

864

864/2007

B-102



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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

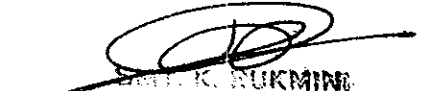
G 364728

49088 18.09.07

Sold to G. Venkatesh

By G.A. Rao Sa

For Whom Paramount Builders, Sa.

  
 K. SUKMINU  
 S.Y.L. No. 13/2006  
 REGISTRAR, SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 16<sup>th</sup> day of October 2007 at Secunderabad by:

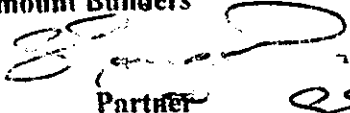
M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. B. ANAND KUMAR, Son of Mr. B. B. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040,
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,

being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner

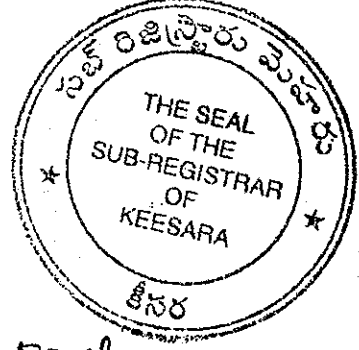
100  
 964000  
 60300  
 4320  
 100  
 14800

200 వ సం॥ పు... 864  
 దస్తావజ్జ ముత్తం కాగితముల సంఖ్య... 13  
 2 అంగుళా గాతము వరుస సంఖ్య... 1

శా. సె. క. బా. బా.  
 కే. సె. క. బా. బా.

2007 వ సం॥... నవంబర్ 3... పతేది  
 1929 వ. శా. క. సం. 50 లెక్క... మూసము... 12... పతేది  
 పగలు... 1... మరియు... 2... గంటల మద్య

*[Signature]*  
 సబ్-రిజిస్ట్రార్



కీసర సబ్-రిజిస్ట్రారు అధికారుల  
 కింది ముతి... K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1938 లోని సెక్షన్ కె.ఎ.ను  
 అనుసరించి నమోదింపబడిన ప్రోచీ గ్రాపులు మరియు  
 వేలిపయిద్రులతో సహా బాటలుచేసి రుసుము  
 పో... 4,3,20... లు చెల్లించినారు

శ్రీ. వి. లక్ష్మణ్

కానియచ్చినట్లు ఒప్పుకొన్నది  
 విజయ బొటం ప్రతులు



శ్రీ. వి. లక్ష్మణ్ S/o S. P. Reddy o/c: Service  
 Co) 5-4-187/3 & 4, end floor, Soham mansion  
 M. G. Road, Seesad, through attested SPA for  
 presentation of documents, vide SPA No. 1/2007  
 at SRO, Shamirpet, R. R. Dist

నిరూపించినది

1) *[Signature]*

Remover of. Nayana Rao via Senior  
 R/o. 10-1-187/3, Hyderabad, Hyd.

2) *[Signature]*

G. Krishna Rao S/o. Ramakrishna  
 o/c: Business, No. 2-3-64/10/24  
 Amberpet, Hyderabad

2007 వ సం॥... నవంబర్ 3... పతేది  
 1929 వ. శా. క. సం. 50 లెక్క... మూసము... 12... పతేది

*[Signature]*  
 సబ్-రిజిస్ట్రారు  
 కేసర

IN FAVOUR OF

MR. BALA KRISHNA BAJAJ, SON OF MR. BANSILAL BAJAJ, aged about 59 years, residing at B-7, Basant Nagar Staff Colony, Kesoram Cement, Basant Nagar, Karimnagar District, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

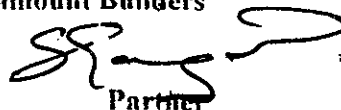
- A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue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

For Paramount Builders



Partner

For Paramount Builders

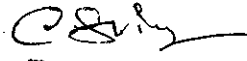


Partner

1వ స్తంభము 2007 వ సం॥ పు..... 864.....

దస్తావేజు సేతుము కాగితముల సంఖ్య..... 13.....

ఈ కాగితము వరుస సంఖ్య..... 2.....

  
సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

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

By challan No... 161 324, Dt..... 23/10/07

Stamp Duty:

1. in the shape of stamp papers Rs. 100

2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 60380

3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —

4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —

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. 4320

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.

