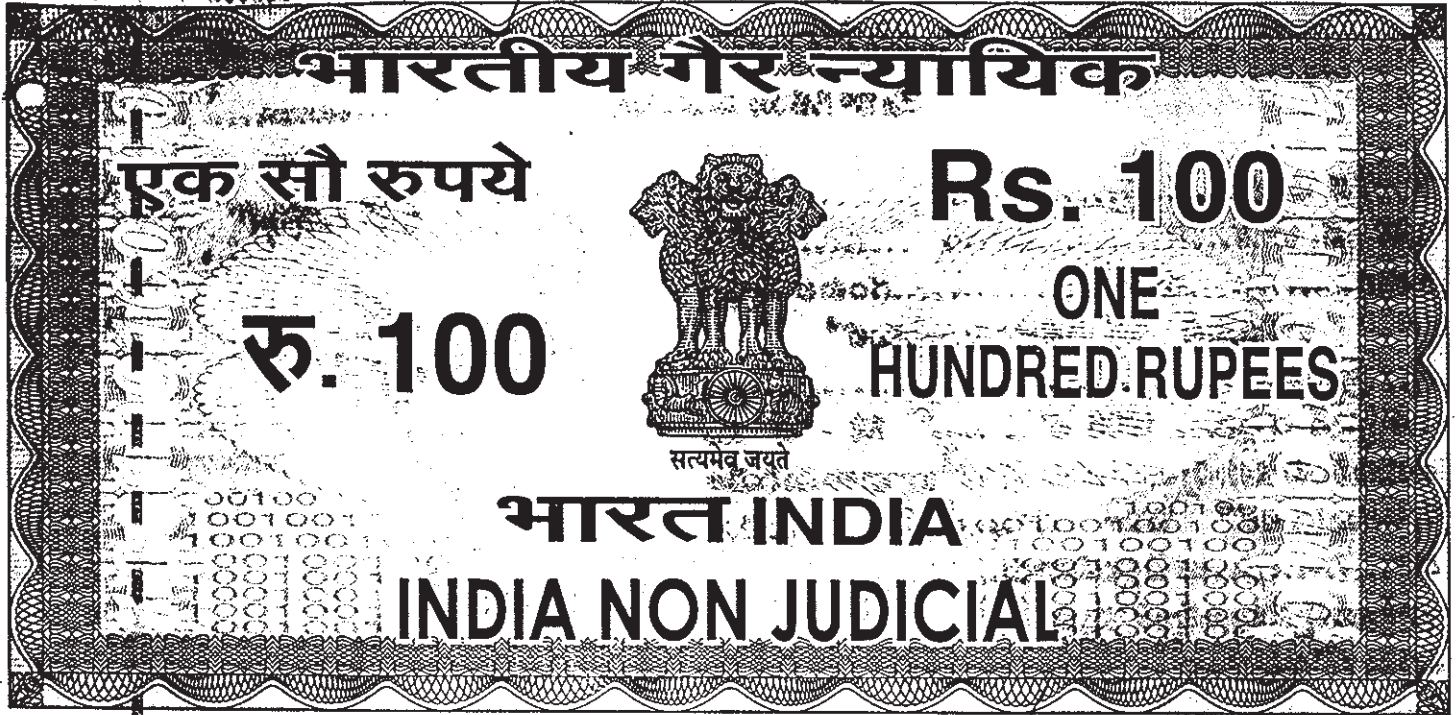




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 828407

No. 14636 Date 14/03/2007

Name Phani Kumar

S/o. D/o. W/o. D/o. Mr. Murthy

For Whom M/S. Paramount Builders

Srinivas
SVL No. 26/98, R.No. 11/2007
City Civil Court
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 9 day of April 2007 at Secunderabad by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 54-187/3&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 37 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. B. 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,

