

SCANNED

1607/2014



1698

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175388

Sl.No. 5088, Dt. 13-07-2013, Rs.100/-

Sold to Mahendat Rlo Sec-600

S/o.D/o.W/d. Mallesh

For Whom Paramount Builders SALE DEED

Handwritten initials

I. SRINIVAS

Licensed Stamp Vendor, L.No.15-29-020/2012, P.No.14, RTC Colony, Chengicherla (V), Ghatkesar (M), R.R.Dist.-500039. Ph.No.9849338280.

This Sale Deed is made and executed on this the 10th day of April 2014 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 Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Sri Satish Modi, aged about 44 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 42 years, Occupation: Business hereinafter referred to as the "Vendor".

AND

1. Shri. B. Anand Kumar, Son of Shri. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad.
2. Shri Nareddy Kiran Kumar, Son of Shri. Madhusudhan Reddy, aged about 34 years, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moula-Ali, Hyderabad.
3. Shri. M. Kantha Rao, Son of Shri. M. Laxman Rao, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. Shri. K. Kantha Reddy, Son of Shri. 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 44 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.).



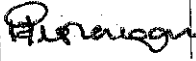


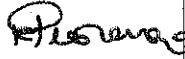
For Paramount Builders [Signature]

For Paramount Builders [Signature]







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 11th day of APR, 2014 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl.No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1			 K. PRABHAKAR REDDY [1530-1-2014-1698]	K. PRABHAKAR REDDY (R) JAKHILESH VISHWAKARMA . RAM SHARAN VISHWAKARMA O/O. 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD, SEC-BAD.,	
2	EX		 SPA FOR PRESENTING [1530-1-2014-1698]	SPA FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY S/O. K. PADMA REDDY O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD,, SEC-BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 CH. VENKATA RAM [1530-1-2014-1698]	CH. VENKATA RAMANA REDDY R/O. H.NO 11-187/2 ROAD NO 2 GREENHILLS COLONY SAROOR NAGAR, HYD-BAD	
2		 CH. RAMESH:11/0 [1530-1-2014-1698]	CH. RAMESH R/O. H.NO 1-3-176/D/2 KAVADIGUDA, HYD-BAD 500 080.	

11th day of April, 2014

Signature of Joint SubRegistrar9 Keesara

Joint SubRegistrar9 Keesara

Bk - 1, CS No 1698/2014 & Doct No 1607-1 2014 Sheet 1 of 13

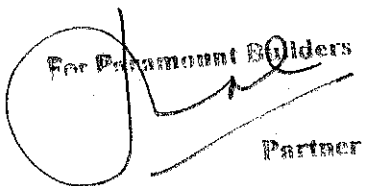


IN FAVOUR OF

Mr. Akhilesh Vishwakarma, Son of Mr. Ram Sharan Vishwakarma, aged 34 years, Occupation: Service, residing at # Q No. C-77, D A D Residential Complex, Lekha Nagar, Tirumalagiri, Secunderabad - 500 015., 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

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		57650	57750
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		5250	5250
User Charges	NA	0	10		100	110
Total	100	0	10		63000	63110

Rs. 57650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1050000/- was paid by the party through DD No „8781 dated „10-APR-14 of „/„HDFC BANK/SECUNDERABAD BRANCH

Date

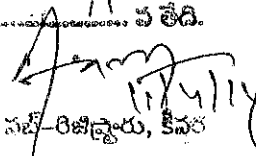
11th day of April,2014

Signature of Registering Officer

Keesara

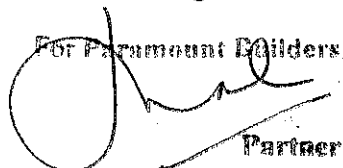
Bk - 1, CS No 1698/2014 & Doct No
 160712014 Sheet 2 of 13
 Joint SubRegistrar
 Keesara

ప్రస్తుతము 2014 సం॥ (శా.శ.1899) పం॥
 160712014 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 15301607/2014
 ఇవ్వడమైనది.
 2014 ఏప్రిల్ 11 న తేది.


