

7644/08

SCANNED

20-208



ఆంధ్ర ప్రదేశ్/ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 SI No. 8129 Date 11/09/08 Rs. 100 sec
 Spd Rs. 6,00,00,000
 S/o. G. A. RAO
 For Whom PARAMOUNT BUILDERS

L. G. Chimala
 285859
LEELA G CHIMALA
 STAMP VENDOR
 Licence No. 02/2006
 5-4-76/A, Gollar Ranigunj,
 SECUNDERABAD-500 003.

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 and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignee, etc.).

AND

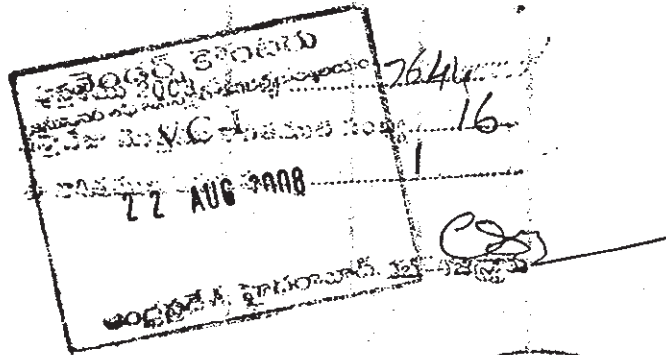
1. MR. B. ANAND KUMAR, Son of Mr. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040,
 2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,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

[Signature]
 Partner

For Paramount Builders

[Signature]
 Partner



ENDORSEMENT

Notified that the following amounts have
 paid in respect of this document:

Slan No. 919533 Dt. 11/9/08

Stamp Duty: 339000

1. In the shape of stamp papers

Rs 100

2. In the shape of challan

(S.R. 41 of 1999 Act 1899)

Rs. 23630

3. In the shape of cash

(S.R. 43 of 1999 Act 1899)

Rs.

4. Adjustment of stamp duty

(u/s 10 of U.S. Act 1899), if any

Rs.

II. Transit Duty:

1. In shape of challan

Rs

2. In the shape of cash

Rs

III. Registration fees:

1. In the shape of challan

Rs. 1695

2. In the shape of cash

Rs.

IV. User Charges

1. In the shape of challan

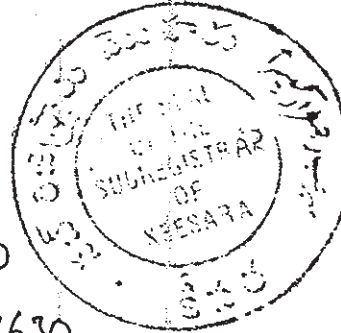
Rs. 100

2. In the shape of cash

Rs

Total Rs

25625




 SUB REGISTRAR
 KEESARA

IN FAVOUR OF

MR. BOBBA SRINIVAS, SON OF MR. B. NAGESWARA RAO, aged about 34 years, residing at Sri Sai Residency, Flat No. G1, M. J. Colony, Street No. 6, Moula-Ali, Hyderabad - 500 040., 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

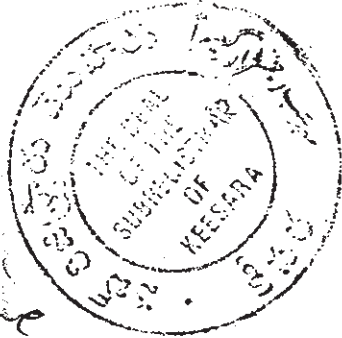

Partner

For Paramount Builders

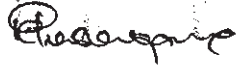

Partner

1 వ పుస్తకము 2008వ సం॥పు... 7.644.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 16.....
 ఈ కాగితము వరుస సంఖ్య... 2.....


