

6905/08

SCANNED 10-209

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 361294

Date . 19-07-2008 Serial No . 29,716 Denomination . 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

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

For From :

PARAMOUNT BUILDERS  
SECBADSALE DEED

This Sale Deed is made and executed on this the 22<sup>nd</sup> day of August 2008 at Secunderabad by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

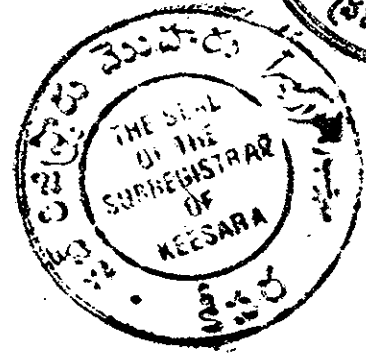
AND

1. MR. B. ANAND KUMAR, Son of Mr. B. 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 about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District, being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders

For Paramount Builders

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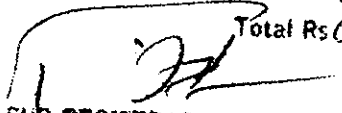


**ENDORSEMENT**

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

By challan No... 790910 ... Dt... 1/12/08

- |  |                  |              |
|--|------------------|--------------|
| <b>I. Stamp Duty:</b>  |                  |              |
| 1. in the shape of stamp papers                                |                  | Rs. 100      |
| 2. in the shape of challan<br>(u/s.41 of I.S. Act. 1979)       |                  | Rs. 23630    |
| 3. in the shape of cash<br>(u/s.41 of I.S. Act. 1979)          |                  | Rs.          |
| 4. adjustment of stamp duty<br>u/s.16 of I.S. Act 1894, if any |                  | Rs.          |
| <b>II. Transfer Duty:</b>                                      |                  |              |
| 1. in shape of challan   |                  | Rs.          |
| 2. in the shape of cash  |                  | Rs.          |
| <b>III. Registration Fees:</b>                                 |                  |              |
| 1. in the shape of challan                                     |                  | Rs. 1695     |
| 2. in the shape of cash  |                  | Rs.          |
| <b>IV. User Charges:</b>                                       |                  |              |
| 1. in the shape of challan                                     |                  | Rs. 100      |
| 2. in the shape of cash  |                  | Rs.          |
|  | <b>Total Rs.</b> | <b>25525</b> |

  
 SUB REGISTRAR  
 KEESARA

IN FAVOUR OF

MR. CHANDRA MOULI, SON OF MR. S. MRUTHUNJAYA RAO, aged about 44 years, residing at 2-1-192, Old Nallakunta, Hyderabad - 500 044, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

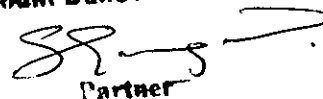
WHEREAS:

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

For Permanent Builders

  
Partner

For Permanent Builders

  
Partner

.....ము 200..... 1150..... 6905.....  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16.....  
 ఈ కాగితము వరుస సంఖ్య..... 2.....

సహ-రీజిస్ట్రార్

2000 వ.సం. 21  
 1999 వ.సం. 31  
 2 వ.సం. 3  
 కీలక పత్ర - రిజిస్ట్రేషన్ అధీనంలో  
 కీ/కీ.కూట K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ నంబరు 1506లో రిజిస్ట్రేషన్ చేసిన  
 అనుబంధం గమనించబడినట్లు ప్రాబులు  
 మరియు కే. పద్మావతి వనా బాబులు గారి పేరును  
 పేరు..... 695.....  
 ప్రాబులు ద్వారా రిజిస్ట్రేషన్  
 చేయబడినట్లు ప్రాబులు



Prabhakar

Prabhakar

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. 81/2007  
 dated 19.1.07; registrar at SRO, Shamirpet  
 Ranga Reddy District.



నిరూపించినది

1.

Venkat Ramana Reddy S/o. Anji Reddy, occ: Service  
 11-187/2, Road No 2, Green Hills Colony  
 Saroornagar, And

2.