 నల్ల రిజిస్ట్రారు, కీసర



- E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no.9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac.1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no.9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:
- | | |
|-------------------------|-------|
| a. Shri. B. Anand Kumar | - 27% |
| b. Shri. N. Kiran Kumar | - 20% |
| c. Shri. M. Kanta Rao | - 37% |
| d. Shri. Kanta Reddy | - 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac.1-01 Gts., and Ac.2-03 Gts. respectively.
- I. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- 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.

For Paramount Builders

Partner

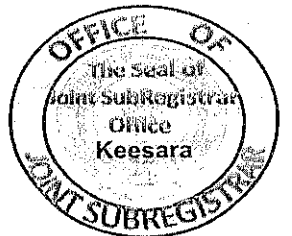
For Paramount Builders

Partner



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16071 2014 Sheet 3 of 13

Joint SubRegistrar
Keesara

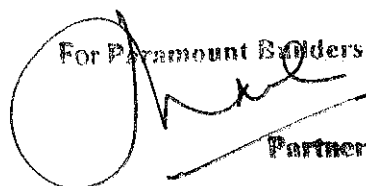


- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no.406 on the fourth floor, in block no. 'D' having a super built-up area of 515 sft., (i.e., 412 sft. of built-up area & 103 sft. of common area) together with undivided share in the scheduled land to the extent of 33.77 sq. yds., 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.10,50,000/-(Rupees Ten Lakhs Fifty 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 litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:


1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.406 on the fourth floor, in block no. 'D', having a super built-up area of 515 sft.,(i.e., 412 sft. of built-up area & 103 sft. of common area) in building known as Paramount Residency together with:
- a. Undivided share in scheduled land to the extent of 33.77 sq. yds.

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.10,50,000/-(Rupees Ten Lakhs Fifty Thousand Only) issued by HDFC Ltd., The Vendor hereby admits and acknowledges the receipt of the said consideration.

For Paramount Builders

Partner

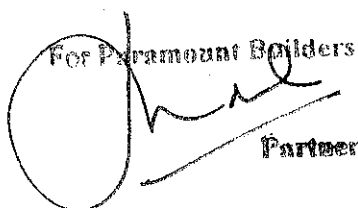
For Paramount Builders

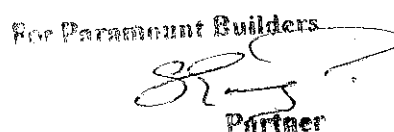
Partner


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1607/2014 Sheet 4 of 13
Joint SubRegistrar
Keesara



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.
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
 - b. Owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
 - c. 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.

For Paramount Builders

Partner

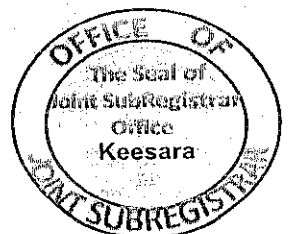
For Paramount Builders

Partner

Bk-1, CS No 1698/2014 & Doct No
160712014 Sheet 5 of 13

Joint SubRegistrar
Keesara



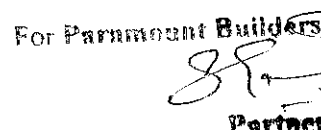
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- d. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the 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.
- e. 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, dministration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- f. 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.
- g. 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.
- h. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- i. 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.
- j. 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.

For Paramount Builders

Partner

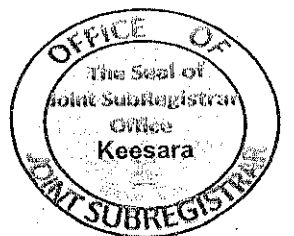
For Paramount Builders

Partner

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1609 / 2014. Sheet 6 of 13

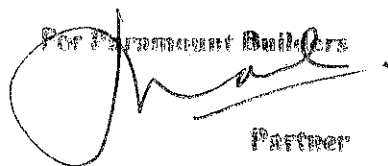
Joint SubRegistrar
Keesara



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- e. 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.
- f. 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.
- g. 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.
- h. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- i. 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.
- j. 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.

