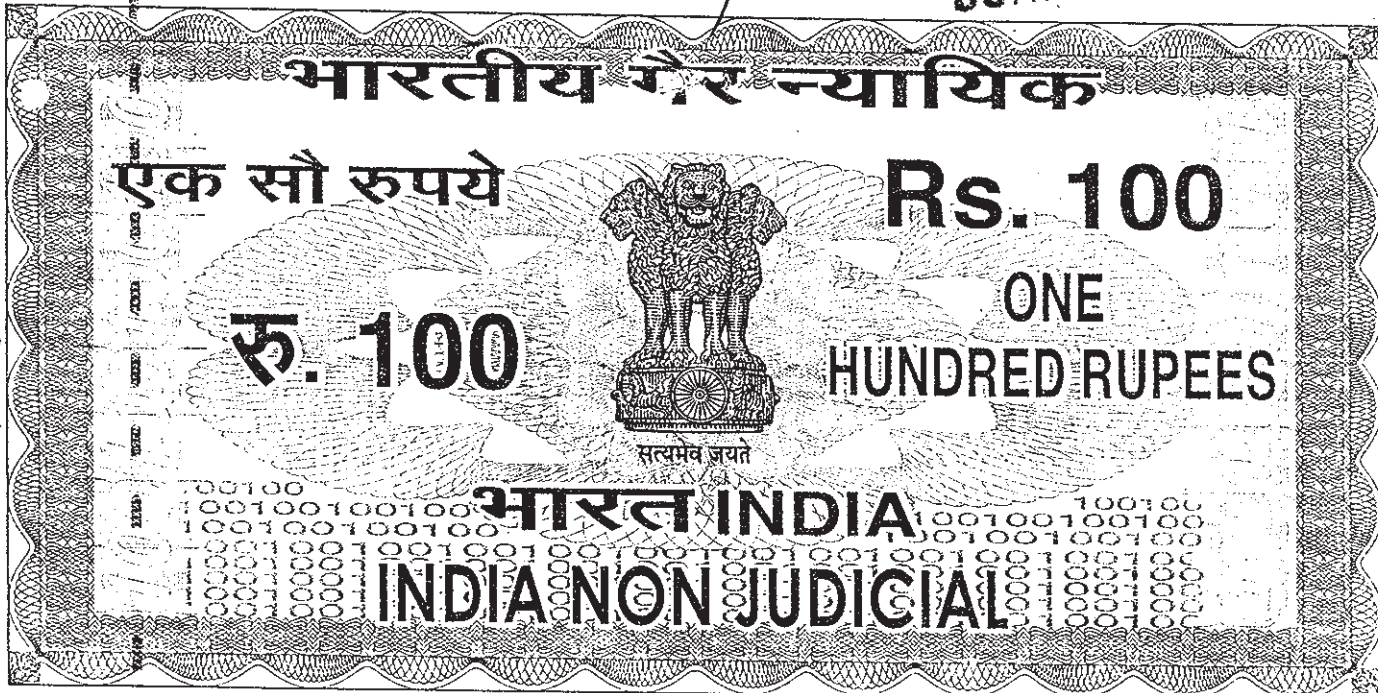


7680/08

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

8127 No. 819108 Date Rs. 100/-
 G. VENKATESH
 S/o. G. A. RAO
 For V. Paramount Builders

S 285857
LEELA G CHIMALI
 STAMP VENDOR
 Licence No. 02/2006
 5-4-76/A, Cellar Rangun
 SECUNDERABAD-500 00

SALE DEED

This Sale Deed is made and executed on this the 11 day of September 2008 at Secunderabad by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years Occupation: Business and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, Occupation: Business, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee, etc.).

