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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. Chellam
S 648116

5201 10/7/09
Sl. No. Date Rs. 100=
Sold To *A. Ramesh*
S/o *A. Pochaiiah*
For Whom *Paramount Builders*

See

LEELA G CHIMALGI
STAMP VENDOR
Licence No. 1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

SALE DEED

This Sale Deed is made and executed on this the 29th day of July 2009 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

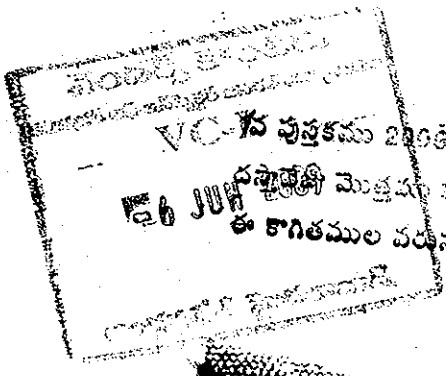
AND

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, Venkateshwara Nagar, Meerpet, Moulali, 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 39 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders
[Signature]

For Paramount Builders
[Signature]



VC-5 పుస్తకము 2009 నంబర్ 2946
 సాక్షి మొత్తము కార్యముల సంఖ్య 15
 ఈ కార్యముల వరుస సంఖ్య 101

వవ-రిజిస్ట్రారు

2009 సం॥ 16 JUN 2009 నెం. 1 నెం. ఆది
 1931 వ.శ.శ. 10 మాసం 10 నెం. ఆది
 వసూలు 2 మరియు 3 గంటల మధ్య
 తీవర నవ్ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ పత్రము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 పంపిణీ చేయబడ్డాయి. దాఖలు చేసి రుసుము
 రూ॥ 500/- లు చెల్లించినారు
 ప్రామాణ్యమును ఒప్పుకొన్నది
 పదమూ బాటస వ్రేలు



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. 01/2009
 dated/01.2009 registerer at SRO Bhowirpet
 Ranga Reddy District.



నిరూపించినది

①

Venkateswara Reddy S/p. Anji Reddy
 Oee: Service - R/A. 11-187/2, Rd no. 2
 Green Hills Colony, Sarbojnagar, Hyd

② A. Rajanar

B. RAJANAR S/p. MURUND MAD
 Oee: BUSINESS R/A. ATWAL, SEC. BAD

2009 సం॥ 16 JUN 2009 నెం. 1 నెం. ఆది
 1931 వ.శ.శ. 10 మాసం 10 నెం. ఆది

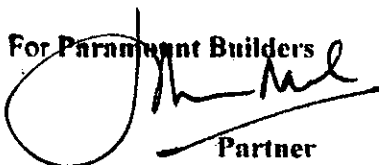
IN FAVOUR OF

MR. GHANSHYAM KUMAR CHANDORKAR, SON OF MR. RAJENDRA RAO CHANDORKAR, aged about 29 years, Occupation: Service, residing at H. No: 12-13-656/3, Street No. 14, Nagarjuna Nagar, Tarnaka, Secunderabad - 500 017, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

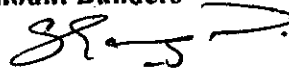
WHEREAS:

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

For Paramount Builders


Partner

For Paramount Builders


Partner

1వ పుస్తకము 2009 నంబరు 3946
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
 ఈ కాగితముల విలువ సంఖ్య

సబ్-రిజిస్ట్రారు

An amount of Rs. 23860 towards stamp duty including transfer duty and Rs. 5965 towards registration fee on the Market Value of Rs. 1,93,000 was paid by me Party through challan Receipt No. 221430 dated 30/11/09 at SH Keesara Br. Keesara

Sub-Registrar
Keesara

CERTIFICATE OF PAYMENT
 I CERTIFY that the following amounts have been paid in respect of this document:

- By challan No. 221430 Dt. 30/11/09
- I. Stamp Duty:** 1193000
1. in the shape of stamp papers Rs. 100
 2. in the shape of cash (u/s.41 of I.S. Act 1899) Rs. 23860
 3. in the shape of cash (u/s.41 of I.S. Act 1899) Rs.
 4. adjustment of stamp duty u/s.36 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. 5965
 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. 3025


SUB REGISTRAR
KEESARA



1వ పుస్తకము 2009 నంబరు (కా.క. 1931) నంబరు 3946... చెంబరుగా రిజిస్ట్రారు చేయబడినది. స్వామిం నిమిత్తం గుర్తింపు నెంబరు 1530-3946/2009 ఇవ్వడమైనది. 2009 నంబరు...

