

6874/08

REGISTERED

1C-101

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

P 314080

SEC

L-G Chinn

SI. No. 7220 Date 6/8/08 Rs. 1000

Sold Rs. G. VENKATESH

S/o. G. A. RAO

For Whom: BHARGAVI DEVELOPERS SALE DEED

LEELA G CHIMALG

STAMP VENDOR

Licence No. 02/2006

5-4-76/A, Cellar Rangunj,
SECUNDERABAD-500 003.

This Sale Deed is made and executed on this the 21 day of August 2008 at Secunderabad by:

M/S. BHARGAVI DEVELOPERS, a partnership firm having its office at G-2, Kalyan Enclave, Kamalanagar, ECIL, Hyderabad, represented by its Managing and Authorised Partner Sri Anand Kumar, Son of Sri. B.N. Ramulu, aged about 39 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. B. ANAND KUMAR, Son of Mr. B.N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040,
 2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
 3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
 4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,
- being represented by Sri Anand Kumar, aged about 39 years, Managing and authorized Partner of M/S. BHARGAVI DEVELOPERS who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16412/06, 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 Bhargavi Developers

Partner

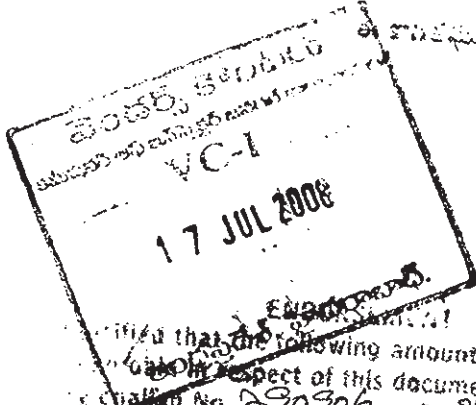
Page - 1 -

2008-09-10 6874

2008-09-10 15

2008-09-10 1

25-02-22



that the following amounts have

been paid in respect of this document

Challan No. 20906 Dt. 21/8/18

Stamp Duty:

1. in the shape of stamp papers

Rs. 100

2. in the shape of challan

Rs. 39205

3. in the shape of cash

(u/s. 41 of I.S. Act 1899)

4. adjustment of stamp duty

(u/s. 16 of I.S. Act 1899, if any)

Transfer Duty:

1. in shape of challan

2. in the shape of cash

Registration Duty:

1. in the shape of challan

2. in the shape of cash

User Charges

1. in the shape of challan

2. in the shape of cash



Total Rs. 42215

SUB REGISTRAR
KEESARA

IN FAVOUR OF

1. MR. MOHAMED RIZWAN, SON OF MR. ABDUL HAMEED, aged ab
 2. MRS. NILOPHER NISHA, WIFE OF MR. MOHAMED RIZWAN, aged ab
- both are residing at Flat No. 423, Block-38, B.P.C.L. Staff Colony, Aziz Ba
Mumbai-74, hereinafter called the "Buyer" (which expression where the conte
shall mean and include his/her/their heirs, successors, legal representative, execut
assignee etc.).

WHEREAS:

- A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and
Reddy, the Original Owners herein, were the absolute owners and posse
agricultural land in Sy. No. 176, situated at Nagaram Village, Ke
R. R. District, admeasuring Ac. 3.04 Gts. by virtue of Deed of Conveyanc
9.09.2004 registered as document bearing no. 9210/2004 and Releas
27.10.2004 and registered as document no. 9246/2004 at the office of the
Shameerpeth R. R. District (hereinafter this land is referred to as the SCHED
and is more particularly described in Schedule 'A' at the foot of the docume
- B. The Original Owners have purchased the Scheduled Land for a conside
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 f
auction on 17.09.2003. The previous owners Shri M. Venu and t
participated in the auction and the auction was knocked down in favour
being the highest bidders. The open auction conducted has been confirme
previous owners namely M. Venu and two others vide proceedings of the
District vide proceeding no. LC2/7278/2003 dated 20.09.2003.
- D. The previous owners Shri M. Venu and two others and the Original Owr
into an understanding for participating in the open auction and upon co
auction the sale consideration was arranged and paid by pooling all the
seven participants (i.e., previous owners Shri M. Venu and two others
VENDORS). The Scheduled Land was agreed to be purchased jointly
persons having broadly the following share.
 - a. 3/7 of the share will be held by M. Venu and two others equally i.e.
have 1/7 share.
 - b. Balance 4/7 of the share will be held by the remaining four persons as
 - 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 Bhargavi Developers