For Paramount Builders

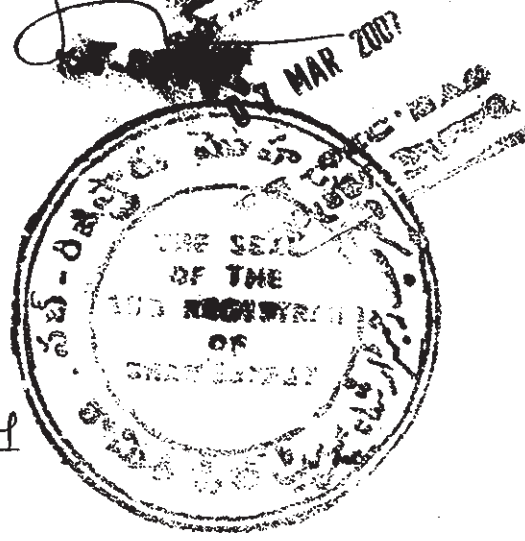
Partner

For Paramount Builders

Partner

జనవరి 2007 : ...
 దస్తావేజు మొత్తము
 ఈ కాగితము వరుస నంబరు...

2007 వ సం॥ ... నెల 10 ... వ తేది
 1929 వ. కా. శ. సం. ... మాసం ... వ తేది
 ఈ కాగితము వరుస నంబరు ... గంటల మధ్య
 కామిరేషన్ ... రిజిస్ట్రేషన్ అఫీసులో
 శ్రీ/శ్రీమతి ... రిజిస్ట్రేషన్
 రిజిస్ట్రేషన్ నంబరు. 1908 లోని సెక్షన్ 82 - ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 వేరిమన్ డ్రాఫ్ట్ సహా దాఖలు చేసి రుసుము
 రూ. 40/57 లు చెల్లించినారు.
 ప్రాసెస్ చేయబడినట్లు డిప్యూటీ సెక్రటరీ
 ఎడమ వాటన ప్రేలు



...

...



దాఖలైనది

S/o. K. P. Reddy ... Service co) 5-a-181/3,
 2nd Floor, Soham mansion, M. G. Road,
 Sec 8ad, through attested Special Power of
 Attorney for Presentation of documents,
 Vide SPA NO. 1/2007 at Shamirpet, R.R.

...

Entrepreneur S/o. Ramakrishna ...
 2-3 Gulabey, Amberpet, Hyderabad

...

Ramachandra S/o. Raja Mohan. ...
 No. 101, Srisai Apts. Baskinapally, Hyd.

2007 వ సం॥ ... నెల 10 ... వ తేది
 1929 వ. కా. శ. సం. ... మాసం ... వ తేది
 ఈ కాగితము వరుస నంబరు ... గంటల మధ్య
 కామిరేషన్ ... రిజిస్ట్రేషన్ అఫీసులో

being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 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.).

IN FAVOUR OF

1. MR. VIJENDRA KUMAR TIWARI, SON OF MR. GOVERDHAN DAS TIWARI, aged about 41 years
2. MRS. MANJULA TIWARI, WIFE OF MR. VIJENDRA KUMAR TIWARI, aged about 33 years, residing at Flat No. 306, 15-3-4 to 7, Prajay Mal, Gowliguda Chaman, Hyderabad - 500 012, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue of Deed of Conveyance of land dated 9.09.2004 registered as document bearing no. 9210/2004 and Release Deed dated 27.10.2004 and registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District (hereinafter this land is referred to as the SCHEDULED LAND) and is more particularly described in Schedule 'A' at the foot of the document.
- B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:
 - i. Shri M. Venu, S/o. Shri Mallaiah
 - ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
 - iii. Shri K.V. Rama Rao, S/o. Shri Gopal Rao
- C. The Scheduled Land was Government land and the same was placed for sale on open auction on 17.09.2003. The previous owners Shri M. Venu and two others have participated in the auction and the auction was knocked down in favour of them as they being the highest bidders. The open auction conducted has been confirmed in favour of the previous owners namely M. Venu and two others vide proceedings of the Collector, R. R. District vide proceeding no. LC2/7278/2003 dated 20.09.2003.
- D. The previous owners Shri M. Venu and two others and the Original Owners have reached into an understanding for participating in the open auction and upon confirmation of the auction the sale consideration was arranged and paid by pooling all the resources of the seven participants (i.e., previous owners Shri M. Venu and two others and all the four VENDORS). The Scheduled Land was agreed to be purchased jointly with all the seven persons having broadly the following share.
 - 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.

