



AKK
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CS
4587

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl. No. 6661 Date 13/8/09 Rs. 100/-

Sold To A. Phani

S/o A. Pradeep

SALE DEED

For Whom Paramount Builders

This Sale Deed is made and executed on this the 11th day of September 2009 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 54-187/3 & 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 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

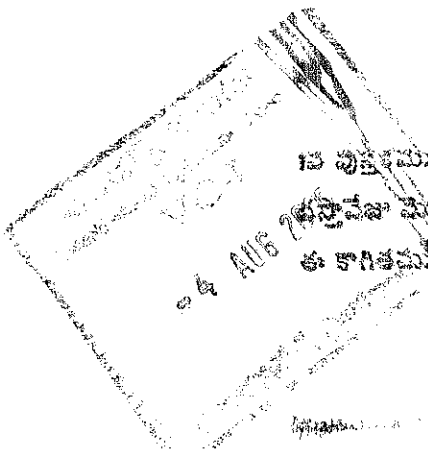
1. MR. B. ANAND KUMAR, SON OF MR. B. N. RAMULU, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040.
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40.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

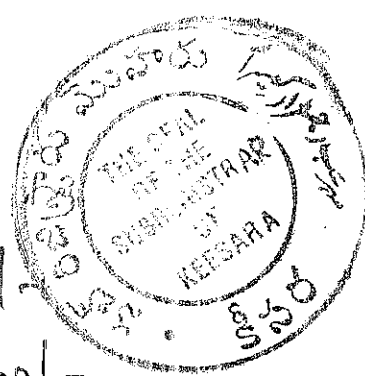
For Paramount Builders
[Signature]
Partner

7 039374
LEELA C CHIMALGI
STAMP VENDOR
Licence No: 1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.



15 ఏప్రిల్ 2009 నాటికి 4804
 ప్రభుత్వ రవాణా సంస్థకు రవాణా పత్రం 15
 కి రవాణా పత్రం పంపింపు

[Signature]
 సబ్-రజిస్ట్రార్



ENDORSEMENT
 Certified that the following amounts have
 been paid in respect of this document:
 By challan No. 271972 dt. 11/9/09

- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs. 100/-
 - 2. in the shape of challan
 (w/s. 41 of Act 1989) Rs. 23400/-
 - 3. in the shape of challan
 (w/s. 42 of Act 1989) Rs. —
 - 4. adjustment of stamp duty
 w/s. 56 of I.S. Act 1989 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. 5850/-
 - 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. 29450/-**

[Signature]
SUB REGISTRAR
 KEESARA

IN FAVOUR OF

MR. VIKASH KUSHWAHA, SON OF MR. RAM VISHAL KUSHWAHA, aged about 30 years, Occupation: Service, residing at Flat No. 304, Sri Tirumala Nivas, Street No. 4, Nacharam, Bhavani Nagar, Hyderabad, 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

2009 వ సంవత్సరము 2009వ సంవత్సరము..... 4504
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 15
 ఈ కాగితము వరుస సంఖ్య..... 2

[Signature]
 సబ్-రిజిస్ట్రార్



[Signature]

[Signature]

2009 సంవత్సరము 2009 వ సంవత్సరము..... 4504
 1. పతాక నంబరు..... 20..... వ తేదీ
 2. పతాక నంబరు..... 12..... పతాక నంబరు..... 1..... గంటల మధ్య
 కేసు నంబరు - రిజిస్ట్రారు ఆఫీసులో
 ప్రతిపక్షం *K. Prabhakar Reddy*
 రిజిస్ట్రారు వద్దను 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు కేసునుబట్టి సహా దాఖలు చేసే రుసుము
 డాక..... 5000/- లు చెల్లించినారు
 వాటియొక్క వివరాలు క్రింద ఉన్నవి
 వారు పాటించినట్లు



[Signature]
 K. Prabhakar Reddy, M.A. K. Padma Reddy, Occupation: Service
 (O), 5-4-167/3 & 4, 2nd Floor, Soham Mangion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, vide GPA/SPA No. 01/2009
 dated 11.01.09 registered at SRO, Shamirpet
 Range Reddy District.