Partner

2006 మే 20 రోజు నంబర్ 6874

చస్తానేజా మొత్తం కాగితముల సంఖ్య 15

ఈ కాగితము వరుస సంఖ్య 2

సర్-రిజిస్ట్రార్

2006 మే 20 రోజు నంబర్ 6874

1930 చస్తానేజా మొత్తం కాగితముల సంఖ్య 30

ఈ కాగితము వరుస సంఖ్య 2

2006 మే 20 రోజు నంబర్ 6874

1930 చస్తానేజా మొత్తం కాగితముల సంఖ్య 30

ఈ కాగితము వరుస సంఖ్య 2

2006 మే 20 రోజు నంబర్ 6874

1930 చస్తానేజా మొత్తం కాగితముల సంఖ్య 30

ఈ కాగితము వరుస సంఖ్య 2

2006 మే 20 రోజు నంబర్ 6874

1930 చస్తానేజా మొత్తం కాగితముల సంఖ్య 30

ఈ కాగితము వరుస సంఖ్య 2



Anand Kumar S/o. B.N. Ramulu
Occ: Business - R/o. G-2, Kalyan Enclave,
Kamalnagar, ECL, Hyderabad.

① Handwritten signature

Venkat Ramana Reddy S/o. Anji Reddy
R/o. 11-187/2, Rd No. 2, Green Hills Colony
Hyderabad

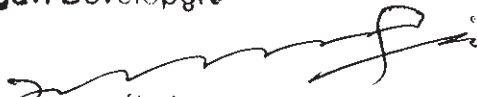
② Handwritten signature

G Pradup Kumar S/o. G. Dharmay
R/o. Bownepally, Hyderabad.

2006 మే 20 రోజు నంబర్ 6874
1930 చస్తానేజా మొత్తం కాగితముల సంఖ్య 30
ఈ కాగితము వరుస సంఖ్య 2

- E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet, R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:
- | | |
|------------------------------------|-------|
| a. Shri. B. Anand Kumar | - 27% |
| b. Shri. N. Nara Reddy Kiran Kumar | - 20% |
| c. Shri. M. Kanta Rao | - 37% |
| d. Shri. Kanta Reddy | - 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, the Vendor herein. 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. Paramount Builders, a registered partnership firm (hereinafter referred to as the Firm) and the Vendor by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16413/06 and 16412/06, dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Paramount Builders and the Vendors herein have become owners of undivided share of land admeasuring Ac. 2-03 Gts., and Ac. 1-01 Gts., respectively.
- I. The Firm 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, the Firm and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Firm. 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 sq.ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Bhargavi Developers


Partner

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ಅಂಶ 2008-11-11

An amount of Rs. 39,205 towards stamp duty
 including transfer duty and Rs. 2210
 towards registration fee on the Market Value
 of Rs. 561,500/- was paid by the
 party through challan Receipt No. 290,906
 dated 21/8/8 at SBH Keesara Br. Keesara

Sub-Registrar
 Keesara

12 ಅಂಶ 2008-11-11 (21/8/1930) ಅಂಶ 2008
 6874 ಅಂಶ 2008-11-11 ಅಂಶ 2008-11-11
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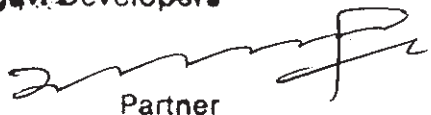
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ಅಂಶ 2008-11-11



