

ఆంధ్రప్రదేశ్ आन्ध प्रदेश ANDHRA PRADESH

365027

Dato: 10-09-2008

Serial No : 35,290

Denomination: 100

Registrar Ex.Officio Stamp Vendor S.O., C&IG Office, Hyd

Purchased By :

D. RAMESH

S/O D. SENKARAM

For Whom :

PARAMOUNT BUILDERS

SECHAD

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

Sub

This Agreement of Sale cum General Power of Attorney is made and executed on this the 22nd day of September 2008 at Hyderabad by and between:

- 1. Shri. Ghanapuram Balakrishna Reddy, S/o. Ghanapuram Subash Reddy, aged 25 years Occupation: Agriculture, resident of 1-30, Nagaram, Keesara Mandal, Hyderabad.
- 2. Shri. Ghanapuram Srinivas Reddy, S/o. S/o. Ghanapuram Subash Reddy, aged 30 years Occupation: Agriculture, resident of 1-30, Nagaram, Keesara Mandal, Hyderabad. Hereinafter jointl referred to as the VENDORS and severally as Vendor No.1 & Vendor No. 2 respectively.

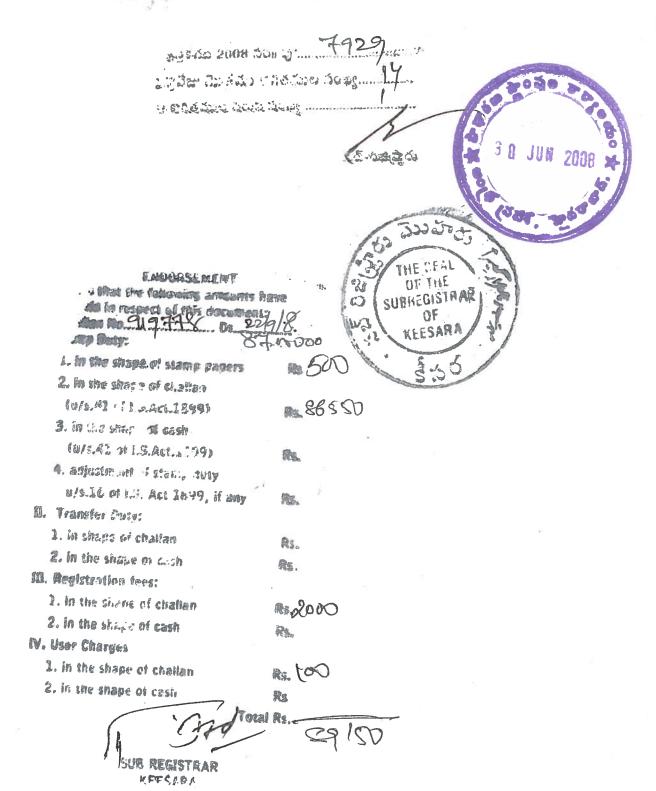
AND

Shri. Ghanapuram Subash Reddy, S/o. Late G. Bala Krishnaiah, aged 51 years Occupation: Agriculture, resident of 1-30, Nagaram, Keesara Mandal, Hyderabad. Hereinafter referred to as the CONSENTING PARTY.

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For Paramount Builders

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S/O D. SENKARAM

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For Whom :

PARAMOUNT BUILDERS

SECRAD

IN FAVOUR OF

M/s. Paramount Builders, a partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Managing Partner Shri Soham Modi, Son of Shri. Satish Modi, aged 38 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 500 034, hereinafter referred to as the PURCHASER.

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

WHEREAS:

Late Smt. Aiyyavari Rangamma, W/o. Shri Hari alias Haridas along with her son A) Late Shri Aiyyavari Krishnaiah alias Krishna, S/o. Shri Hari alias Haridas were the original pattedars of agricultural land admeasuring about Ac. 0-31 Gts., in survey no. 183, of Nagaram Village, Keesara Mandal, Ranga Reddy District. After the death of Aiyyavari Krishna, the only son of late Shri Hari, who died issueless, the entire property devolved to Smt. Aiyyavari Rangamma.

