

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445499

S.No. 10191 Date: 23/09/2010

Sold to: Venkatesh

G. A. Rao

For Wh: Paramount Builders

(Signature)
K. SATISH KUMAR
 SVL No. 13/2000 R.No. 16/2009
 5-2-30, Premavathipet (V).
 Rajendranagar, T.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 2nd day of September 2010 at SRO, Keesara, Ranga Reddy District by:

M/s. PARAMOUNT BUILDERS, a registered partnership firm having its office at 6-4-187/3 & 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 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. 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 34 years, residing at Plot No. 275, Venkateshwara Nagar, 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.

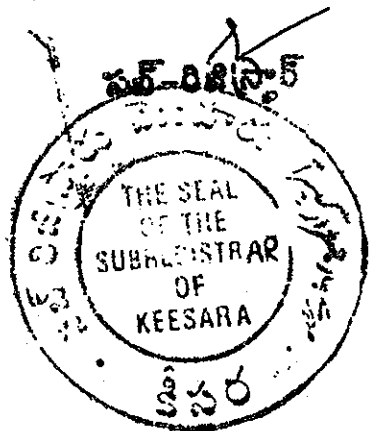
being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the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

For Paramount Builders

For Paramount Builders

Partner

పుస్తకము 2010 వ సం॥ గు..... 3409.
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16.....
 ఈ కాగితము వరుస సంఖ్య..... 1.....



ENDORSEMENT

Certified that the following amounts have
 been paid in respect of this document:
 By challan No... 47543... Dt... 2/9/10

I. 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. 19160/-
- 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. 4790/-
- 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 24150/-


 SUB REGISTRAR
 KEESARA

INFAVOUR OF

MR. SURENDRA KUMAR TIWARI, SON OF MR. BABURAM TRIPATHI, aged about 54 years, Occupation: Service, residing at C/o. Om Shubham Fast Foods, 1-8-58/2, North Kamalanagar, ECIL, 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.

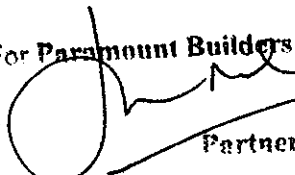
B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:

- i. Shri M. Venu, S/o. Shri Mallaiiah
- 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 were 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

ప పుస్తకము 20.10వ సం॥పు..... 3409
 వస్తావేజా కేబుక్తం కాగితముల సంఖ్య..... 16
 ఈ కాగితము వరుస సంఖ్య..... 2

2010 సం॥ సెప్టెంబర్ నెం..... 2 ఎ తు
 1922 వ.శ.క. సం. 11 వ తేది
 పగలు 1 మరియు 2 గంటల వద్య

సబ్-రెజిస్ట్రార్



కీసర్ సబ్ - రెజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు వేరీయుక్తలతో సహా దాఖలు చేసి రుసుము
 రూ॥ 4790/- లు చెల్లించినారు
 వ్రాసియుచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన ప్రేలు

(Signature)
(Signature)



రూపిందినది

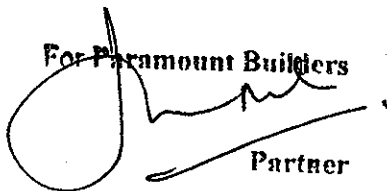
K. Prabhakar Reddy, S/o. K. Padma Reddy, Occ. Service
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 7007/01
 dated 11.01.07, registerer at SRO, Shamirpet
 Ranga Reddy District.
 K. Prabhakar Reddy, 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. 7007/01
 dated 11.01.07, registerer at SRO, Shamirpet
 Ranga Reddy District.

① Venkatarama Reddy S/o. Anji Reddy, Occ. Service
 R/o. 11-18/2, Rd No. 2,
 Sanjivnagar, Hyderabad.

② B. RASUMAR S/o. MURUND RAO
 OCC: BUSINESS. R/o. AIWAL, SEC BAD.