సబ్-రిజిస్ట్రారు అధికారి

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

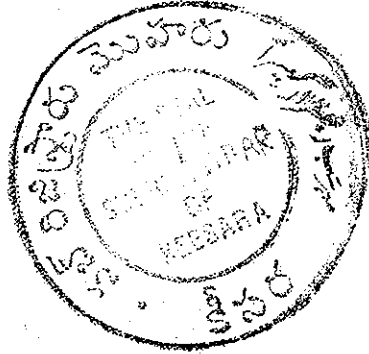
For Paramount Builders

 Partner

For Paramount Builders

 Partner

1వ వుత్తకము 2009 ప్యాపు 3946
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 3

పబ్లి-రిజిస్ట్రారు



- 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. 401 on fourth floor in block no. 'D' having a super built-up area of 1050 sft (i.e., 840 sft. of built-up area & 210 sft. of common area) together with undivided share in the scheduled land to the extent of 68.86 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 22 & 13, admeasuring about 15 and 100 sft. respectively. 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. 11,93,000/- (Rupees Eleven Lakhs Ninety Three 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

7వ పుస్తకము 2009 నా.పు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 49

పత్ర-లిజిస్టరు



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. 401 on fourth floor in block no. 'D', having a super built-up area of 1050 sft. (i.e., 840 sft. of built-up area & 210 sft. of common area) in building known as Paramount Residency together with:
 - a. Undivided share in scheduled land to the extent of 68.86 sq. yds.
 - b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 22 & 13, admeasuring about 15 and 100 sft. respectively.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. 11,93,000/- (Rupees Eleven Lakhs Ninety Three Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
 - i. Rs. 6,00,000/- (Rupees Six Lakhs Only) paid by way of Cheque No. 498925, dated 15.07.2009, drawn on State Bank of India, St' Mary Road Branch, Secunderabad, issued by RACPC, SBI, Secunderabad.
 - ii. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of Cheque No. 246041, dated 29.07.09, drawn on SBI, ECIL Branch, Hyderabad.
 - iii. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of Cheque No. 246042, dated 29.07.09, drawn on SBI, ECIL Branch, Hyderabad.
 - iv. Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of Cheque No. 246033, dated 02.06.09, drawn on SBI, ECIL Branch, Hyderabad.
 - v. Rs. 83,000/- (Rupees Eighty Three Thousand Only) paid by way of Cheque No. 246040, dated 05.07.09, drawn on SBI, ECIL Branch, Hyderabad.
 - vi. Rs. 10,000/- (Rupees Ten Thousand Only) paid by way of Cheque No. 246032, dated 21.05.09, drawn on SBI, ECIL Branch, Hyderabad.
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.

For Paramount Builders


Partner

For Paramount Builders

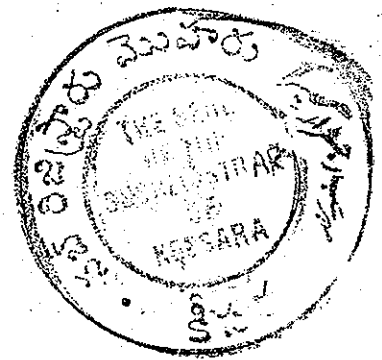

Partner

1వ వృత్తకము 2009 నా.పు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 5

పబ్లికేషన్లు



4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the 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.

For Paramount Builders

Partner

For Paramount Builders

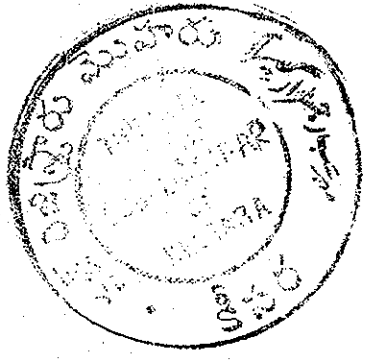
Partner

1వ వృత్తకము 20000 వ్య.పు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 69

పల్లెటూరి

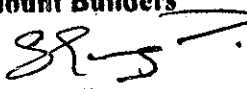


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various 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.
- 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. 29,925/- is paid by way of challan no. 271430, dated 30.7.09 drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 11,930/- is paid by way of D.D No. 150262 dated 29.7.09 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

సంవత్సరము 2009 నంబరు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల పరుస సంఖ్య 47

