

PMR-I-A-104

ORIGINAL

3397 దస్తావేజులు మరియు రుసుముల రశీదు
నెం. శ్రీమతి / శ్రీ M/s Bhargava Developers Rep by Anand Kumar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. Valuation 22750

దస్తావేజు స్వభావము	Sale deed				
దస్తావేజు విలువ	1900000				1500220336
స్టాంపు విలువ రూ.	100				18/4
దస్తావేజు నెంబరు	1985/15				
రిజిస్ట్రేషన్ రుసుము	9500				
లోటు స్టాంపు(D.S.D.)	100000				
GHMC (T.D.)					
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
D.D. No.	108907				
మొత్తం	18/4	114000			

RETURN

(అక్షరాల నుండి రూపాయలు మాత్రమే)

తేది 20/4/15

వాపసు తేది

సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- will be levied. every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

జీసర్

Doc no: 1985/15



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 511175

S.No. 4015

Date : 21-02-2014

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: M/s.BHARGVI DEVELOPERS

CH.SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House On P.No.21, W.S. Colony,

Abdullapurmet (V), Hayathnagar (M)

R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this the 18th day of April 2015 at SRO, Keesara, Ranga. Reddy District by:

M/s. BHARGAVI DEVELOPERS, a partnership firm having its office at G-2, Kalyan Enclave, Kamalanagar, ECIL, Hyderabad, represented by its Managing and Authorised Partner Sri Anand Kumar, Son of Sri. B. N. Ramulu aged about 44 years, Occupation: Business hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. Mr. B. Anand Kumar, Son of Mr. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad.
 2. Sri Nareddy Kiran Kumar, Son of Madhusudhan Reddy, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad.
 3. Sri. M. Kantha Rao, Son of M. Laxman Rao, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
 4. Sri. K. Kantha Reddy, Son of K. Ram Reddy, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District.
- being represented by Sri Anand Kumar, Son of Sri. B. N. Ramulu, aged about 44 years, Managing and authorized Partner of M/s. BHARGAVI DEVELOPERS who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16412/06, dated 31.10.2006, registered at S.R.O. Shameerpet,, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

FOR BHARGAVI DEVELOPERS

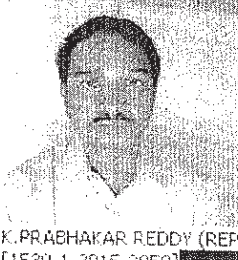
FOR PARAMOUNT BUILDERS

FOR PARAMOUNT BUILDERS

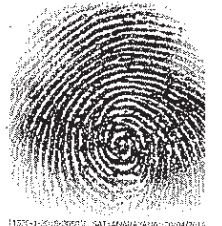
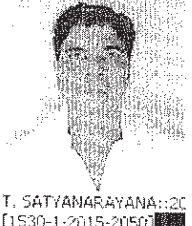
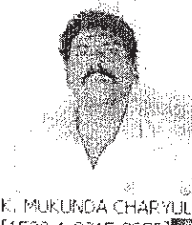
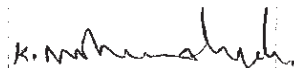
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9500/- paid between the hours of 12 and 1 on the 20th day of APR, 2015 by Sri Anand Kumar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/lnk Thumb Impression
1	CL		 KATEVARAPU VIJAY RAM P [1530-1-2015-2050]	KATEVARAPU VIJAY RAM PRASAD S/O. KATEVARAPU VENKATA RAO R/O. H.NO 1-9-312/5 IST FLOOR, C/O DR. SOMASEKHAR REDDY VIDYA NAGAR,, HYD-BAD 500 044.	
2	EX		 K. PRABHAKAR REDDY (REPLY) [1530-1-2015-2050]	K. PRABHAKAR REDDY (REPLY) SPA HOLDER OF VENDOR AND CONSENTING PARTIES) S/O. K. PADMA REDDY O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD,, SEC-BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 T. SATYANARAYANA:2C [1530-1-2015-2050]	T. SATYANARAYANA R/O 5-63 RANGANAGAR COLONY HMT CHINTAL HYD	
2		 K. MUKUNDA CHARYULU [1530-1-2015-2050]	K. MUKUNDA CHARYULU R/O 16-120 RAJULA COLONY JANGA REDDY GUDA WEST GODAVARI DIST AP	

