

SCANNED

5459/09



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ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
Z 291549

LEELA G. CHIMALGI
STAMP VENDOR
S.V.L.No.32/1998, No.1/2009
5-4-76/A, Gollar Ranigunt,
SECUNDERABAD-500 003.

Sl.No. 7387 Date 10/19/09 Rs. 1000

Sold To: A. J. Suman

S/o: A. Parthabai

For Whom: Paramount Builders

SALE DEED

This Sale Deed is made and executed on this the 2nd day of November 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 Smt. Snehlata Gangwal, W/o. Shri. S. K. Gangwal, aged about 52 year, Occupation: House-wife, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

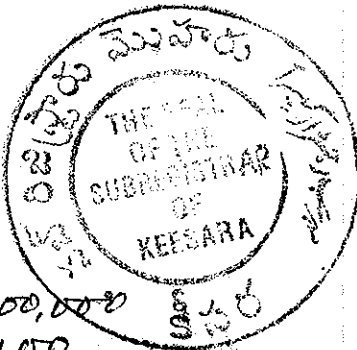
1. MR. B. ANAND KUMAR, SON OF MR. B. N. RAMULU, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040.
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venkateshwara Nagar, Moula -Ali, Hyderabad-40.
3. SRI. 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 Nereducherala (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]
Partner

For Paramount Builders
[Signature]
Partner

పాపానామకము కచ్చితముల నంబు SLE 59
 కచ్చితముల వచ్చు నంబు 16
 కచ్చితముల వచ్చు నంబు 1
18 AUG 2009
 సవ-రిజిస్ట్రారు



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

By challan No. 174-736 Dt. 2-11-09

I. Stamp Duty:	
1. in the shape of stamp papers	Rs 10,00,000
2. in the shape of stamp (u/s. 41 of the Act 1956)	Rs 100
3. in the shape of stamp (u/s. 41 of the Act 1956)	Rs 20000
4. adjustment of stamp (u/s. 16 of the Act 1956) 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 5000
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	<u>25200</u>


SUB REGISTRAR
KEESARA

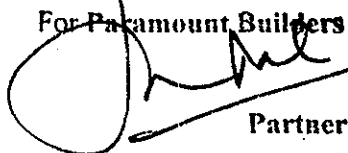
INFAVOUR OF

MR. DAYANAND THAKUR, SON OF MR. LALJI THAKUR, aged about 42 years, Occupation: Service, residing at Qtr. No. 18, Block-3, Type-3, I. G. Mint Qtrs, I.D.A, Phase -II, Cherlapally, Hyderabad - 500 051, 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

పుస్తకము 2007 వ సం॥ పు..... 1459.....

చట్టావేశ మొత్తం కారితముల సంఖ్య..... 16.....

గృహ కారితము వరుస సంఖ్య..... 2.....

(Handwritten signature)
సర్ - రిజిస్ట్రార్

నమోదించిన వలె..... 2..... వ తేది

కారితముల సంఖ్య..... 11..... వ తేది

..... 11..... పంపు..... 12..... గంటల మధ్య

..... రిజిస్ట్రారు ఆఫీసులో

చట్టమతి..... K. Prabhakar Reddy.....

విదేశీయ వలె చట్టము 1908 లోని సెక్షన్ 32.ఎ ను

అనుసరించి సమర్పించిన వలె ఫాలో గ్రాపులు

మరయు కేలిములతో సహా వాఖలు చేసి రుసుము

పా..... 1000..... లా చెల్లించారు.

వ్రాసినట్లు ఒకప్పుడు

విషయ బొటన వేలు



(Handwritten signature)

(Handwritten signature)



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. 01/2007 dated 11.01.07 registerer at SRO, Shamirpet Ranga Reddy District.

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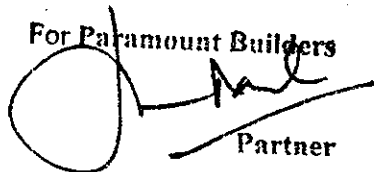
Venkataram Reddy S/o. Anji Reddy Occ: Service R/o. 11-187/2 Rd No. 2. Green Hills colony Saroornagar. Hyderabad.

B. Raj Kumar

B. RAJ KUMAR S/o. MURUNA RA Occ: BUSINESS. R/o. AIWAL. SEC-BAD.

2009 సం॥ పు..... నవంబర్..... వెల..... 2..... వ తేది సబ్-రిజిస్ట్రారు
1931 వ కౌ.శ. సం. కారితముల సంఖ్య..... 11..... వ తేది కేసర.