2010 సం॥పు సెప్టెంబర్ నెం..... 1 వ తేది
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- 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/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

- వ పుస్తకము 20.10 వ సంచిక..... 3409
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
 ఈ కాగితము వరుస సంఖ్య..... 3

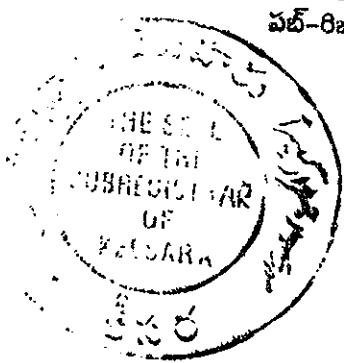
పట్-రిజిస్ట్రార్

An amount of Rs. 19160/- towards stamp duty
 including transfer duty, and Rs. 4790
 towards registration fee on the Market Value
 of Rs. 958000/- was paid by me
 Party through challan receipt No. 425431..
 dated 2/9/10 at SBH Keesara Br Keesara

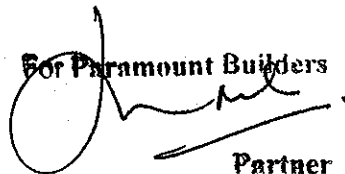
[Signature]
 Sub-Registrar
 Keesara

పుస్తకము 20.10 వ సంచిక..... 3409
 మొత్తం గుర్తింపు నెంబరు..... 3409/2010
 ఇవ్వబడినది.
 2010|| సబ్-రిజిస్ట్రార్ నెల..... 2

[Signature]
 L. RAVINDER
 పట్-రిజిస్ట్రారు, కీసర



- 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. 208 on second floor in block no. '2C' having a super built-up area of 530 sq. ft., 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. 17, admeasuring about 15 sq. ft. In the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 9,58,000/- (Rupees Nine Lakhs Fifty Eight 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.
- 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 litigation. The Original Owners have has no share in the sale consideration agreed herein.

For Paramount Builders

Partner

For Paramount Builders

Partner

.. వ పుస్తకము 20.10వ సంచిగా..... 3409
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



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. 208 on second floor in block no. '2C', 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. 17, 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. 9,58,000/- (Rupees Nine Lakhs Fifty Eight Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- a) Rs. 7,93,000/- (Rupees Seven Lakhs Ninety Three Thousand Only) paid by way of cheque no. 440417, dated 30.08.2010 for being Housing Loan issued by Allahabad Bank, Secunderabad Branch.
 - b) Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of cheque no. 440418, dated 30.08.2010 for being Housing Loan issued by Allahabad Bank, Secunderabad Branch.
 - c) Rs. 60,000/- (Rupees Sixty Thousand Only) paid by way of cheque no. 006799, dated 21.06.2010 drawn on Malkajgiri Branch, Hyderabad, Allahabad Bank.
 - d) Rs. 5,000/- (Rupees Five Thousand Only) paid by way of cheque no. 006795, dated 21.06.2010 drawn on Malkajgiri Branch, Hyderabad, Allahabad Bank.
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.

For Paramount Builders

Partner

For Paramount Builders

Partner

.. వస్తువుకము 2010వ సం. గ్రా..... 3409

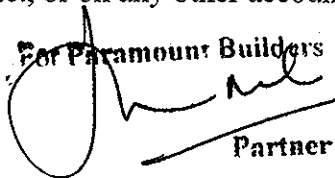
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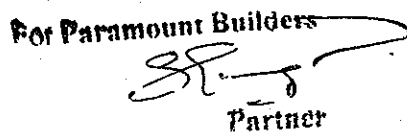
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చట్-రజిస్ట్రార్



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.
 - 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

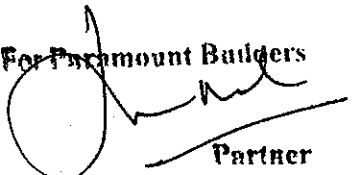
For Paramount Builders

Partner

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దస్తావేజు ఖైతం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 6

పబ్-రిజిస్ట్రార్



- 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. 24,050/- is paid by way of challan no. 475431, dated 02.09.2010, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and an amount of Rs. 9,580 paid by the way of pay order No. 1571608 dated 02.09.10, HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

. వ పుస్తకము 2010వ సం॥పు..... 3409...
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 7.....

పబ్-రజిస్ట్రార్



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-deluxe apartment bearing flat no. 208 on the second floor in block no. 2C, admeasuring 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. 17, 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:

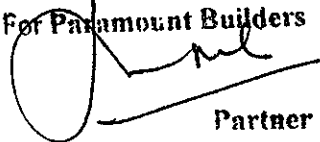
North By	Flat No. 207
South By	Flat No. 209
East By	Open to Sky
West By	6' wide corridor


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:

WITNESS:

1. 

2. 