సూచించినది

- ① *[Signature]* Venkat Ramana Reddy S/o. Bujji Reddy
 Old Serivlu, P/o, 11-18/12, Rd No. 2
 Green Hills Colony, Serroornagar, Hyd
- ② *[Signature]* B. Raj Kumar S/o. Mukund Rao
 Old Business, P/o. Almet, Secbad.

2009 సంవత్సరము 2009 వ సంవత్సరము..... 4504
 1931 వ శ.శ. సం. 15/6 పతాక నంబరు 20 వ తేదీ
 సబ్-రిజిస్ట్రారు
[Signature]

- 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

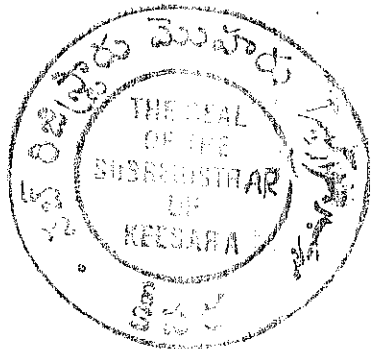
 Partner

పాపాల్పాతము 2009 సం॥ 4504
 పట్టాపత్రము మొత్తము 15
 ఈ పాపాల్పాతము వలన వచ్చు 3


 సబ్-రెజిస్ట్రార్

An amount of Rs. 23400/- towards stamp duty
 including transfer duty and Rs. 5850/-
 towards registration fee on the Market Value
 of Rs. was paid by me
 Party through cheques No. 271, 272
 dated 11/9/09 at SH Keesara Br Keesara

 Sub-Registrar
 Keesara

పాపాల్పాతము 2009 సం॥ (జ.న. 1931) సంఖ్య
 4504.. మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 ఎమిటం గుర్తింపు నెంబరు 1530-4504/2009
 ఇవ్వబడినది.
 2009 సం॥ సెప్టెంబర్ నెం॥ 11 వ తేది

 సబ్-రెజిస్ట్రార్ 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. 102 on first floor in block no. 'D' ' having a super built-up area of 1025 together with undivided share in the scheduled land to the extent of 67.22 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 02 & 02, 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. 11,70,000/- (Rupees Eleven Lakhs Seventy Thousand Only) and the Buyer has agreed to purchase the same.

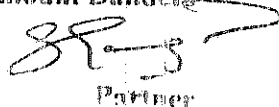
Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

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.

For Paramount Builders



For Paramount Builders



Partner

15 ಏಪ್ರಿಲ್ 2009 ನಾ. ಏ 4504
ವಜ್ರೇಣಿ ಮೊತ್ತವು ಶಾಶ್ವತವು ಎಂದು 15
ಈ ಶಾಶ್ವತವು ವಜ್ರೇಣಿ ಮೊತ್ತವು 4

ಪಂ-02222



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-finished, semi-deluxe apartment bearing flat no. 102 on first floor in block no. 'D', having a super built-up area of 1025 sft. (i.e., 820 sft. of built-up area & 205 sft. of common area) in building known as Paramount Residency together with:

a. Undivided share in scheduled land to the extent of 67.22 sq. yds.

b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 02 & 02, 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. 11,70,000/- (Rupees Eleven Lakhs Seventy 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. 499546, dated 07.09.2009, drawn on State Bank of India, St' Mary Road Branch, Secunderabad, issued by RACPC, SBI, Hyderabad.
- ii. Rs. 1,78,000/- (Rupees One Lakh Seventy Eight Thousand Only) paid by way of Cheque No. 355641, dated 09.09.2009, drawn on SBI, ECIL Branch, Hyderabad.
- iii. Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of Cheque No. 355646, dated 09.09.2009, drawn on SBI, ECIL Branch, Hyderabad.
- iv. Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of Cheque No. 355629, dated 03.06.2009, drawn on SBI, ECIL Branch, Hyderabad.
- v. Rs. 82,000/- (Rupees Eighty Two Thousand Only) paid by way of Cheque No. 355631, dated 04.07.2009, drawn on SBI, ECIL Branch, Hyderabad.
- vi. Rs. 10,000/- (Rupees Ten Thousand Only) paid by way of Cheque No. 355626, dated 21.05.2009 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