- 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/P1g/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 sq.ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Paramount Builders

Partner

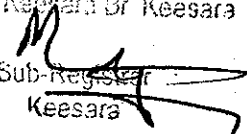
For Paramount Builders

Partner

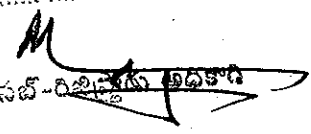
1వ పుస్తకము 2009 నం. ప్ల 5459
 పస్టావేజు మొత్తము రిజిట్రేషన్ వరకు 16
 ఈ కాగితముల వరుస పంపు 3


 సబ్-రిజిస్ట్రారు

An amount of Rs. 2000 towards stamp duty
 including transfer duty, and Rs. 5000
 towards registration fee on the Market Value
 of Rs. 1000 000 was paid by me
 Party through challan No. 64736
 dated 2/11/09 at Sub Registrar Br Keesara


 Sub-Registrar
 Keesara

1వ పుస్తకము 2009 నం. (ఐ.ఐ. 1931) పంపు
 5459 మంబరూ రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 వివరం గుర్తింపు నెంబరు 1530-5459/2009
 ఇవ్వబడినది.
 2009 నం. 2 వవరకు 2 వ తేదీ


 సబ్-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. 508 on fifth floor in block no. '2C' having a super built-up area of 530 sft., together with undivided share in the scheduled land to the extent of 34.76 sq. yds., and a reserved parking space for two wheeler on the stilt floor bearing no. 44, 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.

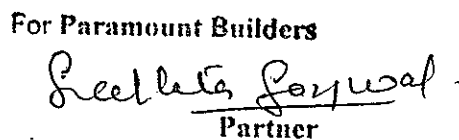
O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire 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. 10,00,000/- (Rupees Ten Lakhs 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

1వ పుస్తకము 2009 నా పు 2459
దస్త్రావేళ మొత్తము కారితముల సంఖ్య 16
ఈ కారితముల / పాద సంఖ్య 4


పద-06/12/2009



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. 508 on fifth floor in block no. '2C', 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. 44, 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. 10,00,000/- (Rupees Ten Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 6,13,000/- (Rupees Six Lakhs Thirteen Thousand Only) paid by way of D. D. No. 442233, dated 29.10.2009, for being Housing Loan issued by Axis Bank Ltd, Service Branch, Hyderabad.
 - ii. Rs. 2,32,398/- (Rupees Two Lakhs Thirty Two Thousand Three Hundred and Ninety Eight Only) paid by way of D. D. No. 442234, dated 29.10.2009, for being Housing Loan issued by Axis Bank Ltd, Service Branch, Hyderabad.
 - iii. Rs. 60,000/- (Rupees Sixty Thousand Only) paid by way of cheque No. 421075, dated, 25.08.2009, drawn on UTI Bank, A. S. Rao Nagar Branch, Hyderabad.
 - iv. Rs. 5,000/- (Rupees Five Thousand Only) paid by way of cheque No. 421074, dated, 12.08.2009, drawn on UTI Bank, A. S. Rao Nagar Branch, Hyderabad.
 - v. Rs. 89,602/- (Rupees Eighty Nine Thousand Six Hundred and Two Only) paid by way of cheque no. 232547, dated 31.10.2009, Axis Bank Ltd., drawn on A. S. Rao Nagar 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.

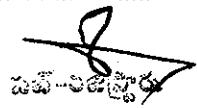
For Paramount Builders

Partner

For Paramount Builders

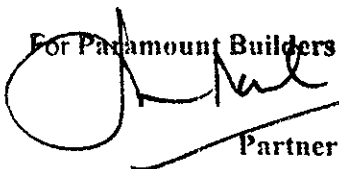

Partner

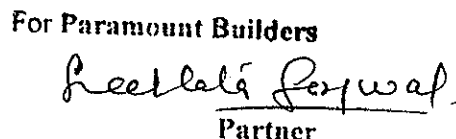
15 వ పుస్తకము 2000 నుంచి 3459
దస్తావేజు మొత్తము తొగితముల సంఖ్య 16
ఈ తొగితముల వశము సంఖ్య 5


పబ్లికేషన్స్

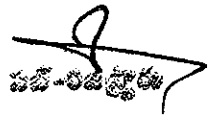


3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of 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.
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.