ప్రతి-రిజిస్ట్రారు



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

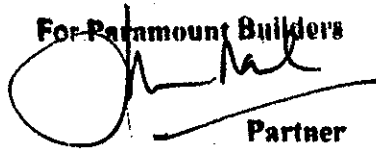
All that portion forming semi finished semi-deluxe apartment bearing flat no. 401 on the fourth floor in block no. 'D' admeasuring about 1050 sft. of super built-up area (i.e., 840 sft. of built-up area & 210 sft. of common area) together with proportionate undivided share of land to the extent of 68.86 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 22 & 13, admeasuring about 15 and 100 sft. respectively., 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:

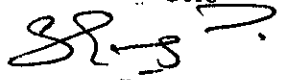
North By	6' wide corridor & Open to Sky
South By	Open to sky
East By	6' wide corridor & Open to Sky
West By	Flat No. 402

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

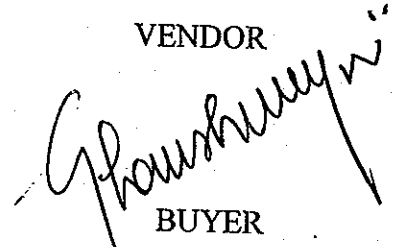
WITNESS:

1. 
2. 

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR


BUYER

1వ పుస్తకము 2009 చొప్పు 3946
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 2


వకీల-రజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 401 on the fourth floor, in block 'D' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure -- (semi - finished)
2. Age of the Building : New
3. Total Extent of Site : 68.86 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 115 sft. Parking space for Two wheeler & Car Parking
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1050 sft
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,93,000/-

Date: 29.07.2009

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.

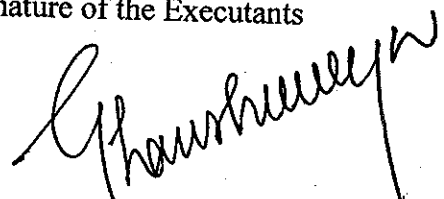
Date: 29.07.2009

For Paramount Builders

Partner

For Paramount Builders

Partner

Signature of the Executants

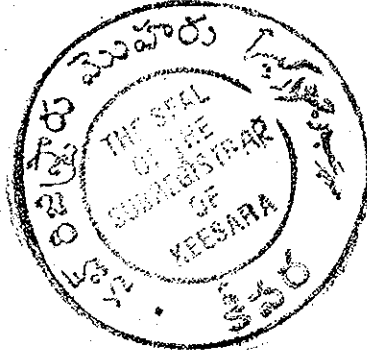


బి.ఎ. పరీక్షలు 2009 నంబర్ 39/6

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వదున సంఖ్య 1

సచివ-రచిస్తారు



REGISTRATION PLAN SHOWING

FLAT NO. 401 IN BLOCK NO. 'D'

ON THE FOURTH FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)

SITUATED AT

NAGARAM VILLAGE,

KEESARA

MANDAL, R.R. DIST.

VENDOR:

M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYERS:

MR. GHANSHYAM KUMAR CHANDORKAR, SON OF MR. RAJENDRA RAO CHANDORKAR

REFERENCE:

AREA: 68.86

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

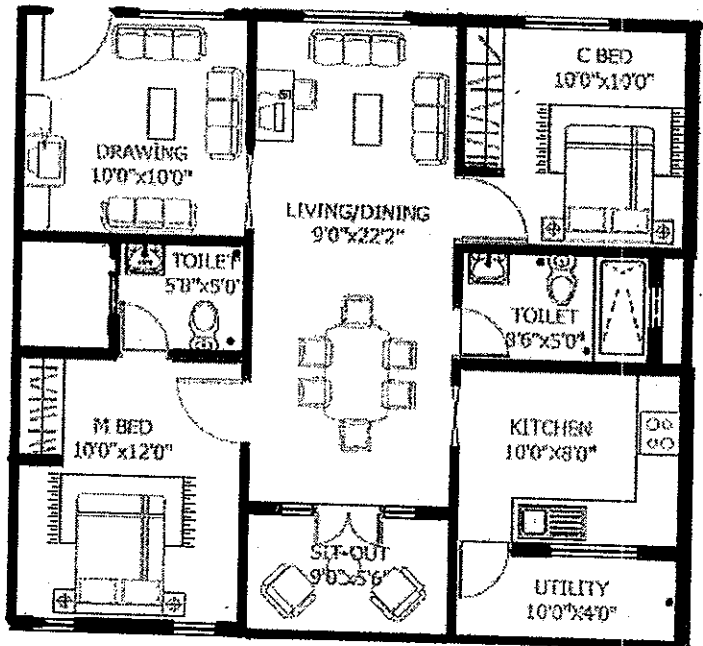


Total Built-up Area = 1050 sft.
Out of U/S of Land = Ac. 3-04 Gts.