 సబ్-రిజిస్ట్రార్

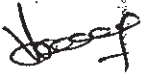


2008 సం॥ ఫిబ్రవరి 11 వ తేది
 1990 వ.శ.క.నం. 396/హి.సం. 20 వ తేది
 ది. 12 మొదలు 1 గురికి వరకు
 కింది సబ్ - రిజిస్ట్రార్ ఆఫీసులో
 కి.ప్రభాకర్ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ తర్వాత 1990లోని 396 వ.శ.క.నం.
 అనుబంధం, నిమగ్నతనం నాటి పాత్రలు చేసి ఈమె
 మా 1695 లు తెల్పించారు.
 వాస్తవికతను బట్టి సర్టిఫైడ్
 పత్రము వ్రాసిన నేను



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-18773 & 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 registrar at SRO, Shamirpet.
 Ranga Reddy District.

నిరూపించినది

① 

Venkata Ramana Reddy S/o. Ranga Reddy Occ: Service
 11-187/2, Green Hills Colony, Hyderabad.

② 

G. Pradeep Kumar S/o G. Phan Raj
 S/o. Bowanapally, Sec Road.

2008 సం॥ ఫిబ్రవరి 11 వ తేది
 1990 వ.శ.క.నం. 396/హి.సం. 20 వ తేది

 సబ్-రిజిస్ట్రార్

- 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 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:

For Paramount Builders


Partner

For Paramount Builders

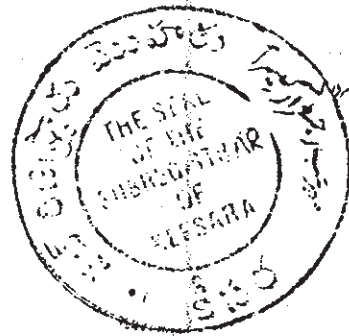

Partner

షుల్కము 2008 నంబర్ 7644
 దస్తావేజు విధియించబడిన విధియించబడిన నంబర్ 16
 ఈ విధియించబడిన విధియించబడిన నంబర్ 3

[Signature]
 సబ్-రెజిస్ట్రార్

Amount Rs 23630 towards stamp duty
 including transfer duty and Rs 1695
 towards registration fee for the Market Value
 339,000 was paid by me
 Through: Chaitan receipt No. 919532
 at SRI Keesara Or Keesara
 11/9/08
 [Signature]
 Sub-Registrar
 Keesara

15 జనవరి 2008 నంబర్ (15-1-2008) నంబర్
 7644
 సమీక్షించబడినది మరియు సమీక్షించబడినది
 సమీక్షించబడినది మరియు సమీక్షించబడినది
 11/9/08
 సమీక్షించబడినది మరియు సమీక్షించబడినది
 11/9/08
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 11/9/08



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For Paramount Builders


Partner

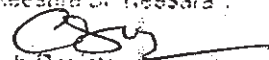
For Paramount Builders


Partner

ఫస్ట్ కమ 2008 నంబర్ 7644
 దస్తావేజు మొత్తం రిగిట్రేషన్ వంటకం 16
 ఆ రిగిట్రేషన్ వంటకం నంబర్ 3


 సబ్-రిజిస్ట్రారు

Amount Rs 23630 towards stamp duty
 including transfer fee and Rs 1695
 towards registration fee on the Market Value
 of Rs 339,000 was paid by me
 by cheque drawn on No. 919532
 dated 11/9/08 at SDH Keesara Br Keesara


 Sub-Registrar
 Keesara

ఈ డిక్లరేషన్ 2008 నంబర్ (14.9.1930) నంబర్
 7644 నమోదు చేయబడినది. స్టాంపు
 విధితు రుక్మిణి నంబర్ 11530-1 7644 /2008
 నమోదు చేయబడినది.
 నమోదు నంబర్ 11530-1 7644


 సబ్-రిజిస్ట్రారు కేసర



(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 'PARAMQUNT 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. 205 on second floor, in block no. '2C' having a super built-up area of 530 sft.(i.e., 424 sft. of built-up area & 106 sft. of common area) together with undivided share in the scheduled land to the extent of 34.76 sq. yds. and a reserved parking space for two wheeler bearing no. 14 admeasuring about 15 sft. in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 3,39,000/- (Rupees Three Lakhs Thirty Nine 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

