

SCANNED

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
Z 039138
LEELA G CHIMALGI
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

619 61869
Sl.No.....Date.....
Sold To.....*A. Ramani*.....
S/o.....*A. Subrahmanya*.....
For Whom.....*Paramount Builders*.....

SALE DEED

This Sale Deed is made and executed on this the 17 day of AUGUST 2009 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business; and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

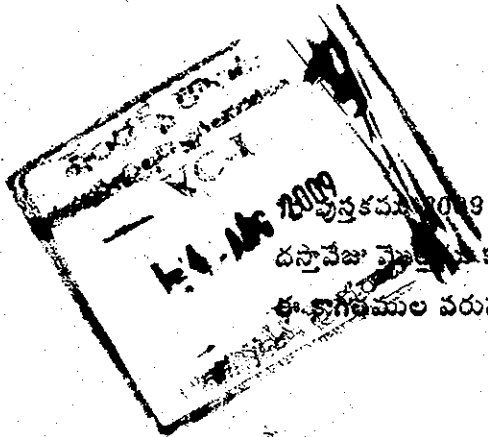
AND

1. MR. B. ANAND KUMAR, SON OF MR. B. B. RAMULU, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040.
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venkateshwara 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.

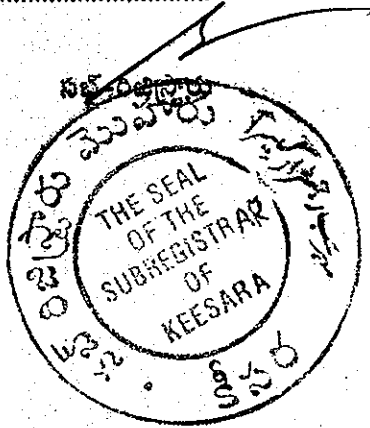
being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders
[Signature]
Partner

For Paramount Builders
[Signature]
Partner



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ENDORSEMENT

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

By Challan No. 1211/644 Dt. 1/18/67

- I. Stamp Duty:
 - 1. in the shape of stamp papers Rs. 120000
 - 2. in the shape of challan (w/s. 41 of I.S. Act. 1899) Rs. 100
 - 3. in the shape of cash (w/s. 41 of I.S. Act. 1899) Rs. 24000
 - 4. adjustment of stamp duty (w/s. 16 of I.S. Act 1899 if any) Rs.
- II. 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. 6000
 - 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. 30200

[Signature]
SUB REGISTRAR
KEESARA

IN FAVOUR OF

Mr. K. C. RAJ KUMAR, son of Mr. K. C. RAMAN, aged about 36 years, Occupation: Service, residing at Flat No. 301, Block - 1C, Paramount Residency, Nagaram, Keesara Mandal, Hyderabad - 500 062, 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.).

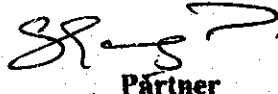
WHEREAS:

- 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%

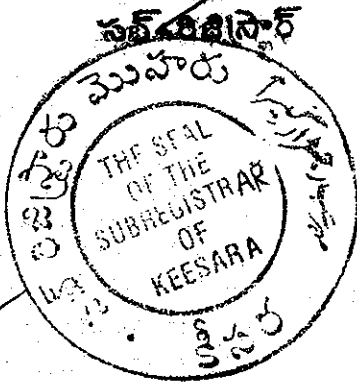
For Paramount Builders


Partner

For Paramount Builders


Partner

.....పుస్తకము 200 వ సం||పు..... 4131
 ఉస్తాదేజా మొత్తం కౌగితముల సంఖ్య..... 15
 ఈ కౌగితము వరుస సంఖ్య..... 2



2009 సం|| పుస్తకము నెం. 17 వ తేది
 1930 వ.శ.శ. రిజిస్ట్రేషన్ నెం. 26 వ తేది
 పగలు 7 మరయు 3 గంటల మధ్య

కీసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు ఫేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ. 6000 లు చెల్లించినారు
 ప్రాసెసింగ్ కు ఒప్పుకొన్నది

Prabhakar
Prabhakar



నిరూపించినది

K. Prabhakar Reddy, S/o. K. Prabhakar Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/GPA for presentation
 of documents, Vide GPA / SPA No. 11-01-07 dated 11-01-07
 Registrar at SRO Ranga Reddy District. 01/2007 Shemirpet