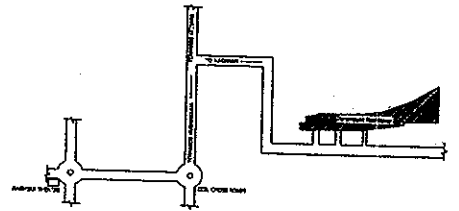
Open to sky & 6' wide corridor



Flat No. 402



Open to sky & 6' wide corridor



Location Map

Open to Sky

For Paramount Builders

[Signature]
Partner

For Paramount Builders

[Signature]
Partner

WITNESSES:

- [Signature]*
- [Signature]*

SIG. OF THE VENDOR

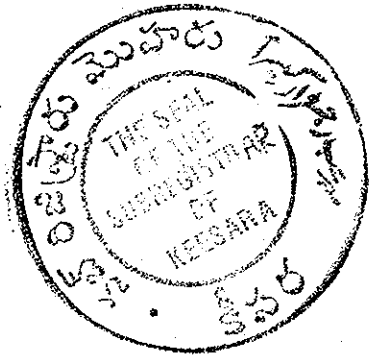
[Signature]
SIG. OF THE BUYER

దేవులకము 2009 నంబరు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 10

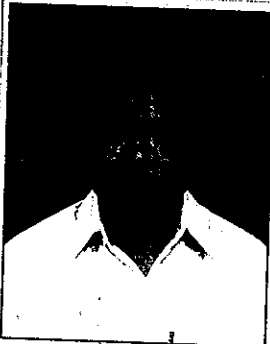
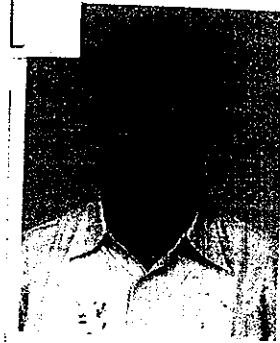
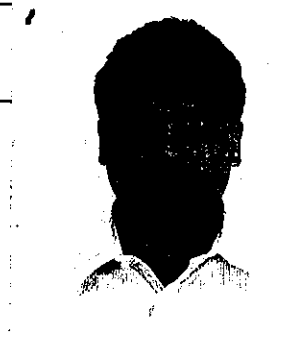
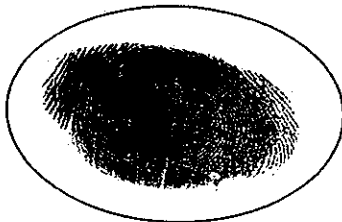
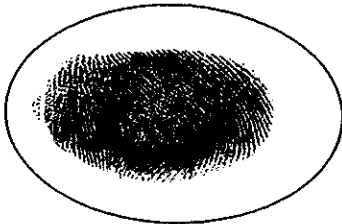
సబ్-రిజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3&4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
REPRESENTED BY ITS 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
VIDE DOC. NO. 1/2007 Dt: 11/01/2007:

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

BUYER:

MR. GHANSHYAM KUMAR CHANDORKAR
S/O. MR. RAJENDRA RAO CHANDORKAR
R/O.H. NO: 12-13-656/3
STREET NO. 14, NAGARJUNA NAGAR,
TARNAKA, SECUNDERABAD - 500 017

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

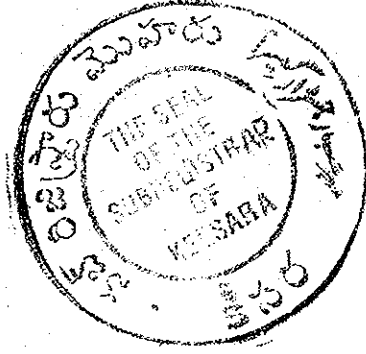
SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009 నా.పు 29/6/11

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 11

పవరజిస్ట్రారు



भारत एलेक्ट्रॉनिक्स
BHARAT ELECTRONICS

QUALITY TECHNOLOGY INNOVATION

(A Govt. of India Enterprise, Ministry of Defence)



GHANSHYAM KUMAR CHANDORKAR
SUPERVISOR

Badge St.No. 212818/01/A
Issue Date 25/08/2006
Valid Upto 15/02/2011
Blood Group O +ve
Tel No. (O) 040 - 2719 4208
(R) 9441822620
ID Marks A MOLE ON LEFT CHEEK