AND

- 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,
 - SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
 - SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
 - SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,
- being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders

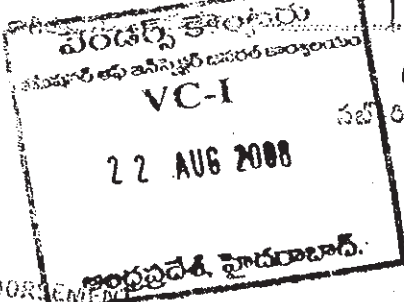

 Partner

For Paramount Builders

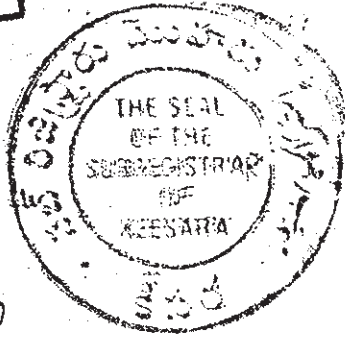

 Partner

7680

21



Handwritten signature and text.



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

Challan No. 919538 Dt. 11/9/08

- I. Stamp Duty: 562-000
- 1. in the shape of stamp papers Rs. 100
 - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 39240
 - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs.
 - 4. adjustment of stamp duty u/s.16 of I.S. Act 1899, if any Its.
- II. Transfer Tax:
- 1. in shape of challan Rs.
 - 2. in the shape of cash Rs.
- III. Registration fees:
- 1. in the shape of challan Rs. 2810
 - 2. in the shape of cash Rs.
- V. User Charge:
- 1. in the shape of challan Rs. 100
 - 2. in the shape of cash Rs.
- Total Rs. 40950

SUB REGISTRAR
KEESARA

A N D

1. SHRI. N. KANTHI KIRAN, SON OF SHRI. N. PRASAD RAO, aged about 32 years, Occupation: Service
2. SMT. N. SHEBA KIRAN, WIFE OF N. KANTHI KIRAN, aged about 28 years, Occupation: Service, both are residing at H. No. 1878, MIG Colony, BHEL, R. C. Puram, Hyderabad, hereinafter called the Consenting Party.

IN FAVOUR OF

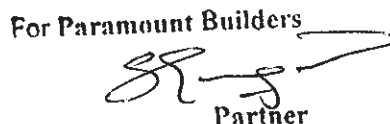
MR. CHOORIYARAJU SHANKAR NARAYANAN, SON OF MR. CHEYASRI THANDAUTHAPANI, aged about 32 years, residing at 11-3-325/C, Srinivas Nagar Colony, Addagutta, Secunderabad, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal 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.

For Paramount Builders

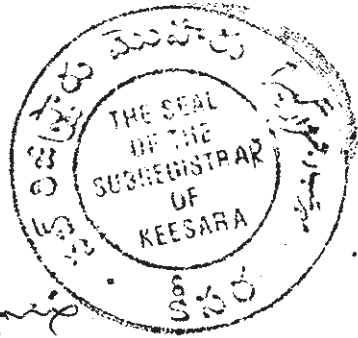
Partner

For Paramount Builders

Partner


N. Suba Kiran

భస్మకము 2008వ సం॥పు.....7.680.....
 వస్త్రావేజు మొత్తం కాగితముల సంఖ్య...21.....
 ఈ కాగితము వయస సంఖ్య....2.....

సబ్-రిజిస్ట్రార్



2008 సం॥పు.....నెం..12.....వ తేది
 1930 వ.శా.శాఖ.....మాసం...21.....వ తేది
 పంపు.....12.....మరియు.....1.....గంటల వ్యవధి
 కీసర్ సబ్-రిజిస్ట్రారు అధీనుల
 క్రి/శ్రీమతి...K. Prabhakar Reddy.....
 రిజిస్ట్రేషన్ పత్రము 1908లోని సెక్షన్ 32.వ మ
 కమనరాలిని నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు వేరముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥.....2810.....లు చెల్లించినారు.
 ప్రాసెస్ చేయబడినట్లు సమర్పించబడి
 ఉన్నదని ప్రకటించబడినది

ప్రొటోకాల్

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
 Rang Reddy District.



