

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 675 Date 11/2/08 Rs. 100/-

Sold to K. P. Reddy

S/o. W/o. D/o. K. Peduru Reddy Ho. 14nd

For whom Paramount Builders Sec 1300

L 382292

G. Narasiah
G. NARSAIAH
S.V.L. No.11 of 2006
PEERZADIGUDA
UPPAL, R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 16th day of February 2008 at Hyderabad by:

1. Sri. Guduru Bal Reddy, S/o. Shri. Anji Reddy, aged 32 years Occupation: Business, resident of H. No: 3-51, Nagaram, Hyderabad.
 2. Sri. Guduru Krishna Reddy, S/o. Late Shri. Malla Reddy, aged 45 years Occupation: Business, resident of H. No: 3-55, Nagaram, Hyderabad.
- Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1 and VENDOR NO. 2 respectively.

AND

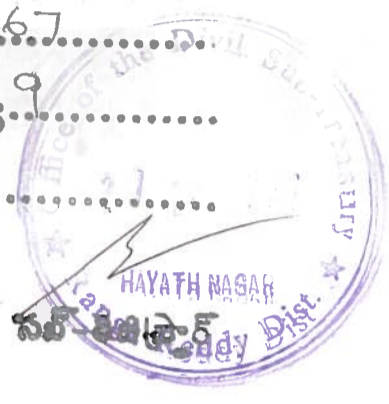
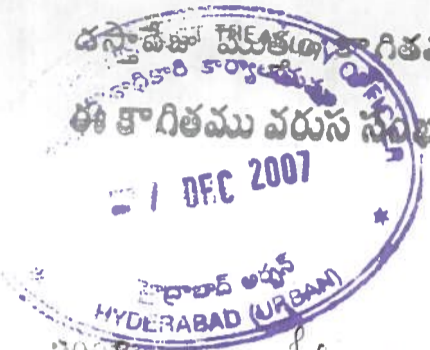
Shri. Anji Reddy S/o, Veera Reddy aged 54 years Occupation: Business, resident of H. No: 3-51, Nagaram, Hyderabad hereinafter referred to as the to Confirming Party.

[Handwritten signatures]
Anji Reddy

1 వ పుస్తకము 2008వ సం॥పు...12-67.....

దస్తావేజు మొత్తము కొరతముల సంఖ్య.....

ఈ కొరతము వరుస సంఖ్య.....



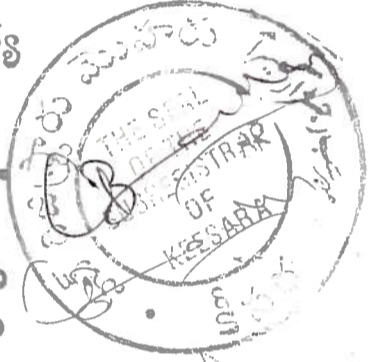
2008 వ సం॥...నెల...16.....వ తేది

1929 వ.శా.శ.సం...మాసం...27.....వ తేది

దిగలు...3.....మరియు...4.....గంటల మద్య

కింద నబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి.....G. Bal Reddy.....



రిజిస్ట్రేషన్ నెట్టుము 1908 లోని సెక్షన్ 32.ఎ ను అనుసరించి వివాదించవలసిన ఫోటో గ్రాఫులు మరియు వేరిఫికేషన్ సహా దాఖలు చేసి రుసుము

రూ॥ 50000/-.....లు చెల్లించినారు

ప్రాసీయిచ్చినట్లు ఒప్పుకొన్నది

అధికారి గారు గౌరవ వేలు

Handwritten signature of G. Anji Reddy

Guduru Bal Reddy
S/o. G. Anji Reddy
Occ: Business
R/o. 3-51, Nagararam, Hyderabad.

అడమ బొటన ప్రేలు

Handwritten signature of Guduru Krishna Reddy

Guduru Krishna Reddy S/o. Late Mallu Reddy
Occ: Business . R/o. 3-55, Nagararam, Hyderabad.