20th day of April, 2015

Signature of Joint SubRegistrar9
Keesara

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Joint SubRegistrar9
Keesara



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AND

M/s. PARAMOUNT BUILDERS, a registered partnership firm having its Office at 5-4-187/3 & 4, II Floor, M. G. Road, Secunderabad - 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 45 years, Occupation: Business, and Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 44 year, Occupation: Business, hereinafter referred to as the "Consenting party" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

IN FAVOUR OF

Mr. Katevarapu Vijay Ram Prasad, Son of Mr. Katevarapu Venkata Rao aged 33 years, Occupation: Service, residing at H. No., 1-9-312/5, 1st Floor, C/o. Dr. K. Somasekhar Reddy, Vidya Nagar, Hyderabad - 500 044, 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.).

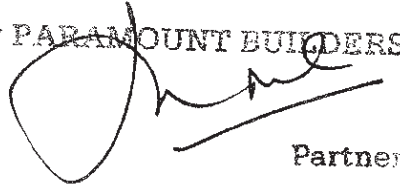
WHEREAS:

- 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.

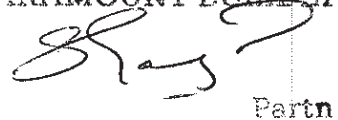
For BHARGAVI DEVELOPERS


Partner

For PARAMOUNT BUILDERS,


Partner

For PARAMOUNT BUILDERS


Partn

Endorsement:

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		104400	104500
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		9500	9500
User Charges	NA	0	0		100	100
Total	100	0	0		114000	114100

Rs. 104400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9500/- towards Registration Fees on the chargeable value of Rs. 1900000/- was paid by the party through DD No ,108907 dated ,18-APR-15 of ,AXIS BANK LTD.,/SECUNDERABAD BRANCH.

Date

20th day of April, 2015

Signature of Registering Officer

Keesara

Joint SubRegistrar
Keesara

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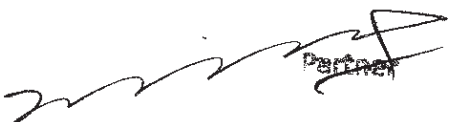
ప్రస్తుతము 2015 సం. (క్రా.శ. 1936) సం.పు
1985 మొదలుగా రిజిస్టరు చేయబడినది. స్వాసింగ్
విమతం గుర్తింపు నెంబరు 1530 1985 2015
జన్మదఫైనది.
2015 సం. ఏప్రిల్ నెం 20 వ తేది.

M.Y. RAHMAN
Sub-Registrar
Keesara



- 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.
- 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. Nara Reddy Kiran Kumar – 20%
 - c. Shri. M. Kanta Rao – 37%
 - d. Shri. Kanta Reddy – 16%
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, the Vendor herein. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Paramount Builders, a registered partnership firm (hereinafter referred to as the Firm) and the Vendor by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16413/06 and 16412/06, dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Paramount Builders and the Vendors herein have become owners of undivided share of land admeasuring Ac. 2-03 Gts., and Ac. 1-01 Gts., respectively.

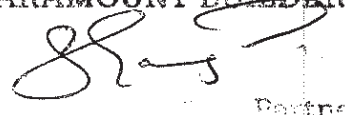
FOR BHARGAVI DEVELOPERS


Partner

FOR PARAMOUNT BUILDERS


Partner

FOR PARAMOUNT BUILDERS


Partner



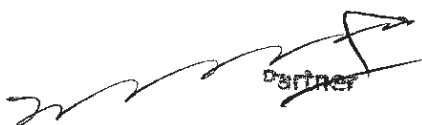
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Joint SubRegistrar
Keesara



- I. The Firm and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners, the Firm and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Firm. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sq. ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- K. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Paramount Builders and the Vendor have executed following documents:
- (a) Joint Development Agreement, registered as document no.16768/06, dated 31.10.2006.
 - (b) Agreement of Sale-cum General Power of Attorney in favour of the Firm, registered as document no. 16413/06, dated 31.10.2006.
 - (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.
- The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.
- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a deluxe apartment bearing deluxe flat no.104 on the first floor, in block no. 'A' having a super built-up area of 1075 sq. ft., (i.e., 860 sq. ft. of built up area & 215 sq. ft.) together with undivided share in the scheduled land to the extent of 70.50 sq. yds, and a reserved parking space for two wheeler on the stilt floor admeasuring about 15 sq. ft., in the building known as "Paramount Residency", forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, 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 BHARGAVI DEVELOPERS


Partner

For PARAMOUNT BUILDERS


Partner

For PARAMOUNT BUILDERS


Partner



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Keesara

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- 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.19,00,000/-(Rupees Nineteen Lakhs 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.