N. Kanthi Kiran

N. Kanthi Kiran S/o. N. Prasad Rao
 occ: service : R/o. 1878, MIG Colony, BHCL
 R. C. Puram, Hyderabad



Mrs. N. Sheba Kiran w/o. N. Kanthi Kiran
 R/o. 1878, MIG Colony, BHCL, R.C. Puram,
 Hyderabad.

1. H

Venkat Ramana Reddy R/o. Rang Reddy occ: Service
 11-187/2 Green Hills Colony, Hyderabad.

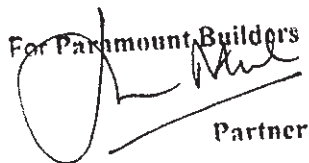
2. A

G. Pradeep Kumar S/o. G. Shon Roy, occ: Service
 R/o Bowbany, Sec Bad.

2008 సం॥పు.....నెం.....వ తేది
 1930 వ.శా.శాఖ.....మాసం...21.....వ తేది

సబ్-రిజిస్ట్రార్
 కీసర్

- 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%
- 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'.

For Paramount Builders

 Partner

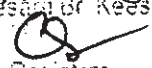
For Paramount Builders

 Partner


 N. Subbaram

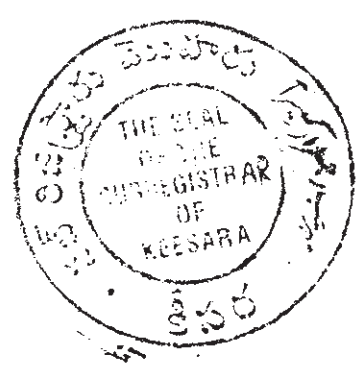
పత్రము 2008 సం. 7680
 పేజీ నెం. మొత్తము పేజీల సంఖ్య 21
 క- పత్రము పేజీల సంఖ్య 3


 సబ్-రజిస్ట్రార్

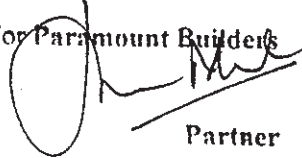
An amount of Rs. 39240 towards stamp duty
 including transfer duty and Rs. 2810
 towards registration fee on the Market Value
 of Rs. 562,000 was paid by the
 Party through challan Receipt No. 919538
 dated 11/9/08 at SBH Keesara Br. Keesara

 Sub-Registrar
 Keesara

పత్రము 2008 సం. 7680
 పేజీ నెం. మొత్తము పేజీల సంఖ్య 21
 క- పత్రము పేజీల సంఖ్య 3
 పత్రము 2008 సం. 7680
 పేజీ నెం. మొత్తము పేజీల సంఖ్య 21
 క- పత్రము పేజీల సంఖ్య 3


 సబ్-రజిస్ట్రార్

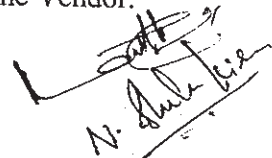


- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sq. ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- 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' 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. 301 on third floor, in block no. '1C' having a super built-up area of 820 sq. ft. (i.e., 656 sq. ft. of built-up area & 164 sq. ft. of common area) 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. 19 & 9 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.

For Paramount Builders

Partner

For Paramount Builders

Partner


N. Subhakar

జులై 2008 నంబర్ 7680
జులై 2008 నంబర్ 21
క. రాజకర్మ నంబర్ 4


సచి-అధికారి



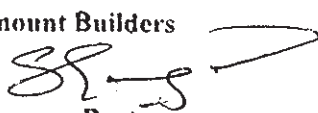
- P. Whereas the Consenting Party had agreed to purchase the Scheduled Apartments from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser.
- Q. 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. 5,62,000/- (Rupees Five Lakhs Sixty Two Thousand Only) and the Buyer has agreed to purchase the same.
- R. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- S. 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:

- In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Semi-deluxe apartment bearing flat no. 301 on third floor in block no. '1C', having a super built-up area of 820 sft. (i.e., 656 sft. of builtup area & 164 sft. of common area) in building known as Paramount Residency together with
 - undivided share in scheduled land to the extent of 53.78 sq. yds.
 - A reserved two wheeler parking space bearing no. 19 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 09 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. 5,62,000/- (Rupees Five Lakhs Sixty Two Thousand — Only) by the way of cheque no. 835763, dated 20.08.08, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd and the Vendor hereby admits and acknowledges the receipt of the said consideration
- 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


N. Subramanian

ವೃತ್ತಿಕರ 2023 ರೋವು 7680

ರೂಪಾಯಿ ಮೊತ್ತದ ಕಾನೂನು ರೋವು 21

ಈ ಕಾನೂನು ರೋವು ರೋವು 5



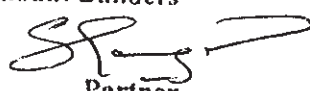
ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



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.
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


Partner

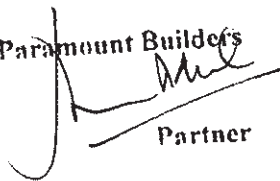
ఇంతకుముందు పంపిన పత్రం నంబర్ 7680
దస్త్రీ పేరు మొదలైనది తరువాతముందు పంపింపు 21
* తరువాతముందు పంపిన పత్రం నంబర్ 6


సచివ-రెవెన్యూ



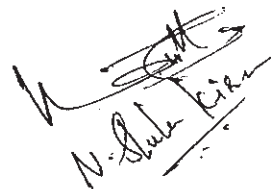
- c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which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


N. Sub. Kisan

పుస్తకము 2008 వ సం. పు 7680
దస్త్రము మొత్తము పరిశీలించిన తరువాత 21
ఈ పరిశీలన పూర్తి చేయబడినది 7


సహ-రిజిస్ట్రారు

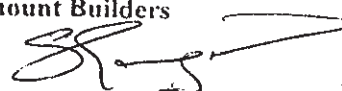


- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open 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. 42,150/- is paid by way of challan no. 919538, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 5620/- by the way of Payorder No. 143475, dated 09.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders

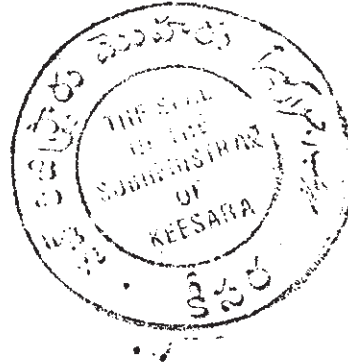
Partner

For Paramount Builders

Partner


N. S. Srinivas

విద్యుత్తు: 2008 నంబర్ 7680
చట్ట పేజీ నెంబర్/చరిత్రముల నెంబర్ 21
క. రిజిట్రేషన్ నెంబర్ 8


సబ్-రిజిస్ట్రార్



SCHEDULE 'A'

SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

North By	Sy. Nos. 198, 182, 180 & 177
South By	Sy. Nos. 175, 174 & 167
East By	Sy. No. 159
West By	Sy. No. 198

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished semi-deluxe apartment no. 301 on the third 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. 19 & 09, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor
South By	Open to sky
East By	Open to sky & 6' wide corridor
West By	Flat No. 302

WITNESS:

1. 

2. 

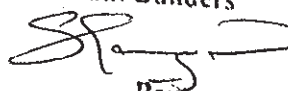
For Paramount Builders


Partner

For Mr. B. Anand Kumar & Others


Soham Modi,
(GPA Holder)

For Paramount Builders


Partner

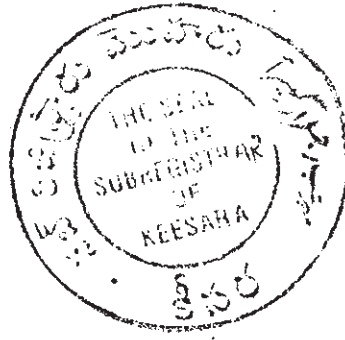
VENDOR


BUYER


Nagaram

2008 2009 7680
21
9

67



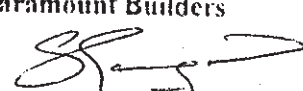
ANNEXTURE-1-A

1. Description of the Building : semi-deluxe flat bearing no. 301 on the third 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 :
- (d) In the Second Floor :
- (e) In the Third Floor : 820 sft.
- (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. 5,62,000/-