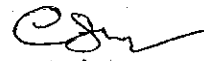
64900



SUB REGISTRAR  
KEESARA



An Amount of Rs. 60380 towards Stamp Duty including Transfer Duty and Rs. 4320 towards Registration Fee was paid by the party through Challan Receipt Number... 161 324, Dated... 23/10/07 at S.B.N. Bank Thumkunta Branch

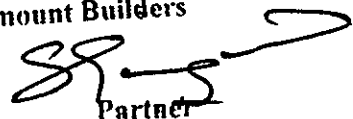
  
Sub-Registrar

- 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. Nara Reddy Kiran Kumar | – 20% |
| c. Shri. M. Kanta Rao              | – 37% |
| d. Shri. Kanta Reddy               | – 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.
- I. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/P1g/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

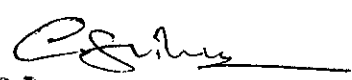
For Paramount Builders

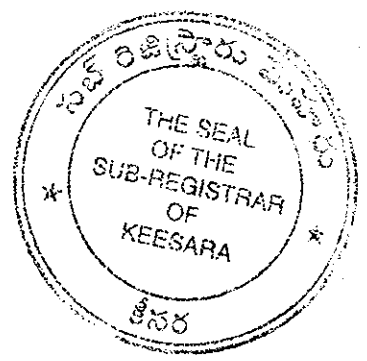
  
Partner

1. మొత్తము: 2007 వ సం॥ పు..... 864.....  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13.....  
 ఈ కాగితము వరుస సంఖ్య..... 3.....

  
 సబ్-రిజిస్ట్రారు

ఈ పుస్తకము 2007 సం॥ (కా.న.1929) సం॥ పు  
 ... 864 ... నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 1000-I ... 864 ... 2007  
 ఇవ్వబడ్డనది  
 2007 సం॥ ... నవంబర్ ... నెం. ... 3 ... వతేది

  
 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 semi-deluxe apartment bearing flat no. 102 on first floor in block no. 'B' having a super built-up area of 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with undivided share in the scheduled land to the extent of 104.93 sq. yds. A reserved parking space for Two wheeler and Car on the stilt floor bearing nos. 02 & 02, admeasuring about 15 and 100 sft. respectively., 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. 8,64,000/- (Rupees Eight Lakhs Sixty Four 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

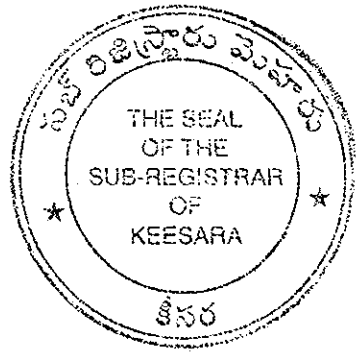
అంశము 2007 వ సం॥ పు..... 864

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితము వదున సంఖ్య..... 4

28

సబ్-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 semi-deluxe apartment bearing flat no. 102 on first floor in block no. 'B', having a super built-up area of 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) in building known as Paramount Residency together with
  - a. Undivided share in scheduled land to the extent of 104.93 sq. yds.
  - b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 02 & 02, admeasuring about 15 and 100 sft. respectively.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. 8,64,000/- (Rupees Eight Lakhs Sixty Four Thousand 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 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

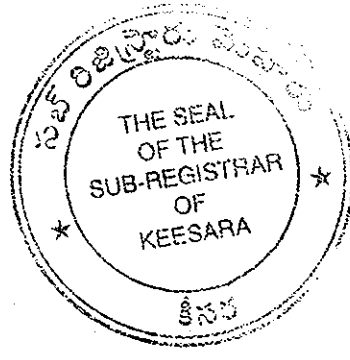
అంశము 2007 వ సం॥ పు..... 864

దస్తావేజు మొత్తము లాగుతమంత సంఖ్య..... 13

ఈ లాగుతము కరుణ సంఖ్య..... 5

*(Handwritten Signature)*

నల్-రిజిస్ట్రారు



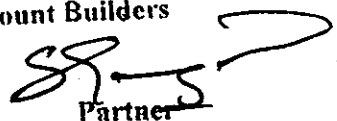
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor 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

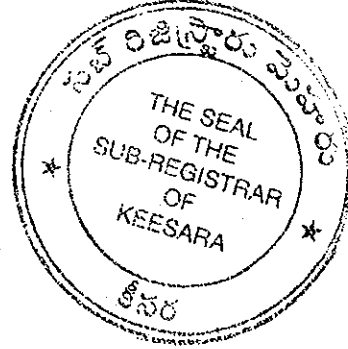
1వ ప్రకటనము 2007 వ సం॥ పు..... 864

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13


ఈ కాగితము 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. 64,800 /- is paid by way of challan no. 161324, dated 23.10.02, drawn on State Bank of Hyderabad, Jhunkunta Branch, R. R. District and VAT an amount of Rs. 8640 /- paid by way of Payorder No. 136070, dated 16.10.02, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

