

7648/08

SCANNED

30-309



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362222

Date : 31-07-2008

Serial No : 31,024

Denomination : 100

Purchased By :

T. NARESH  
S/O T.V. RAO  
HYD.

Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

PARAMOUNT BUILDERS,  
SEC\*BAD

SALE DEED

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

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

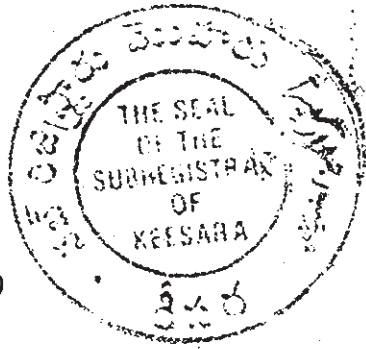
MR. B. ANAND KUMAR, Son of Mr. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad - 500 040,  
SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,  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

For Paramount Builders

ಪುಸ್ತಕ ಸಂಖ್ಯೆ 2008 ಸಂಖ್ಯೆ 7648  
 ಸಿಬಿಆರ್ ನಂ. 119524  
 ದಿನಾಂಕ 11/9/8

*[Handwritten Signature]*



**ENDORSEMENT**

Certified that the following amounts have  
 been paid in respect of this document:  
 By challan No. 719524 Dt. 11/9/8

- I. Stamp Duty: 3,39.00
  - 1. in the shape of stamp papers Rs. 100
  - 2. in the shape of challan (u/s. 41 of I.S. Act 1899) Rs. 23630
  - 3. in the shape of cash (u/s. 41 of I.S. Act 1899) Rs.
  - 4. adjustment of stamp duty u/s. 75 of I.S. Act 1899, if any Rs.
- II. Transfer Duty:
  - 1. in shape of challan Rs.
  - 2. in the shape of cash Rs.
- III. Registration fees:
  - 1. in the shape of challan Rs. 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. 25525

*[Handwritten Signature]*  
 SUB REGISTRAR  
 KEESARA

IN FAVOUR OF

MR. NITIN PANCHANATHAN, SON OF MR. N. V. PANCHANATHAN, aged about 29 years, residing at H. No. 65/A, Surya Enclave, Tirumalgiri, 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:
- 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 2008 వ సం॥పు..... 7648  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16  
 ఈ కాగితము వరుస సంఖ్య..... ✓

*[Signature]*  
 సబ్-రిజిస్ట్రార్



2008 సం॥ పు..... *[Signature]* నెం 11 ..... వ కేడి  
 1930 వ.కా.క సం. *[Signature]* మామం 20 ..... వ కేడి  
 పేరు..... 1 ..... పేరు..... 2 ..... గంతుల మచ్చ  
 ఈ కేసులో ..... అభిమాని  
 శ్రీ గోపాలకృష్ణ Prabhakar Reddy  
 రిజిస్ట్రేషన్ నెంబరు 1008 తేదీ 03.12.07 ను  
 ఆమోదించిన నమోదించబడిన ఫోటోగ్రాఫులు  
 మరియు పేరిటాఫ్ సహా చాబులు చేసి దుసుము  
 దాని..... 1695 ..... లు చెల్లించినారు.  
 ప్రామాణికీకరణ ఉప్పుకొర్రుచ  
 పత్రము వాటిని నేను *[Signature]*

*[Signature]*  
*[Signature]*

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,  
 Secunderabad-03, through attested GPA/SPA for presentation  
 of documents, Vide GPA / SPA No. 01/2007  
 dated 11. 07. 07 registerer at SRO, Shamirpet  
 Ranga Reddy District.



నిరూపించినది

- ① *[Signature]* Vantat Ramana Reddy S/o. Anji Reddy occ: Service  
 S/o. 11-187/2, Green Hills Colony. Hmt.
- ② *[Signature]* G. Pradeep Kumar S/o. G. Dhan Reddy, Occ: Service  
 S/o. Bowrepathy, Sec'Bad

2008 సం॥ పు..... *[Signature]* నెం 11 ..... వ కేడి  
 1930 వ.కా.క సం. *[Signature]* మామం 20 ..... వ కేడి  
*[Signature]*  
 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.