For Paramount Builders


Partner

For Paramount Builders


Partner

1వ పుస్తకము 2007 సం॥ పు.....5162.....
 దస్తావేజు మొత్తము కా గిరిముల సరికొద్ద.....14.....
 ఈ కా గిరిము వరుస పరికర.....

సబ్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1888

Doc't No. 5162/07 Date 10.4.07
 I hereby certify that the Proper deficit Stamp duty of Rs 56.12/-
 has been levied in respect of this instrument from
 K.P. Reddy
 on the basis of the Market Value/Consideration of Rs. 8,03,000/-

SUB-REGISTRAR OFFICE
 SHAMIRPET
 Date 10/4

Registrar/Collector
 (Under the Indian Stamp Act)

An Amount of Rs. 58.02/- towards Stamp Duty including Transfer
 Duty and Rs. 40.15/- towards Registration Fee was paid by the party
 through Challan Receipt Number 150957 Dated 10/4
 at S.B.H. Bank Thumkunta Branch

Sub Registrar

1వ పుస్తకము 2007 సం॥ (కా.శ 1519) సం॥ పు
 ...5162... నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-I-...5162... 2007
 ఇవ్వబడినది
 2007 సం॥.....ఫిబ్రవరి.....నెం॥ 10.....నరేది

సబ్-రిజిస్ట్రార్ అధికారి



- b. 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%
- 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:
- Shri. B. Anand Kumar – 27%
 - Shri. N. Nara Reddy Kiran Kumar – 20%
 - Shri. M. Kanta Rao – 37%
 - 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

1వ పుస్తకము 2007 వ సం॥ వు..... 5162
 దస్తావేజు వెళ్ళినది కాగితముల సంఖ్య..... 14
 ఈ కాగితము పంపినది సంఖ్య..... 3

సబ్-రిజిస్ట్రార్



- K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:
- (a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
 - (b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
 - (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.
- The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.
- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 107 on first floor, in block no. 'B' having a super built-up area of 830 sft.(i.e., 664 sft. of built-up area & 166 sft. of common area) together with undivided share in the scheduled land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler and car bearing nos. 7 & 12 admeasuring about 15 and 100 sft. respectively, in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 8,03,000/- (Rupees Eight Lakhs Three 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.

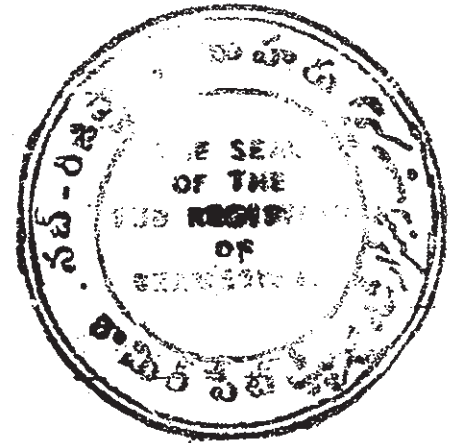
For Paramount Builders



Partner

1వ పుస్తకము నిర్ణయించునపు..... 516
దస్తావేజు మొత్తము భాగముల సంఖ్య..... 14
ఈ కాగితము పనుల సంఖ్య..... 5

సబ్-రిజిస్ట్రార్



- 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 semi-finished, Semi-deluxe apartment bearing flat no. 107 on first floor in block no. 'B', having a super built-up area of 830 sft. (i.e., 664 sft. of builtup area & 166 sft. of common area) in building known as Paramount Residency together with
 - a. undivided share in scheduled land to the extent of 54.43 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 7 admeasuring about 15 sft.
 - c. a reserved car parking space bearing no. 12 admeasuring about 100 sft.

situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 8,03,000/- (Rupees Eight Lakhs Three Thousand Only). The total consideration is towards:

- a. Sale of undivided share of land is Rs. 3,66,850/-.
- b. Cost of construction, parking and amenities etc is Rs. 4,36,150/-.

The Vendor hereby admit and acknowledge the receipt of the said consideration.

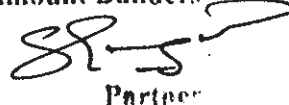
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
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

1వ పుస్తకము 2007 వ సం॥ పు.....5162.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితము పదముల సంఖ్య.....5.....

సబ్-రిజిస్ట్రార్



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:-
- 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.