- K. The Firm 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. Paramount Builders 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 Firm, 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' together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a Deluxe apartment bearing flat no. 101 on first, in block no. '1C' having a super built-up area of 820 sq. yds. together with undivided share in the scheduled land to the extent of 53.78 sq. yds. and a reserved parking space for two wheeler and car bearing nos. 01 & 01 admeasuring about 15 and 100 sq. ft. 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. 5,61,500/- (Rupees Five Lakhs Sixty One Thousand Five Hundred 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 no share in the sale consideration agreed herein.

For Bhargavi Developers



Partner

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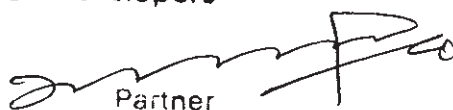
સહ-અધિકારી



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 101 on first floor in block no. '1C', having a super built-up area of 820 sft. (i.e., 656 sft. of built-up area & 164 sft. of common area) in building known as Paramount Residency together with
 - a. Undivided share in scheduled land to the extent of 53.78 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 01 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 01 admeasuring about 100 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.5,61,500/- (Rupees Five Lakhs Sixty One Thousand Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have 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.

For Bhargavi Developers


Partner

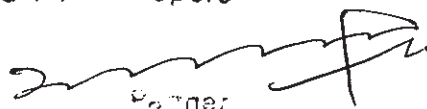
వెల్డర్ము 2005 నంబర్ 6874..
దస్తావజా మొత్తము గానీ కనుక పంపిస్తాను..... 15
క. రెవెన్యూ..... 5

సహ-రెవెన్యూ



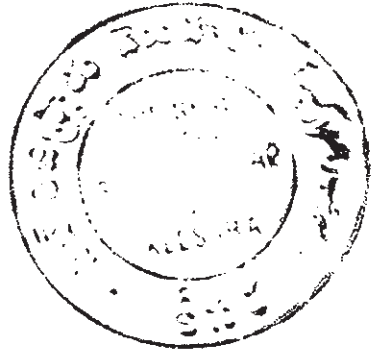
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - 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.

For Bhargavi Developers


Partner

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- 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 voidable 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.

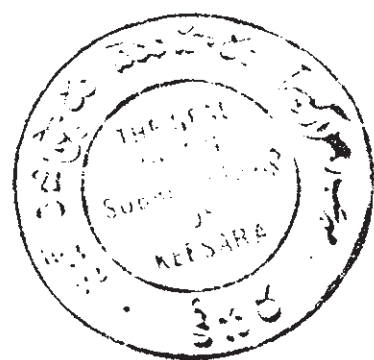
10. Stamp duty and Registration amount of Rs. 42,115/- is paid by way of challan no. 790906, dated 21.8.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 5615/- by way of payorder no. 459412, dated 21.8.08, drawn on SBH, Keesara Br., Keesara Village, Ranga Reddy Dist.

For Bhargava Developers


Partner

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22/02/20



22/02/20

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 deluxe apartment no. 101 on the first floor in block no. '1C', admeasuring 820 sft of super built-up area (i.e., 656 sft. of built-up area & 164 sft. of common area) together with proportionate undivided share of land to the extent of 53.78 sq. yds. And a reserved parking space for two wheeler and car on the stilt floor bearing nos. 01 & 01, admeasuring about 15 sft. 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
South By	Open to sky
East By	Open to sky & 6' wide corridor
West By	Flat No. 102

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.

[Signature]

For Bhargavi Developers

[Handwritten signature]

Partner

VENDOR

2.