Partner

For Paramount Builders

Partner

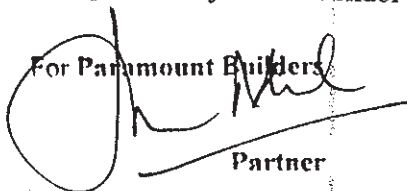
ప్రవేశము 2008 సం. ను 7644 న
చస్తావేజు నిబంధనలు కలిగియున్న పరిష్కారము 16
ఈ లెక్కలముద్రా వేయిన దుంట్లు 27


పదే-రిజిస్ట్రారు



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Semi-deluxe apartment bearing flat no. 205 on second floor in block no. '2C', having a super built-up area of 530 sq. ft. (i.e., 424 sq. ft. of builtup area & 106 sq. ft. of common area) in building known as Paramount Residency together with
 - a. undivided share in scheduled land to the extent of 34.76 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 14 admeasuring about 15 sq. ft.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. 3,39,000/- (Rupees Three Lakhs Thirty Nine Thousand Only). The Vendor hereby admit and acknowledge 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.

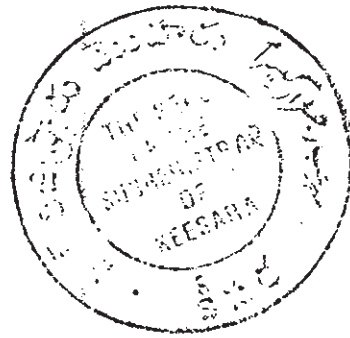
For Paramount Builders

Partner

For Paramount Builders

Partner

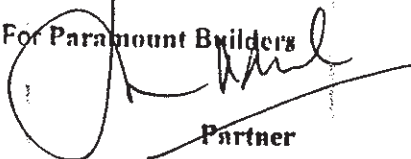
ಪುಸ್ತಕಸಂಖ್ಯೆ 2008 ಸಂಖ್ಯೆ 7644
ವಸ್ತುವೆಚ್ಚು ಮುಕ್ತಾಯ ವಾಗಿರುವುದು ಸಂಖ್ಯೆ 16
ಈ ವಾಗಿರುವುದು ಸಂಖ್ಯೆ 5

ಸಹ-ರಜಿಸ್ಟ್ರಾರ್



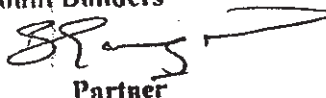
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
- 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.
 - 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.
 - 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.
 - 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.
 - 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 Paramount Builders



Partner

For Paramount Builders



Partner

విస్తరణ 2008 నంబర్ 7644-1
దస్త్ర మేల మొత్తము కారితమున నంబర్ 16
ఈ కారితమున విస్తరణ నంబర్ 6


నబ-రజిస్ట్రారు



- 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, main, 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. 25,425/- is paid by way of challan no. 919533, dated 11.09.08, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 3,390/- by the way of Payorder No. 143522, dated 10.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders



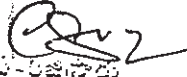
Partner

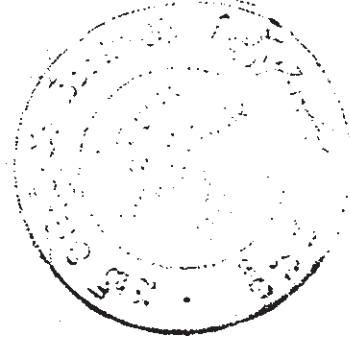
For Paramount Builders



Partner

ಇದರಲ್ಲಿ ಒಟ್ಟು 7644
ಇದರಲ್ಲಿ 16
ಈ ಸಂಖ್ಯೆ 7


ವಿ. ಕೆ. ಕೆ. ಕೆ.



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. 205 on the second floor in block no. '2C', admeasuring 530 sft. of super built up area (i.e., 424 sft. of built-up area & 106 sft. of common area) together with proportionate undivided share of land to the extent of 34.76 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 14, admeasuring about 15 sft., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Open to sky
South By	Open to sky & Lift
East By	Open to sky
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:

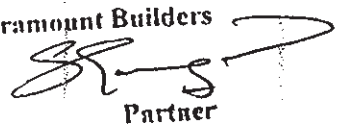
1. 

2. 