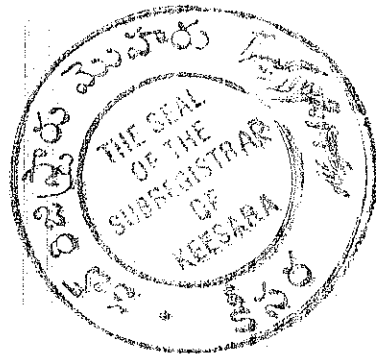
Partner

For Paramount Builders

Partner

ఈ ప్రవేశము 2009 నాటి 4504
దస్త్రావళి మొత్తము కనికరముల సంఖ్య 15
ఈ కనికరముల వరుస సంఖ్య 5


పబ్-0జివోరు



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

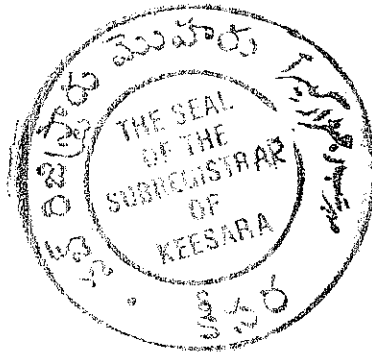
Partner

పట్టణము విధాన సంఖ్య 4504

దస్తావేజు మొత్తము లాగితముల సంఖ్య 15

ఈ లాగితముల పదున సంఖ్య 6

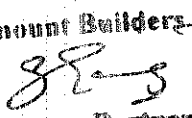

సబ్-రిజిస్ట్రార్



- 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. 29,350/- is paid by way of challan no. 271979, dated 11.09.2009, drawn on State Bank of Hyderabad, Tumkurta Branch, R. R. District and an amount of Rs. 11,700/- paid by the way of pay order No. 151153, dated 10.09.2009, HDFC Bank, S. D. Road, Secunderabad.

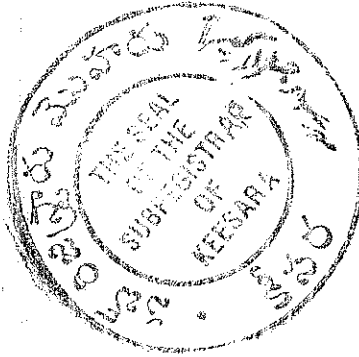
For Paramount Builders

Partner

For Paramount Builders

Partner

7వ పుస్తకము 2008 నంబరు 4504
దస్తావేజు మొత్తము లాభివణిని సంఖ్య 15
ఈ లాభివణి మొత్తముల పేరు సంఖ్య 7


పరిశీలకుడు



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. 102 on the first floor in block no. D, admeasuring 1025 sft. of super built-up area (i.e., 820 sft. of built-up area & 205 sft. of common area) together with proportionate undivided share of land to the extent of 67.22 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 02 & 02, 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 | Open to sky & 6' wide Corridor |
| South By | Open to sky |
| East By | Flat No. 101 |
| West By | Open to sky & 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.



For Paramount Builders

Partner

For Paramount Builders

V. P. P. P. P. P.

2.



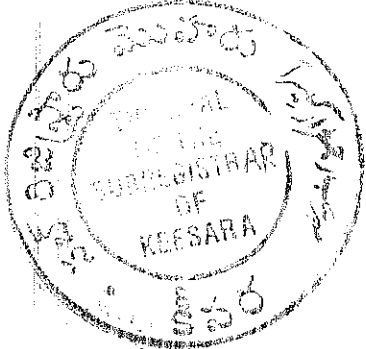
BUYER

1వ పుస్తకము 2008 వ.సం. 4504

దస్తావేజు మొత్తము లాభముల సంఖ్య 15

ఈ కాగితముల చదువు సంఖ్య 8


పబ్లికేషన్లు



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe apartment bearing flat no. 102 on the first 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
2. Age of the Building : Under Construction
3. Total Extent of Site : 67.22 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 : 1025 sft
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor :
- 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. 11,70,000/-