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 deluxe apartment bearing flat no.104 on the first floor, in block no. 'A', having a super built-up area of 1075 sft., (i.e., 860 sft. of built-up area & 215 sft. of common area) in building known as Paramount Residency together with:

- a. Undivided share in scheduled land to the extent of 70.50 sq. yds.
- b. A reserved parking space for two wheeler on the stilt floor admeasuring about 15 sft.

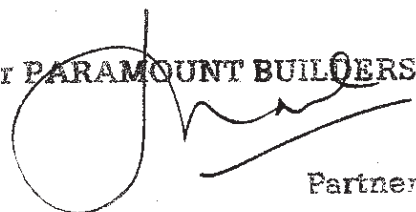
situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.19,00,000/-(Rupees Nineteen Lakhs Only) issued by Axis Bank Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

FOR BHARGAVI DEVELOPERS


Partner

FOR PARAMOUNT BUILDERS


Partner

FOR PARAMOUNT BUILDERS

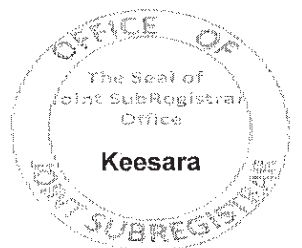

Partner



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Joint SubRegistrar
Keesara

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


Partner

For PARAMOUNT BUILDERS


Partner

For PARAMOUNT BUILDERS


Partner



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Joint SubRegistrar
Keesara

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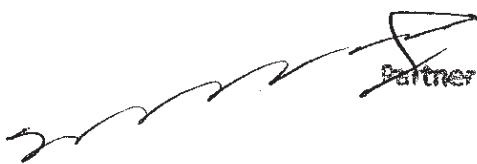


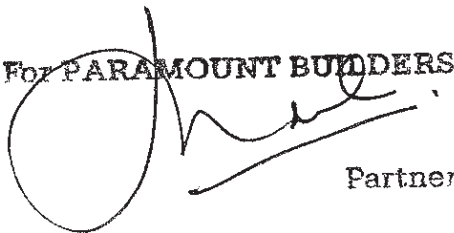
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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.

FOR BHARGAVI DEVELOPERS

FOR PARAMOUNT BUILDERS

FOR PARAMOUNT BUILDERS


Partner


Partner


Partner



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Keesara

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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 a deluxe apartment bearing flat no.104 on the first floor, in block no. 'A', admeasuring 1075 sft., of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 70.50 sq. yds., and a reserved parking space for two wheeler on the stilt floor 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. 105
South By	Flat No. 103
East By	6' wide corridor
West By	Open to Sky

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



for BHARGAVI DEVELOPERS


Partner

VENDOR

2.

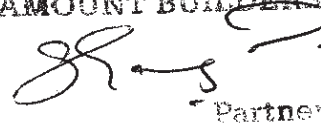


for PARAMOUNT BUILDERS


Partner

CONSENTING PARTY

for PARAMOUNT BUILDERS


Partner

K.V.R. Prasad
BUYER



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Keesara

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ANNEXTURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 104 on the first floor, in block 'A' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (Ground +5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 70.50 sq. yds, U/s Out of Ac. 3-04 Gts.

4. **Built up area Particulars:**

- a) Parking Area : 15 Sft for Two Wheeler Parking Space
- b) In the First Floor : 1075 Sft.,

5. Annual Rental Value : ---

6. Municipal Taxes per Annum : ---

7. Executant's Estimate of the MV of the Building : Rs. 19,00,000/-

For BHARGAVI DEVELOPERS

 Partner

For PARAMOUNT BUILDERS

For PARAMOUNT BUILDERS

 Partner

 Partner

Date: 18.04.2015

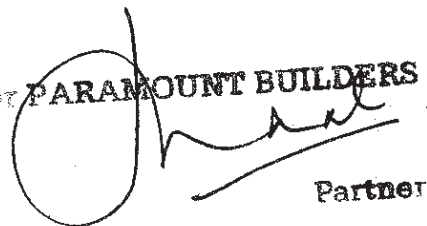
Signature of the Executants

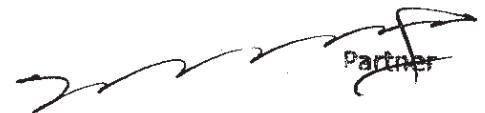
C E R T I F I C A T E

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

For PARAMOUNT BUILDERS

For BHARGAVI DEVELOPERS

 Partner

 Partner

Date: 18.04.2015

Signature of the Executants

For PARAMOUNT BUILDERS

 Partner

K.V.R. Prasad.

