

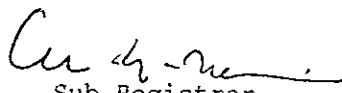


ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

P 360840

Date : 14-07-2008 Serial No : 28,075 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
HYD

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

For Whom :

PARAMOUNT BUILDERS
SECBADSALE DEED

This Sale Deed is made and executed on this the 26th 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, 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


Partner

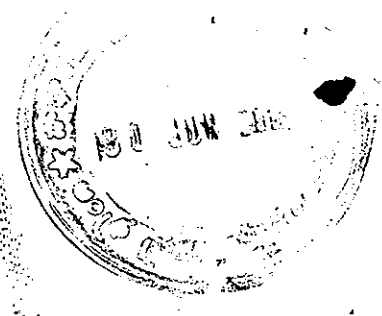
For Paramount Builders


Partner

Page - 1 -

పుస్తకము: 2008 నెంబర్ 6986
 పన్ను వేల మొత్తము వసూలముల నెంబర్ 16
 ఆ కేసునకు వసూలము

ఆ-02222
 (Handwritten signature)



ENDORSEMENT

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

By challan No. 790911 Dt. 21/08/08
 339000



- I. Stamp Duty:
 - 1. in the shape of stamp papers Rs. 100
 - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 23630
 - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs.
 - 4. adjustment of stamp duty u/s.16 of I.S. Act 1899, if any Rs.
- II. Transfer Duty:
 - 1. in shape of challan Rs.
 - 2. in the shape of cash Rs.
- III. Registration fees:
 - 1. in the shape of challan Rs. 1695
 - 2. in the shape of cash Rs.
- IV. User Charges
 - 1. in the shape of challan Rs. 100
 - 2. in the shape of cash Rs.

Total Rs 25525

(Handwritten signature)
 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.).

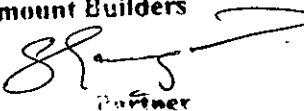
WHEREAS:

- 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 Mallaiah
 - 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 Paramount Builders

Partner

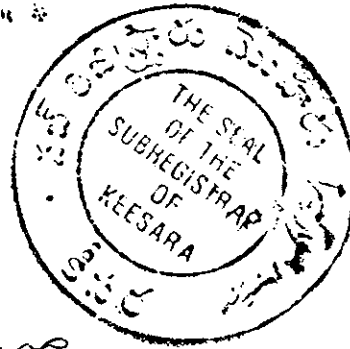
For Paramount Builders


Partner

వ పుస్తకము 200 వ సంఖ్య.....6986.....
 కస్తావేజు మొత్తం గా గిణముల సంఖ్య.....16.....
 ఈ గా గిణము వరుస సంఖ్య.....2.....

పబ్-రిజిస్ట్రార్

2008 సం||.....ఆగస్టు.....నెల.....26.....వ తేదీ
 1930 వ.శా.శనివారమున.....4.....వ తేదీ
 దినము.....1.....వరము.....2.....గంటల మధ్య
 రీజిస్ట్రేషన్ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి..K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ తప్పకము 1909లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా బాధులు చేసి రుసుము
 డా||.....1695.....లు చెల్లించినారు.
 వ్రాయబడినట్లు ఒప్పుకొన్నది
 పదమూ బాటన నేలు



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నిరూపించినది

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. 9/2007
 dated (9.01.07) registerer at SRO Shamirpet
 Ranga Reddy District.

① *[Handwritten signature]*

P. Pradeep H/o. P. Dharmraj ru service
 R/o. 1-10-263, New Bonempally, Subbar

② *[Handwritten signature]*

Umar Ramana Reddy, S/o. Anji Reddy
 Oo: service . S/o. 11-18/2, Road No. 2
 Green Hills Colony, Hyderabad

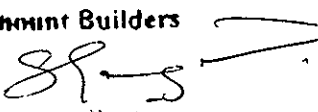
2008 సం||.....ఆగస్టు.....నెల.....26.....వ తేదీ పబ్-రిజిస్ట్రారు
 1930 వ.శా.శనివారమున.....4.....వ తేదీ దినము