For Paramount Builders

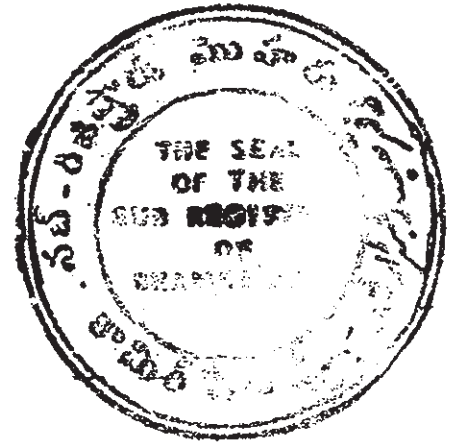

Partner

For Paramount Builders


Partner

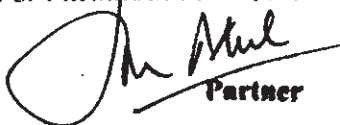
1వ పుస్తకము 2007 వ సం॥ నెం॥..... 5162
దస్తావేజు మొత్తము కారితముల సంఖ్య..... 15
ఈ కారితముల మొత్తము సంఖ్య..... 6

సబ్-రిజిస్ట్రార్



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:-
- 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.

For Paramount Builders


Partner

For Paramount Builders


Partner

1వ పుస్తకము 2007 వ సం॥ పు..... 5162
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14
ఈ కాగితము పు..... 6

సబ్-రిజిస్ట్రార్

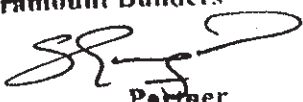


- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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. _____ is paid by way of challan no. _____, dated _____, drawn on State Bank of Hyderabad, Thumkunta Branch, Shameerpet Mandal, R. R. District.

For Paramount Builders

Partner

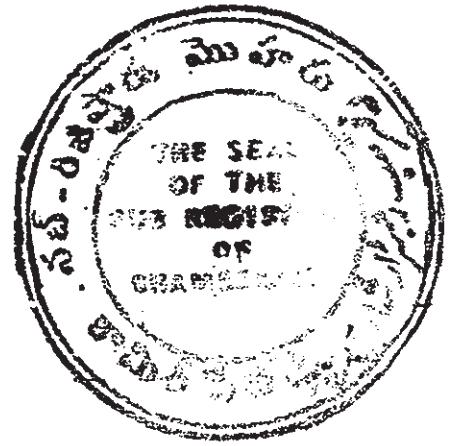
For Paramount Builders

Partner

1వ పుస్తకము 2007 వ సం॥ పు.....5112

దస్తావేజు నమూనా కాగితముల సంఖ్య.....14

ఈ కాగితము పడున సంఖ్య.....2

సబ్-రిజిస్ట్రార్



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming apartment no. 107 on the first floor in block no. 'B', admeasuring 830 sft. of super built up area (i.e., 664 sft. of built-up area & 166 sft. of common area) together with proportionate undivided share of land to the extent of 54.43 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 7 & 12, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Flat No. 106
South By	Flat No. 108
East By	Open to sky
West By	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. 

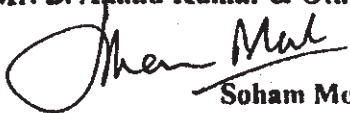
For Paramount Builders


Partner

For Paramount Builders


Partner

For Mr. B. Anand Kumar & Others

 . VENDOR
Soham Modi,
(GPA Holder)

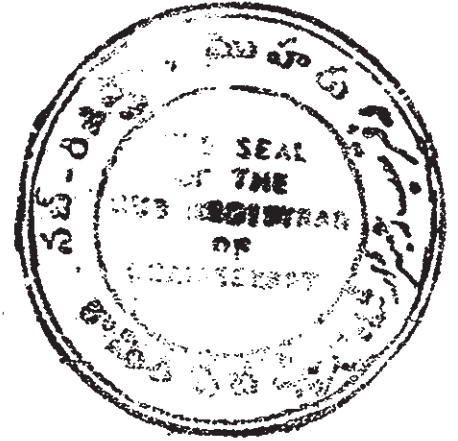
X Manjula Tiwari

X 

BUYER

1వ పుస్తకము 2007 వ సం॥ పు..... 5/10/2
దస్తావేజు మొత్తము 1000 ముల సంఖ్య..... 14
ఈ కారితము పనుల సంఖ్య..... 2