① Venkatarama Reddy S/o. Anji Reddy, Occ: Service
 R/o. 11-18/2, Rd No. 2, Green Hills Colony,
Saroor Nagar, Hyderabad

② B. Rajkumar S/o. Mukunda Rao
 Occ: BUSINESS R/o. AHWAL, SEC. BAD

2009 సం|| పుస్తకము నెం. 17 వ తేది సబ్-రిజిస్ట్రారు
 1931 వ.శ.శ. రిజిస్ట్రేషన్ నెం. 26 వ తేది కీసర్

Prabhakar

- 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 sqft., 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 వుస్తకము 2009 నంబు 4131
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
 ఈ కాగితముల వరుస సంఖ్య 3

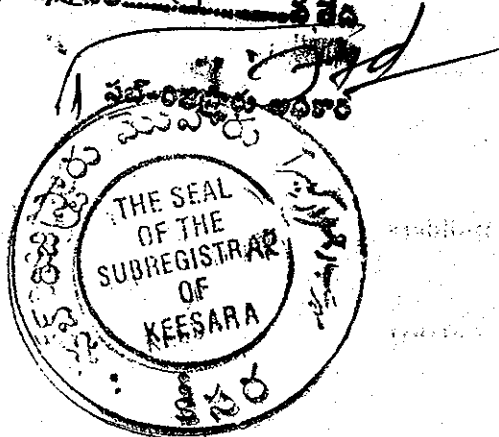
సబ్ రిజిస్ట్రారు

An amount of Rs. 24000 towards stamp duty including transfer duty and Rs. 6000 towards registration fee on the Market Value of Rs. 1200000 was paid by the Party through cheques Receipt No. 271544 dated 17/8/09 at Sub Registrar Of Keesara


Sub-Registrar
 Keesara

1వ వుస్తకము 2009 నం. (శ.శ. 1931) నంబు 4131 మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపింగ్ నిమిత్తం గుర్తింపు నంబరు 15304131/2009 ఇవ్వడమైనది.

2009 నం. ప్రగతి నం. 17 న తేదీ



- 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 Semi-deluxe apartment bearing flat no. 503 on fifth floor in block no. 'A' having a super built-up area of 1075 (i.e., 860 sft. of built-up area & 215 sft. of common area) 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 bearing no. 39, 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. 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.

For Paramount Builders

Partner

For Paramount Builders

Partner

1వ పుస్తకము 2009 సం॥పు 4131

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 4

సచి-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 FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 503 on fifth floor in block no. 'A', having a super built-up area of 1075 sft. (i.e., 860 sft. of built-up area & 215 sft. of common area) in building known as Paramount Residency together with:

a. Undivided share in scheduled land to the extent of 70.50 sq. yds.

b. A reserved parking space for two wheeler on the stilt floor bearing no. 39, 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) paid by way of Banker's Cheque No. 139097, dated 10.08.2009 for being Housing Loan issued by Corporation Bank, Badi Chowdhi Branch, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

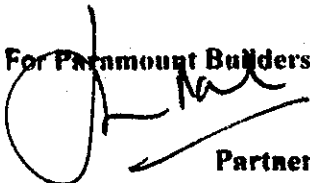
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

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 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.

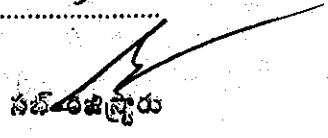
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

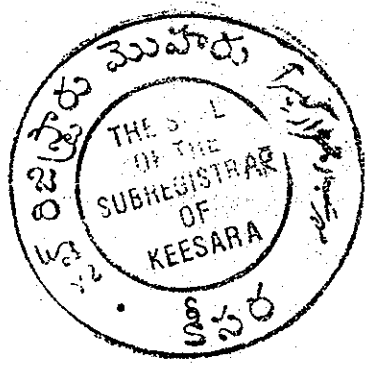
For Paramount Builders

Partner

For Paramount Builders

Partner

1వ పుస్తకము 2009 నంబరు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 5


సబ్-రజిస్ట్రారు



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.
 - 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.