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- E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:
- | | |
|------------------------------------|-------|
| a. Shri. B. Anand Kumar | - 27% |
| b. Shri. N. 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**

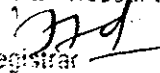
 Partner

For **Paramount Builders**

 Partner

పుస్తకము 2008 నంబర్ 6986
 దస్తావేజు మొత్తము వాగినముల సంఖ్య..... 16
 ఈ వాగినముల విలువ సంఖ్య..... 3

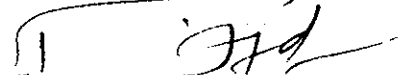
సబ్-రిజిస్ట్రారు

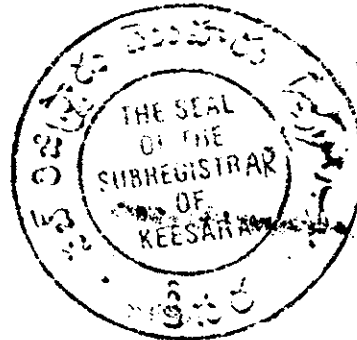
An amount of Rs. 23630 towards stamp duty
 including transfer duty and Rs. 16.25
 towards registration fee on the Market Value
 of Rs. 339000 was paid by me
 Party through challan Receipt No. 790911
 dated 21/08/08 at SBH Keesara (R. Keesara)


 Sub-Registrar
 Keesara

15 పుస్తకము 2008 నంబర్ (కా 1930) సంఖ్య
6986..... మొత్తముగా రిజిస్ట్రారు చేయబడినది. స్టాంపు
 విలువల సంఖ్య సంఖ్య 11539-1 6986 /2008
 జన్మించినది.

2008 నంబర్..... 8888 సంఖ్య..... 26..... పేజీ


 సబ్-రిజిస్ట్రారు అధికారి

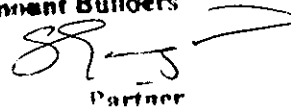


- K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. 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. '3C' having a super built-up area of 530^{sq} 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

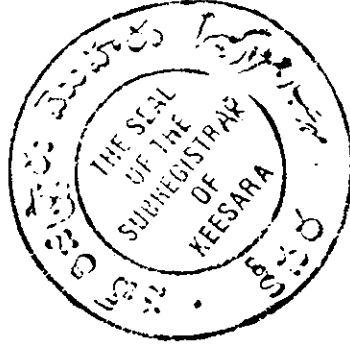

Partner

For Paramount Builders


Partner

పుస్తకము 2008 నంబరు 6986 ..
చట్టపాఠాభ్యాసము కారితముల సంఖ్య 16 ..
ఈ కారితముల కమన సంఖ్య 4 ..


సబ్-రెజిస్ట్రారు

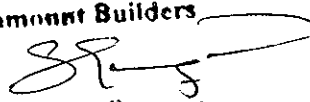


- R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

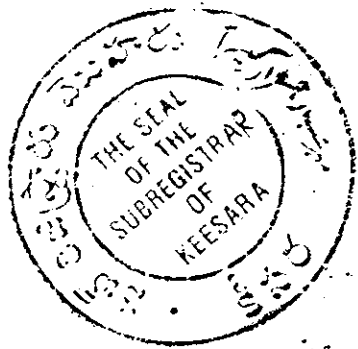
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 209 on second floor in block no. '3C', having a super built-up area of 530 sft. (i.e., 424 sft. of built-up area & 106 sft. of common area) in building known as Paramount 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

For Paramount Builders

Partner

ಇಲ್ಲಿನ 2008 ನಂ. 6906
ಕರ್ನಾಟಕ ರಾಜ್ಯದ ಕಾನೂನು ಸಂಖ್ಯೆ 16
6 ನೇ ಅಧಿಕಾರವಾಗಿ

ಪಂ-ಇಇಇಇಇ



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.