P. Prady S/o. P. Dharmu occ: Service  
 No. 1-10-263 nu Buerpaly Subur.

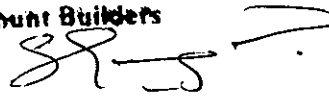
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2000 వ.సం. 22  
 1999 వ.సం. 31

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

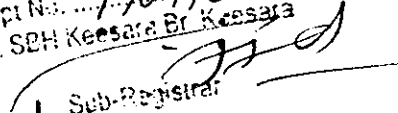
For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner

ವೃತ್ತಕಮ 2008 ನಂ. 6965  
 ವಸ್ತುವಿನ ಮಾರ್ಪಡೆ ಕಡತದ ಮೂಲಕ ರೂ. 16  
 ಈ ಕಡತದ ಮೂಲಕ ರೂ. 3

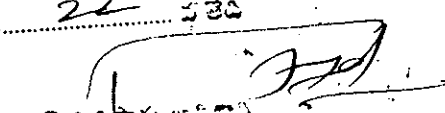
  
 ಸಬ್-ರಜಿಸ್ಟ್ರಾರ್

An amount of Rs. 23,630 towards stamp duty  
 including transfer duty and Rs. 16.95  
 towards registration fee on the Market Value  
 of Rs. 3,39,000 was paid by me  
 Party through challan Receipt No. 790,910  
 dated 21/8/08 at SDH Keesara Br. Keesara

  
 Sub-Registrar  
 Keesara

15 ವೃತ್ತಕಮ 2008 ನಂ. (ಕ.ಆ. 1820) ನಂ. 6965  
 ..6965 ಮಾರ್ಪಡೆ ಕಡತದ ಮೂಲಕ ರೂ. 16.95  
 ರೂ. 3,39,000 ಮಾರ್ಪಡೆ ಕಡತದ ಮೂಲಕ ರೂ. 23,630  
 ವಸ್ತುವಿನ ಮಾರ್ಪಡೆ ಕಡತದ ಮೂಲಕ ರೂ. 3

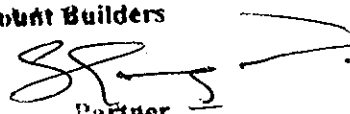
2008 ನಂ. 6965/2008  
 ಸಬ್-ರಜಿಸ್ಟ್ರಾರ್

  
 ಸಬ್-ರಜಿಸ್ಟ್ರಾರ್



- 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. 209 on second floor in block no. '1C' having a super built-up area of 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) together with undivided share in the scheduled land to the extent of 34.76 sq. yds. A reserved parking space for two wheeler on the stilt floor bearing no. 18, admeasuring about 15 sft., 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. 3,39,000/- (Rupees Three Lakhs Thirty Nine Thousand Only) and the Buyer has agreed to purchase the same.
- Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

ಇತ್ತೀಚಿನ ದಿನಾಂಕ ನಂ. 6905  
ವಸ್ತುವಿನ ವಿವರಗಳು ನಂ. 16  
ಈ ಕಡತವು ಕಾನೂನುಬಾಹಿರವಲ್ಲ

*[Handwritten Signature]*  
ಸಿಬ್ಬಂದಿ





- R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 209 on second floor in block no. '1C', 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. 18, 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. 3,39,000/- (Rupees Three Lakhs Thirty Nine Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders:

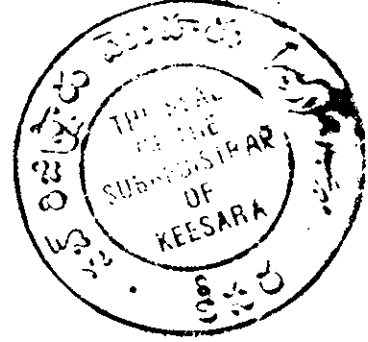
  
Partner e

For Paramount Builders

  
Partner

విస్తరణ 2008 నంబర్ 6905  
కర్ణాటక విస్తరణ కార్యక్రమాల నిర్వహణ 16  
ఈ కార్యక్రమాల నిర్వహణ నిర్వహణ 5

