYANA SARMA

**REFERENCE:**  
**AREA:** 34.76

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

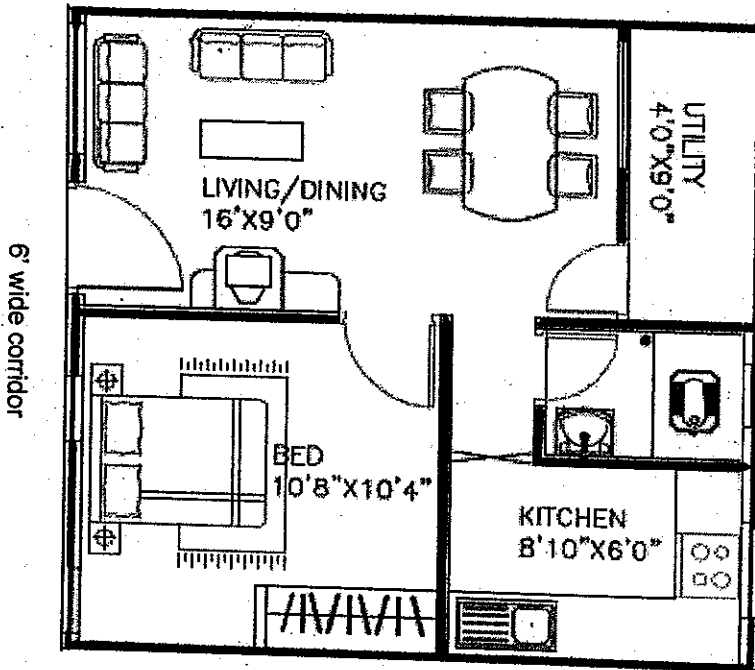
**INCL:**  
**SQ. MTRS.**

**EXCL:**

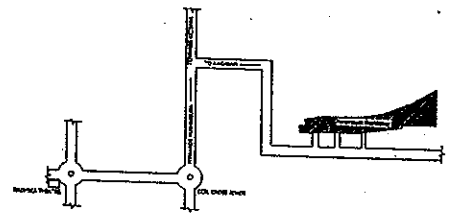
Total Built-up Area = 530 sft.  
Out of U/S of Land = Ac. 3-04 Gts.



Flat No. 107



Location Map



Flat No. 109

For Paramount Builders

*[Signature]*  
Partner

For Paramount Builders

*[Signature]*  
Partner

SIG. OF THE VENDOR

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*


*[Signature]*

SIG. OF THE BUYER

1వ పుస్తకము 2009 నా రు ..... 5094

దస్తావేజు మొత్తము కాగితముల సంఖ్య ..... 15

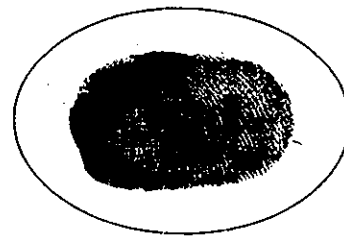
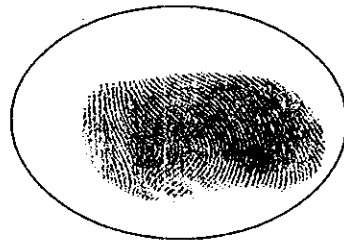
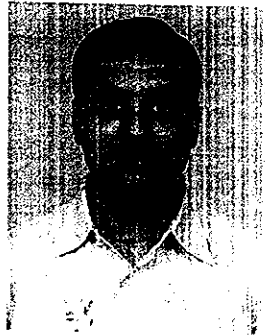
ఈ కాగితముల వరుస సంఖ్య ..... 10

  
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	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	-----------------------------	--



VENDOR:

**M/S. PARAMOUNT BUILDERS**  
HAVING ITS OFFICE AT 5-4-187/3&4  
SOHAM MANSION, 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  
VIDE DOC. NO. 1/2007 Dt: 11/01/2007:

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.

BUYER:

MR. KODURU RAGHAVENDER  
S/O. MR. K. SURYA NARYANA SARMA  
R/O. 10-398/2  
PREM VIJAYA NAGAR COLONY,  
MALKAJGIRI  
HYDERABAD - 500 047.

SIGNATURE OF WITNESSES:

1. *K. Surya Bhagavan*
2. *[Signature]*

For Paramount Builders...

*[Signature]*  
Partner

For Paramount Builders

*[Signature]*  
Partner

SIGNATURE OF EXECUTANTS


*[Signature]*

SIGNATURE OF BUYER

ప పుస్తకం నెంబర్ ..... 5094

దస్తావేజు నెంబర్లు కనిపించిన సంఖ్య ..... 15

ఈ కౌగితముల వరుస సంఖ్య ..... 11

  
సబ్-రిజిస్ట్రారు





### HOUSEHOLD CARD

Card No : PAPI/7620037  
 F.P Shop No : 762  
 పేరు : గంగవల్ సమిత్

Name of Head of Household : Gangwal.Samit  
 పండ్రి/ధర్మ పేరు : సుశిల్ కుమార్

Father/ Husband name : Sushil Kumar  
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71  
 వయస్సు/Age : 35  
 వృత్తి/Occupation : Own Business

బండ్రి.నెం./House No. : 8-2-293/82/A/1211  
 రోడ్ /Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : ౮౯ / Ward-8  
 Circle : పండ్రి ౮7 / Circle VII  
 జిల్లా /District : హైదరాబాద్ / 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 HPC