అడమ బొటన ప్రేలు

Handwritten signature of G. Anji Reddy

G. Anji Reddy S/o. Veera Reddy Occ: Business
R/o. 3-51, Nagararam, Hyderabad.

అరూపించినది

Handwritten signature of G. Krishna Reddy

S/o. G. Krishna Reddy Occ: Student R/o. 3-55, Nagararam, Hyderabad

1. G. Swetha Ravi

D/o G. Krishna Reddy, R/o. 3-55, Nagararam, Hyderabad.

3. Maheshwari

W/o. Sridhar Reddy Occ: Housewife
3-55, Nagararam, Hyderabad.

Handwritten signature

2008 వ సం॥...నెల...16.....వ తేది నబ్-రిజిస్ట్రారు

1929 వ.శా.శ.సం...మాసం...27.....వ తేది కీసర

IN FAVOUR OF

M/s. Paramount Builders, a registered partnership firm having its office at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged about 38 years, occupation: Business, hereinafter referred to as the PURCHASER.


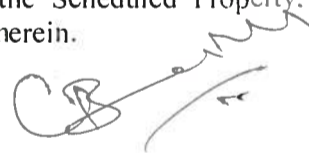

The term VENDORS, CONFIRMING PARTY and the PURCHASER shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, executors, nominees, etc.

WHEREAS:

- A) Whereas Late Smt. Guduru Narsamma, W/o. Late Shri Guduru Veera Reddy was the original owner and pattedar of land admeasuring about Ac. 1-03 Gts. being survey no. 182, of Nagaram Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as Scheduled Property and more fully described in the schedule given hereunder.
- B) After the death of Smt. Guduru Narsamma the Scheduled property devolved to her two sons namely Late Shri Guduru Malla Reddy and Guduru Anji Reddy (Confirming Party herein). After the death of Late Shri Malla Reddy, his share of land devolved to his only son Sri. Guduru Krishna Reddy the Vendor No. 2 herein. Shri Anji Reddy gifted his share in the Scheduled Property to his only son Shri Guduru Bal Reddy Vendor No.1 herein by way of a Gift Settlement Deed bearing document no. 9853/04 dated 30.11.2004 registered at the SRO Shamirpet.
- C) The names of the VENDOR No. 1 & VENDOR NO. 2 have been mutated in the revenue records. Pahanis for the year 2004 / 2005 reflect the names of the VENDORS as owners and possessors of land admeasuring about Ac. 1-03 Gts. being survey no. 182. of Nagaram Village, Keesara Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDORS by the Mandal Revenue Office, Keesara Mandal, R.R. District as per the details given below.

S.No.	Name of Pattedar	Patta & Passbook no.	Titlebook no.	Extent of land In Sy. No. 182
1	G. Bal Reddy	866 / 107484	518246	Ac. 0-21 Gts.
2.	G. Krishna Reddy	103 / 80831	251837	Ac. 0-22 Gts.,

- D) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors of about Ac.1-03 Gts., being survey no. 182, of Nagaram Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.

పుస్తకము 2008వ సంఖ్యకు.....1267.....
 దస్తావేజు మొత్తము కారితముల సంఖ్య.....9.....
 ఈ కారితము వదుల సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 1530-I Dt. 16.1.1929

I. Stamp Duty: S.B.H. Keesara

- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 899900
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
- 4. adjustment of stamp duty (u/s. 41 of I.S. Act.1899, if any) Rs. —

II. Trade Tax:

- 1. in the shape of challan Rs. —
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 50,000
- 2. in the shape of cash Rs. —

IV. User Fees:

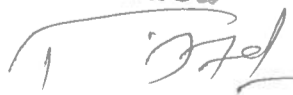
- 1. in the shape of challan Rs. 100
- 2. in the shape of cash Rs. —

Total Rs. 9,50,100


 SUB REGISTRAR
 KEESARA

ఈ పుస్తకము పేరిటే నంబర్ (కా.శ.1929) నంబర్ పుస్తకము 1267.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్ పుస్తకము గుర్తింపు నెంబరు 1530-I.....1267.....2008 పుస్తకమునది నంబర్ నంబర్.....1530.....నెంబర్.....16.....వతేదీ