Date: 11.09.2008

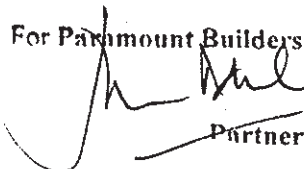
For Paramount Builders

Partner

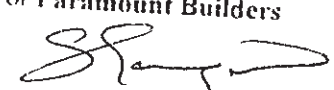
For Paramount Builders

Partner
Signature of the Executants

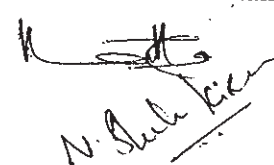
C E R T I F I C A T E

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

For Paramount Builders

Partner

Date: 11.09.2008

For Paramount Builders

Partner
Signature of the Executants


N. Suba Kier

అక్షరము 2005 సం. 768.0
అక్షరము 2005 సం. 21
అక్షరము 2005 సం. 10

Cf
అక్షరము



REC STRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. '1C'

ON THE THIRD FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176 (PART)**SITUATED AT**

NAGARAM VILLAGE, KEESARA

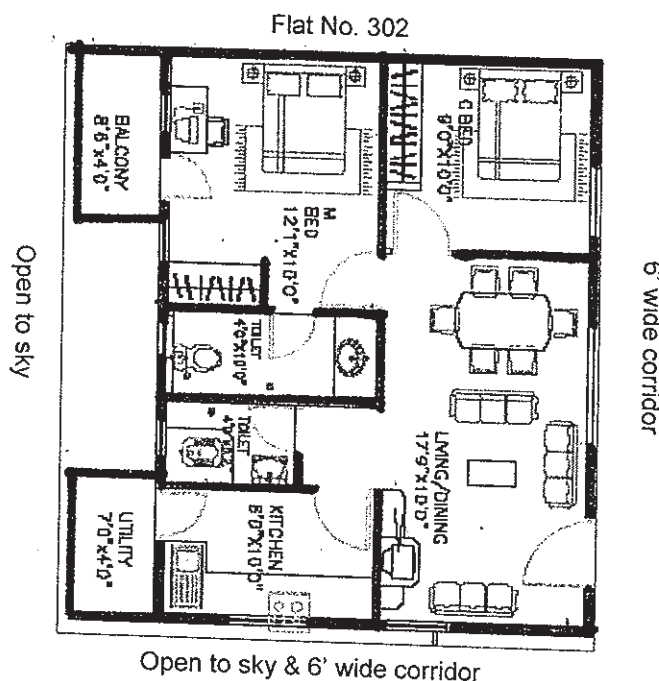
MANDAL, R.R. DIST.**VENDOR:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

CONSENTING PARTY: 1. SHRI. N. KANTHI KIRAN, S/O. SHRI. N. PRASAD RAO

2. SMT. N. SHEBA KIRAN, W/O. N. KANTHI KIRAN

BUYER: MR. CHOORIYARAJU SHANKAR NARAYANAN, SON OF MR. CHEYASRI THANDAUTHAPANI**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.**WITNESSES:**

1.

2.