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Keesara



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REGISTRATION PLAN SHOWING

FLAT NO. 104 IN BLOCK NO. 'A'

ON THE FIRST FLOOR IN THE PROJECT KNOWN ASPARAMOUNT RESIDENCY

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

NAGARAM VILLAGE,

KEESARA

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

M/S. BHARGAVI DEVELOPERS REP. BY ITS MANAGING AND AUTHORISED PARTNER

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

CONSENTING PARTY: M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYERS:

MR. KATEVARAPU VIJAY RAM PRASAD, S/O. MR. KATEVARAPU VENKATA RAO

REFERENCE:
AREA:

70.50

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

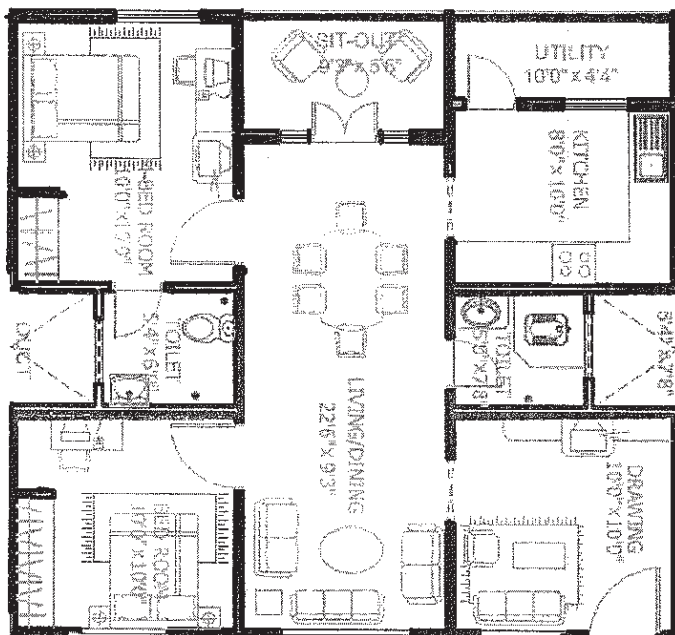
Total Built-up Area = 1075 sft.

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



Open to Sky

Flat No. 103



Flat No. 105

6' wide corridor

FOR BHARGAVI DEVELOPERS

Partner

FOR PARAMOUNT BUILDERS

Partner

FOR PARAMOUNT BUILDERS

Partner

WITNESSES:

- 1.
- 2.

SIG. OF THE VENDOR**SIG. OF THE BUYER**



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Keesara

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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. BHARGAVI DEVELOPERS
HAVING ITS OFFICE AT G-2
KALYAN ENCLAVE, KAMALANAGAR, ECIL
HYDERABAD, REP. BY ITS
MANAGING & AUTHORISED PARTNER
SRI ANAND KUMAR,
S/O. SRI. B.N. RAMULU

CONSENTING PARTY

M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3&4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNERS
1. MR. SOHAM MODI
S/O. MR. SATISH MODI

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

SPA FOR VENDORS VIDE DOC. NO: 28/07 &
SPA FOR CONSENTING PARTY VIDE DOC NO:01/07

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. KATEVARAPU VIJAY RAM PRASAD
S/O. MR. KATEVARAPU VENKATA RAO
R/O. H. NO., 1-9-312/5, 1ST FLOOR
C/O. DR. K. SOMASEKHAR REDDY
VIDYA NAGAR, HYDERABAD - 500 044

SIGNATURE OF WITNESSES:

- 1.
- 2.