 సబ్-రిజిస్ట్రారు అధికారి

- E) THE VENDORS approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) on the terms and conditions given hereunder.
- F) Shri G. Anji Reddy has agreed to join in executing this sale deed at the request of the PURCHASERS as the Confirming Party to more fully and effectively convey the Scheduled Property in favour of the PURCHASER.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 1,00,000/- paid to VENDOR NO. 1, by way of Cheque no. 156546, dated 12.11.2007 drawn on HDFC Bank, S.D. Road branch.
 - b. The sum of Rs. 1,00,000/- paid to VENDOR NO. 2, by way of Cheque no. 156547, dated 12.11.2007 drawn on HDFC Bank, S.D. Road branch.
 - c. The sum of Rs. 2,00,000/- paid to VENDOR NO. 2, by way of Cheque no. 958578, dated 1.12.2007 drawn on HDFC Bank, S.D. Road branch.
 - d. The sum of Rs. 24,00,000/- paid to VENDOR NO. 1 by way of payorder bearing no. 138649 dated 13.02.2008, drawn on HDFC Bank, S.D. road branch.
 - e. The sum of Rs. 25,00,000/- paid to the CONFIRMING PARTY on behalf of VENDOR No. 1 by way of payorder bearing no. 138648 dated 13.02.2008 drawn on HDFC Bank, S.D. road branch.
 - f. The sum of Rs. 47,00,000/- paid to VENDOR NO. 2 by way of payorder bearing no. 138699 dated 09.02.2008 drawn on HDFC Bank, S.D. road branch.
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac.1-03 Gts., being survey no. 182, of Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDORS hereby covenant with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.

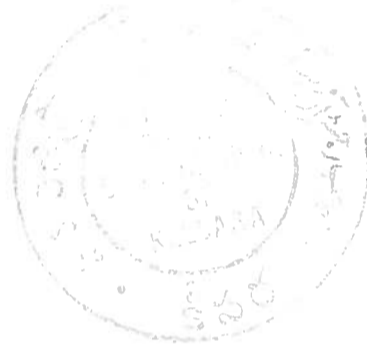


1వ స్తంభము జి.సి.పి.నంబు పు.....1267.....


దస్తావేజు మొత్తము కాగితముల సంఖ్య.....9.....

ఈ కాగితము వరుస సంఖ్య.....3.....

సబ్-డివిజన్



4. The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS and the CONFIRMING PARTY hereby covenant that no other person(s) other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS, the CONFIRMING PARTY and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.
5. The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS and the CONFIRMING PARTY collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.
6. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDORS and the CONFIRMING PARTY hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.

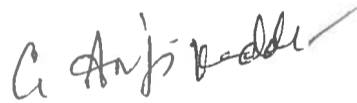


1. పండ్లము 2008 సంవత్సరం 1267
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 4

సబ్-రిజిస్ట్రారు



7. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
8. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
9. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
10. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.
11. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.
12. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
13. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
14. Stamp duty and Registration amount of Rs. 9,50,000/- paid by way of Challan No. 851302 dated 16.02.2008 drawn on State Bank of Hyderabad, Keesara Branch, R.R. District.



1. సంఖ్య: 2008 నంబర్ 1267

దస్తావేజు మొత్తము కాగితము సంఖ్య 9

ఈ కాగితము వరుస సంఖ్య 5

సబ్-రిజిస్ట్రారు







SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-03 Gts., being survey no. 182. of Nagaram Village, Keesara Mandal, Ranga Reddy District, under S. R. O. Keesara and bounded by:

North : Sy. No. 183 & 181
South : Land belonging to purchaser in Sy. No. 176
East : Sy. No. 180
West : Sy. No. 198

IN WITNESS WHEREOF the VENDORS, the CONFIRMING PARTY and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

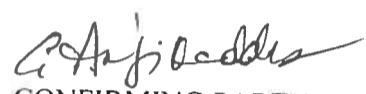
1. 
(G. Ramchander Reddy)
2.  G. Swetha Parthi
3.  Maheshwary
4. 
(K. R. Reddy)



VENDOR NO. 1



VENDOR NO. 2



CONFIRMING PARTY

for M/s. ~~Paramount Builders~~ ~~For~~ ~~Partners~~


Partner
PURCHASER

1998 1267

దస్తావేజు మొత్తము కారితము 9

ఈ కారితము పదున సంఖ్య 6

[Handwritten signature]