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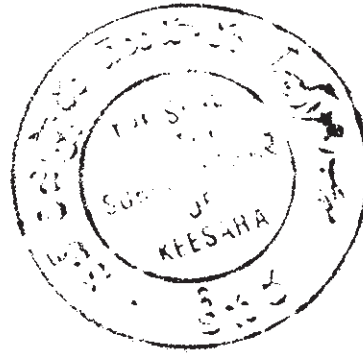
1 - 4 + 1 Pizwan

2. Handwritten

BUYER

ವಿಶ್ವಕರ್ಮ ಪರಿಷತ್ ಸಂಖ್ಯೆ..... 6874
ಜನಪ್ರವಚನ ಪರಿಷತ್ ಸಂಖ್ಯೆ..... 15
ಈ ಕಾರ್ಯವಿಧಾನವು..... 8

ಪರಿಶೀಲಿಸಿದ
ಪರಿಶೀಲಕರು



ಇದರಲ್ಲಿ ಒಂದು ಸಹಿ...

ANNEXTURE-1-A

1. Description of the Building : deluxe flat bearing no. 101 on the first floor, in block '1C' 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 : 53.78 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. Parking space for two wheeler and car
- (c) In the First Floor : 820 sft.
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 5,61,500/-

For Bhargavi Developers



Partner

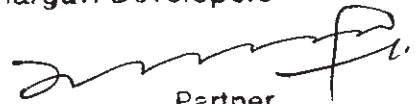
Date: 21.08.2008

Signature of the Executants

C E R T I F I C A T E

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

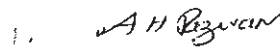
For Bhargavi Developers

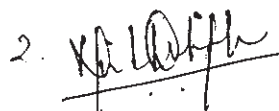


Partner

Date: 21.08.2008

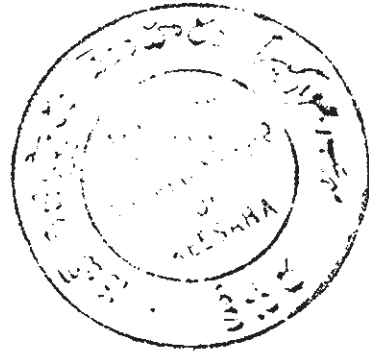
Signature of the Executants

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25-03-2020



REGISTRATION PLAN SHOWING

FLAT NO. 101 IN BLOCK NO. '1C'

ON THE FIRST FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176**SITUATED AT**

NAGARAM VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:**

M/S. BHARGAVI DEVELOPERS REPRESENTED BY ITS MANGING & AUTHORISED PARTNER

MR. ANAND KUMAR, SON OF MR. B. N. RAMULU

BUYER:

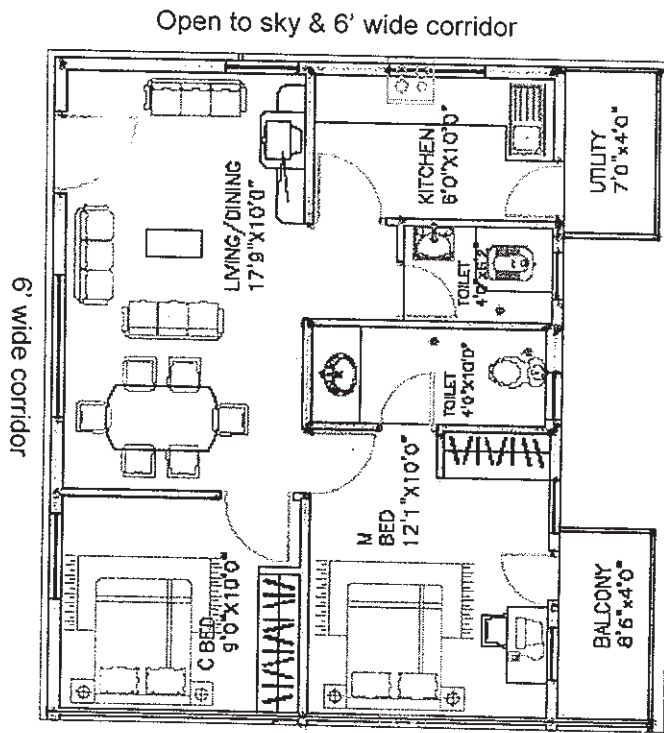
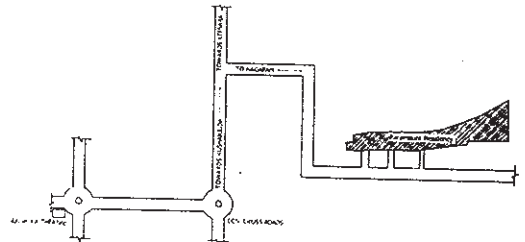
1. MR. MOHAMED RIZWAN, SON OF MR. ABDUL HAMEED