FOR PARAMOUNT BUILDERS

Partner

FOR PARAMOUNT BUILDERS

Partner



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160712014 Sheet 7 of 13

Joint SubRegistrar
Keesara

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SCHEDULE 'A'
SCHEDULE OF LAND

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

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



SCHEDULE 'B'
SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no. 406 on the fourth floor, in block no. 'D' admeasuring about 515 sft., of super built-up area (i.e., 412 sft. of built-up area & 103 sft. of common area) together with proportionate undivided share of land to the extent of 33.77 sq. yds. 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. 405
South By	Flat No. 407
East By	Open to Sky
West By	6' wide corridor

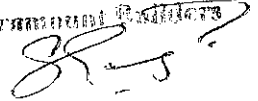
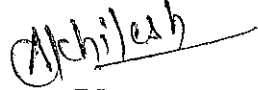
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For Paramount Builders

Partner

For Paramount Builders

Partner
VENDOR

BUYER



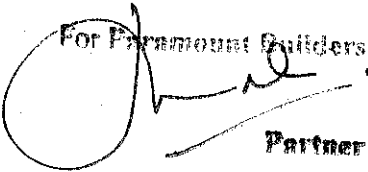
Bk - 1, CS No 1698/2014 & Doct No
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Joint SubRegistrar
Keesara



ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.406 on the fourth floor, in block 'D' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 33.77 sq. yds, U/S Out of Ac. 3-04 Gts.,
4. **Built up area Particulars:**
- a) In the Fourth Floor : 515 Sft.,
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 10,50,000/-

For Paramount Builders

Partner

For Paramount Builders

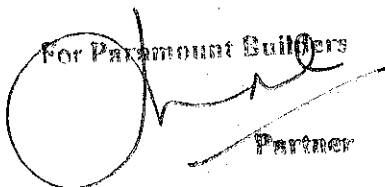
Partner

Date: 10.04.2014

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: 10.04.2014

Signature of the Executants



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Joint SubRegistrar
Keesara



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REGISTRATION PLAN SHOWING

FLAT NO. 406 IN BLOCK NO. 'D'

ON THE FOURTH 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 PARTNER

1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., REP. BY ITS MANAGING DIRECTOR MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER:

MR. AKHILESH VISHWAKARMA, SON OF MR RAM SHARAN VISHWAKARMA

REFERENCE:

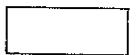
AREA: 33.77

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

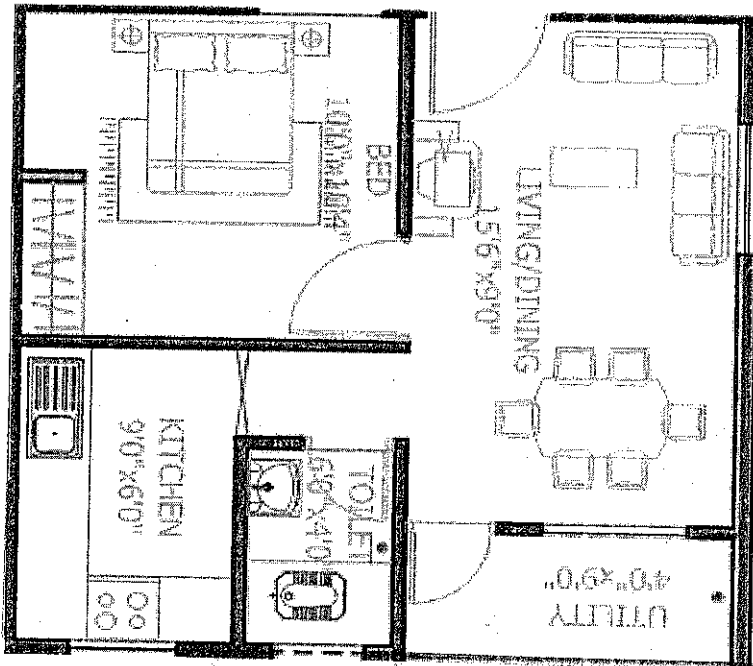


Total Built-up Area = 515 sft.
Out of U/S of Land = Ac. 3-04 Gts.