For Paramount Builders

Partner

For Paramount Builders

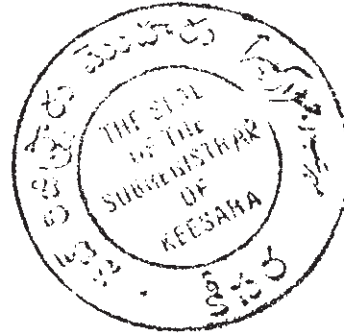
Partner

SIG. OF THE VENDOR

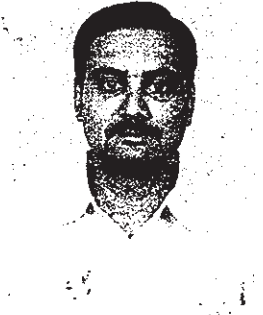
SIG. OF THE BUYER

ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 7680
ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 21
ಸಂಖ್ಯೆ 11


ಸಂಖ್ಯೆ-02/2020



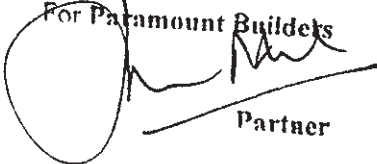
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

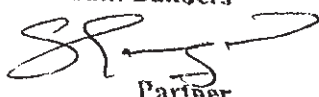
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDORS: M/S. PARAMOUNT BUILDERS HAVING ITS OFFICE AT 5-4-187/3&4 II FLOOR, M. G. ROAD SECUNDERABAD - 500 003. REP. BY ITS PARTNERS 1. MR. SOHAM MODI S/O. 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.
			<u>SPA FOR PRESENTING DOCUMENTS .</u> <u>VIDE DOC. NO. 1/BKIV/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.

SIGNATURE OF WITNESSES:

1. 

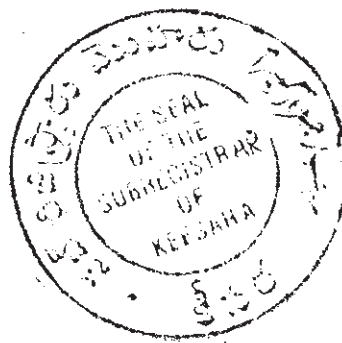
2. 

For Paramount Builders

Partner

For Paramount Builders

Partner
SIGNATURE OF THE EXECUTANTS


Mr. Prabhakar Reddy





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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			CONSENTING PARTY: 1. MR. N. KANTHI KIRAN S/O. MR. N. PRASAD RAO R/O. H. NO. 1878 MIG COLONY, BHEL R. C. PURAM HYDERABAD.
			2. MRS. N. SHEBA KIRAN W/O. N. KANTHI KIRAN R/O. H. NO. 1878 MIG COLONY, BHEL R. C. PURAM HYDERABAD.
			BUYER: MR. CHOORIYARAJU SHANKAR NARAYANAN S/O. MR. CHEYASRI THANDAUTHAPANI R/O. 11-3-325/C SRINIVAS NAGAR COLONY ADDAGUTTA SECUNDERABAD.

SIGNATURE OF WITNESSES:

1.



2.



For Paramount Builders



Partner

For Paramount Builders



Partner
SIGNATURE OF EXECUTANTS



N. Subba Rao



అక్టోబరు 2008 నంబర్ 7680
చట్టాల సంగ్రహం ప్రచురణ సంఖ్య 21
6- ప్రచురణ సంఖ్య 13


అధికారి



HOUSEHOLD CARD

Card No : PAP16776200357
 F.P Shop No : 762

Name of Head of Household : Gangwal Samit
 కలెక్టర్ పేరు : మనోజ్ కుమార్

Father/ Husband name : Sushil Kumar
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి /Occupation : Own Business

బండ్ల.సం./House No. : 8-2-293/82/A/1211
 రోడ్ /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : ౮ / Ward- 8
 Circle : ౭7 / 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 HPC

Family Members Details

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

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 డి.ఎస్.ఆర్. / D.S.R.
 డి.ఎస్.ఆర్. / D.S.R.
 డి.ఎస్.ఆర్. / D.S.R.