2. MRS. NILOPHER NISHA, WIFE OF MR. MOHAMED RIZWAN

REFERENCE:**AREA:** 53.78**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 820 sft.

Out of U/S of Land = Ac. 3-04 Gts.

**Location Map****WITNESSES:**

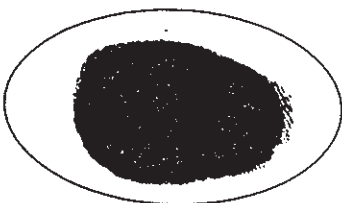
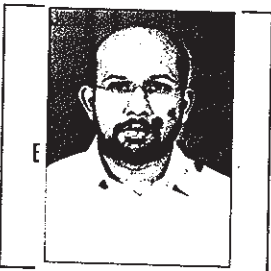
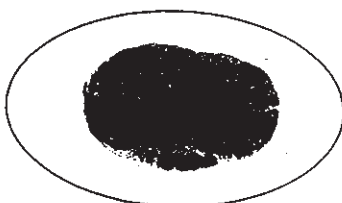
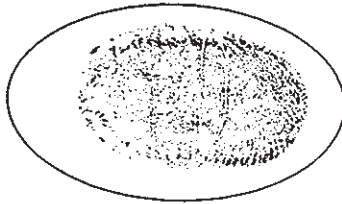
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For Bhargavi Developers

Partner**SIG. OF THE VENDOR**
1. A. H. Rizwan**SIG. OF THE BUYER**

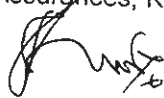
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. BHARGAVI DEVELOPERS HAVING ITS OFFICE AT G-2 KALYAN ENCLAVE KAMALANAGAR, ECIL HYDERABAD. REP. BY ITS MANAGING & AUTHORISED PARTNER SRI ANAND KUMAR, SON OF SRI. B.N. RAMULU
			BUYER: 1. MR. MOHAMED RIZWAN S/O. MR. ABDUL HAMEED R/O. FLAT NO. 423, BLOCK-38 B.P.C.L. STAFF COLONY AZIZ BAUG, CHEMBUR MUMBAI-74.
			2. MRS. NILOPHER NISHA W/O. MR. MOHAMED RIZWAN R/O. FLAT NO. 423, BLOCK-38 B.P.C.L. STAFF COLONY AZIZ BAUG, CHEMBUR MUMBAI-74.
			REPRESENTATIVE: MR. P. ABDUL KADER S/O. MR. PEER MOHAMED 168, INDRALOK COMPLEX ROAD NO. 1, BANJARA HILLS, HYDERABAD - 500 034

SIGNATURE OF WITNESSES:

- 
- 

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. P. ABDUL KADER, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Keesara, Ranga Reddy District.