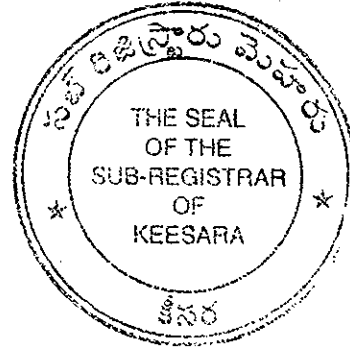
For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

.....ము 2007 వ సం॥ ప్ర..... 864.....  
దస్తావేజా మొత్తము కారితముల సంఖ్య..... 13.....  
ఈ కారితము వదల సంఖ్య..... 4.....



సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

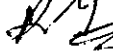

SCHEDULE OF APARTMENT

All that portion forming semi-finished semi-deluxe apartment no. 102 on the first floor in block no. 'B' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 02 & 02, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

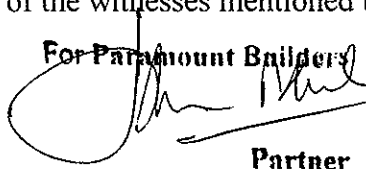
North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Flat No. 101
West By	Open to sky

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:

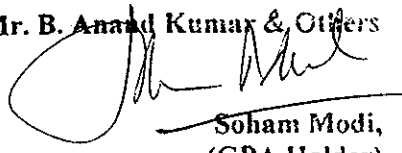
WITNESS:

1. 
2. 


For Paramount Builders

  
Partner

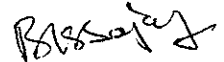
For Mr. B. Anand Kumar & Others

  
Soham Modi,  
(GPA Holder)

For Paramount Builders

  
Partner

VENDOR



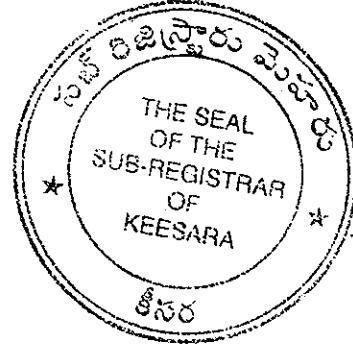
BUYER

సంస్కరణము 2007 వ సం॥ పు..... 864.....

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

ఈ కాగితము వరుస సంఖ్య..... R.....

సబ్-రెజిస్ట్రారు





ANNEXTURE - 1 - A

1. Description of the Building : semi-deluxe flat bearing no. 102 on the first floor, in block 'B' 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 : 104.93 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. Parking space for Two wheeler and Car
- (c) In the First Floor : 1600 sft.
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,64,000/-

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

Date: 16.10.07

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

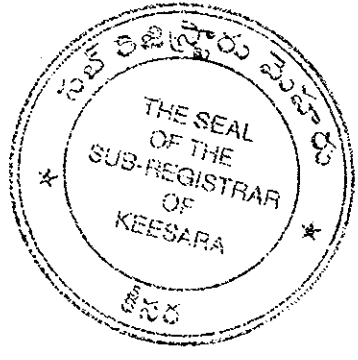
For Paramount Builders  
  
Partner

Date: 16.10.07

Signature of the Executants

..... 2007 వ సం॥ పు..... 864.....  
..... 13.....  
..... 9.....

*[Handwritten Signature]*  
నల్-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 102 IN BLOCK NO. 'B'