Smt. Aiyyavari Rangamma sold the above said property to Shri. G. Subash Reddy, BI S/o. Late G. Bala Krishnaiah, the Consenting Party herein vide sale deed bearing no. 410/1989 dated 23rd January, 1989.

For Paramount Builders 3 2 20 000

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1 a ange au 200 a noi 10 ... 7.2.7. దస్తావేజు మొక్కం కాగికముల సంఖ్య...... ఈ క్రాగితము వరుప సంఖ్య 1930 3 F. 8 51 DLS 3730 31 3 30 ప్రస్తుల! మరియు 2 ... గలటల మద్య ీనరెనబ్ - రిజిస్టారు ఆఫీసులో \$ 12 300. Cr. Bola Falakishne Redly రజిగ్గేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను అనునరించి న**మర్పించవలస్వి స్టాట్(గావులు** మరియు వేలిముడలతో సహా <mark>దాఖలు చేసి రుమము</mark> యా బిల్లు మార్చు లు చెల్లంచినారు. చాసియచ్చినట్లు ఒప్పుకోన్నది G. B. H. Polay ಕ್ಷಣ್ಣು ಬೈಲು Ghanapuram Balakroishne Reddy So. G. Subhash Reddy oce: agos culture. No. 1-30, Magaram Village, Keesana Magaron Village, Keesona ఎడమ బొట్టు అళ్ళ G. Smishely Ghonapuran Brinings Reddy Sto. G. Subgih Reddy oce: egriculture. Rp. 1-20, Nagaram (V) bresoira (18) あること かんつつつん Ghonopuram Subosh leddy So, G. Bala trishralay, our agri. Rp. 1-30, Negaram (V) teesara (A) Bolom Mode Sto. Sotiah mode oo: Business Plai No. 200, Rd No. 25, Jubiler Hills, S/o. K. Dharma Reddy oce- Busines Chakmpurem, Eustarquele, Nagarjina estan K 0. P. No: 54, Clo. 6-8-Reddy oce- Service C. Pre-blakov leddy m. g. Load, ser Bad 5-4-187(144,

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ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

365029

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Dato: 10-09-2008

Serial No : 35,292 Denomination:

Registrar

Ex. Officio Stamp Vendor S.O., C&IG Office, Hyd

Punchased Ry :

L. RAMESH S/O D. SENKARAM

For Whom :

PARAMOUNT BUILDERS

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C) As per the proceedings of the Thesildar, Keesara Mandal bearing no. A/46/ROR/89-J dated 31.10.1989, the name of the CONSENTING PART was mutated in the revenue records. Pahanis for the year 2004 & 05 reflect the name of the CONSENTING PARTY as owner and possessor of land admeasuring about Ac. 0-31 Gts., in survey no. 183, of Nagaram Village, Keesara Mandal, Ranga Reddy District. Patta Passbook and title book have been issued in favour of the CONSENTING PART by the Mandal Revenue Office, Keesara Mandal, R. R. District as per the details given below.

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S.No.	Name of Pattedar	Patta & Passbook no.	Titlebook no.	Extent of land In Sy. No. 181
1	G. Subash Reddy	117 & 29741	251824	Ac. 0-31 Gts.

D) Shri. G. Subash Reddy, the CONSENTING PARTY herein executed gift settlement deeds gifting the said land to his two sons Shri G. Balakrishna Reddy, Vendor No. 1 herein and Shri G. Srinivas Reddy, Vendor No. 2 herein vide documents bearing nos. 1888/08 and 1889/08 dated 12.03.2008 registered at SRO Keesara respectively.

E) By virtue of the above referred documents, recitals and records, the VENDOR are the absolute owners and possessors of about Ac. 0-31 Gts., in survey no. 183 of Nagaram Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Land, which is more fully described in the schedule given herein.