For Paramount Builders

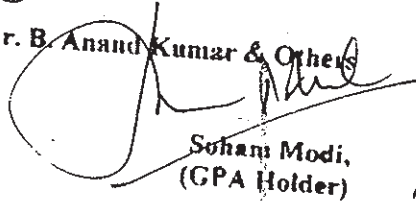

Partner

For Paramount Builders


Partner

VENDOR

For Mr. B. Anand Kumar & Others


Soham Modi,
(GPA Holder)


BUYER

పుస్తకము 2002 సం॥ వృ 2644 |
దస్త్రము : గుడిమూల సంఖ్య 16
ఈ కారితముల వలన సంఖ్య 8

సచి-రెవెన్యూ



10/11

ANNEXTURE-1-A

1. Description of the Building : semi-deluxe flat bearing no. 205 on the second floor, in block '2C' 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 : 34.76 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area : 15 sft. Parking space for two wheeler
- (b) In the Ground Floor :
- (c) In the First Floor :
- (d) In the Second Floor : 530 sft.
- (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. 3,39,000/-

Date: 11. 09. 2008

For Paramount Builders

Partner

For Paramount Builders

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. 2008

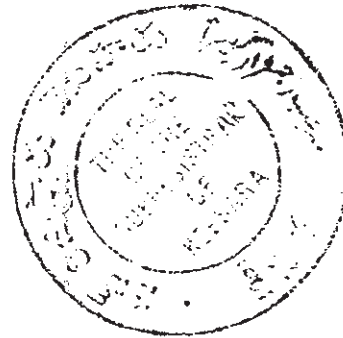
Signature of the Executants

B. Srinivas

0

ವಿಜ್ಞಾನ 2004 ಪರೀಕ್ಷೆ 7644
ದತ್ತಾತ್ರೇಯ ಮಹಾಶಯ ಶಾಂತಮೂಲ ಸಂಪನ್ಮೂಲ 16
ಈ ಶಾಂತಮೂಲ ಪದವಿ ಸಂಪನ್ಮೂಲ 9

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು



REGISTRATION PLAN SHOWING

FLAT NO. 205 IN BLOCK NO. '2C'

ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS. 176**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

BUYER:

MR. BOBBA SRINIVAS, SON OF MR. B. NAGESWARA RAO

REFERENCE:**AREA:**

34.76

SCALE:

SQ. YDS. OR

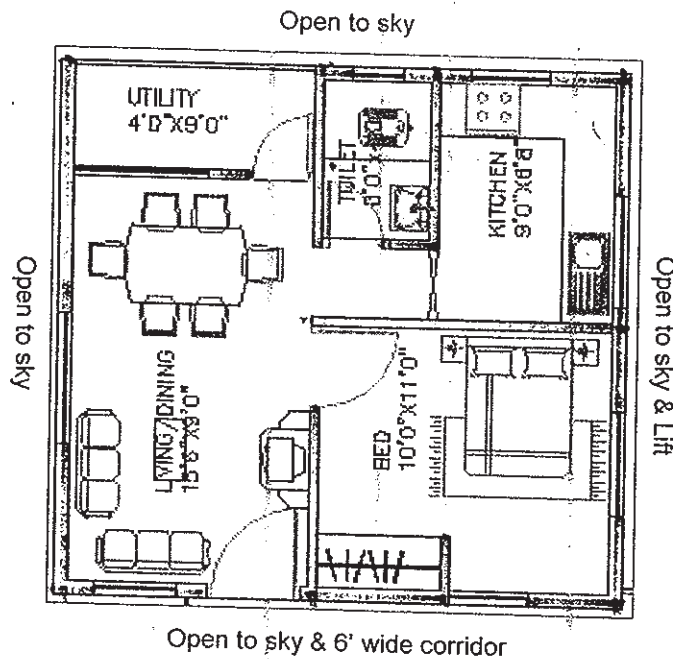
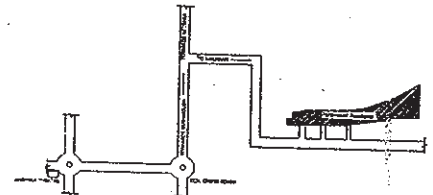
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 530 sft.