For Paramount Builders




Partner


For Paramount Builders




Partner

ಪುಸ್ತಕವು 2008 ರವರೆಗೆ ..... 7648  
 ವಸ್ತುವೇ ಮೊತ್ತವು ಬಾಕಿ. ಬಾಕಿ ಮೊತ್ತವು ..... 15  
 ಈ ಬಾಕಿ ಮೊತ್ತವು ಮರುಕಳಿಸಿ .....

  
 Sub-Registrar

Amount of Rs. 22630 towards stamp duty  
 including transfer duty and ..... 1695  
 towards registration fee on the Market value  
 of Rs. 3,39,000 was paid by me  
 Party through challan receipt No. 919524  
 dated 11/9/18 at S&H Keesara Br Keesara  
  
 Sub-Registrar  
 Keesara

ಈ ಪುಸ್ತಕವು 2008 ರವರೆಗೆ (ಉ. 1980) ರವರೆಗೆ  
 7648 .....  
 ಮೊತ್ತವು ..... 7648 12008  
 ಮರುಕಳಿಸಿ .....  
 22630 ..... 11 .....  
  
 Sub-Registrar



- 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 deluxe apartment bearing flat no. 309 on third floor, in block no. '3C' 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. 27 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.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

చార్జ్ కమీషన్ 2008 నంబర్ వద్ద ..... 7648  
దస్త్రీ పేజీల మొత్తము వాగినముగా సంఖ్య ..... 18  
ఈ వాగినముల ప్రతిపేజీ సంఖ్య ..... 4

  
సబ్-రజిస్ట్రారు



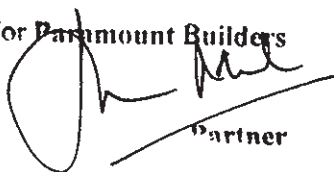


- R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 309 on third floor in block no. '3C', having a super built-up area of 530 sft. (i.e., 424 sft. of builtup area & 106 sft. of common area) in building known as Paramount Residency together with
  - a. undivided share in scheduled land to the extent of 34.76 sq. yds.
  - b. A reserved two wheeler parking space bearing no. 27 admeasuring about 15 sft. situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 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.

For Paramount Builders



Partner

For Paramount Builders




Partner

ಅಧಿಕಾರಿಗಳಿಗೆ ಸೇರಿದಂತೆ ..... 2018  
ಅಧಿಕಾರಿಗಳಿಗೆ ಸೇರಿದಂತೆ ..... 16  
ಅಧಿಕಾರಿಗಳಿಗೆ ಸೇರಿದಂತೆ ..... 5

  
ಅಧಿಕಾರಿಗಳಿಗೆ ಸೇರಿದಂತೆ



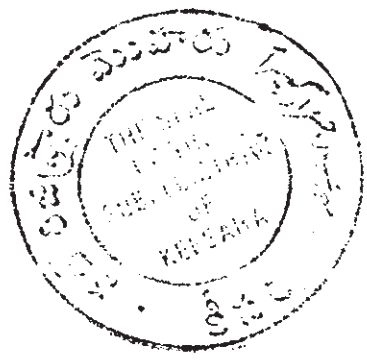
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - 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.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

ವ್ಯವಹಾರ ಸಂಖ್ಯೆ ..... 2618  
ದಸ್ತಾವೇಜು ವಿವರಣೆ ..... 16  
ಈ ದಸ್ತಾವೇಜು ..... 6

  
ವಿಧ್ಯಾಧಿಕಾರಿ



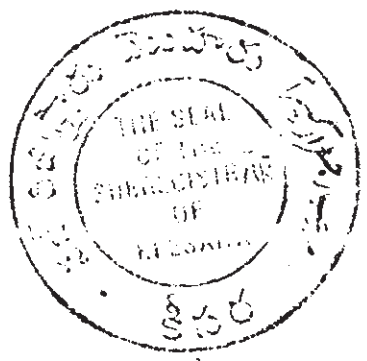
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or 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. 25425/- is paid by way of challan no. 919534, 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. 143480, dated 09.09.08 drawn on HDFC Bank, S. D. Road Branch, Secunderabad