For Paramount Builders

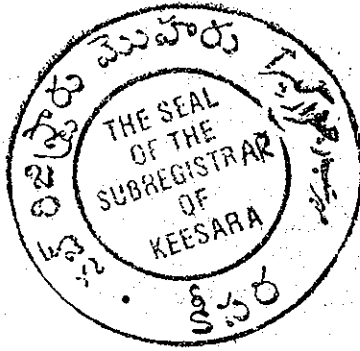
Partner

For Paramount Builders

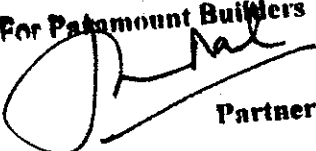
Partner

1వ పుస్తకము 2009 నంబరు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 6

సబ్-రిజిస్ట్రారు



- 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. 30,100/- is paid by way of Challan No. 271644, dated 17.08.09 drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 12,000/- paid by way of Payorder No. 150590, dated 13.08.09 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

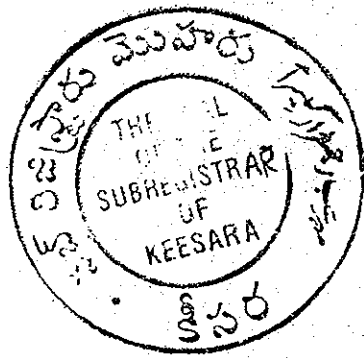
For Paramount Builders

Partner

For Paramount Builders

Partner

1వ పుస్తకము 2009 నంబరు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 2

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 bearing flat no. 503 on the fifth floor in block no: 'A' admeasuring about 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 bearing no. 39, 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. 504
South By	Open to sky
East By	Open to sky & 6' wide corridor
West By	Open to sky

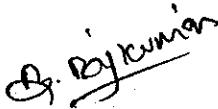
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

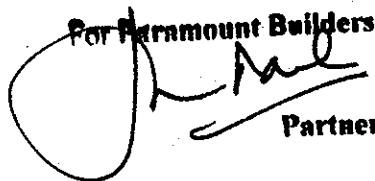
WITNESS:

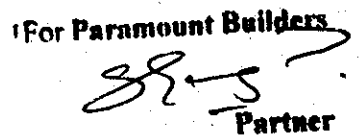
1.



2.



For Paramount Builders

Partner

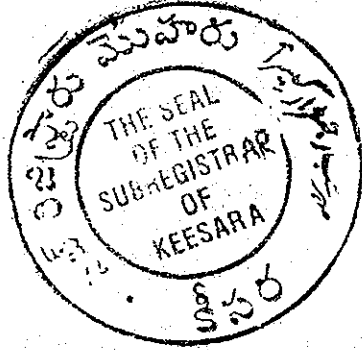
For Paramount Builders

Partner

VENDOR


BUYER

1వ పుస్తకము 2009 నా.పు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 8

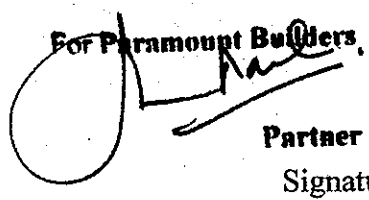
జబ్-రిజిస్ట్రారు

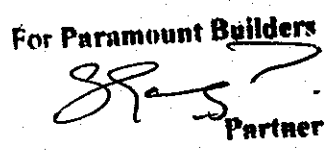


ANNEXTURE-1-A

1. Description of the Building : semi-deluxe apartment bearing flat bearing no. 503 on the fifth floor, in block 'A' 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 (semi-finished)
2. Age of the Building : New
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 Ground Floor : 15 sft. Parking space for Two wheeler
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor : 1075 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,00,000/-