సబ్-రిజిస్ట్రారు



**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
--------	------------------------------------------	-----------------------------------------------------------------------------------	----------------------------------------------------------------------



VENDORS:

1. SRI. GUDURU BAL REDDY
S/O. SHRI. ANJI REDDY
R/O. H. NO: 3-51
NAGARAM
HYDERABAD.



2. SRI. GUDURU KRISHNA REDDY
S/O. LATE SHRI. MALLA REDDY
R/O. H. NO: 3-55
NAGARAM
HYDERABAD.



CONFIRMING PARTY:





SHRI. ANJI REDDY
S/O. VEERA REDDY
R/O. H. NO: 3-51
NAGARAM
HYDERABAD.



PURCHASER:

M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT
5-4-187/3 & 4
SECOND FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
SON OF SRI SATISH MODI

SIGNATURE OF WITNESSES:

1. 
2. 
3. 
4. 







SIGNATURE OF THE EXECUTANT'S

For Paramount Builders


Partner

సంఖ్య 2018 నంబర్ 1267
నస్తావేజు మొత్తం రూపాయలు 9
ఈ కాగితము వరుస సంఖ్య 7

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
3810 RRD 1994



BAL REDDY G
G. ANJALI REDDY
2-42/1,
NAGARAH

RR DIST

Signature

ISSUED ON 03-03-2006

RTA-RANGA REDDY

	<u>Class Of Vehicle</u>	<u>Validity</u>
M1421518/05	LMV,MCWG	03-03-2014
<u>Non-Transport</u>		
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLEAP02978962006	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	28-10-1975	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	04-03-1994	



[Handwritten signature]

..... 2018: 1267




దస్తావేజు వెబ్సైటు కౌగితముల సంఖ్య..... 9

ఈ కౌగితము వరుస సంఖ్య..... 8

సబ్-రిజిస్ట్రారు



For Permanent Builders
Partner
Partner

स्थायी-संख्या-संख्या	PERMANENT ACCOUNT-NUMBER	
	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
व्यक्ति / SIGNATURE		
		मुख्य आयकर अधिकारी, महाराष्ट्र Chief Commissioner of Income-tax, Andhra Pradesh

.....ము 2008 సంవత్సరం..... 1267.....

దస్తావేజు మొత్తము రాగితముల సంఖ్య..... 9.....

ఈ కాగితము వరుస సంఖ్య..... 9.....

సబ్-రిజిస్ట్రారు



- F) THE VENDORS approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) on the terms and conditions given hereunder.
- 1) Shri G. Anji Reddy has agreed to join in executing this sale deed at the request of the PURCHASERS as the Confirming Party to more fully and effectively convey the Scheduled Property in favour of the PURCHASER.

NOW WHEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 1,00,000/- paid to VENDOR NO. 1, by way of Cheque no. 156546, dated 12.11.2007 drawn on HDFC Bank, S.D. Road branch.
 - b. The sum of Rs. 1,00,000/- paid to VENDOR NO. 2, by way of Cheque no. 156547, dated 12.11.2007 drawn on HDFC Bank, S.D. Road branch.
 - c. The sum of Rs. 2,00,000/- paid to VENDOR NO. 2, by way of Cheque no. 958578, dated 1.12.2007 drawn on HDFC Bank, S.D. Road branch.
 - d. The sum of Rs. 24,00,000/- paid to VENDOR NO. 1 by way of payorder bearing no. 138649 dated 13.02.2008, drawn on HDFC Bank, S.D. road branch.
 - e. The sum of Rs. 25,00,000/- paid to the CONFIRMING PARTY on behalf of VENDOR No. 1 by way of payorder bearing no. 138648 dated 13.02.2008 drawn on HDFC Bank, S.D. road branch.
 - f. The sum of Rs. 47,00,000/- paid to VENDOR NO. 2 by way of payorder bearing no. 138699 dated 09.02.2008 drawn on HDFC Bank, S.D. road branch.
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac.1-03 Gts., being survey no. 182, of Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDORS hereby covenant with the PURCHASER that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.