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. BALA KRISHNA BAJAJ, SON OF MR. BANSILAL BAJAJ

**REFERENCE:**  
**AREA:** 104.93

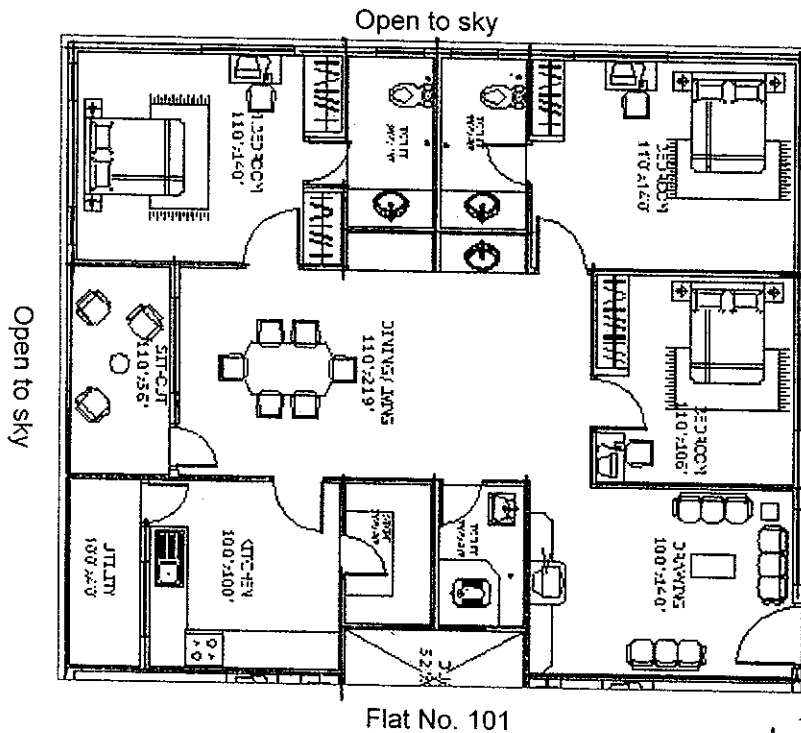
**SCALE:**  
**SQ. YDS. OR**

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

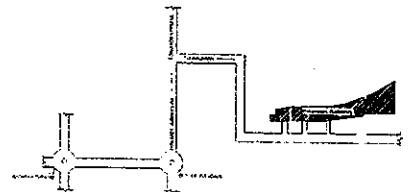


**EXCL:**

Total Built-up Area = 1600 sft.  
Out of U/S of Land = Ac. 3-04 Gts.



Location Map



For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

**WITNESSES:**

- 
- 

SIG. OF THE BUYER

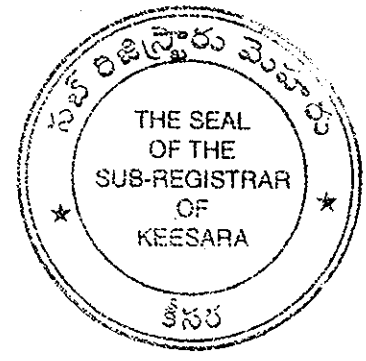
ప్రస్తుతము 2007 వ సం॥ పు..... 864.....

దస్తావేజు మొక్కము లాగితముల సంఖ్య..... 13.....

ఈ కాగితము పరుస సంఖ్య..... 10.....

*(Handwritten Signature)*

సబ్-రిజిస్ట్రారు



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

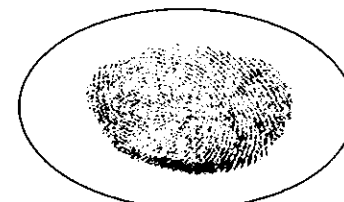
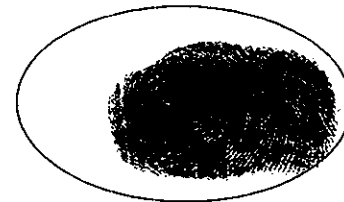
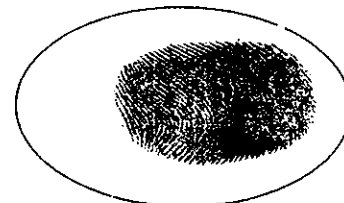
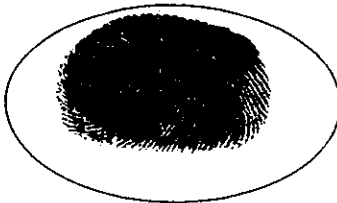
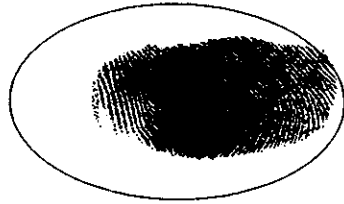
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

VENDOR:

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

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

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



SPA FOR PRESENTING DOCUMENTS:

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

BUYER:

MR. BALA KRISHNA BAJAJ  
S/o. MR. BANSILAL BAJAJ  
R/O. B-7  
BASANT NAGAR STAFF COLONY  
KESORAM CEMENT  
BASANT NAGAR  
KARIMNAGAR DISTRICT.