For Paramount Builders

Partner

For Paramount Builders

Partner
VENDOR

వ పుస్తకము 2010 వ సం॥ గ్రా..... 34.09...

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16.....

ఈ కాగితము వరుస సంఖ్య..... 2.....

పబ్-రిజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 208 on the second floor, in block '2C' 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 :
- c) In the Second Floor : 530 sft
- 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. 9,58,000/-

Date: 02.09.2010

For Paramount Builders

Partner

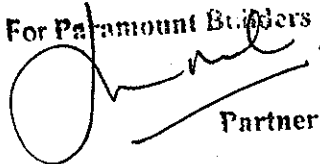
For Paramount Builders

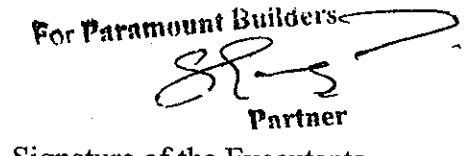
Partner
Signature of the Executants

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.

Date: 02.09.2010

For Paramount Builders

Partner

For Paramount Builders

Partner
Signature of the Executants

. వ పుస్తకము 2010 వ సం. 190..... 3409.
యస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16.....
ఈ కాగితము వరుస సంఖ్య..... 9.....

పబ్-రజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 208 IN BLOCK NO. '2C'

ON THE SECOND 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. SURENDRA KUMAR TIWARI, SON OF MR. BABURAM TRIPATHI

REFERENCE:

SCALE:

INCL:

EXCL:

AREA: 34.76

SQ. YDS. OR

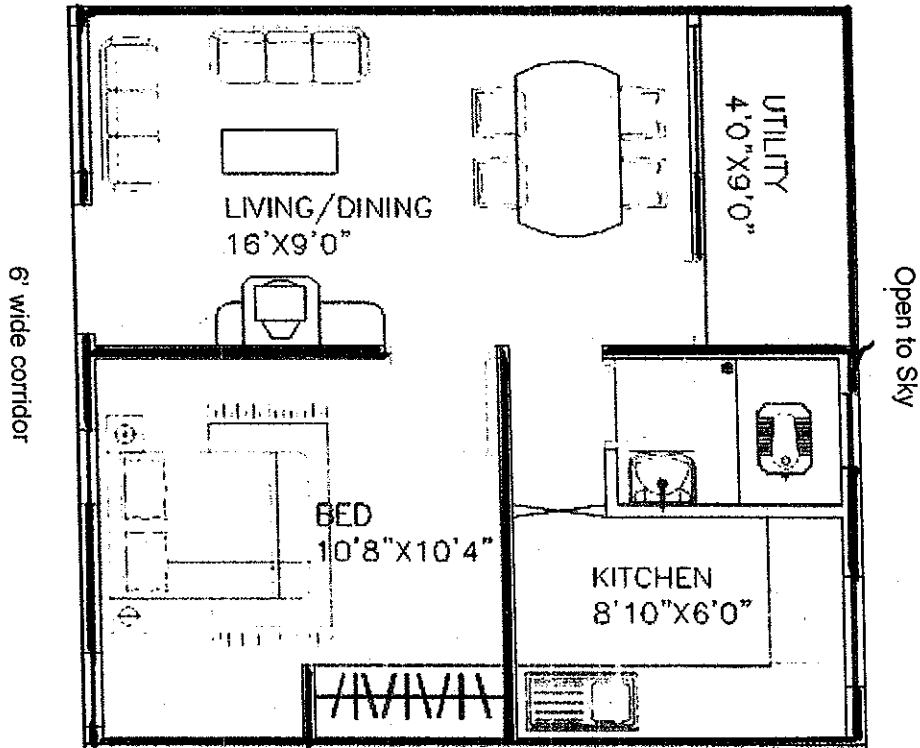
SQ. MTRS.



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



Flat No. 207



Flat No. 209

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

WITNESSES:

- 1.
- 2.

. వ పుస్తకము 28.10వ నుంబ్ర..... 34.09.
దస్తావేజ మొత్తం కాగితముల సంఖ్య..... 16...
ఈ కాగితము వరుస సంఖ్య..... 10.....

పబ్-రిజిస్ట్రార్



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



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.