For Paramount Builders

Partner

For Paramount Builders

Partner

Date: 11.09.2009

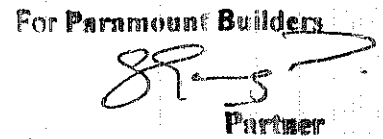
Signature of the Executants

C E R T I F I C A T E

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

For Paramount Builders

Partner

For Paramount Builders

Partner

Date: 11.09.2009

Signature of the Executants



ఈ ప్రదేశము కింద చూపు 4504
దస్తావజా మొత్తము కిందితముల సంఖ్య 15
ఈ కారితముల చతుర సంగ్రహ 9


సచి-0జిల్లాదు



REGISTRATION PLAN SHOWING

FLAT NO. 102 IN BLOCK NO. 'D'

ON THE FIRST 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. VIKASH KUSHWAHA, SON OF MR. RAM VISHAL KUSHWAHA

REFERENCE:

AREA: 67.22

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

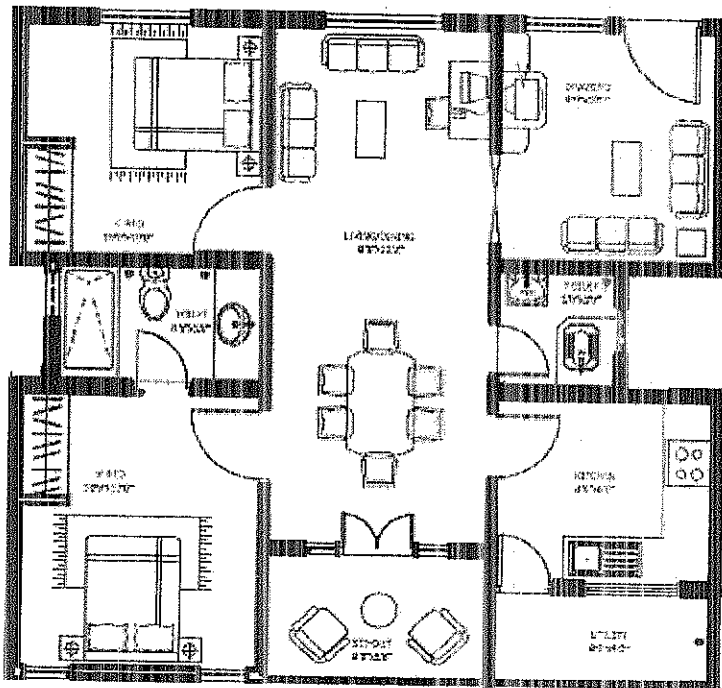


Total Built-up Area = 1025 sft.
Out of U/S of Land = Ac. 3-04 Gts.

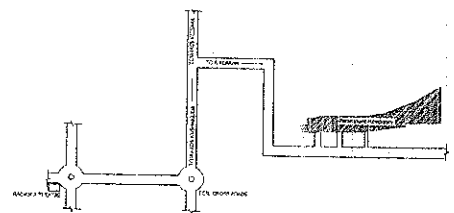
Open to sky & 6' wide corridor



Open to sky & 6' wide corridor



Flat No. 101



Location Map

Open to Sky

WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

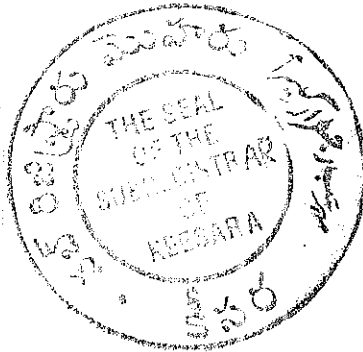
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 2009 నాటి 4504
దస్తావేజు మొత్తము రిజిట్రేషన్ల సంఖ్య 15
ఈ కారితముల వరుస సంఖ్య 10


సహ-రిజిస్ట్రారు



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

SL.NO.

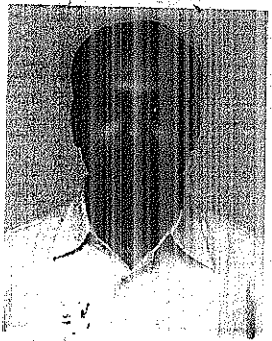
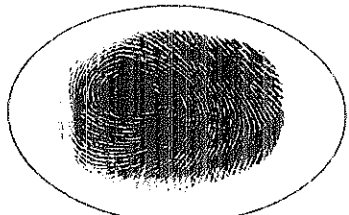
FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



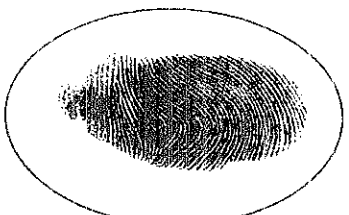
VENDOR:

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.