#### 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  
 Jublee Hills club,  
 Jubilee Hills

27/01/2006  
 DPL Incharge

80029001

భారత గణతంత్ర రాజ్యం  
 GOVT OF INDIA



ఆదాయ విభాగం  
 INCOME TAX DEPARTMENT

PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
 AWSPR8104E

Signature

*Prabha*

PERMANENT ACCOUNT NUMBER  
 AEWPM6725H

TAXPAYER'S NAME  
 SOHAM SATISH MODI

FATHER'S NAME  
 SATISH MANILAL MODI

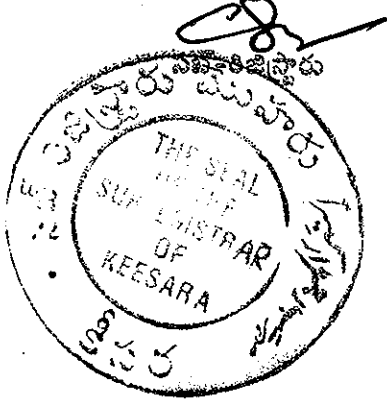
DATE OF BIRTH  
 18-10-1969

OFFICIAL SIGNATURE  
 Chief Commissioner of Income Tax, Andhra Pradesh

1వ పుస్తకము 2000 పేజీలు ..... 5094

దస్తావేజు మొత్తము రూపాయల సంఖ్య ..... 15

ఈ కొరతముల వరుస సంఖ్య ..... 12





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

KODURU RAGHAVENDER

SURYA NARAYANA SARMA KODURU

28/11/1981

Permanent Account Number

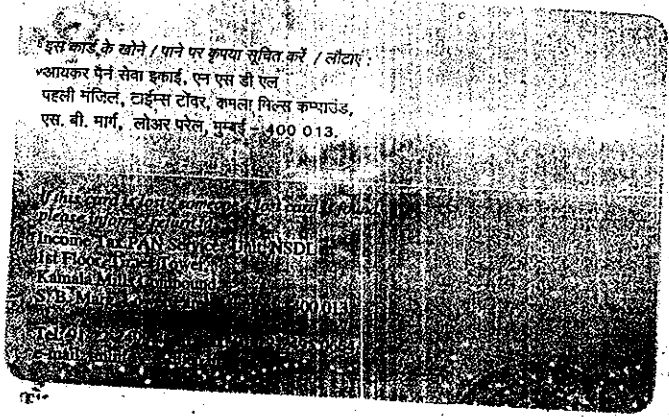
AUTPK7088B

*Raghu*  
Signature



06082007

*Raghu*



इस कार्ड के कोने / पाने पर कृपया सूचित करें / लीडर  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाईम्स टॉवर, कामला मिल्स कंपाउंड,  
एस. वी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost, damaged or found, please inform immediately  
Income Tax PAN Service Unit  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S.V. Marg, Lower Parel, Mumbai - 400 013.

TEL: 2202 2202  
FAX: 2202 2202

1వ పుస్తకము గురించి వివరము ..... 5094  
దస్తావేజు మొత్తము కొగతముల సంఖ్య ..... 15  
ఈ కొగతముల వరుస సంఖ్య ..... 13



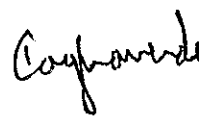
*[Handwritten Signature]*




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 005287/2009 of SRO: 1530(KEESARA)

16/10/2009 11:24:14

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 <small>16/10/2009 11:24:08 (1530) (2009-5287) KODURU RAGHAVENDER</small>	(CL) KODURU RAGHAVENDER R/O. 10- 398/2, PREM VIJAYA NAGAR CLNY,MALKAJGIRI, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S PARAMOUNT BUILDERS O/O. 5-4- 187/3&4, II FLOOR, M.G. ROAD,SECUNDERABAD.	
3	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR 10 VENKATESHWARA NAGAR MOULA ALHYD	
4	Manual Enclosure	Manual Enclosure	(EX) NAREDDY KIRAN KUMAR PLOT NO 275 VENKATESHWARA NAGAR MOULAALI HYD	
5	Manual Enclosure	Manual Enclosure	(EX) M.KANTHA RAO 152 VIVEKANADA NAGAR KUKATPALLYHYD	

Witness  
Signatures



Operator  
Signature

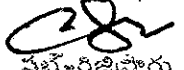


Subregistrar  
Signature



K. Suresh Babu

1వ పుస్తకము నంబరు ..... 8094  
దస్తావజా మొత్తము లాగినందుల సంఖ్య ..... 15  
ఈ కాగితముల వరుస సంఖ్య ..... 14

  
సబ్-రిజిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 005287/2009 of SRO: 1530(KEESARA)

16/10/2009 11:24:14

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY NEREUDUCHERELA VILLAGE & MANDALNALGONDA DIST	
7	Manual Enclosure	Manual Enclosure	(EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI (AGPA HOLDER) O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD, SEC-BAD	

Witness Signatures

Operator Signature

Subregistrar Signature

① K Seshu Bhagavan

② 

1వ పుస్తకము 2009 నా పు ..... 5094

తప్పిపోయిన మొత్తము కాగితముల సంఖ్య ..... 15

ఈ కాగితముల వరుస సంఖ్య ..... 15

  
సబ్-రిజిస్ట్రారు