హక్-రిజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : Semi-finished, semi-deluxe flat bearing no. 107 on the first floor, in block B 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
2. Age of the Building : New
3. Total Extent of Site : 54.43 sq. yds., U/S Out of Ac. 3-04 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area : 115 sft. Parking space for two wheeler and car
- (b) In the Ground Floor :
- (c) In the First Floor : 830 sft.
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,03,000/-

Date: 09.04.2007

For Paramount Builders


Partner

For Paramount Builders


Partner

Signature of the Executants

C E R T I F I C A T E

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

For Paramount Builders


Partner

For Paramount Builders


Partner

Date: 09.04.2007

Signature of the Executants

Manjula Tumari



1వ పుస్తకము 2007 వ సం॥ పు.....5162.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితము పుస్తక సంఖ్య.....9.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 107 IN BLOCK NO. 'B'

ON THE FIRST 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:

1. MR. VIJENDRA KUMAR TIWARI, SON OF MR. GOVERDHAN DAS TIWARI

2. MRS. MANJULA TIWARI, WIFE OF MR. VIJENDRA KUMAR TIWARI

REFERENCE:**AREA:**

54.43

SCALE:

SQ. YDS. OR

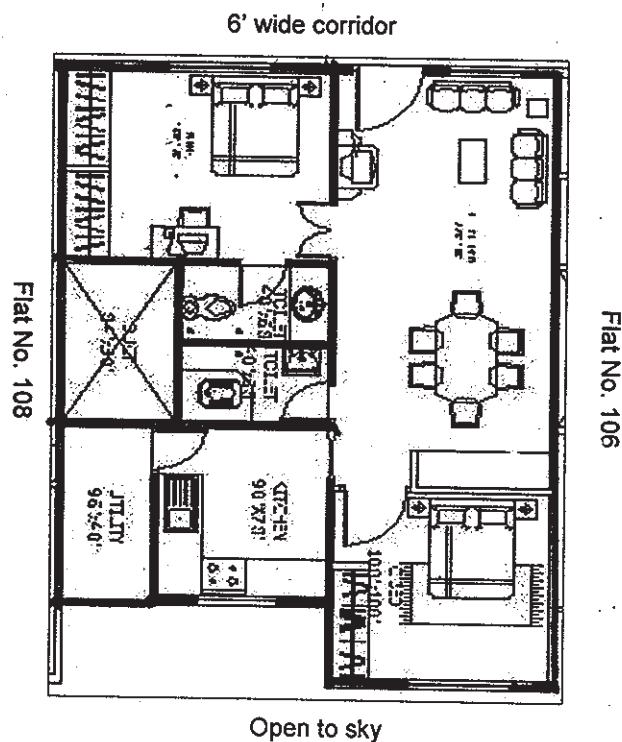
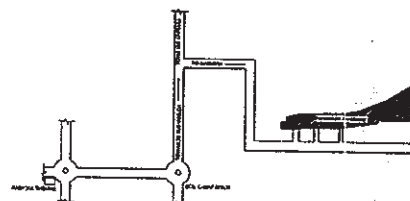
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 830 sft.

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

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

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

x Manjula Tiwari

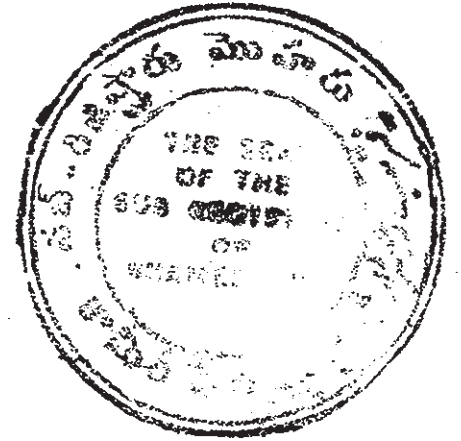
SIG. OF THE VENDOR

x

SIG. OF THE BUYER

1వ పుస్తకము 2007 వ సం॥ పు.....5162.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితము వలన సంఖ్య.....16.....