సహ-రక్షక




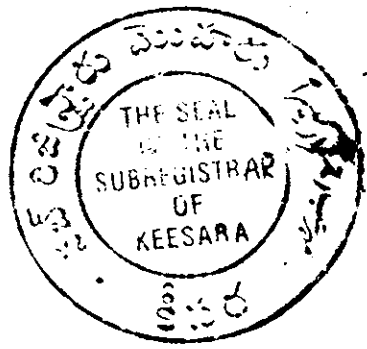
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor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

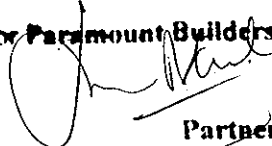
For ~~Paramount Builders~~  
  
Partner

వార్షికము: 2003 నవంబరు ..... 6905  
వస్త్రము: మొత్తము వాణిజ్యము: 16  
ఈ వాణిజ్యము: 6

  
సహ-ఉపాధ్యక్షుడు

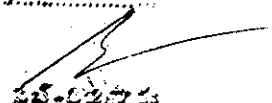


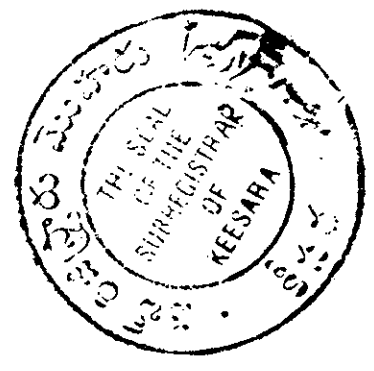
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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. 25,425/- is paid by way of challan no. 790910, dated 21.8.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 3,390/- paid by way of Payorder No. 142910, dated 21.8.08 drawn by HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

భువనం 2008 నంబర్ 6905  
వస్త్రం: ముద్రం: కేశరం పట్టణం/6  
కేశరం పట్టణం పట్టణం

  
ప.క.కేశరం



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

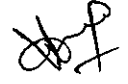
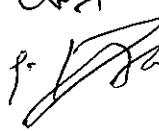
SCHEDULE OF APARTMENT

All that portion forming semi-finished semi-deluxe apartment no. 209 on the second floor in block no. '1C' admeasuring about 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. 18, 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. 208
South By	Open to sky
East By	Open to sky
West By	6' wide corridor & Open to sky

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


WITNESS:

1. 
2. 

For Paramount Builders


  
Partner

For Paramount Builders

  
Partner

VENDOR

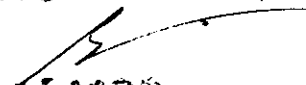
For Mr. B. Anand Kumar & Others

  
Soham Modi,  
(GPA Holder)



BUYER

వృత్తము 2003 సం॥ నెం॥ 6905  
జిల్లా రేజిస్ట్రేషన్ కార్యాలయముల సంఖ్య 16  
ఈ కార్యాలయముల సంఖ్య 8


  
వప-రిజిస్ట్రారు





ANNEXTURE-1-A

1. Description of the Building : semi-deluxe flat bearing no. 209 on the second floor, in block '1C' of Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (Semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 34.76 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. Parking space for Two wheeler
- (c) In the First Floor :
- (d) In the Second Floor : 530 sft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 3,39,000/-

For Paramount Builders  
  
Partner


For Paramount Builders  
  
Partner

Date: 22-08-2008

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: 22.08.2008

Signature of the Executants



ವಿಷಯ ಸಂಖ್ಯೆ ..... 6905  
ಪ್ರಾಚಾರ್ಯರ ಹೆಸರು ..... 16  
ಈ ದಾಖಲೆಯು ..... 9

ಶಬ್ದ-ಲಿಪಿಗಳು



**REGISTRATION PLAN SHOWING**

FLAT NO. 209 IN BLOCK NO. '1C'

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. CHANDRA MOULI, SON OF MR. S. MRUTHUNJAYA RAO

**REFERENCE:**

**SCALE:**

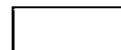
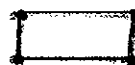
**INCL:**