**भारत सरकार
GOVT. OF INDIA**

**आयकर विभाग
INCOME TAX DEPARTMENT**

**प्रभाकर रेड्डी क
PRABHAKAR REDDY K**

**पद्मा रेड्डी कान्डी
PADMA REDDY KANDI**

15/01/1974
 Permanent Account Number
 AWSPP8104E

00029001

Signature

**PERMANENT ACCOUNT NUMBER
ABMPM6725H**

विवरण / DETAILS

**नाम / NAME
SOHAM SATISH MODI**

**पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI**

**जन्म तिथि / DATE OF BIRTH
18-10-1969**

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

For Paramount Builders

[Signature]

Partner

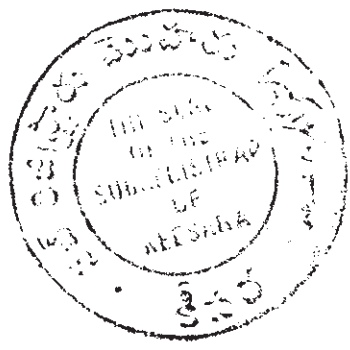
For Paramount Builders

[Signature]

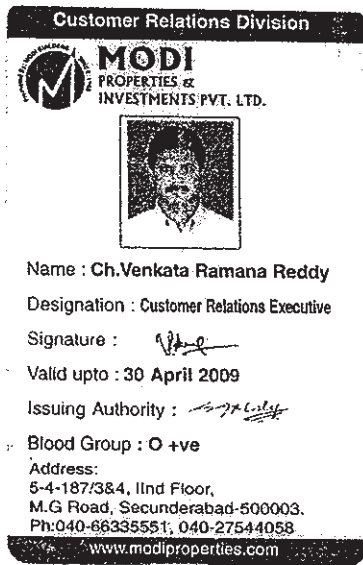
Partner

ಪ್ರಸ್ತಾವನೆ ಸಂಖ್ಯೆ 7680
ವಿಷಯ 21
ಇದರಲ್ಲಿ 14


ಅಧಿಕಾರಿ



WITNESSES NO. 1



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

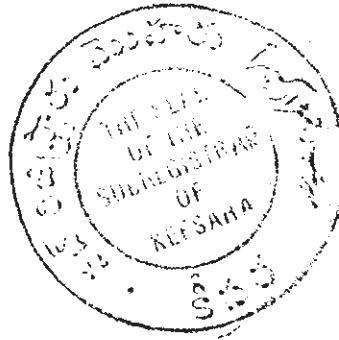


इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91 22 2490 4630, Fax: 91 22 2495 0664,
e-mail: tininfo@nsdi.co.in

Q1550: 2008 Don't 7680
Q1551: 2008 Don't 21
Q1552: 2008 Don't 15

Q1553: 2008 Don't





Handwritten signature

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पेन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 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: 022-26521000 / 022-26520664
e-mail: unit@pan.nsdl.co.in

సంఖ్య: 2005 పం. ౩ 7680
దస్తవీరి పేరును పేర్కొనడం వల్ల 2/.....
౩. పేరును 1994 నాటి 16


సాక్షి



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

N SHEBA KIRAN

JACOB PADAM

09/10/1979

Permanent Account Number

AFAPN9892G

N. Sheba Kiran

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं. ३, सेक्टर ११, सीबीडी बेलपुर,

नवी मुंबई-४०० ६१४.

N. Sheba Kiran

అక్రమము 2000 నంబర్ 2680
అక్రమము 2000 నంబర్ 21
6 నంబర్ 2000 నంబర్ 17

సబ్-రెజిస్ట్రారు



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AEHPC3068D

नाम /NAME

SANKAR NARAYANAN
CHOORIYARAJU

पिता का नाम /FATHER'S NAME

CHEYASRI THANDAUTHAPANI

जन्म तिथि /DATE OF BIRTH

19-04-1976

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Chief Commissioner of Income-tax,

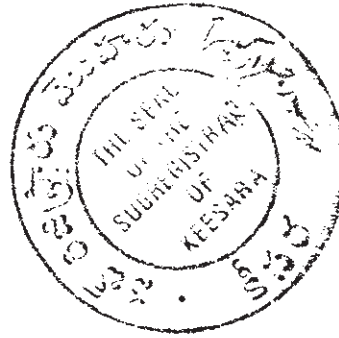
Aayakar Bhavan,

Basheerbagh,

Hyderabad - 500 004.