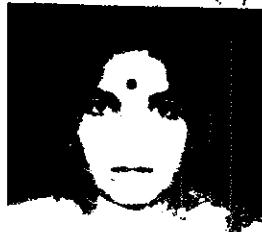
**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 1/2007 Dt: 11/01/2007:**

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. SURENDRA KUMAR TIWARI
S/O. MR. BABURAM TRIPATHI
C/O. OM SHUBHAM FAST FOODS
1-8-58/2, NORTH KAMALANAGAR
ECIL, HYDERABAD - 500 062



REPRESENTATIVE:

MRS. MANJU TIWARI
W/O. MR. SURENDRA KUMAR TIWARI
C/O. OM SHUBHAM FAST FOODS
1-8-58/2, NORTH KAMALANAGAR
ECIL, HYDERABAD - 500 062

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Builders

SIGNATURE OF EXECUTANTS
Partner

For Paramount Builders

Partner

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Manju Tiwari, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

x

SIGNATURE(S) OF BUYER(S)

- వ పుస్తకము 2కి 1/౪ ను 1/౫..... 3409
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 11

పబ్-రిజిస్ట్రార్



HOUSEHOLD CARD



Cr. No : PAP/77/2015
 F.P Shop No : 3762
 పేరు : గంగవల సమిత్

Name of Head of Household : Gangwal, Samit
 తండ్రి/భర్త పేరు : సుశిల్ కుమార్

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

వంట. నెం./House No. : 8-2-293/82A/1211
 వీధి /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward-8
 Circle : 7 / 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


27/01/2008
 Incharge

भारत सरकार
 GOVT OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT

PRABHAKAR REDDY, K
 PADMA REDDY, KANDI

15/07/1974
 Permanent Account Number
 AWSPPB104E



PERMANENT ACCOUNT NUMBER
 ABMP166725H

TAXPAYER NAME
 SOHAM SATISH MODI

FATHER'S NAME
 SATISH MANILAL MODI

DATE OF BIRTH
 18-10-1989

Signature
 (Signature)

Distt Commissioner of Income Tax, Andhra Pradesh

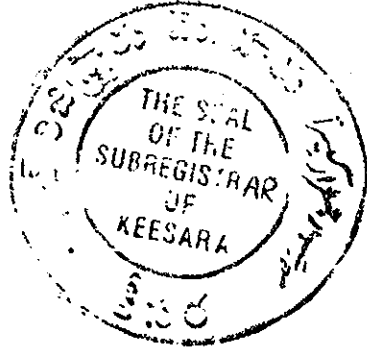
Prabha

For Paramount Builders
(Signature)
 Partner

For Paramount Builders
(Signature)
 Partner

.. వ పుస్తకము 2కి 1వ సం॥ను.....3409...
దస్తావేజు యొక్క కాగితముల సంఖ్య.....16...
ఈ కాగితము వరుస సంఖ్య.....12...

సబ్-రెజిస్ట్రార్



In case of any...
P.O. Box 11, Chandigarh
Noida - 400 614

इस कार्ड के तहत आप पर कृपया निम्नलिखित जानकारी
आपका नाम, पता, मोबाइल नंबर, ईमेल आदि
पता भरें।

Signature



Signature

Signature

Signature

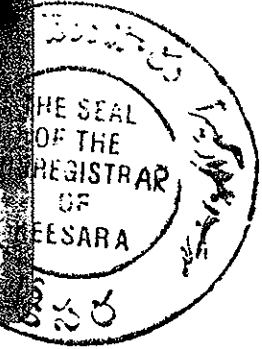
Signature

Signature

వ పుస్తకము 2010 వ సం॥ను..... 3409.....
 - దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16.....
 కాగితము వదుల సంఖ్య..... 13.....



పబ్-08(సా-5)



Handwritten signature

Handwritten signature

Handwritten signature

భూస్వకము జరిగివ సుగ్రా..... 3409.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16.....
ఈ కాగితము వతుస సంఖ్య..... 14.....

పబ్-రజిస్ట్రార్



यदि यह पत्र प्राप्त हो तो कृपया इसे तुरंत वापस भेजें।

नोटिस

पत्रिका

यदि कोई व्यक्ति इस पत्रिका को वापस नहीं भेजता तो हमें उसे वापस भेजना पड़ेगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-

CALL FROM

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
TRATION OF INDIVIDUALS AT THE SEPARATE INDIAN MISSION / POST.

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
TRATION OF INDIVIDUALS AT THE SEPARATE INDIAN MISSION / POST.