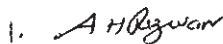


SIGNATURE OF THE REPRESENTATIVE

For Bhargavi Developers



SIGNATURE OF EXECUTANTS

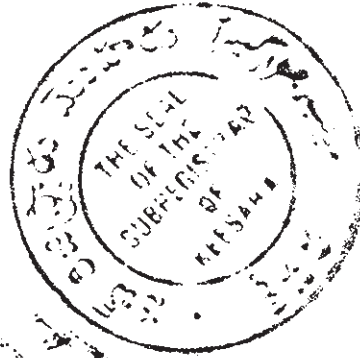
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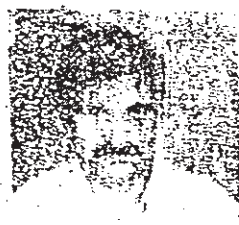
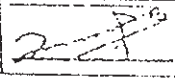
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SIGNATURE(S) OF BUYER(S)

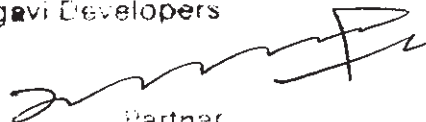
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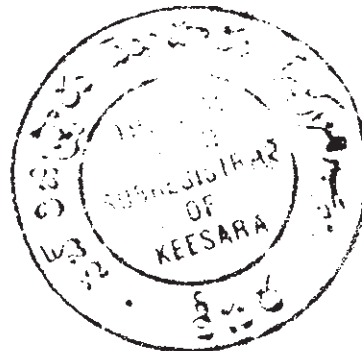
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
AENPB5288E		
	नाम / NAME	ANAND KUMAR BHASHYAKARLA
	पिता का नाम / FATHER'S NAME	NARASIMHA RAOJULU
जन्म तिथि / DATE OF BIRTH		26-07-1968
हस्ताक्षर / SIGNATURE		 
		मुख्य आयकर अधिकारी, अंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

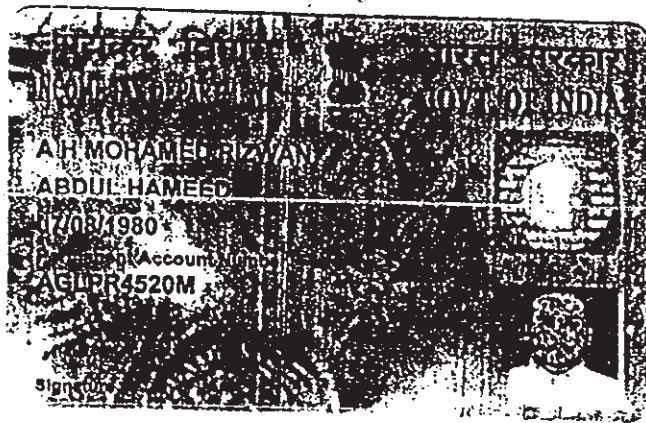
For Bhargavi Developers


Partner

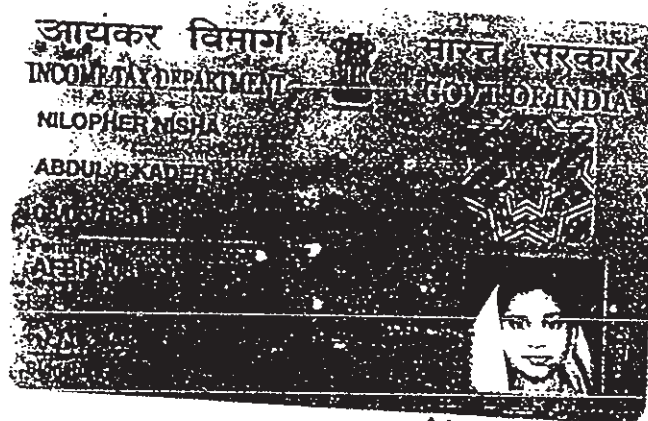
వ్యక్తిగతము 2000 సం॥ పై 6874
చట్టపరమైన 15
ఈ కారణమున 12