Ghanshyam
Holder's Signature

If found please return to

BHARAT ELECTRONICS LIMITED
Industrial Estate, Nacharam
Hyderabad - 500 076
Tel : +91 - 040 - 2715 0113 to 117

#081 055271E

Ghanshyam

1వ పుస్తకము 2003 సం.పు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల పదున సంఖ్య 12

సచివశ్రీ





HOUSEHOLD CARD

No. : 10029008
 Top No. : 767

Name of Head of Household : Gangwal Samir
 పండ్ల/పేర : గంగవల్ గూడ
 Father/Husband name : Sushil Kumar
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి/Occupation : Own Business

వంట.నెం./House No. : 8-2-293/82A/1211
 రోడ్ /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 of 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
 Jubileo Hills club,
 Jubilee Hills

27/01/2006
 D. Srinivasulu Reddy
 D. Srinivasulu Reddy

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSBP8104E

PERMANENT ACCOUNT NUMBER
 ABMPM6725H

श्री नाम
 SOHAM SATISH MODI

श्री नाम / FATHER'S NAME
 SATISH MANILAL MODI

श्री पुरा / DATE OF BIRTH
 16-10-1969

श्री अधिकारी / SIGNATURE
 D. Srinivasulu Reddy

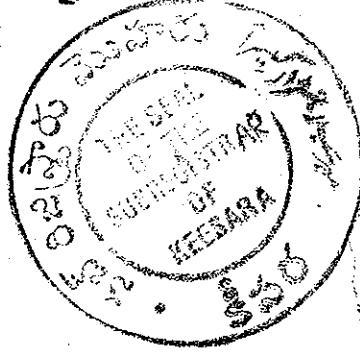
श्री अधिकारी / OFFICIAL
 D. Srinivasulu Reddy

1వ పుస్తకము 2009 ప్యాపు 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 13



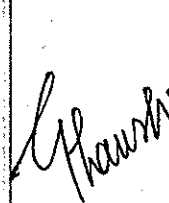
సబ్-రిజిస్ట్రారు




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

C.S.No./Year: 003987/2009 of SRO: 1530(KESARA)

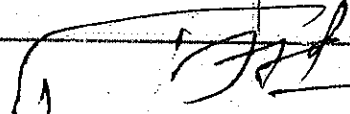
01/08/2009 17:14:15

SIN o.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) GHANSHYAM KUMAR CHANDORKAR R/O.H.NO.12-13- 656/3,ST NO.14, NAGARJUNANAGAR,TARNAKA,SEC UNDERABAD-17	
2	Manual Enclosure	Manual Enclosure	(EX) PRAMOUNT BUILDERS REP BY SOHAM MODI O/O.5-4-187/3 & 4,II FLOOR,M.G.ROAD,SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL O/O.5-4-187/3 & 4,II FLOOR,M.G.ROAD,SECUNDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.VENKATESHWARA NAGARMOULA-ALI HYD	
5	Manual Enclosure	Manual Enclosure	(EX) NAREDDY KIRAN KUMAR PLOT NO 275, VENKATESHWARA NAGAR MEERPETMOULA-ALI HYD	

Witness


Operator

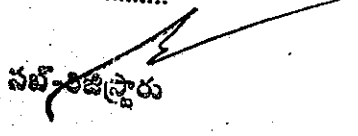
Subregistrar



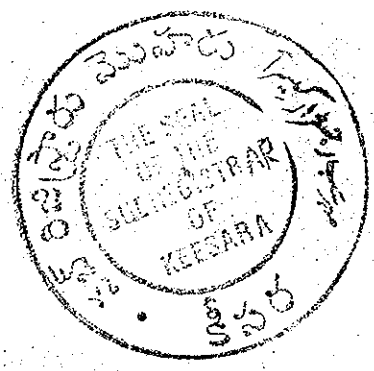
..... 3946

దస్తావేజు మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితముల వరుస సంఖ్య 14


పబ్లికేషన్లు

.....



Signatures

Signature

Signature

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

C.S.No./Year: 003987/2009 of SRO: 1530(KESARA)

01/08/2009 17:14:15

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) M.KANTHA RAO PLOT NO.152,VIVEKANANDA NGR,CLNY,KUKATPALLY,HYDE RABAD.	
7	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY NEREDUCHERELA VILLAGENALGONDA DIST	
8	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI (AGPA) O/O.5-4-187/3 & 4,II FLOOR,M.G.ROAD,SECUNDERABAD	

Witness
Signatures

Operator
Signature

Subregistrar
Signature

1వ పుస్తకము 2009 ప్కపు 3946
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 15

సబ్-రిజిస్ట్రారు