For Paramount Builden



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Kaesara







ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

365030

0-09-2008

Serial No : 35,293

Denomination: 100

Registrar

Ex.Officio Stamp

G.S.O., C&IG Office, Hyd

Pulchased By :

D. RAMESH

S/O D. SINKARAM

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For Whom :

PARAMOUNT BUILDERS

- SECRAD F) THE VENDORS approached the PURCHASER to sell the Scheduled Land and the PURCHASER has agreed to purchase the Scheduled Land for a total consideration of Rs. 87.00,000/- (Rupees Eighty Seven Lakhs only) on the terms and conditions given hereunder.
 - The CONSENTING PARTY at the request of VENDORS has agreed to join in G) execution of this agreement in favour of the purchasers to ensure and assure perfect legal title to the VENDORS without any claim, let or hindrance of whatsoever nature from the CONSENTING PARTY or any one claiming through him.
 - H) The VENDORS have agreed to execute this General Power of Attorney in favour of the PURCHASER in respect of the Scheduled Land.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- That the VENDORS have agreed to sell to the Purchaser the Schedule Land for a total sale consideration calculated at Rs. 87,00,000/- (Rupees Eighty Seven Lakhs only).
- 2. That in pursuance of the agreement of sale the PURCHASER paid an amount of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) as advance to the VENDORS, who having received the same and acknowledged in a separate stamped receipt. The details of token amount of advance paid are as follows:

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For Paramount Builders

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STAMP VENDOR Licence No.02/2006 5-4-76/A, Carrar Ranigunj, SECUNDERABAD-900 003.

- a) A sum of Rs. 1,00,000/- paid to G. Srinivas Reddy, Vendor No.2 herein by way of Cheque bearing no. 132243 dated 13.06.2008 drawn on HDFC Bank, S.D. Road, Secunderabad.
- b) A sum of Rs. 5,00,000/- paid to G. Srinivas Reddy, Vendor No.2 herein by way of Cheque bearing no. 132537 dated 12.07.2008 drawn on HDFC Bank, S.D. Road, Secunderabad.
- c) A sum of Rs. 5,00,000/- paid to G. Balakrishna Reddy, Vendor No.1 herein by way of Cheque bearing no. 132538dated 12.07.2008 drawn on HDFC Bank, S.D. Road, Secunderabad.
- d) A sum of Rs. 5,00,000/- paid to G. Srinivas Reddy, Vendor No.2 herein by way of Cheque bearing no. 204362 dated 11.08.2008 drawn on HDFC Bank, S.D. Road, Secunderabad.
- e) A sum of Rs. 5,00,000/- paid to G. Balakrishna Reddy, Vendor No.1 herein by way of Cheque bearing no. 204363 dated 11.08.2008 drawn on HDFC Bank, S.D. Road, Secunderabad.
- 3. That the VENDORS and PURCHASER have mutually agreed that the balance consideration of Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only) shall be paid on or before 31.12.2008.

4. The VENDORS covenants that they are the absolute possessors of the Scheduled Land and are entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.

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STAMP VENDOR Licence No.02/2006 5-4-75/A, Coffer Ranigunj, SECUNDERAUAD-500 003.

- 5. The VENDORS hereby jointly and severally declare that the receipt of sale consideration by any one of the VENDORS shall be deemed to have been received for and on behalf of all the VENDORS. It is further declared that the disbursement of the sale proceeds amongst the VENDORS of the Scheduled Land shall be an internal matter and arrangement amongst themselves and they shall not raise any claim/objection as to distribution of the sale proceeds amongst themselves. Any amount paid by the PURCHASER to the CONSENTING PARTY shall be deem to be payment of sale consideration to the VENDORS.
- 6. The VENDORS hereby covenant that the Scheduled Land is the absolute property belonging to the VENDORS herein alone and they are the absolute owner of the same and no other person other than the VENDORS have any right, title or interest in respect of the Scheduled Land or any portion thereof. There are no protected tenants in respect of Scheduled Land and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the VENDORS herein above mentioned.
- 7. The VENDORS further covenant that Scheduled Land 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 hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the

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Scheduled Land. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Land 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 Land, the VENDORS shall indemnify the PURCHASER fully for such losses.