సచి-శివారావు





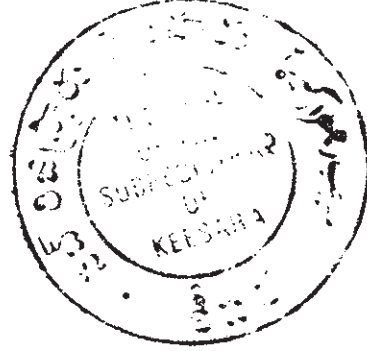
AH Rizwan



Nilopher

పుస్తకము 2002 సం॥ పు 6874
చస్తావేదా పుస్తకము అంకము సంఖ్య 15
ఈ కాగితమున పేరు 13

సహ-విజ్ఞప్తము



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

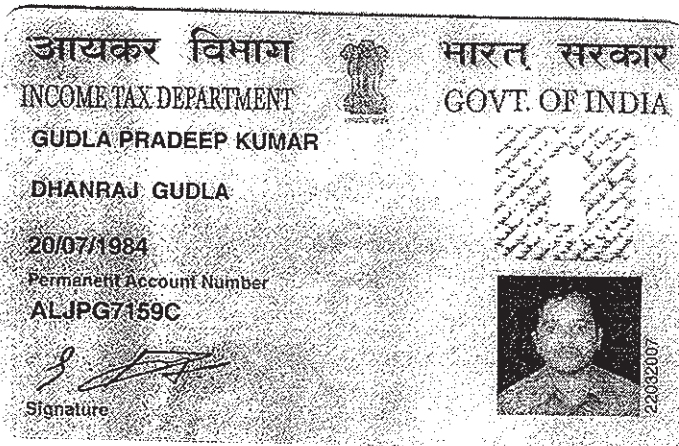
www.modiproperties.com

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

In case of Emergency Call

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

WITNESSES NO. 2

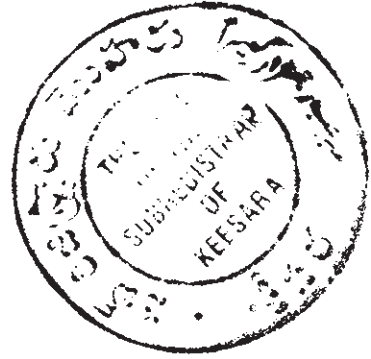


अस कार्ड के होने पर धनराज गुडला को / जोड़ने :
आयकर विभाग के पास आना, एन एस डी यू
कमली मॉडल, टाइम्स टॉवर, कानाला मिल्स कंपाउंड,
एस. बी. मार्ग, लोवर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

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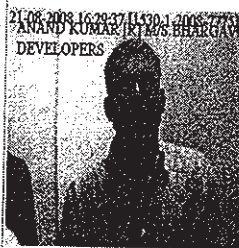
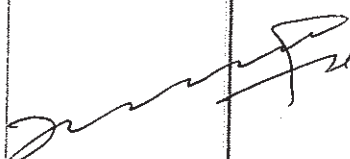
सप्त-संज्ञक



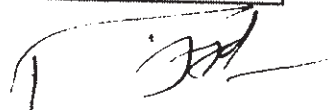
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 007775/2008 of SRO: 1530(KEESARA)

21/08/2008 16:29:38

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) MOHAMED RIZWAN 423 BLOCK NO 38 BPCL STAFF COLONYAZIZ BAUG CEMBER MUMBAI	
2	Manual Enclosure	Manual Enclosure	(CL) NILOPHER NISHA 423 BLOCK NO 38 BPCL STAFF COLONYAZIZ BAUG CEMBER MUMBAI	
3			(EX) ANAND KUMAR [R] M/S.BHARGAVI DEVELOPERS G-2 KALYANI ENCLAVE KALAMALA NAGARECIL HYD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S.BHARGAVI DEVELOPERS 5-4-187/3 & 4 II N FLOOR M.G.ROADSEC-BAD	
5	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR 10 VENKATESHWARA NAGAR MOULA ALIHYD	





శ్రీ శ్రీ శ్రీ

విస్తీర్ణము 2000 చదరపు అడుగులు 6874
దస్త్రవేదిక నెంబర్ 15
ఈ కారితముల వివరములు 15

సహ-రిజిస్ట్రారు