6' wide corridor

Flat No. 407



Flat No. 405

For Paramount Builders
[Signature]
Partner

For Paramount Builders
[Signature]
Partner

WITNESSES:

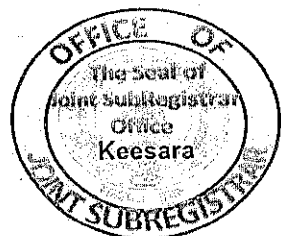
- 1. *[Signature]*
- 2. *[Signature]*

SIG. OF THE BUYER

[Signature]
SIG. OF THE BUYER

Bk - 1, CS No 1698/2014 & Doct No
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Joint SubRegistrar
Keesara

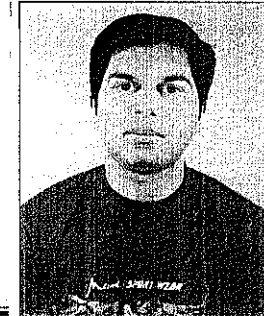
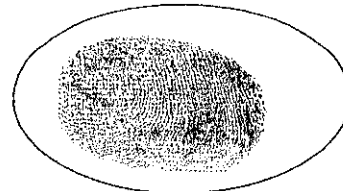
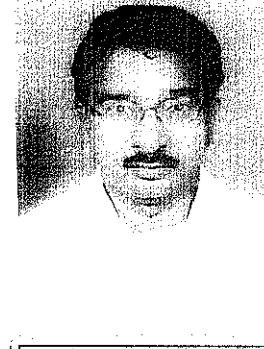
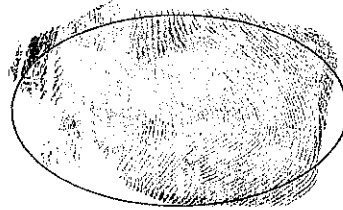
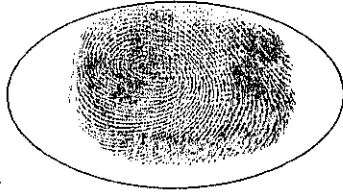
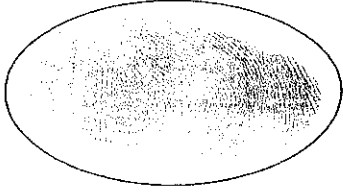


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
ON ACT, 1908.**

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
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD. REP. BY ITS MANAGING DIRECTOR
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.
(*representative to buyers*)

BUYER:

MR. AKHILESH VISHWAKARMA
S/O., MR. RAM SHARAN VISHWAKARMA
R/O. # Q NO. C-77, D A D RESIDENTIAL COMPLEX
LEKHA NAGAR, TIRUMALAGIRI
SECUNDERABAD - 500 015.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

We stand here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabahkar Reddy, as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

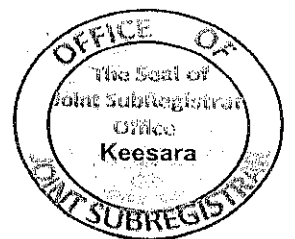
SIGNATURE(S) OF BUYER(S)

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1607/2014. Sheet 11 of 13

Joint SubRegistrar
Keesara



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HOUSEHOLD CARD

Card No: PAPI6776300357
 EP No: 762

Name of Head of Household: Gangwal, Samit
 పేరు: గంగవల్ గుమ్మర్

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

బండ్ల సం./House No.: 8-2-293/82/A/1211
 రోడ్/Street: ROAD NO 60
 Colony: JUBILEE HILLS
 వార్డు/Ward: 8 / Ward-8
 సర్కిల్/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
 G 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
 D. Srinivasulu Reddy
 D. Srinivasulu Reddy

GOVT OF INDIA

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/07/1974
 Permanent Account Number
AWSP8104E

Signature

PERMANENT ACCOUNT NUMBER
ABMPM6725H

SOHAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1969

Signature
 Chief Commissioner of Income Tax, Andhra Pradesh

For Permanent Builders
 Partner

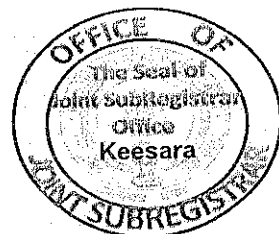
For Permanent Builders
 Partner

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Joint SubRegistrar
Keesara



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Buneel:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AKHILESH VISHWAKARMA
RAMSHARAN VISHWAKARMA

09/08/1979
Permanent Account Number
AEAPV3797F

Akhil
Signature

03882005

Akhil
WITNESS:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA

05/03/1972
Permanent Account Number
AHNPC8363Q

V. Ramana Reddy
Signature

V. Ramana Reddy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

C RAMESH
NARSING RAO CHANDRAGIRI

21/07/1979
Permanent Account Number
AKRPR1896C

C. Ramesh
Signature

04042007

C. Ramesh

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Keesara