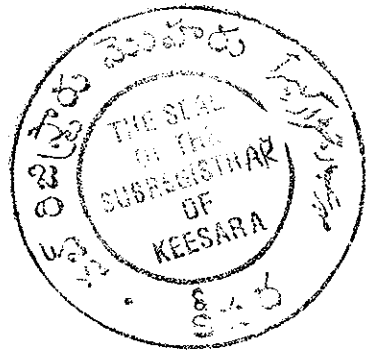
For Paramount Builders

Partner

For Paramount Builders

Partner

1వ పుస్తకము 2009 నం. పు 5459
దస్తావేజు యొక్క కాగితముల సంఖ్య 16
ఈ కాగితముల వరుస సంఖ్య 6

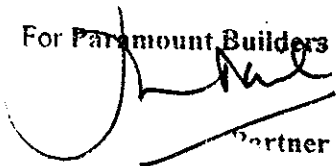

పబ్లికేషన్స్

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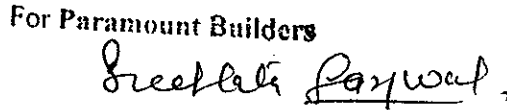


- c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which 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.
- 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.

For Paramount Builders


Partner


For Paramount Builders

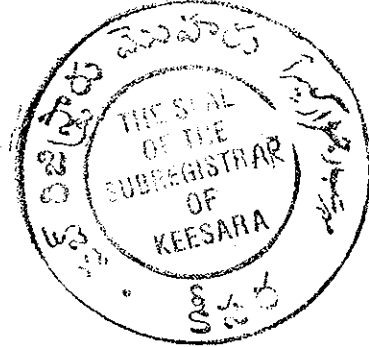

Partner

15 వట్టకమా 2009 మా. పు 5457

ఉస్తావీజా మొత్తము కారితముల సంఖ్య 16

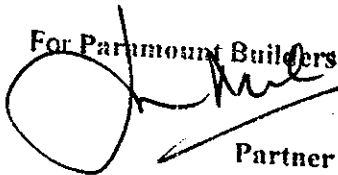
* కారితముల చదువ సంఖ్య 7


పేజీ-రెజిస్ట్రార్



- 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. 25,100/- is paid by way of challan no. 174726, dated 02.11.2009, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and an amount of Rs. 10,000/- paid by the way of pay order No. 152168, dated 31.10.2009, HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

Partner

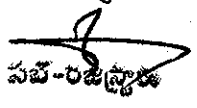
For Paramount Builders

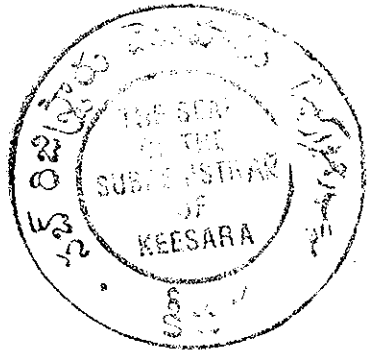

Partner

సంఖ్య: 2009 ము.పు 259

దస్తావేజు మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితముల వరుస సంఖ్య


సబ్-రజిస్ట్రార్



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 deluxe apartment bearing flat no. 508 on the fifth floor in block no. 2C, admeasuring 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. 44, 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. 507
South By	Flat No. 509
East By	Open to sky
West By	6' wide corridor

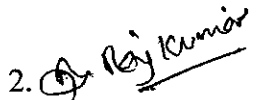
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

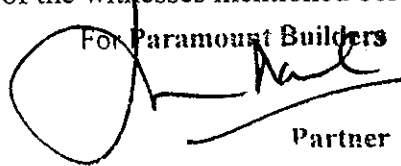
WITNESS:

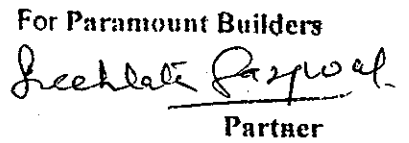
1.



2.