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

ಇತ್ತೀಚಿನ 2008 ವರ್ಷಕ್ಕೆ ..... 2648  
ಅಧಿಕಾರ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಇರುವ ವಂಶ್ಯು ..... 18  
ಈ ವಿಷಯದ ಬಗ್ಗೆ ..... 7

  
ಅಧಿಕಾರಿ



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. 309 on the third floor in block no. '3C', 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. 27, admeasuring about 15 sft., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Flat No. 308
South By	Open to sky
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

భద్రకము 2008 నంబర్ 2668  
దస్త్రీయో పాత్రము నంబర్ 16  
శాసనము నంబర్ 8

  
సబ్-రజిస్ట్రారు



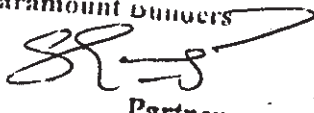


ANNEXTURE-1-A

1. Description of the Building : deluxe flat bearing no. 309 on the third floor, in block '3C' 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 :
- (b) In the Ground Floor : 15 sft. Parking space for Two Wheeler
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 530 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. 3,39,000/-

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.

Date: 11.09.2008

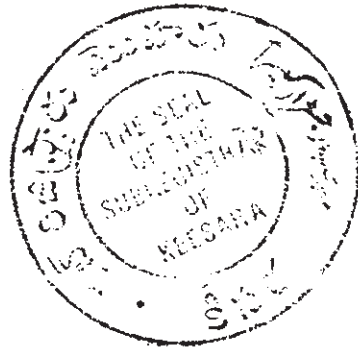
For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner  
Signature of the Executants

P. nitin

ಇದರಲ್ಲಿ ೨೦೦೮ ರಲ್ಲಿ ..... 2648  
ಇದರಲ್ಲಿ ೨೦೦೯ ರಲ್ಲಿ ..... 16  
ಇದರಲ್ಲಿ ೨೦೧೦ ರಲ್ಲಿ ..... 7

*[Handwritten signature]*  
ಅಧ್ಯಕ್ಷರು



**REGISTRATION PLAN SHOWING**

FLAT NO. 309 IN BLOCK NO. '3C'

ON THE THIRD 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. NITIN PANCHANATHAN, SON OF MR. N. V. PANCHANATHAN

**REFERENCE:**  
**AREA:** 34.76,

**SCALE:**  
**SQ. YDS. OR**

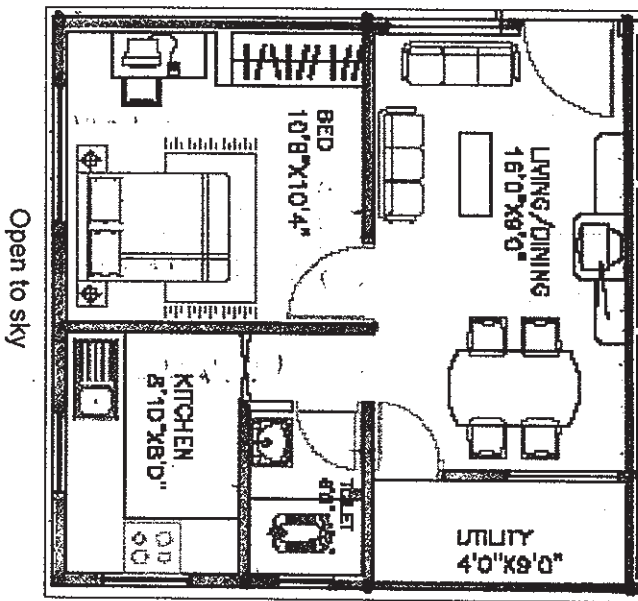
**INCL:**   
**SQ. MTRS.**

**EXCL:**

Total Built-up Area = 530 sft.