**EXCL:**

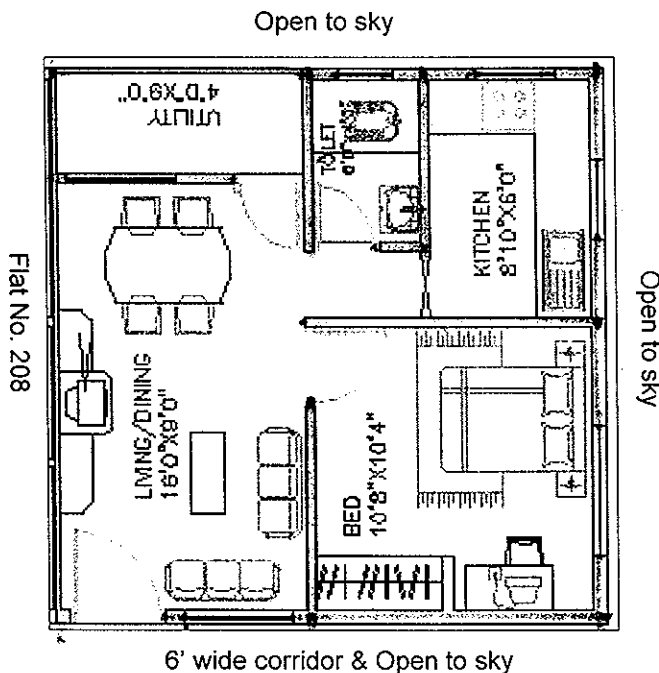
**AREA:** 34.76

**SQ. YDS. OR**

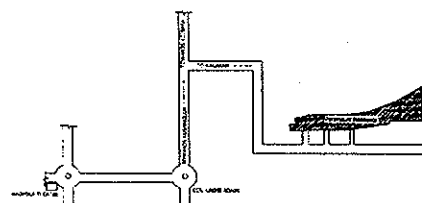
**SQ. MTRS.**



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



Location Map



**WITNESSES:**

- 1.
- 2.

**For Paramount Builders**


Partner

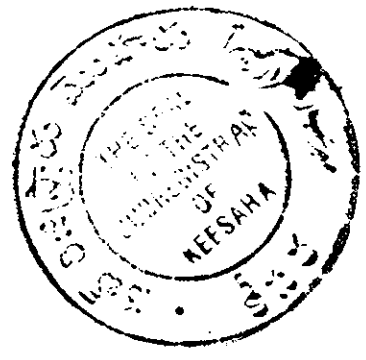
**For Paramount Builders**

**SIG. OF THE VENDOR**

**SIG. OF THE BUYER**

అక్షరము లెక్కల సంఖ్య ..... 6905  
వస్త్రముల సంఖ్యలు గణనముల సంఖ్య ..... 16  
ఈ కార్యముల వివరములు ..... 10

  
సచ-విజ్ఞప్తము



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

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



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

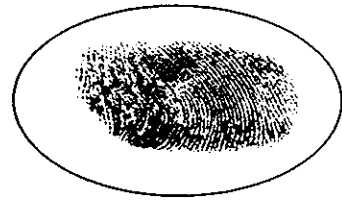
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI



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

SPA FOR PRESENTING DOCUMENTS:

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



BUYER:

MR. CHANDRA MOULI  
S/O. MR. S. MRUTHUNJAYA RAO  
R/O. 2-1-192  
OLD NALLAKUNTA  
HYDERABAD - 500 044.



SIGNATURE OF WITNESSES:

1.


2.

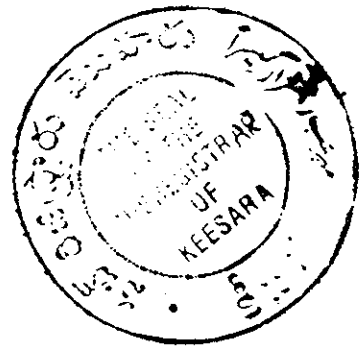
For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

SIGNATURE OF THE EXECUTANTS

ಇದರ ಸಂಖ್ಯೆ 2706 ನೇ ಅಂಶ ..... 6905  
ವಿಧಾನಸಭೆ ಸಭಾಧ್ಯಕ್ಷರು ಕಛೇರಿ, ಬೆಂಗಳೂರು ನಗರ ..... 16  
ಅಧಿಕಾರವಹಿಸಿದ ದಿನಾಂಕ ..... 11