पिता का नाम / Name of Father/Legal Guardian

RISHIKESH DUBEY

माता का नाम /Name of Mother

LALDEY DUBEY

पति या पत्नी का नाम /Name of Spouse

SURENDRA KUMAR TAWARI

पता /Address

1-8-58/2

KAMALANAGAR ECIL

HYDERABAD - 500062 AP

पुस्तक का नं. / Passport No. with date and Place of Issue

U139586

05/05/1995

HYDERABAD

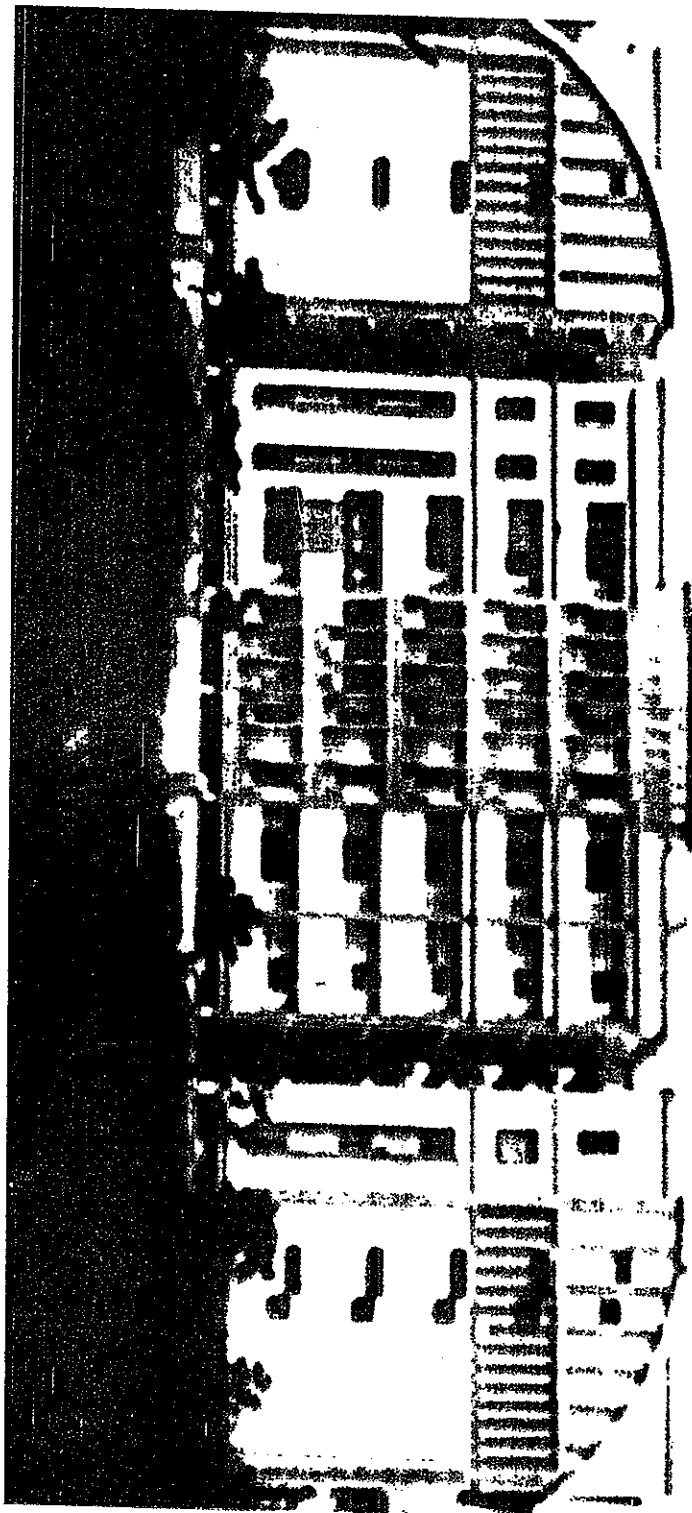
फाइल नं. /File No.

HYDE00859506

.. వ పుస్తకము 2409 సం. గ్రా..... 3409...
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 15

పబ్-రిజిస్ట్రార్





- వ పుస్తకము 2010 వ సం॥ గ్రంథము..... 3409.....

దస్తావేజు వెబుత్తం కాగితముల సంఖ్య..... 16.....

ఈ కాగితము వరుస సంఖ్య..... 16.....

పబ్-రజిస్ట్రార్