Date: 17.08.2009


For Paramount Builders,

Partner
Signature of the Executants

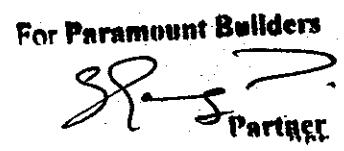
For Paramount Builders

Partner

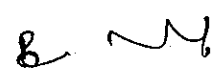
C E R T I F I C A T E

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

Date: 17.08.2009

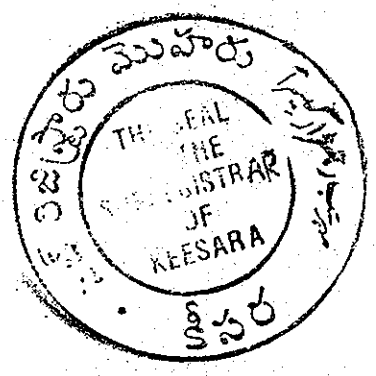
For Paramount Builders

Partner
Signature of the Executants

For Paramount Builders

Partner



1వ పుస్తకము 2009 సం॥నై..... 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 15
ఈ కాగితముల వరుస సంఖ్య..... 9

[Handwritten signature]
సహాయక రిజిస్ట్రారు



[Faint, illegible text, likely bleed-through from the reverse side of the page]

REGISTRATION PLAN SHOWING FLAT NO. 503 IN BLOCK NO. 'A'

ON THE FIFTH 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

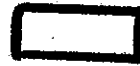
MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

BUYER: MR. K. C. RAJ KUMAR SON OF MR. K. C. RAMAN

REFERENCE:
AREA: 70.50

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



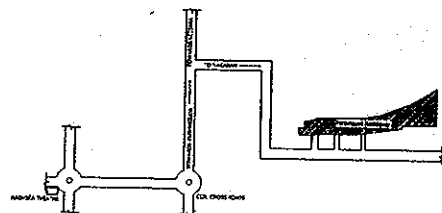
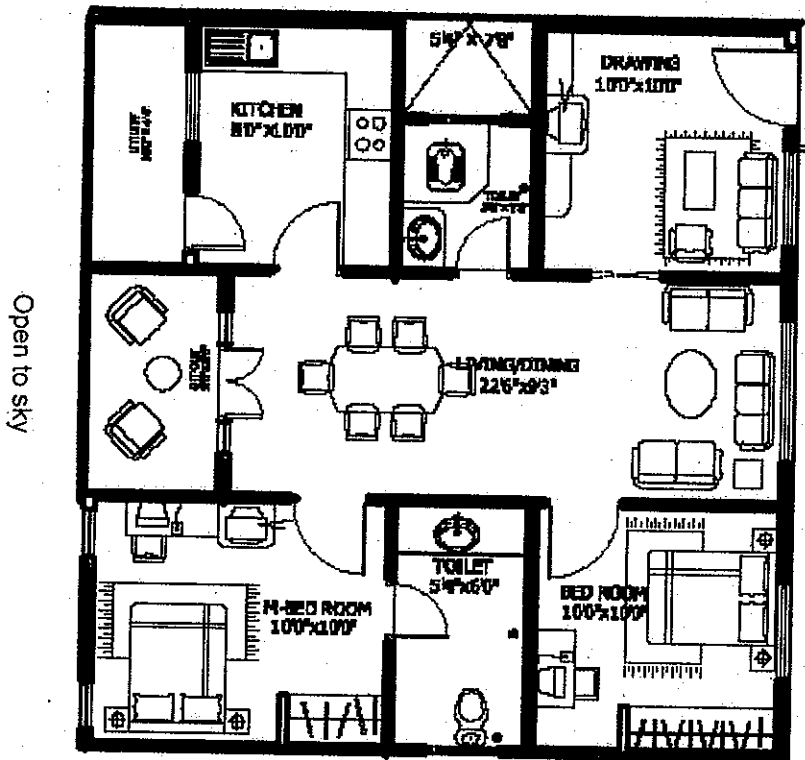
EXCL:

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

Flat No. 504



Location Map



Open to sky

For Paramount Builders
[Signature]
Partner

For Paramount Builders
[Signature]
Partner

SIG. OF THE VENDOR

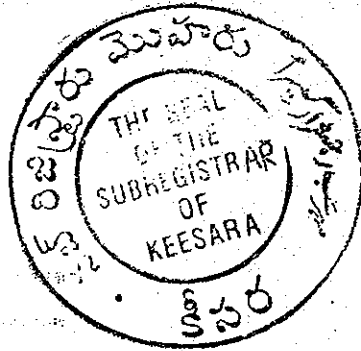
WITNESSES:

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

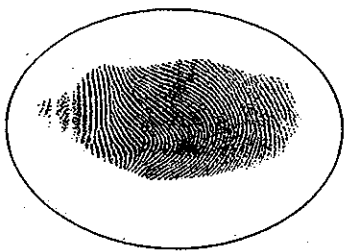

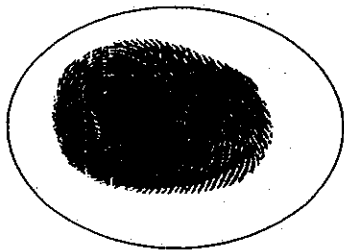
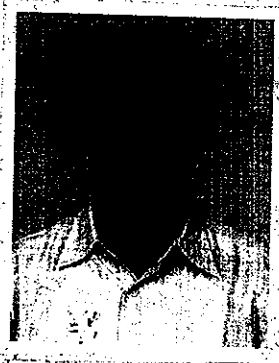
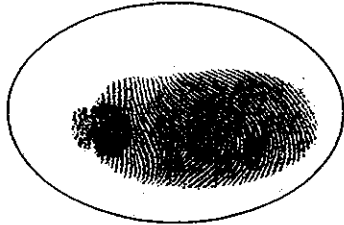
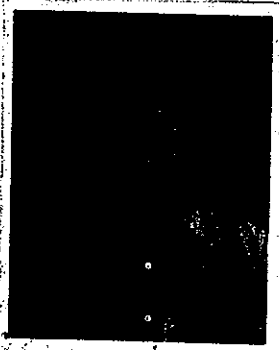
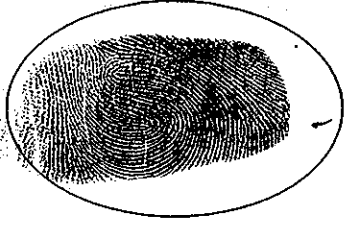

[Signature]
SIG. OF THE BUYER

1వ పుస్తకము 2009 స.పు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 10

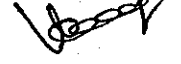
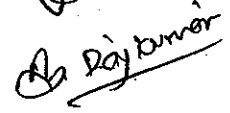
సబ్-రెజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p>2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.</p> <p>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 1/BKIV/2007 Dt: 11/01/2007:</p> <p>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.</p> <p>BUYER:</p> <p>MR. K. C. RAJ KUMAR S/O. MR. K. C. RAMAN R/O. FLAT NO. 301, BLOCK - 1C, PARAMOUNT RESIDENCY, NAGARAM, KEESARA MANDAL, HYDERABAD - 500 062.</p>
			
			
			

SIGNATURE OF WITNESSES:

- 
- 

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

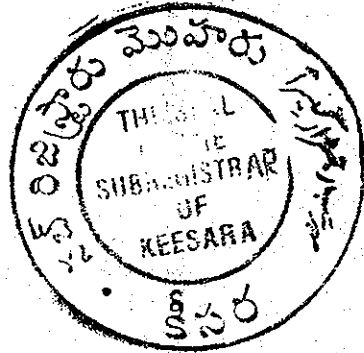

SIGNATURE OF BUYER

1వ పుస్తకము 2009 నంబరు 4131

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15



ఈ కాగితముల వరుస సంఖ్య 11

సబ్ రిజిస్ట్రారు



HOUSEHOLD CARD

Card No : PAPI/7750615
 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./House No. : 8-2-293/82/A/1211
 Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 5 of Ward-8
 Circle : 577 / Circle VII
 District : Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316/(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai 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
Jubilee Hills club,
Jubilee Hills