  
ಸಹ-ಅಧ್ಯಕ್ಷರು



**HOUSEHOLD CARD**



Card No : PAPI/77/20015  
 F.P. Shop No : 762  
 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

బండ్ల.సం./House No. : 8-2-293/82/A/1211  
 రోడ్ /Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : ౮ / Ward-8  
 Circle : పట్టణం ౮7 / 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 HPC

**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samanth	Son	29/07/00	6


DPL No 102  
 Jubilee Hills club,  
 Jubilee Hills

27/01/2006  
 డి.ఎం.హార్జె

INDIAN UNION DRIVING LICENCE  
 తెలంగాణ ప్రాదేశ్  
 DRIVING LICENCE  
 DLDA PG 1193822002 K  
 PRABHAKAR REDDY K  
 2-3-6  
 JAISIMHIL  
 AMBERNAR  
 HYDERABAD

30/07/2002 DUPLICATE

Licensing Authority  
 RTA, HYDERABAD, EE



PERMANENT ACCOUNT NUMBER  
 ABMPM6725H

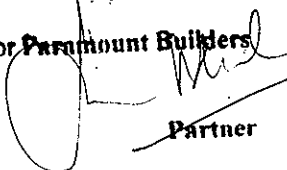
సం. పేరు  
 SOHAM SATISH MODI

సం. పేరు / FATHER'S NAME  
 SATISH MANILAL MODI

సం. పేరు / DATE OF BIRTH  
 10-10-1969

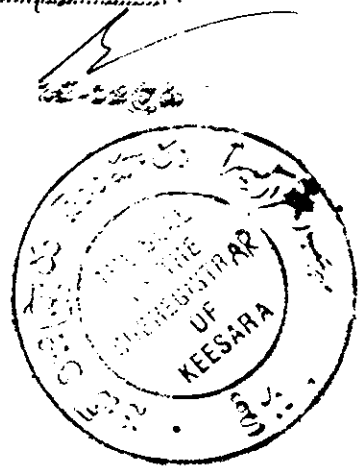
CHIEF COMMISSIONER OF INCOME-TAX, HYDRABAD PRACDICH

సంతకం / SIGNATURE

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner

విద్యుత్తు 2004 నంబర్ 6905  
దస్త్రీయ దొడ్డయ్య కలిశవలం నంబర్/6  
క: కలిశవలం తలవలం నంబర్/2





INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

**DRIVING LICENCE**  
DLRAP01258592006

**CHANDRA MOULI M**  
**S HRUTHYANJAYA RAO**  
2-1-192  
**HALLAKUNTA**  
**HYDERABAD**

*[Signature]*  
Signature  
Issued on 12/09/2006

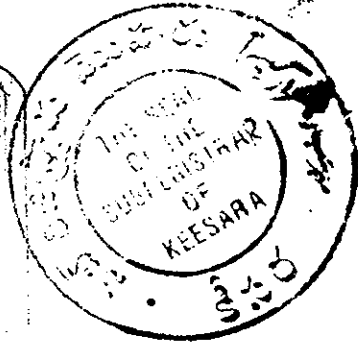
*[Signature]*  
Licencing Authority  
RTA-HYDERABAD-EZ

*[Handwritten Signature]*

6905  
16  
13

*[Handwritten signature]*

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MC	13/05/2014
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	406771985	
<u>Original LA</u>	RTA HYDERABAD - EAST	
<u>DOB</u>	14/05/1984	
<u>Blood Gr.</u>	NIL	
<u>Date of 1st Issue</u>	21/06/1985	



*[Handwritten signature]*

**WITNESSES NO. 1**

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:  
5-4-187/3&4, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058