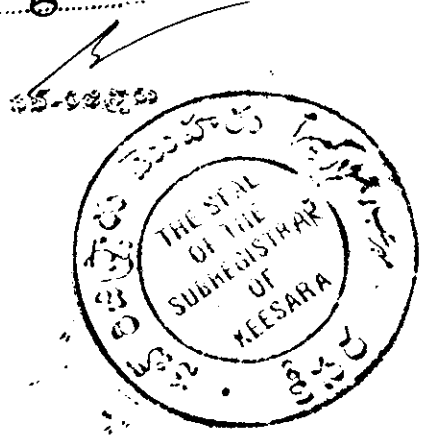
For Paramount Builders


Partner

For Paramount Builders


Partner

ಇತ್ತೀಚೆಯ 2008 ನಂ. 19 6986
ವಸ್ತುಗಳ ಪಟ್ಟಿಯು ಲೇಖನಿಯು ನಂ. 16
6. ಲೇಖನಿಯು ಲೇಖನಿಯು 6

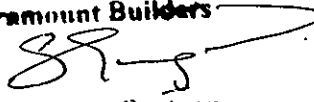


- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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.

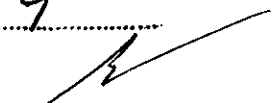
10. Stamp duty and Registration amount of Rs. 25,425/- is paid by way of challan no. 790911, dated 21.8.08 drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and an amount of Rs. 3,390/- paid by the way of pay order No. 142812, dated 21.8.08, HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

విప్లవము 2009 సం॥ పే 6986
వస్తావేళ విద్యార్థులు కలిగియుండు సంఖ్య 16
ఈ కాలమున పేరున సంఖ్య 7


పక్ష-విజ్ఞాపన



2009

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. '3C' 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

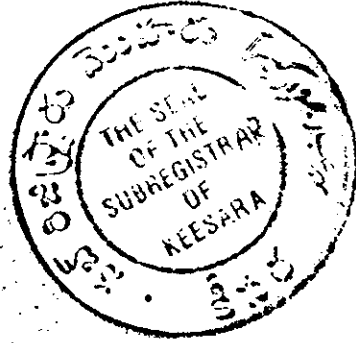
For Mr. B. Anand Kumar & Others

Soham Modi,
(GPA Holder)


BUYER

పుస్తకము 2008 సం॥ పు 6986
వస్తావేల మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితముల వదుల సంఖ్య 8

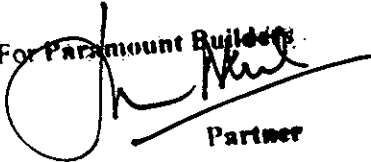
నవ-రిజిస్ట్రారు



ANNEXTURE -1 - A

1. Description of the Building : semi-deluxe flat bearing no. 209 on the second floor, in block '3C' 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/-

Date: 26.08.2008

For Paramount Builders

Partner

For Paramount Builders

Partner

Signature of the Executants

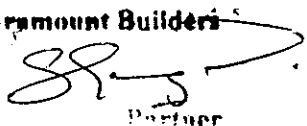
C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 26.08.2008

For Paramount Builders

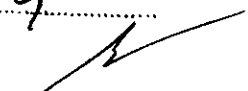
Partner

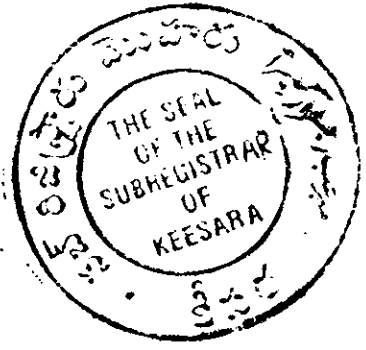
For Paramount Builders

Partner

Signature of the Executants



వైద్యకము 2005 నంబరు 6986
దస్తావేజు మొత్తము పోలికముల సంఖ్య 16
ఈ పోలికముల వరుస సంఖ్య 9


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 209 IN BLOCK NO. '3C'