27/01/2006
In Charge

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSFP8104E

PERMANENT ACCOUNT NUMBER
ABJMP06725H

TAXPAYER'S NAME
SORANI SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

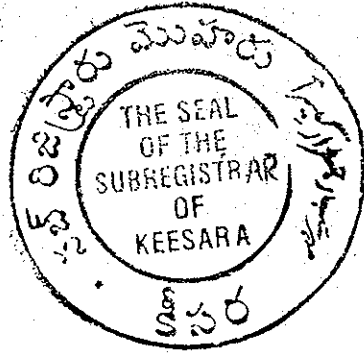
DATE OF BIRTH
18-10-1969

SIGNATURE
Sorani Satish

OFFICIAL SIGNATURE
[Signature]
Chief Commissioner of Income Tax, Andhra Pradesh

1వ వుస్తకము 2009 నంబరు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 2

సబ్-రిజిస్ట్రారు




आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

K. RAJKUMAR
KANKATA, GHENCHI, PATAN

18/08/1973
Permanent Account Number
ANNBR1448R

Signature

भारत सरकार

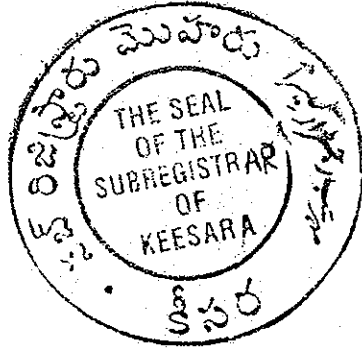


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1వ పుస్తకము 2009 నంబరు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
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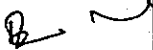
సహ-ఉజిస్ట్రారు



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

C.S.No./Year: 004175/2009 of SRO: 1530(KEESARA)

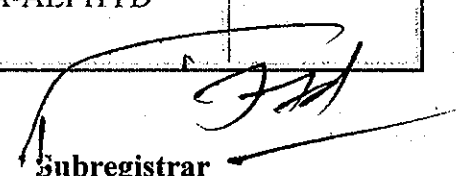
17/08/2009 15:13:31

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) K.C. RAJ KUMAR R/O. F.NO 301, BLOCK 1C, PARAMOUNT RESI.NAGARAM (V) KEESARA (MDL) R.R. DIST.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI O/O.5-4-187/3 & 4,II FLOOR,M.G.ROAD,SECUNDER ABAD	
3	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL O/O.5-4-187/3 & 4,II FLOOR,M.G.ROAD,SECUNDER ABAD	
4	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.VENKATESHWARA NAGARMOULA-ALI HYD	
5	Manual Enclosure	Manual Enclosure	(EX) NAREDDY KIRAN KUMAR PLOT NO 275, VENKATESHWARA NAGAR MEERPETMOULA-ALI HYD	

Witness Signatures

 Operator Signature

Subregistrar Signature



1వ పుస్తకము 2009 నం.పు 4131

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల పరుస సంఖ్య 14

పబ్లికేషన్లు



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

C.S.No./Year: 004175/2009 of SRO: 1530(KESARA)

17/08/2009 15:13:31

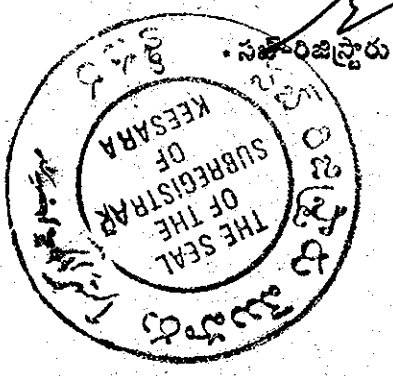
SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) M.KANTHA RAO PLOT NO.152,VIVEKANANDA NGR,CLNY,KUKATPALLY,HYDE RABAD.	
7	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY NEREDUCHERELA VILLAGENALGONDA DIST	
8	Manual Enclosure	Manual Enclosure	(EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI (AGPA) O/O.5-4-187/3 & 4,II FLOOR,M.G.ROAD,SECUNDERAB AD	

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1వ వుత్తకము 2009 నంబు 4131
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 15





REGISTRATION AND STAMPS DEPARTMENT/ರಜಿಸ್ಟ್ರಾರ್ಸ್ ಮತ್ತು ಸ್ಟಾಂಪ್ ವಿಭಾಗ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ಆಸ್ತಿ ಮೇಲಿನ ಭಾರ ಭವಿಷ್ಯದ ಪ್ರಮಾಣ ಪತ್ರ

4483109
CARD

SRO No. 8.5.1

KESARA

Sr/Smt
 K.C. RAJ KUMAR
 VITHI/COI: NAGARAM
 CORRIDOR WEET: OPEN TO SKY

Application No/ಆನ್ವಯ ಸಂಖ್ಯೆ: _____
 Date/ತೆರೆ: _____
 Page/ಪುಟ: _____

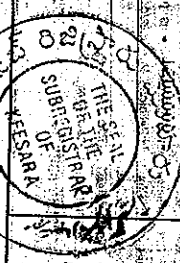
DATE & TIME of Application of EC: 19-08-2009 00:00:00

DATE & TIME of Generation of EC: 19-08-2009 13:13:27

hereby certify that a search has been made in Book I and in the indexes relating thereto for _____
 facts and encumbrances affecting the said property, and that on such search the following facts and encumbrances appear.