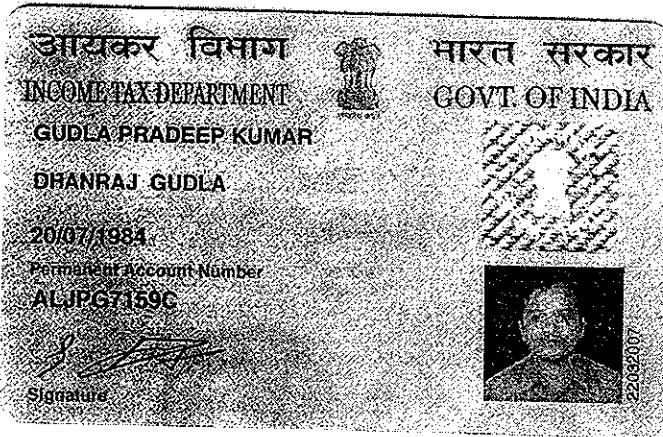
[www.modiproperties.com](http://www.modiproperties.com)

Resi.Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

**WITNESSES NO. 2**

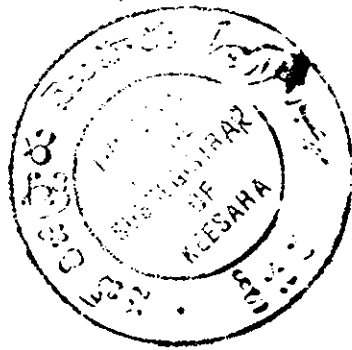


एक कार्ड के खोने पर कृपया सूचित करें। लौटाने :  
आयकर सेन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कान्हा मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पैरल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650; Fax: 91-22-2493 0664,  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

સા.ક્ર.નં. ૨૦૧૬ સો.ક્ર. 6905  
સા.ક્ર.નં. ૨૦૧૬ સો.ક્ર.નં. 16  
સા.ક્ર.નં. ૨૦૧૬ સો.ક્ર.નં. 14




૨૨-૦૨-૨૦૧૬



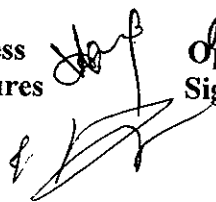
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 007808/2008 of SRO: 1530(KEESARA)

22/08/2008 13:36:31

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) CJANDRA MOULI 2-1-192 OLD NALLAKUNTAHYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS 5-4-187/3 & 4 M.G.ROADSEC-BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT BUILDERS 5-4-187/3 & 4 M.G.ROADSEC-BAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS M.G.ROADSEC-BAD	
5	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.VENKATESHWAR NAGAR MOULA ALIHYD	

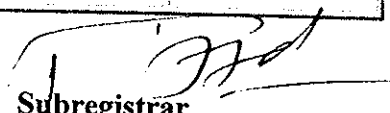
Witness  
Signatures



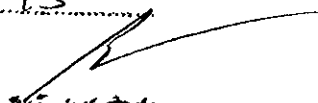
Operator  
Signature



Subregistrar  
Signature



ಇಲ್ಲಿಂದ 2002 ರಿಂದ 6905  
ಕರ್ನಾಟಕ ರಾಜ್ಯದ ಸರ್ಕಾರದಿಂದ 16  
6. ಈ ಕೆಳಗೆ ಸಹಿ ಮಾಡಿ

  
ಸಹಿ ಮಾಡಿ



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

C.S.No./Year: 007808/2008 of SRO: 1530(KEEESARA)

22/08/2008 13:36:31

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) NAREDDY KIRAN KUMAR PLOT NO 275 VEBNKATESHWARA NAGAR MEERPETHYD	
7	Manual Enclosure	Manual Enclosure	(EX) M.KANTHARAO PLOT NO 152 VIVEKANANDA COLONY KUKATPALLY HYD	
8	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY NEREDUCHERELA (VILLGAE & MANDAL)NALGONDA DIST	
9	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI (REP BY PARAMOUNT RESIDENCY) M.G. ROADSEC-BAD	

Witness  
Signatures

Operator  
Signature

Subregistrar  
Signature

*[Handwritten signature]*

ವ್ಯಕ್ತಿಯು 2008 ನಲ್ಲಿ ..... 6905  
ವ್ಯಕ್ತಿಯು ಮುಕ್ತವಾಗಿ ಕಾರ್ಯನಿರ್ವಹಿಸುತ್ತಿದ್ದು ..... 16  
ಈ ಕಾರ್ಯನಿರ್ವಹಣಾ ಪತ್ರವು ..... 16

ಪವ-02/2008