- 8. The VENDORS hereby covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
- 9. The VENDORS and the CONSENTING PARTY hereby agrees and bind themselves to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDORS or by any one else claiming through them.
- 10. The VENDORS are responsible to clear arrears of taxes charges, levies, rates etc., if any, that are due to payable in respect of Scheduled Land as on date of delivery of possession of the Scheduled Land to the PURCHASER.
- 11. The vacant possession of the Scheduled Land has been handed over to the PURCHASER by the VENDORS on this day.
- 12. The PURCHASER shall bear all expenses such as stamp duty, registration, etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
- 13. The VENDORS in pursuance of this agreement have agreed to execute a General Power of Attorney in favour of the PURCHASER.
- 14. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
- 15. The VENDORS hereby authorize the said PRUCHASER to do the following acts in the name and on behalf of the VENDORS namely:
- a) To enter into sub contract for the sale of the said property for any consideration which they may deem reasonable at their absolute discretion and receive the earnest money and acknowledge the receipt of the same.

b) To sell the said property to the Sub-Agreement Holder or his/her nominees.

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- c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or purchasers, receive the consideration money, to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said
- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed /
- e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
- f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
- g) To execute mortgage deed, pledge, hypothecate and execute such other documents/ deeds / agreements that are required for purposes of raising finances from various
- h) Generally to act as the Attorney or Agent of the VEDNOR in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDORS themselves would do if personally present.
- i) The VENDORS for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acis, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.
- j) To develop such land and undertake such works related to real estate development such as construction of building /apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
- k) To execute and apply for electricity connections, water connections, drainage connections, change of land use, sanctions/permits for construction to the appropriate authority and to make such necessary payments in the name of the VENDORS.
- 16. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.

17. The VENDORS further declares that the Scheduled Land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

For Paramount Bunders

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18. Stamp duty and Registration amount of Rs. 88,650/- paid by way of Challan No. 919778 dated 22.09.2008 drawn on State Bank of Hyderabad, Keesara Branch, R.R. District.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about Ac. 0-31 Gts., in survey no. 183 of Nagaram Village, Keesara Mandal, Ranga Reddy District and bounded by:

North

Sy.. No. 186 & 196

South

Land belonging to purchaser in Sy. No. 182

East

Land belonging to purchaser in Sy. No. 181

West

Sy. No. 196 & 198

IN WITNESSES WHEREOF this Agreement of Sale cum General Power of Attorney is made and executed on this the 22nd day of September, 2008 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

Ghanapuram Balakrishna Reddy VENDOR NO. 1

9- B. B. B. Deary

1. KBOECHY.

Ghanapuram Srinivas Reddy VENDOR NO. 2

Shri. Ghanapuram Subash Reddy **CONSENTING PARTY**

For Paramount Builders M/s. Paramount Builders

(PURCHASER)



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

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FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





VENDORS:

 SHRI, G. BALAKRISHNA REDDY, S/O. G. SUBASH REDDY, R/o. H. No. 1-30, NAGARAM, KEESARA MANDAL, HYDERABAD.





2. SHRI. G. SRINIVAS REDDY S/O. G. SUBASH REDDY, R/o. H. No. 1-30, NAGARAM, KEESARA MANDAL, HYDERABAD.





CONSENTING PARTY:

SHRI. G. SUBASH REDDY, S/O. LATE G. BALA KRISHNAIAH R/o. H. No. 1-30, NAGARAM, KEESARA MANDAL, HYDERABAD





PURCHASER:

M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
2ND FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD -003
REP. BY ITS PARTNER
SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI

SIGNATURE OF WITNESSES:

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For Paramount Builders

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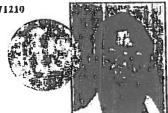




Election Commission of India భారత ఎన్సికల సంఘము IDENTITY CARD

గుర్తింపుకార్డు

AF/32/219/771210



Elector's Name ೬೯೨ರು ಕೆುರು

G.Subhash Reddy గుణపురం సుభాష్ రెడ్డి

Father's/Mother's/ Hisband's Name ಶ_ಿ(ಡಿ/ಕಶ್ಚಿ/ಫಶ್ತ^{್ಕೆ}ರ:

Balakishna Reddy బాలకిష్ణ రెడ్డి

Sex M

లింగము

Age as on 1-1-95 1-1-95 నాటికివయన్సు



Election Commission of India భారత ఎన్నికల సంఘము IDENITTY *CARD

గుర్తింప్రశాస్త్రు

AP. 32/219/771711



Elestor's Name

Les 20 3000

G.Srinivasa Reddy గుణపురం తీనినాన రెడ్డి

Father's Mother's / Hurband's Name

Subhash Reddy సుభాశ్ రెడ్డి

అండి, ఇట్టి జర్జాను

Sex M రింగము

Age as on 1 1 95

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Address / చిరునామా

1-30

Nagaram

Keesara

1-30

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Electoral Registration Officer

ఓటరురిశాస్త్రేస్త్రేషన్ ఆధికారి

Assembly Constituency

ನಿಧಾನಸಿಕ ನಿರ್ದೇಶಕವೆಶ್ವಮು

Medchal మేడ్చర్

మదృర్

Place/ స్టలము Medchal 15-12-1995 Date /38

This Card may be used as an identity card under different Government schemes

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MPIC No: 15/11/00/011/00048/01

Address / చిరునామా

1-30

Nagaram

Keesara

1-30

నాగారం

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Electoral Registration Officer

ఓటరునికెస్టే షన్ ఉధికార్

Medehal Assembly Constituency విధానసభ శిర్చాజుకే ర్లమ్మ

మేడ్చర్

Place/ స్టలము Medchal

మేద్పర్, 📢

Date /đổ 15-12-1995

This Card may be used as an identity card under different Government schemes

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MPIC No : 15/11/00 011 00048.02

নুত্র ক্রম হত্তির স্তান ট্রা ক্রুবিল টামপ্রক্রা কর্মের স্তাক্তির স্তাক্তির শু ক্রমের টামপ্রক্রা কর্মের স্তাক্তির স্থান



Election Commission Of India

IDENTITY CARD ಸ್ಥಾಂಪ್ರಕ್ಕಾರ

GN 14363644

Elector's Name : G. Belakrishan reddy

ఓటగు పేరు

: జి. బాలకృష్ణ గెడ్డి

Fntrer's Name: Subhash

ಕ್ಕೂತಿ ಕೆಯ:

Ser: M

Ag: as on 1-1-2003

1-1 2003 నాటికి నయస్సు

Address:

ผู้ของสภาคับว่า 130

1-30

Nagaram

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Electoral Registration Officer ఓటరు రిజెక్ట్రామ్ అస్త్రికా? MEDCHAL Assembly Constituency మేడ్చేల్ విధానసభ్నినికి ఆకవర్గను

Place: Nagaram ຈຸຍໝະ ສາຕາຽວ

Date / do: 05-04-2003

This card may be used as an identity card under different Government schemes

త: కార్డును వినిధ్యనభుత్వ సేవకాలలో గుర్తింపు కార్డుగా ఉఎయ్.గినిగ్రహిష్ణను :::28 / 83



PERMANENT ACCOUNT NUMBER





ABMPM6725H

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18-10-1969

RECEIPT IS SHATUPE (S) 4-1-1

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কুনু হল্ড 2008 হ্লা জ্ব — <u>বিপূত্র</u> বলু ইল ক্রিব্রু জ্বল ক্রিব্রু জ্বল হল্ড বল্ড জ্বল <u>স্থিতি</u> গ্রহণ ক্রিব্রু জ্বল



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

C.S.No./Year: 008850/2008 of SRO: 1530(KEESARA)

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SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
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2	PERMANDER UTE LETTERNAM REDIGE	22.00.2008 \$02-77 [1530.1.2008-8850] UHANAPURAN RALARRISHINA REDDY	(EX) GHANAPURAM BALAKRISHNA REDDY 1-30 NAGARAMR.R.DIST	a.B. K. Pa
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