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

Open to sky & 6' wide corridor



Location Map

Flat No. 308

Open to sky

For Paramount Builders

*[Signature]*  
Partner

For Paramount Builders

*[Signature]*  
Partner

SIG. OF THE VENDOR

**WITNESSES:**

1. *[Signature]*
2. *[Signature]*

*[Signature]*  
P. nitin

SIG. OF THE BUYER

ಇಸ್ತೀಫಾ 2008 ನಂ. 2648  
ಪ್ರತಿವೇದನಾ ಸಂಖ್ಯೆ 18  
ಈ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ 10

  
ಪದವಿ-ಸಿಬ್ಬಂದಿ



**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
--------	--	--	--



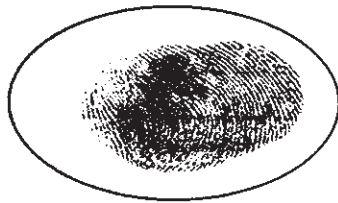
VENDORS:

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

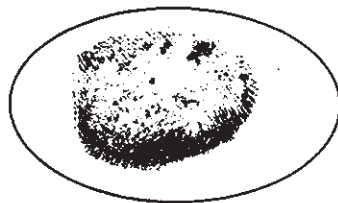


2. MR. SAMIT GANGWAL  
S/O. MR. S. K. GANGWAL  
R/O. PLOT NO. 1211, ROAD NO. 60  
JUBILEE HILLS  
HYDERABAD - 500 034.



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. NITIN PANCHANATHAN  
S/O. MR. N. V. PANCHANATHAN  
R/O. H. NO. 65/A  
SURYA ENCLAVE  
TIRUMALGIRI  
SECUNDERABAD.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders,  
  
Partner

For Paramount Builders  
  
Partner  
SIGNATURE OF THE EXECUTANTS

ವಿಧಾನಸಭೆ 2008 ರಲ್ಲಿ ..... 2648

ದತ್ತಾತ್ರೇಯ ಮಹಾಶಯ ಕುರಿತು ..... 16

ಈ ವಿಷಯವನ್ನು ..... 11



ಪರಿಶಿಷ್ಟಾಧಿಕಾರಿ





**HOUSEHOLD CARD**

Card No : PAPI 77620157  
 F.P Shop No : 762  
 పేరు : గంగవల సమిత్

Name of Head of Household : Gangwal Samit  
 పితా/ధర్మ పేరు : గంగవల సమిత్

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

బండ్ల సం./House No. : 8-2-293/82A/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  
 D. Linchaga

GOVERNMENT OF ANDHRA PRADESH  
 GOVT OF INDIA



INCOME TAX DEPARTMENT  
 PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/07/897A  
 Permanent Account Number  
 AWSPPR01AE

Signature

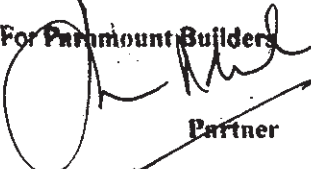
PERMANENT ACCOUNT NUMBER  
 ABIMP16725H

MR NAME  
 SOHAM SATISH MODI

MR MR FATHERS NAME  
 SATISH MANILAL MODI

MR MR DATE OF BIRTH  
 18-10-1989

MR MR SIGNATURE  
 Chief Commissioner of Income-tax, Hyderabad

For Paramount Builders  
  
 Partner

For Paramount Builders  
  
 Partner

ಅಧಿಕಾರ 2908 ಪಂಚಾಯತ್ ..... 2648  
ದತ್ತಾತ್ರೇಯ ಮೊಟ್ಟಮು ಕಾರಣಿ ಸಾ.ಸಂ.ವ್ಯಾ. .... 18  
ಈ ಅಧಿಕಾರವು ಮುಕ್ತವಾಗಿದೆ ..... 12

  
ಪಂಚ-ಸಹಾಯಕರು





## 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:040-86935551, 040-27544058

[www.modiproperties.com](http://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. In the loss of the card must be reported to the Admin.Div.Immediately