ಪುಸ್ತಕ ಸಂಖ್ಯೆ 7680
ವಸ್ತುವಿನ ವಿವರ 21
- ದಿನಾಂಕ 18


ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



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

C.S.No./Year: 008601/2008 of SRO: 1530(KEESARA)

12/09/2008 11:58:21

Sl No.	Thumb Impressi on	Photo	Name and Address of the Party	PartySign ature
1			(CL) CHOORIYARAJU SHANKAR NARAYANAN 11-3-325/C SRINIVAS NGR CLYADDAGUTTA SEC	
2	Manual Enclosur	Manual Enclosur	(EX) SOHAM MODI [R] M/S.PARAMOUNT BUILDERS M.G.ROAD SEC-BAD	
3	Manual Enclosur	Manual Enclosur	(EX) SAMIT GANGWAL [R] M/S.PARAMOUNT BUILDERS M.G.ROAD SEC-BAD	
4	Manual Enclosur	Manual Enclosur	(EX) M/S.PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4,11FLOOR,SOHAMMANSION,M.G.R OAD,SECUNDERABAD	
5	Manual Enclosur	Manual Enclosur	(EX) B.ANAND KUMAR H.NO.10,VENKATESHWARA NAGARMOULA-ALI,HYDERABAD	

Witness



Operator



Subregistrar



ಪುಸ್ತಕ ಸಂಖ್ಯೆ 7686
ಪುಸ್ತಕ ಸಂಖ್ಯೆ 21
ಪುಸ್ತಕ ಸಂಖ್ಯೆ 69


ಪುಸ್ತಕ ಸಂಖ್ಯೆ



Signatures

Signature

Signature

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

C.S.No./Year: 008601/2008 of SRO: 1530(KEESARA)

12/09/2008 11:58:21

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) NAREEDY KIRAN KUMAR R.O.PLOT NO.275, VENKATESWARA NAGARMEERPET, MOULA ALI, HYD	
7	Manual Enclosure	Manual Enclosure	(EX) N.KANTHA RAO R/O.PLOT NO 152, VIVEKANANDHA NAGAR COLONKUKATPALLY, HYD	
8	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY R/O.NEREDCHERLA(VILLAGE & MANDAL)NALGONDA DIST	
9	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI(REP BY MANAGING PARTNER)	
10			(EX) N.KANTHI KIRAN 1878 MIG CLYRC PURAM HYD	

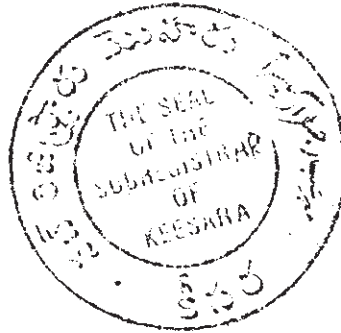
Witness

Operator

Subregistrar

ప్రస్తుతము 2008 నెంబర్ 7680
ప్రస్తుతము చివర్తున ప్రచురించుటకు సంఖ్య 21
ఈ కారణవల్ల ప్రచురించుటకు 20


సచివ.విజయలక్ష్మి



Signatures

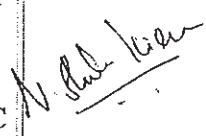
Signature

Signature

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

C.S.No./Year: 008601/2008 of SRO: 1530(KEESARA)

12/09/2008 11:58:21

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
11			(EX) N SHEBA KIRAN 1878 MIG CLYRC PURAM HYD	

Witness
Signatures



Operator
Signature



Subregistrar
Signature



పుత్తకము 2003 నంబర్ 7680
చట్ట పేజీ పుత్తకము రూపరేఖ నంబర్ 21
6 రూపరేఖ నంబర్ నంబర్ 21

మరియు