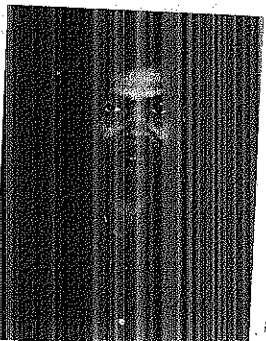
SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 1/2007 Dt: 11/01/2007:



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. VIKASH KUSHWAHA
S/O. MR. RAM VISHAL KUSHWAHA
R/O. FLAT NO. 304
SRI TIRUMALA NIVAS
STREET NO. 4
NACHARAM, BHAVANI NAGAR
HYDERABAD



SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

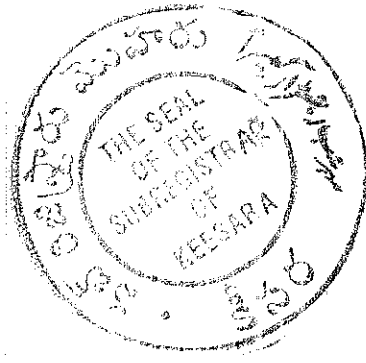
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1వ వున్నకము 20000 మూల్యం 4504
దస్తావేలు నమోదు కాగితముల సంఖ్య 15
ఈ కాగితముల వరుస సంఖ్య 11


పరిశీలకుడు



HOUSEHOLD CARD

Card No : PAP16779200357
 P.P Shop No : 762


Name of Head of Household : Gangwal Samit
 పేరు : గంగవల్ గుమ్మరి

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

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

వొడ్.నెం./House No. : 8-2-293/82/A/1211
 రోడ్ / Street : ROAD NO 60
 Colony : JUBILEE HILLS
 వార్డు : 8 / Ward-8
 Circle : 86287 / 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 | Saranath | Son | 29/07/03 | 6 |


DPL No 102
 Jublee Hills club,
 Jubilee Hills

27/01/2006
 DPL Incharge

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPP8104E



Signature

PERMANENT ACCOUNT NUMBER
 ABMPM6725H

व्यक्ति का नाम
 SOHAN SATISH MODI

व्यक्ति का पिता/पति का नाम
 SATISH MANILAL MODI

व्यक्ति का जन्म तिथि / DATE OF BIRTH
 18-12-1969

व्यक्ति का हस्ताक्षर
 Signature

Chief Commissioner of Income-Tax, Systematic Division

Prabakar

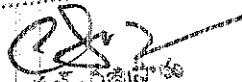
For Paramount Builders

 Partner

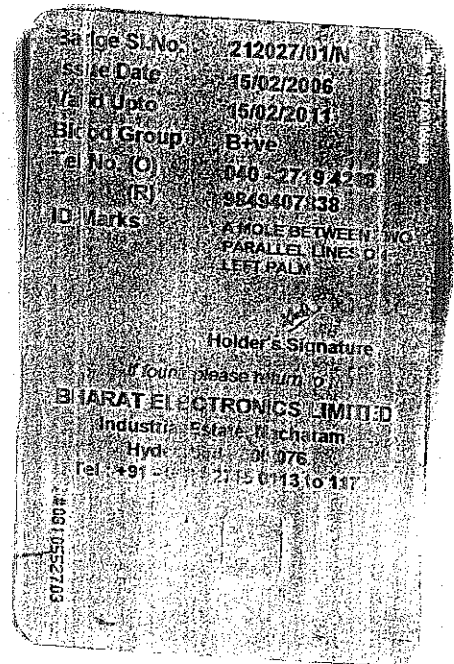
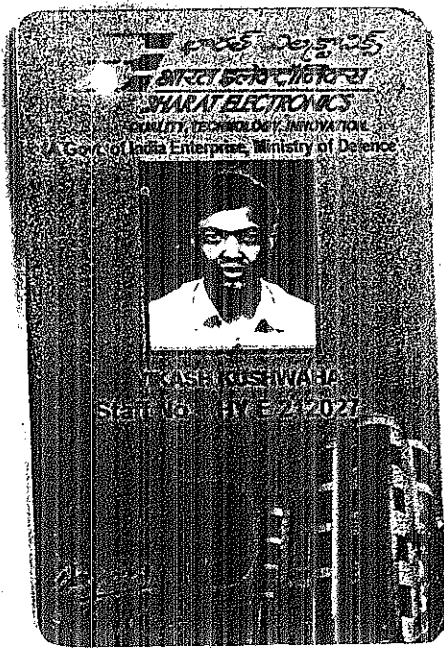
For Paramount Builders