## WITNESSES NO. 2

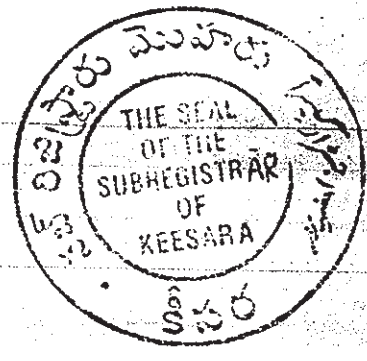


इस कार्ड के खोने / पाने पर कृपया सूचित करें / कॉटारु :  
अर्थकर पैन-सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, 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: [timinfo@nsdl.co.in](mailto:timinfo@nsdl.co.in)

అక్షరము 2009 పంపిణీ ..... 2648  
వచ్చినది మొత్తము గణించుటకు సంఖ్య ..... 18  
ఉ. కలిపియున్న పంపిణీ సంఖ్య ..... 13

  
సబ్-రిజిస్ట్రారు



Signatures

Signature

Signature

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

C.S.No./Year: 008565/2008 of SRO: 1530(KESARA)

11/09/2008 12:53:25

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) B.ANAND KUMAR H.NO.10, VENKATESHWARA NAGAR MOULA- ALI, HYDERABAD	
7	Manual Enclosure	Manual Enclosure	(EX) NAREEDY KIRAN KUMAR R.O.PLOT NO.275, VENKATESWARA NAGAR MEERPET, MOULA ALI, HYD	
8	Manual Enclosure	Manual Enclosure	(EX) N.KANTHA RAO R/O.PLOT NO 152, VIVEKANANDHA NAGAR COLONKUKATPALLY, HYD	
9	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY R/O.NEREDCHERLA(VILLA GE & MANDAL)NALGONDA DIST	
10	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI(REP BY MANAGING PARTNER)	

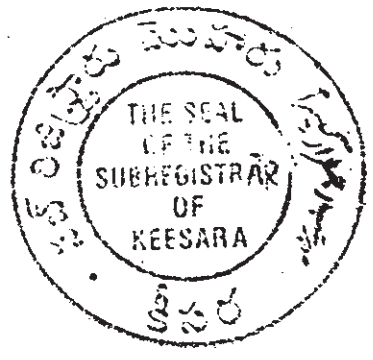
Witness

Operator

Subregistrar

7648  
వృత్తము 2000 సం. పే .....  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 16  
కాగితముల విలువ సంఖ్య..... 15



  
మహా-నిర్వాహకుడు



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

C.S.No./Year: 008565/2008 of SRO: 1530(KESARA)

11/09/2008 12:53:25


Sl No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 11/09/2008 12:53:25 NITIN PANCHANATHAN	(CL) NITIN PANCHANATHAN 65/A SURYA ENCLAVE TIRUMALGHERY SECUNDERABAD	<i>P. Nitin</i>
2	Manual Enclosure	Manual Enclosure	(EX) M/S. PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4, 11 FLOOR, SOHAM MANSION, M.G.R. ROAD, SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S. PARAMOUNT BUILDERS OFFICE AT 5-4-187/3&4, 11 FLOOR, SOHAM MANSION, M.G.R. ROAD, SECUNDERABAD	
4	Manual Enclosure	Manual Enclosure	(EX) MR. SOHAM MODI (REP BY ITS MANAGING PARTNER) OFFICE AT 5-4-187/3&4, 11 FLOOR, SOHAM MANSION, M.G.R. ROAD, SECUNDERABAD	
5	Manual Enclosure	Manual Enclosure	(EX) SAMIT GANGWAL OFFICE AT 5-4-187/3&4, 11 FLOOR, SOHAM MANSION, M.G.R. ROAD, SECUNDERABAD	

Witness *[Signature]*  
*[Signature]*

*[Signature]*  
Operator

*[Signature]*  
Subregistrar


7648  
అక్షయము 2008 సం॥ పు  
దస్తావేజు మొత్తము వాగితముల సంఖ్య 15  
కా వాగితముల వరుస సంఖ్య 14

  
సహాయక రిజిస్ట్రారు





పుస్తకము 2008 సం॥ వృ ..... 7648 .....  
దస్తావేజు యొక్క ము కౌగిటముల సంఖ్య..... 16 .....  
ఈ కౌగిటముల వరుస సంఖ్య ..... 16 .....

  
సబ్-రజిస్ట్రారు