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

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

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

వృత్తీకర్తల సంఖ్య 2000 నుండి 7644
దస్త్రీకర్తల సంఖ్యను కలిపి 16
ఈ కారణమున ఎం.ఎ. సంఖ్య 10


హి-రిజిస్ట్రారు



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

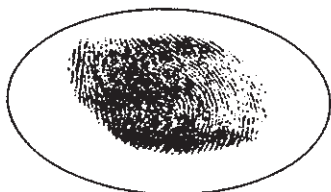
1. MR. SOHAM MODI
S/O. MR. SATISH MODI



2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211, ROAD NO. 60
JUBILEE HILLS
HYDERABAD - 500 034.

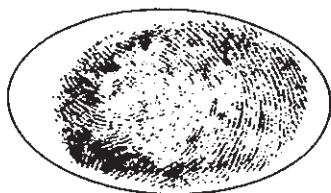
SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 1/BKIV/2007 Dt: 11/01/2007:

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. BOBBA SRINIVAS
S/o. MR. B. NAGESWARA RAO
R/o. SRI SAI RESIDENCY, FLAT NO. G1
M. J. COLONY, STREET NO. 6
MOULA-ALI
HYDERABAD - 500 040.



SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF THE EXECUTANTS

ವಿಧಾನ 2008 ನಂ. 76
ಜಿಲ್ಲಾ ಪಂಚಾಯತ್ ಕಚೇರಿ, ಬೀದರ್
16
11


ಸಹ-ಕಾರಿ



HOUSEHOLD CARD

Card No : PAP/17/63415
 F.P. Shop No : 762

Name of Head of Household : Gangwal Samir
 పేరు : గంగ్వాల్ సమిర్

Father/Husband name : Sushil Kumar
 తల్లిపేరు/Date of Birth : 20/Oct/71

యేసుమయి Age : 35
 వృత్తి /Occupation : Own Business

బండ్.నె./House No. : 8-2-293/82/A/1211
 రోడ్ /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward- 8
 Circle : 7 / Circle VII

జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 100,000
 LPG Consumer No. (1) : 620316/(Single)
 LPG Dealer Name (1) : B S Enterprises, HPC
 LPG Consumer No. (2) : 1805/Double
 LPG Dealer Name (2) : Venkata Sai 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
 DPL Incharge

INCOME TAX DEPARTMENT
GOVT OF INDIA



PRABHAKAR REDDY K
 PADMA REDDY KANDI
 PAN CARD NUMBER
 AWSPP80AE

Signature

PERMANENT ACCOUNT NUMBER
 ABMPM6725H

NAME
 SOHAM SATISH MODI

FATHER'S NAME
 SATISH MANILAL MODI

DATE OF BIRTH
 18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

For Paramount Builders

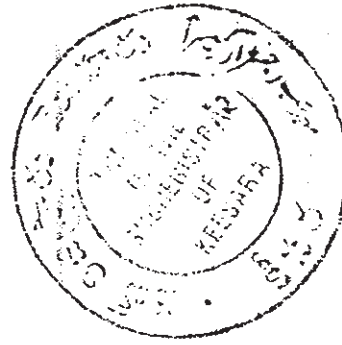
 Partner

For Paramount Builders

 Partner

పుస్తకము 2009 సం. ఫి 2644
దస్తావేజు వివరములు క.క.సం. సంఖ్య 16
6. కాగితముల పరిమాణము 12


సచి-రజనీధర్



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, IInd 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,
Saroj 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

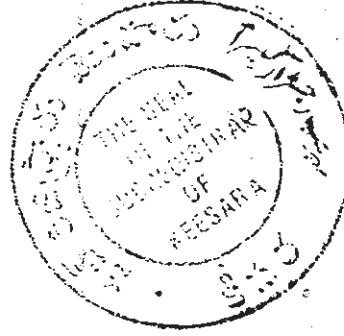


इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर रैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
एन. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

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: 91-22-24994650, Fax: 91-22-24950664,
e-mail: tininfo@nsdl.co.in

పుస్తకము 2008 సం॥ పే 7644
దస్తవేజు దేబాక్షము శాసితముల సంఖ్య 16
ఈ శాసితముల పేరున సంఖ్య 13