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

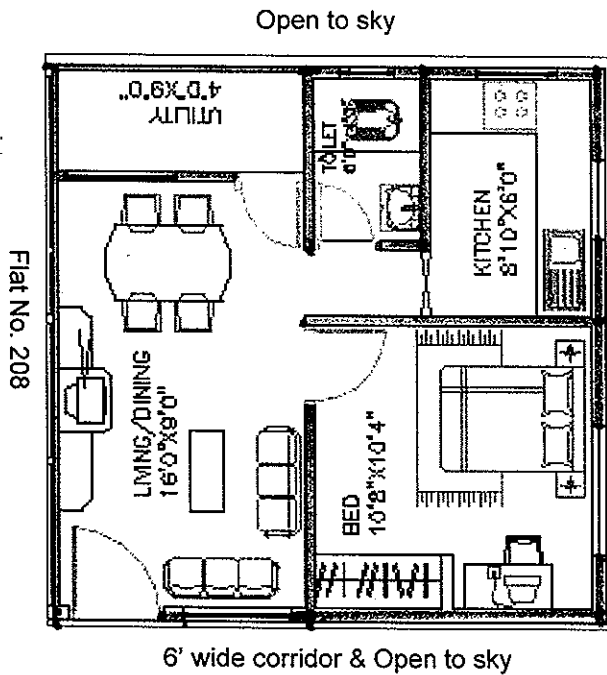
REFERENCE:
AREA: 34.76

SCALE:
SQ. YDS. OR

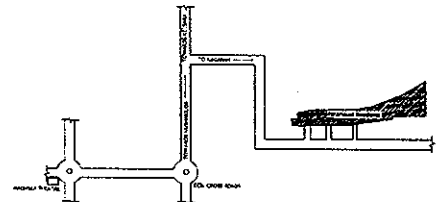
INCL: 
SQ. MTRS.

EXCL: 



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

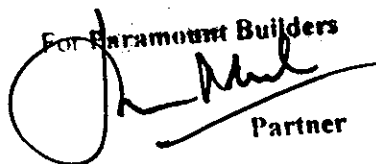



Location Map




WITNESSES:

- 
- 

For Paramount Builders

Partner

For Paramount Builders

Partner
SIG. OF THE VENDOR


SIG. OF THE BUYER









పుస్తకము 2008 సం: పే 6986
వస్త్రావేళా ఖైదీయము కారితముల సంఖ్య 16.....
ఈ కారితముల వయస్ సంఖ్య 10.....

పబ్-021224






Handwritten signature or stamp at the bottom center of the page.

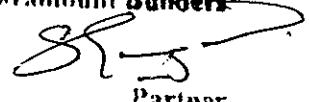
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDORS:</u></p> <p>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</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211, ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>MR. CHANDRA MOULI S/O. MR. S. MRUTHUNJAYA RAO R/O. 2-1-192 OLD NALLAKUNTA HYDERABAD - 500 044.</p>

SIGNATURE OF WITNESSES:

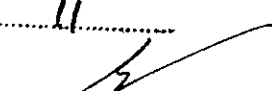
- 
- 

For Paramount Builders

Partner

For Paramount Builders

Partner
SIGNATURE OF THE EXECUTANTS



పుస్తకము 2906 సం॥ పే 6986
వస్త్రాల మొత్తము కలిపియు సంఖ్య 16
ఈ వాస్తవముల నిజమే సంఖ్య 11


పద-నిశ్చయము



HOUSEHOLD CARD

Card No. : PAP/15/200157
 F.P Shop No : 2762



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

Father/ Husband name : Sushil Kumar
 తండ్రి/భర్త పేరు : సుశిల్ కుమార్

బిర్తిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి /Occupation : Own Business

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

జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316/(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai

Family Members Details

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

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 D. P. Incharge

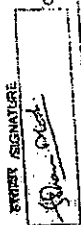
INDIAN UNION DRIVING LICENCE
 ఆంధ్ర ప్రదేశ్
 DRIVING LICENCE
 DLDA PG 1193822002
 PROBATIONARY
 K PRADYUMN
 2-3-6
 JATISWAR
 AMBERNOL
 HYDERABAD