For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR


BUYER

ప పుస్తకము 2009 చు. ను. 5459

దస్త్రావేదిక మొత్తము కారితముల చు. ను. 16

ఈ కారితముల పనుల సంఖ్య 9


సబ్-రిజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 508 on the fifth floor, in block '2C' 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
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) In the Ground Floor : 15 sft. Parking space for Two wheeler
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor : 530 sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,00,000/-

For Paramount Builders



Partner

For Paramount Builders



Partner

Signature of the Executants

Date: 02.11.2009

C E R T I F I C A T E

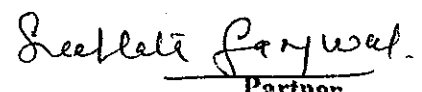
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Paramount Builders



Partner

For Paramount Builders



Partner

Signature of the Executants

Date: 02.11.2009



సంపుటకమా 2000 (కా.వి) 5459
దస్తావేజు యొక్క సమాఖ్య సంఖ్య 16
ఈ కౌగితముల వరుస సంఖ్య 10


సహ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 508 IN BLOCK NO. '2C'

ON THE FIFTH 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

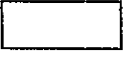
MRS. SNEHLATA GANGWAL, WIFE OF MR. S. K. GANGWAL

BUYER: MR. DAYANAND THAKUR, SON OF MR. LALJI THAKUR

REFERENCE:
AREA: 34.76

SCALE:
SQ. YDS. OR

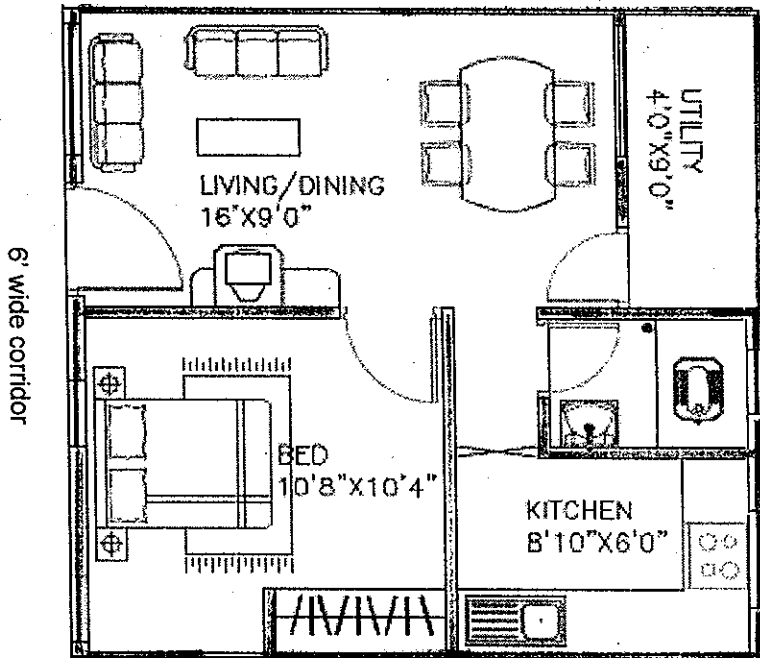
INCL: 
SQ. MTRS.

EXCL: 

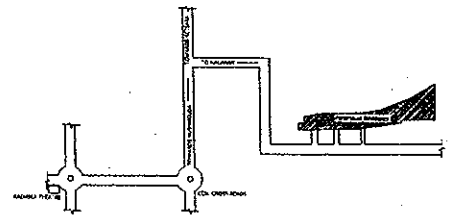
Total Built-up Area = 530 sft.
Out of U/S of Land = Ac. 3-04 Gts.



Flat No. 507



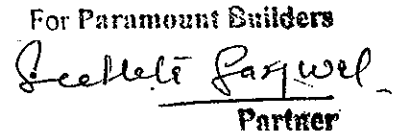
Location Map



Flat No. 509


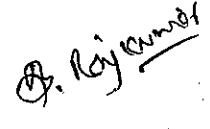
For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

WITNESSES:

- 1. 
- 2. 


SIG. OF THE BUYER

1వ పుస్తకమాదిరిని ఇచ్చి 5459



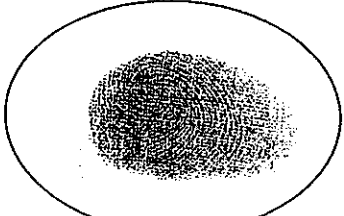
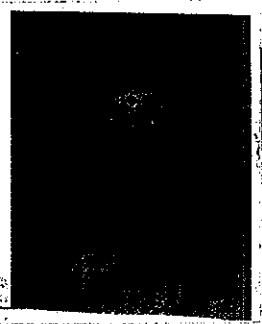
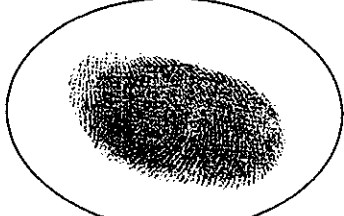