సబ్-రిజిస్ట్రార్



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

S/O.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE

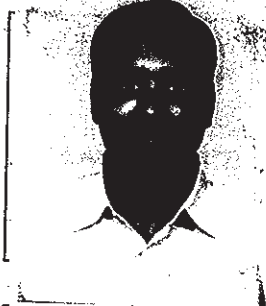
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF THE EXECUTANTS

x Manjula Tewari

x

1వ పుస్తకము 2007 వ సం॥ పు..... 2162.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14.....
ఈ కాగితము వలన సంఖ్య..... 11.....

సబ్-రిజిస్ట్రార్



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

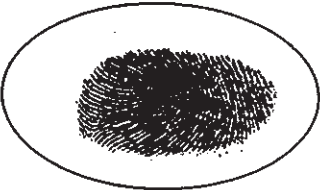


BUYER:

1. MR. VIJENDRA KUMAR TIWARI,
S/O. MR. GOVERDHAN DAS TIWARI
FLAT NO 306, 15-3-4 TO 7,
PRAJAY MAL, GOWLIGUDA CHAMAN,
HYDERABAD - 500 012



2. MRS. MANJULA TIWARI,
W/O. MR. VIJENDRA KUMAR TIWARI,
FLAT NO 306, 15-3-4 TO 7,
PRAJAY MAL, GOWLIGUDA CHAMAN,
HYDERABAD - 500 012



REPRESENTATIVE:

MR. G. PRADEEP KUMAR
S/O. G. DHAN RAJ
R/o. 1-10-263
COMSARY BAZAR
NEW BOWNEPALLY
SEC BAD.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shameerpet, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2007 వ సం॥ ప.5162.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య14.....

ఈ కాగితము చరిత్ర గురించి.....12.....

పుష్-రిజిస్ట్రార్



HOUSEHOLD CARD

Card No : PAPI 776201572
 F.P Shop No : 762
 పేరు : గంగవల్ సమిత్

Name / Head of Household : Gangwal Samit
 తండ్రి/భర్త పేరు : సుశిల్ కుమార్

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

నంబ.నెం./House No. : 8-2-293/82/A/1211
 రోడ్ /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward- 8
 Circle : సర్కిల్ 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, IOC



Family Members Details

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

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 డి.ఎల్.ఇన్‌చార్జ్

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
 OLDAP01193822002
 PRABHAKAR REDDY K
 K PRABHAKAR REDDY
 2-3-1974
 JAISANKAR REDDY
 AMBERNOL
 HYDERABAD

30/07/2002 DUPLICATE



PERMANENT ACCOUNT NUMBER
 ABMPM6725H

NAME
 SOHAM SATISH MODI

FATHER'S NAME
 SATISH MANILAL MODI

DATE OF BIRTH
 18-10-1989

SIGNATURE
 [Signature]

Chief Commissioner of Income-tax, Andhra Pradesh

For Paramount Builders

[Signature]
 Partner

For Paramount Builders

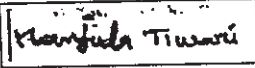
[Signature]
 Partner

1వ పుస్తకము 2007 వ సం॥పు..... 5162
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 14
 ఈ కాగితము చతుస సంఖ్య..... 13

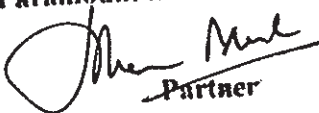
సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABAPT0492Q	
नाम /NAME	VIJENDRA KUMAR TIWARI	
पिता का नाम /FATHER'S NAME	GOVERDHAN DAS TIWARI	
जन्म तिथि /DATE OF BIRTH	29-10-1965	
हस्ताक्षर /SIGNATURE		
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACGPT3936L	
नाम /NAME	MANJULA TIWARI	
पिता का नाम /FATHER'S NAME	AMRUTLAL UPADMYA	
जन्म तिथि /DATE OF BIRTH	25-08-1973	
हस्ताक्षर /SIGNATURE		
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

For Paramount Builders


Partner

For Paramount Builders


Partner

1వ పుస్తకము 2007 వ సం॥ పు.....5112.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితము వరుస సంఖ్య.....14.....

సబ్-రిజిస్ట్రార్