DEVELOPERS

Partner

FOR PARAMOUNT BUILDERS

Partner

FOR PARAMOUNT BUILDERS

SIGNATURE OF EXECUTANTS

K.V.R. Prasad

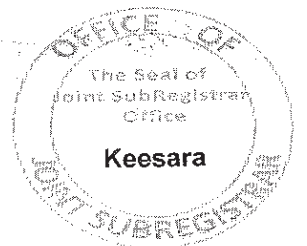
SIGNATURE(S) OF BUYER(S)

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Keesara



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VENDOR

F.P Shop No : 762
 Name of Head of Household : Gangwal Samit
 Father/Husband name : Sushil Kumar
 Date of Birth : 20/Oct/71
 Age : 35
 Occupation : Own Business
 House No./Street : 8-2-293/82A/1211
 Colony : JUBILEE HILLS
 Ward : 8, n Ward-8
 Circle : Circle VII
 District : 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
 Signature of Vendor

भारत सरकार
 GOVT OF INDIA
 आयकर विभाग
 INCOME TAX DEPARTMENT
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPP8104E

Prabakaran

PERMANENT ACCOUNT NUMBER
 AENPB5288E
 नाम NAME
 SOHAM SATISH MODI
 पिता का नाम / FATHER'S NAME
 SATISH MANILAL MODI
 जन्म तिथि / DATE OF BIRTH
 18-10-1989
 हस्ताक्षर / SIGNATURE

FOR PARAMOUNT BUILDERS

Partner

VENDOR:

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHARGAVI DEVELOPERS
 30/10/2006
 Permanent Account Number
 AAHFB9433H

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AENPB5288E
 नाम NAME
 ANAND KUMAR BHASKYAKARLA
 पिता का नाम / FATHER'S NAME
 NARASIMHA RAMULU
 जन्म तिथि / DATE OF BIRTH
 29-07-1988
 हस्ताक्षर / SIGNATURE

FOR BHARGAVI DEVELOPERS

Chief Commissioner of Income-tax, Andhra Pradesh

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Joint SubRegistrar
Keesara

OFFICE OF

307ER

GOVERNMENT OF INDIA
MINISTRY OF INTERIOR
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

VIJAY RAM PRASAD K
VENKATAPAO KATEVARAPU

#107/1981
Personal Abstrait Number
AFAPV4224J

K.V.R. Prasad
Signature

K.V.R. Prasad

GOVERNMENT OF INDIA

కొదేటి విజయ్ రామ్ ప్రసాద్
Katevarapu Vijay Ram Prasad

పుట్టిన నామకర్మం/Year of Birth: 1981
పురుషుడు / Male

9687 5286 6152

ఆధార్ - సామాన్యని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరువాసా: S/O వెంకటరావు,
528077,
చిల్లకలూరిపేట,
చిల్లకలూరిపేట,
గుంటూరు,
ఆంధ్ర ప్రదేశ్,
522616

Address: S/O Venkatarao, 5-28077, r i c colony 2, Chilakaluripet, Chilakaluripet, Guntur, Andhra Pradesh, 522616

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం. హెల్ప్ లైన్: 1947, పి.ఎం.హెల్ప్-560001

307ER

GOVERNMENT OF INDIA

కోడేటి ముకుందా చార్యులు
Kodeti Mukunda Charyulu

పుట్టిన నామకర్మం/Year of Birth: 1981
పురుషుడు / Male

7662 5847 2239

ఆధార్ - సామాన్యని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరువాసా: S/O కోడేటి కృష్ణ మూర్తి,
పుట్టిన నెం: 12-150, K. L. N రాజు స్ట్రీట్,
రాజుల కాలనీ జంగారెడ్డిగూడెం
మండలం, జంగారెడ్డిగూడెం, జిల్లా
గోదావరి, ఆంధ్ర ప్రదేశ్, 534447

Address: S/O Kodeti Krishna Murthy, H NO 12-150, K. L. N raju street, rajula colony, jangareddigudem mandal, jangareddigudem, Godavan, Andhra Pradesh, 534447

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం. హెల్ప్ లైన్: 1947, పి.ఎం.హెల్ప్-560001

K. Murthy

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DLFAP1281253610
SATYANARAYANA T
PARA CHAFU TAMARADA
5-63
RANGA NAGAR COLONY
NEAR MARUTHI HIGH SCHOOL
BALANAGAR
RANGA REDDY-600037

Issued On: 14/07/2014 RTA MEDCHAL

Non Transport Light Motor Vehicle Non Transport

Date of Validity 13/07/2019
Transport

Date of Validity
Badge No.
Reference No. DLRTS10786114
Original LA. RTA MEDCHAL
Date of First Issue 01/11/2010
Date of Birth 11/04/1964
Blood Group

DD011796614



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Keesara

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