సచి-రెజిస్ట్రార్



I

भारत गणराज्य REPUBLIC OF INDIA



प्राप्त / Type	देश कोड / Country Code	पासपोर्ट नं. / Passport No.
P	IND	G3221746
प्रार्थक / Surname		

First and last name / Given Names		
SRINIVAS		
Citizenship / Nationality		
INDIAN		
Date of Birth		
14/08/1972		
Place of Birth		
PAMARRU		

HYDERABAD

मार्ग क्रमांक आणि स्थान /Place of Issue,	
मार्ग क्रमांक आणि दिनांक /Date of Issue	संपादन आणि दिनांक /Date of Expiry
30/04/2007	29/04/2017

[illegible]

પંક્તિચરણ

११.१.१. हमने हमारे राष्ट्रीय स्वामियों को सताह दी जाती है कि वे अपने को निकटतम भारतीय ११.१.२. बोली या दर्शन कायें ।

ચેલાયની

उक्त दस्तावेज कागज सरकारी की सम्पत्ति है। पासपोर्ट अधिकारी से इस वासपोर्ट के संदर्भ में कोई भी प्रश्न करने पर शिष्य इसे सुपुर्द करना शामिल है, उसका तुल्य अनुवादन किया जाए।

[illegible]

एम्बेर्लेट दुप जना, बोरी हो जना वा नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम एम्बेर्लेट अधिकारी को (तथा यदि याक विदेश में हो) निकटतम भारतीय मिशन को और स्थानीय पुलिस को दी जानी चाहिए। मिन्टोमिन पूछताछ के पश्चात् ही प्रतिपूक वायपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का पता/कानूनी अभिलेख /Name of Father/Legal Guardian

BOBBA NAGESWARA RAO

BOBBA JANAKI

पति या पत्नी का नाम /Name of Spouse

Address

11-70, PRABHAKAR RAO STREET

RAMANAGARAM, CHALLAPALLI

KRISHNA 521126, AP

मुद्रांक पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि / Old Passport No. with date and Place of issue

A2696912 27/01/1997

कार्ड नं. F10 No.

HYDF00657607

పుస్తకము 2003 సం. పు 7644
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితముల వయస్ సంఖ్య 14

సబ్-రిజిస్ట్రార్



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

C.S.No./Year: 008567/2008 of SRO: 1530(KEESARA)

11/09/2008 12:56:42

Sl No.	Thumb Impressi on	Photo	Name and Address of the Party	Party Sign ature
1			(CL) BOBBA SRINIVAS FNO G1 MJ CLYMOULALI HYD	<i>B. Srinivas</i>
2	Manual Enclosur	Manual Enclosur	(EX) M/S.PARAMOUNT BUILDERS OFFICE AT 5-4- 187/3&4,11FLOOR,SOHAMMANSION,M.G.R OAD,SECUNDERABAD	
3	Manual Enclosur	Manual Enclosur	(EX) MR.SOHAM MODI(REP BY ITS MANAGING PARTNER) OFFICE AT 5-4- 187/3&4,11FLOOR,SOHAMMANSION,M.G.R OAD,SECUNDERABAD	
4	Manual Enclosur	Manual Enclosur	(EX) SAMIT GANGWAL 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

1) Srinivas
2) Srinivas

ವೃತ್ತಿಕರ 2008 ರಿಂದ 7649
ರಾಜ್ಯದ ಮಹತ್ವದ ಕಾರ್ಯದಿಂದ 16
ಕೆ.ಎಸ್.ಎಸ್. ಕೆ.ಎಸ್.ಎಸ್. 15

ಕೆ.ಎಸ್.ಎಸ್.ಎಸ್.



Signatures

Signature

Signature

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

C.S.No./Year: 008567/2008 of SRO: 1530(KEESARA)

11/09/2008 12:56:42

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 NAGAR MEERPET, 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)	

Witness
SignaturesOperator
SignatureSubregistrar
Signature

1) kum

2) kum

పుస్తకము 2007 సం॥ పు 2644
దస్త్రపేజీ సంఖ్య 16
ఈ కాగితముల వలన సంఖ్య 16

నల్ల-రిజిస్ట్రేషన్