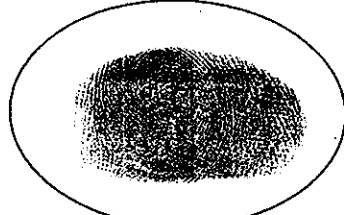
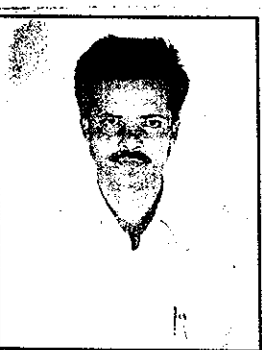
దస్తావేజులు తెలియజేసిన కాలములోనివిగా నిరూపించి 16

ఈ కాగితముల వలన వచ్చు 11


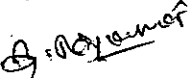

పబ్-రిజిస్ట్రారు



**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
			VENDOR: M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. SMT. SNEHLATA GANGWAL W/O. SHRI. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034. <u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 1/2007 Dt: 11/01/2007:</u> 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. DAYANAND THAKUR S/O. MR. LALJI THAKUR R/O. QTR. NO. 18, BLOCK-3 TYPE-3, I. G. MINT QTRS I.D.A, PHASE -II CHERLAPALLY HYDERABAD - 500 051
			
			
			

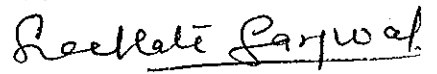
SIGNATURE OF WITNESSES:

- 
- 

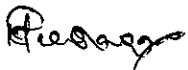
For Paramount Builders


Partner

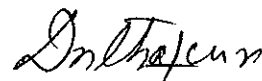
For Paramount Builders


Partner
SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

15 పుస్తకము 2000 చుట్ట 5469

దస్తావేజు మొత్తము కొనినదినము నోట్లు 16


ఈ కొనితముల విరుస పంఖ్య 12


8
పద-రబియ్యరు



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E


 Signature



 10062000

PERMANENT ACCOUNT NUMBER
ABMPM6725H

YOUR NAME
SORAM SATISH MODI

FOR THE FATHER'S NAME
SATISH MANILAL MODI

YOUR DOR (DATE OF BIRTH)
18-10-1969

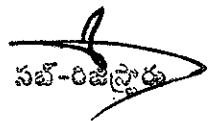
YOUR SIGNATURE


FOR THE OFFICER'S USE ONLY
 Chief Commissioner of Income-tax, Hyderabad

1వ పుస్తకము 2009 వ: కి 5459

దస్తావేజు మొత్తము కాగితముల సంఖ్య 16

ఈ కాగితముల విరుస సంఖ్య 13


సబ్-రిజిస్ట్రారు





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Sneh Lata	Wife	21/06/46	60

DPL No. 102
Jubilee Hills club,
Jubilee Hills

Srinayana
27/01/2004
DPL Incharge

HOUSEHOLD CARD

Card No. : 762
F.P. Shop No. : 762
పేరు : గంగవల్ సుశిల్ కుమార్

Name of Head of Household : Gangwal Sushil Kumar
పండ్రి/అర్థ పేరు : గంగవల్ సుశిల్ కుమార్

Father/ Husband name : Gandee Lal
పుట్టిన తేదీ/Date of Birth : 17/Sep/42
వయస్సు/Age : 64
వృత్తి/Occupation : Employee-Private

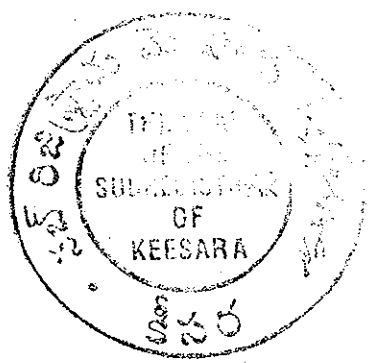
ఇంటి నెం./House No. : 8-2-293/82/A/1211
రోడ్/Street : ROAD NO60
Colony : J HILLS
Ward : 8 / Ward-8
Circle : 7 / Circle VII

జిల్లా/District : హైదరాబాద్ / Hyderabad
Annual Income (Rs.) : 300,000
LPG Consumer No. (1) : 608157/(Single)
LPG Dealer Name (1) : B S Enterprises,HPC
LPG Consumer No. (2) : /
LPG Dealer Name (2) :



1వ పుస్తకము 2000 పేజీలు 259
దస్తావేజు మొత్తము కాగితములు 16
ఈ కాగితముల చదువ సంఖ్య 14

8
సబ్-రిజిస్ట్రారు



भारत सरकार टंकमाल, हैदराबाद.
INDIA GOVERNMENT MINT, HYD.