ಸಂ. ಸಂಖ್ಯೆ: _____ ಸಂ. ಎ. 2009. 1 ಸ. ಪ್ರಮಾಣ ಪತ್ರ ಮತ್ತು ಅಂದಾಜು ಸಂಬಂಧಿಸಿದ ಇಂಪ್ರೋವ್‌ಮೆಂಟ್‌ನಲ್ಲಿ ಸಂದಾಜು ಕೊಡಿಸುವುದರಿಂದ ಆಸ್ತಿ ಮೇಲಿನ ಭಾರವು ಸಂಪೂರ್ಣವಾಗಿ ನಿರ್ಮೂಲನೆಯಾಗಿದೆ.

Sl.No. ಸಂಖ್ಯೆ (1)	(a) Description of Property ಆಸ್ತಿ ವಿವರಣೆ	Date of (E)xecution (R)egistration (P)rovision (3)	(b) Nature & Value of Document ದಾಖಲೆ ದಾಖಲೆ ದಾಖಲೆ (4)	Names of Parties / ಪಾಲಕರು Executants (E) and Claimants (C) ಪಾಲಕರು ಮತ್ತು ಪಾಲಕರು (5) (6)	Ref. to Document Entry ದಾಖಲೆ ಸಂಖ್ಯೆ (7) (8)	Doc No./Page No. ದಾಖಲೆ ಸಂಖ್ಯೆ/ಪುಟ (9) (10)
1	VILL/COI: NAGARAM NAGARAM N-B: 1-1 SURVEY: 176 PLOT: / HOUSE: FLAT-503 FLOOR: 405, P# FLAT: 503 APARTMENT: PARAMOUNT RESIDENCY EXTENT: 70.5 SQ.YDS BUILT: 1090 SQ.FT Boundries: [N]: FLAT NO 504 [S] OPEN TO SKY [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1830, 4131/2009#	(R) 17-08-2009 (P) 17-07-2009 (B) 17-07-2009	0109 Sale MRT. Value: Rs. 634863 Cons. Value: Rs. 695000	1 (EX) M/S. PARAMOUNT BUILDERS REP BY SOHNI MODI 2 (EX) K.C. RAJ KUMAR 3 (EX) SMTI GANGVALI	0/0 4132 / 2009 of SRO KESARA	
2	VILL/COI: NAGARAM NAGARAM N-B: 1-1 SURVEY: 176 PLOT: / HOUSE: FLAT-503 FLOOR: #05, P# FLAT: 503 APARTMENT: PARAMOUNT RESIDENCY EXTENT: 70.5 SQ.YDS BUILT: 1090 SQ.FT Boundries: [N]: FLAT NO 504 [S] OPEN TO SKY [E]: OPEN TO SKY & 6' WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1516, 5210/2004# 1516, 9246/2004# 1516, 16413/2006#	(R) 17-08-2009 (P) 17-08-2009 (E) 17-09-2009	0101 Sale MRT. Value: Rs. 634863	1 (EX) M/S. PARAMOUNT BUILDERS REP BY SOHNI MODI 2 (EX) K.C. RAJ KUMAR 3 (EX) SMTI GANGVALI 4 (EX) B. ANAND KUMAR 5 (EX) M/S. KANTHA REDDY 6 (EX) M/S. KANTHA REDDY 8 (EX) K. KANTHA REDDY	0/0 4131 / 2009 of SRO KESARA	



also certify that except the aforesaid facts and encumbrances no other fact and encumbrances affecting the said property have been found.

Office of the Sub-Registrar
 KESARA

Received Rs. 100 +20 Towards EC-Fee against Cash Receipt No. 11/109

Date: 2/1/09

OFFICE SEAL & DATE

Signature of Registering Officer