30/07/2002 DUPLICATE

For Paramount Builders

 Partner

PERMANENT ACCOUNT NUMBER
 ABMP/PG/25H
 MR NAME
 SOHAM SATISH MODI
 MR MR / FATHERS NAME
 SATISH MANILAL MODI
 MR MR / DATE OF BIRTH
 18-10-1989

MR MR SIGNATURE


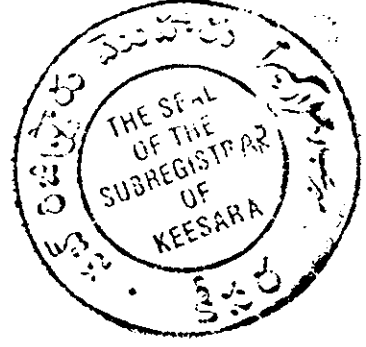
Chief Commissioner of Income-tax, Andhra Pradesh

For Paramount Builders

 Partner

విస్తరణము 2008 సం॥ పు 6986
చట్టబేరము విస్తరణము కారితముల సంఖ్య..... 16
ఈ కారితముల పేరిట సంఖ్య..... 12

సహ-రిజిస్ట్రారు




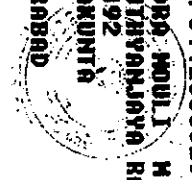

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLR/P011258592006

CHANDRA MOULI H
S KRUTHYAN, JYOTI RAO
MALLAKUNTR
HYDERABAD

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

Licensing Authority:
RTA-HYDERABAD-EZ

M0908271/06 **Class Of Vehicle** **Validity**

Non-Transport **MC** **13/05/2014**

Transport

Hazardous Validity

Badge No. **406771985**

Reference No. **RTA HYDERABAD - EAST**

Original LA **14/05/1984**

DOB **NIL**

Blood Gr. **NIL**

Date of 1st Issue **21/06/1985**

[Handwritten Signature]

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16
13

సబ్-రెజిస్ట్రారు



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

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

आयकर विभाग
INCOME TAX DEPARTMENT
गुडला प्रादेप कुमार
GUDLA PRADEEP KUMAR
DHANRAJ GUDLA
20/07/1984
Permanent Account Number
ALJPG7159C
Signature:

भारत सरकार
GOVT. OF INDIA

22082007

यस कार्ड के गहने नाम पर कृपया सूचित करें - जीयर्स :
आयकर विभाग इन्डिया, एन एस डी एन
पहले मंजिल, कान्हा मिल्स कॉम्प्लेक्स,
एस. बी. मार्ग, लोअर पार्ल, मुम्बई - 400 013.

If this card is lost someone's loss card is found,
please inform return to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Five-Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 01-22-2499 4650, Fax: 01 22-2495 0604,
e-mail: unitinfo@nsdl.co.in

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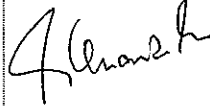
25-000000



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

C.S.No./Year: 007891/2008 of SRO: 1530(KESARA)

26/08/2008 12:46:42

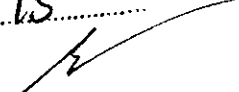
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) CHANDRA MOULI 2-1-192 OLD NALLAKUNTAHYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS 5-4-187/3 & 4 M.G.ROADSEC-BAD	
3	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT 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

ಇತ್ತೀಚೆಯ 2005 ನಂ: ೨ 6986
ಮತ್ತೊಂದು ದಾಖಲೆಯ ನಂ: 16
೬. ೨೦೦೫. ೨ ನಂ: ೨೨೨ 15


ಇ. ಸ. ರಾಜೇಶ್ವರಿ



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

C.S.No./Year: 007891/2008 of SRO: 1530(KESARA)

26/08/2008 12:46:42

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 BUILDERS) M.G. ROADSEC-BAD	


Witness
Signatures


Operator
Signature


Subregistrar
Signature

ವಿಧವೆ 2003 ನಂ 16 6986
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ನಂ 16
ಕ. ಸಂಖ್ಯೆ 16
16

2
25-02-2003