भारत प्रतिभूति मुद्रण तथा मुद्र निर्माण निगम
A Unit of Security Printing and Minting Corporation of India Ltd.
(wholly owned by Govt. of India)



नाम/Name : DAYANAND THAKUR
कर्म कोड सं/E.C.No. : 2260
जन्मतिथि/D.O.B. : 01-January-1967
पदनाम/Desig : L.D.C.
अनुभाग/Section : Accounts
Date of issue : 28-04-2006
Valid upto : 30-04-2011
Blood Group : B +ve

पहचान चिह्न/Id. Marks: A scar on below right eye.

Dayanand Thakur
हस्ताक्षर/Signature

Dayanand Thakur
मुख्य प्रशासन अधिकारी
Chief Administrative Officer

अनुदेश/INSTRUCTIONS

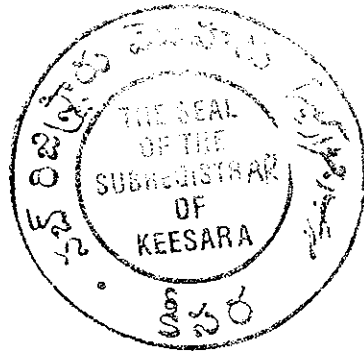
1. जिस व्यक्ति को यह कार्ड जारी किया गया है वह उसकी सुरक्षित अभिरक्षा हेतु उत्तमदायी है।
 2. स्थानान्तर, त्यागपत्र, पदच्युति अथवा सेवा निवृत्ति की स्थिति में जारी करनेवाले प्राधिकारी को कार्ड समर्पित करना आवश्यक है।
 3. गुम हो जाने की स्थिति में पास वाले थाने में और मुख्य प्रशासनिक अधिकारी, भा.स. टंकमाल, हैदराबाद को तत्काल तथ्य से अवगत करवाया जाना चाहिए।
- टिप : यदि मूलक्षमक के अतिरिक्त अन्य किसी व्यक्ति को यह कार्ड मिले तो कृपया पास वाले थाने में या मुख्य प्रशासनिक अधिकारी, भा.स. टंकमाल, आई.डी.ए., फेज. II, चेरलापल्ली, हैदराबाद-500 051 को व्यक्तिगत रूप में या डाक द्वारा नोटा दें।

NOTE: IF FOUND BY ANY OTHER PERSON OTHER THAN BONAFIDE HOLDER PLEASE RETURN TO THE NEAREST POLICE STN. OR CHIEF ADMN. OFFICER. I.G.MINT, IDA PHASE II, CHERLAPALLY, HYD-051 IN PERSON OR POST. PHONE NO'S. 27261731/32/33/34 (4 LINES), 27260237

Dayanand Thakur

1వ పుస్తకము 2000 పు. పు. 5457
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితముల వరుస సంఖ్య 15




సబ్-రిజిస్ట్రారు




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

C.S.No./Year: 005656/2009 of SRO: 1530(KEESARA)

02/11/2009 11:51:14

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) DAYANAND THAKUR R/O. QTR NO. 18, BLOCK-3, PHASE-II, CHERLAPALLY, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S.PARAMOUNT BUILDERS REP BY SOHAM MODI O/O.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDER ABAD	
3	Manual Enclosure	Manual Enclosure	(EX) SNEHLATA GANGWAL O/O.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDER ABAD	
4	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.10, VENKATESHWARA NAGAR,MOULA-ALI, HYDERABAD	
5	Manual Enclosure	Manual Enclosure	(EX) NAREDDY KIRAN KUMAR P.NO.275, VENKATESHWARA NAGAR,MEERPET,MOULA-ALI, HYDERABAD	

Witness Signatures


B. Raj Kumar

Operator Signature



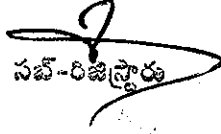
Subregistrar Signature



పాప్యుకణం పరిధి కు పు 5459

రస్సావేజా డెవలప్మెంట్ కార్పొరేషన్ సెంట్రాల్ 16

ఈ కౌగితములు వరుస నంబర్లు 16


సబ్-రిజిస్ట్రారు