REPRESENTATIVE:

MR. G. PRADEEP KUMAR  
S/o. G. DHAN RAJ  
R/o. 1-10-263  
COMSARY BAZAR  
BOWLINGALLY  
SEC NAGAR

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Builders


Partner

For Paramount Builders

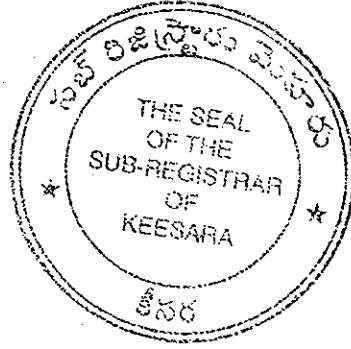
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of  
Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

1వ స్తకము 2007 ప సం॥ పు..... 864.....  
దస్తానేజీ మొక్కము బాగితముల సంఖ్య..... 13.....  
ఈ బాగితము పరుస సంఖ్య..... 11.....



సబ్-రిజిస్ట్రారు



**HOUSEHOLD CARD**

Card No : PAPI/776001/7  
 F.P Shop No : 762  
 Name of Head of Household : Gangwal Samit  
 పేరు/పేరు : గంగవల సమిత్  
 Father/ Husband name : Sushil Kumar  
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71  
 వయస్సు/Age : 35  
 వృత్తి/Occupation : Own Business  
 వా.సం./House No. : 8-2-293/82A/1211  
 రోడ్/Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : 8 / Ward- 8  
 Circle : 77 / 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



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  
 DPL Incharge

INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**  
 DRIVING LICENCE  
 DLDAPO11193822002  
 PRABHAKAR REDDY K  
 K PRABHAKAR REDDY  
 2-3-11-11-11-11  
 JUBILEE HILLS  
 HYDERABAD  
 LICENSING AUTHORITY  
 RTA, HYDRABAD-EC  
 20/07/2002 DUPLICATE

For Paramount Builders

*[Signature]*  
 Partner

PERMANENT ACCOUNT NUMBER  
 ABMP/M6725H  
 FATHER'S NAME  
 SORAM SATISH MODI  
 FATHER'S NAME  
 SATISH MANILAL MODI  
 DATE OF BIRTH  
 10-10-1969  
 SIGNATURE  
 Chief, Commissioner of Income-tax, Andhra Pradesh

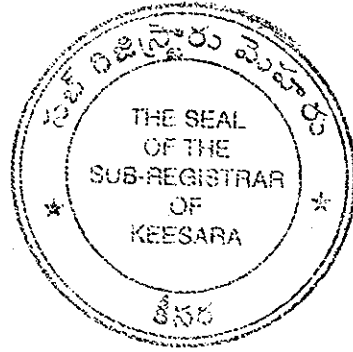
For Paramount Builders

*[Signature]*  
 Partner

అంతుకము 2007 వ సం॥ పు..... 864  
వస్త్రావేజు మొత్తము కాగితముల సంఖ్య..... 13  
ఈ కాగితము పరుస సంఖ్య..... 12

*[Handwritten Signature]*

సబ్-రెజిస్ట్రారు







**ELECTION COMMISSION OF INDIA**

భారత ఎన్నికల సంఘము

**IDENTITY CARD**

గుర్తింపుకార్డు

AP/36/250/579280



Elector's Name : **Balakishan Bajaj**

ఎలరు పేరు : బాలకిషన్ బజాజ్

Father's/Mother's/  
Husband's Name : **Bannital**

తండ్రి/తల్లి/భర్త పేరు : బన్నితల్

Sex **M**                      త్రీ/పు                      పు

Age as on 1/1/1995      **48**  
1/1/95 వాటికి వయస్సు

Address / చిరునామా

**8-43  
Kannala  
Kannala**

8-43  
కన్నాల  
కన్నాల

Electoral Registration Officer

ఎలక్షరల్ రిజిస్ట్రేషన్ అధికారి

**Myadaram (S.C) Assembly Constituency**  
మ్యాదారం (ఎ.కు) విధానసభ నియోజకవర్గము

Place / స్థలము      **Peddapalli**  
పెద్దపల్లి

Date / తేదీ      **15/12/95**  
This card can be used as an Identity Card  
Under different Government Schemes.

ఈ కార్డును వివిధ ప్రభుత్వ ప్రయోజనాలలో  
గుర్తింపుకార్డుగా ఉపయోగించవచ్చును

**M.P.I.C. No : 20/08/00/011/00043/01**

*Balakishan Bajaj*

1వ స్థానము 2017 వ సం॥ పు..... 864

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితము వరుస సంఖ్య..... 13

*(Handwritten Signature)*

సబ్-రిజిస్ట్రారు