 Partner

1వ ప్రకటన 2019 నా ప్రతి 4504
దస్తావజా మంజూరు కారితమాల సంఖ్య 15
ఈ కారితమాల పత్రం సంఖ్య 12


సహ-నిత్యుడు

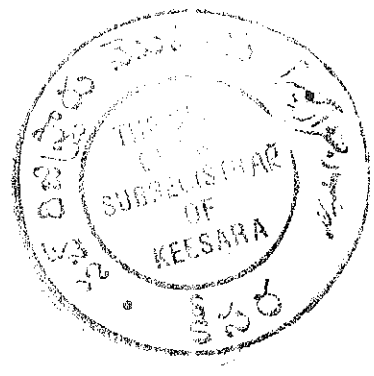




Prakash

1st installment 2009 Rs. 4504
2nd installment Rs. 15
3rd installment Rs. 12




[Signature]
Sub-Registrar



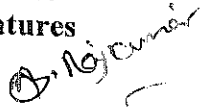
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004581/2009 of SRO: 1530(KEESARA)

11/09/2009 12:05:07

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 |  |  | (CL) VIKASH KUSHWAHA R/O. F.NO 304, SRI TIRUMALA NIVAS,NACHARAM, BHAVANI NAGAR, HYD- BAD |  |
| 2 | Manual Enclosure | Manual Enclosure | (EX) M/S PARAMOUNT BUILDERS O/O. 5-4- 187/3&4, II FLOOR, M.G. ROAD,SECUNDERABAD. | |
| 3 | Manual Enclosure | Manual Enclosure | (EX) B.ANAND KUMAR 10 VENKATESHWARA NAGAR MOULA ALHYD | |
| 4 | Manual Enclosure | Manual Enclosure | (EX) NAREDDY KIRAN KUMAR PLOT NO 275 VENKATESHWARA NAGAR MOULAALI HYD | |
| 5 | Manual Enclosure | Manual Enclosure | (EX) M.KANTHA RAO 152 VIVEKANADA NAGAR KUKATPALLYHYD | |

Witness
Signatures



Operator
Signature



Subregistrar
Signature



1వ పుస్తకము 2009 నా.పు 4504
దస్తావేజు మొత్తము: జాబితానుం సంఖ్య 15
ఈ జాబితానుం నా.పు సంఖ్య 14



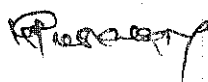

సబ్-రిజిస్ట్రారు




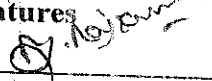
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 004581/2009 of SRO: 1530(KESARA)

11/09/2009 12:05:07

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 6 | Manual Enclosure | Manual Enclosure | (EX) K.KANTHA REDDY NEREUDUCHERELA VILLAGE & MANDALNALGONDA DIST | |
| 7 | Manual Enclosure | Manual Enclosure | (EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI (AGPA HOLDER) O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD, SEC-BAD | |
| 8 |  |  | (EX) REP BY SPA HOLDER OF VENDORS K. PRABHAKAR REDDY O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD, SEC-BAD |  |

Witness Signatures

Operator Signature



Subregistrar Signature



1వ పుస్తకము 2009 నుంచి
దస్తావేజు మొత్తము కొగతముల సంఖ్య 4504
ఈ కొగతముల వరుస సంఖ్య 15


సహ-రెజిస్ట్రారు

