



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 810224

2226 03/12/2009

U. MASTANA

S.V.L. No. 09/2009

H.No. 8-3-228/678/209

YOUSUFGUDA, HYDERABAD

Name: Anil Kumar

S/o: Nageswara Rao

For Whom: Paramount Builders SALE DEED

This Sale Deed is made and executed on this the 23rd day of February 2010 at SRO, Keesara, Ranga Reddy District by:

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 39 years, Occupation: Business, and Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, 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 - 500 040.
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40.
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District.

being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 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.).

[Signatures] For Paramount Builders

వస్తువుల విలువ 20/05 నుండి.....711

చట్టపరమైన మొత్తం గొలుసుల సంఖ్య.....16

చట్టపరమైన గొలుసుల సంఖ్య.....1

ENDORSEMENT
Certify that the following amounts have
been paid in respect of this document/
By challan No.... S. 1223... Dt. 24/2/0

I. Stamp Duty:

1. in the shape of stamp papers

2. in the shape of shikan

(u/s. 41 of I.S. Act. 1899)

3. in the shape of cash

(u/s. 41 of I.S. Act. 1899)

4. adjournment of stamp duty

(u/s. 16 of I.S. Act. 1899) if any

II. Transfer Fee:

1. in the shape of stamp papers

2. in the shape of cash

III. Registration Fee:

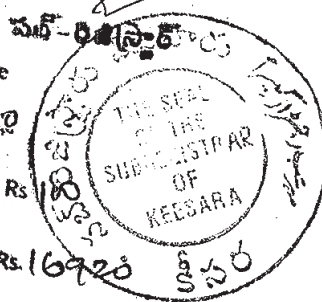
1. in the shape of challan

2. in the shape of cash

IV. User Charges:

1. in the shape of challan

2. in the shape of cash



Rs

Rs. 16920

Rs

Rs

Rs

Rs. 6230

Rs

Rs. 100

Rs

Total Rs

21750

SUB REGISTRAR
KEESARA

AND

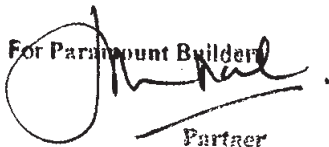
MR. P. VENKATA CHOWDARY, SON OF MR. P. VENKATESH, aged about 35 years, Occupation: Service, residing at Flat No. C-225, Silver Springs, HMT Post, Chintal, Hyderabad, hereinafter referred to as Consenting Party

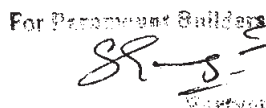
INFAVOUR OF

MR. TEMBHRE MANISH KUMAR, SON OF MR. TEMBHRE HARAK CHAND, aged about 31 years, Occupation: Service, residing at DAE Colony, A-11/17, ECIL Post, Hyderabad – 500 062, 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.
 - 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%

For Paramount Builders

Partner

For Paramount Builders

Partner



పుస్తకము 30/0 వ సం॥పు..... 7/11.....
 పస్తావీజ్ మొత్తం కాగితముల సంఖ్య..... 16.....
 ఈ కాగితము వరుస సంఖ్య..... 2.....

201౯ సం॥ డి.బి.ఎస్. నెం. 24 వ తది
 19౯౫ వ.శ.శ. పాస్ పోర్టు మానం 5 వ తది
 పగులు 12 మరియు 1 గంటల మధ్య
 కీసర్ సబ్ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించబడిన పోస్టగ్రాఫులు
 మరియు ఫోటోగ్రాఫులతో సహా దాఖలు చేసిన రుసుము
 రూ॥ 6230/- లు చెల్లించినారు
 ప్రాసెసింగ్ ను పూర్తిచేస్తుంది -
 ఎడమ బొటన వ్రేలు -



ఎడమ బొటన వ్రేలు

K. Prabhakar Reddy

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. 61/2007,
 dated 11.1.07 registerer at SRO, Shamirpet
 Ranga Reddy District.



విరూపిణి నది

P. Venkatesh chowdhary

P. Venkatesh chowdhary s/o P. Venkatesh
 Occ: Service - R/o. C. ౫౫, Silver Springs
 HMT Post, Chintal, Hyderabad.

Kannadakar

Kannadakar Rajendra Shrikant. S/o. K. Shrikant
 Occup -: service add- B-10/12, DAECOLONY,
 ECIL, Hyd-62.

B. Raj Kumar

B. Raj Kumar s/o. GURUNATH RAO
 Occ: SERVICE R/o. AHWAL, SEC-BAD.

201౯ సం॥ పు. డి.బి.ఎస్. నెం. 24 వ తది సబ్-రిజిస్ట్రారు
 1931 వ.శ.శ. సం. పాస్ పోర్టు మానం 5 వ తది కీసర్

- 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

1 వ పుస్తకము 20/10 సం॥ (శ.శ. 1931) సం॥పు.....711
 పస్తావేజు మొత్తం శాసితముల సంఖ్య.....16
 ఈ శాసితము వరుస సంఖ్య.....3

సబ్-రెజిస్ట్రార్

An amount of Rs. 16920 towards stamp duty
 including transfer duty and Rs. 4230
 towards registration fee on the Market Value
 of Rs. 844,000 was paid by me
 Party through challan Receipt No. 551904
 dated 24/10 at SBH Keesara Br Keesara

Sub-Registrar
 Keesara

1వ పుస్తకము 20/10 సం॥ (శ.శ. 1931) సం॥పు
 711..... మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 నిమిత్తం గుర్తింపు నెంబరు 1539 711/2010
 ఇవ్వడమైనది.
 20/10 సం॥ 24/10 నెం॥ 24 వ తేది

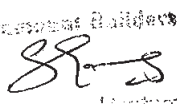
సబ్-రెజిస్ట్రారు అధికారి



- 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' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a semi-finished, semi-deluxe apartment bearing flat no. 206 on second floor in block no. 'B' having a super built-up area of 830 sft together with undivided share in the scheduled land to the extent of 54.43 sq. yds., and a reserved parking space for two wheeler on the stilt floor bearing no. 15, admeasuring about 15 sft in Block No. 'B' and car parking space on the stilt floor bearing no. 24 in Block No. '1C'. 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. Whereas the Consenting Party had agreed to purchase the Scheduled Apartments from the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute sale deed in favour of the Purchaser. The Vendor and the Consenting Party hereby confirm that the Purchaser shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Purchaser.

For Paramount Builders

Vendor

For Paramount Builders

Consenting Party


Purchaser

1 వ పుస్తకము 20/0 వ సం||పు..... 711
దస్తావేజు మొత్తం దాఖలుల సంఖ్య..... 16
ఈ దాఖలుల వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



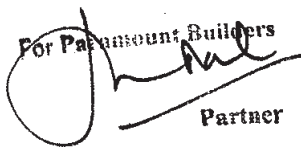
- Q. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 8,46,000/- (Rupees Eight Lakhs Forty Six Thousand Only) and the Buyer has agreed to purchase the same.
- R. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- S. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have no share in the sale consideration agreed herein.

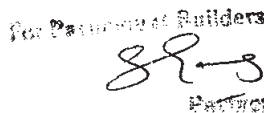
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 206 on second 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) 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 parking space for two wheeler on the stilt floor bearing no. 15, admeasuring about 15 sft in Block No. 'B' and car parking space on the stilt floor bearing no. 24 in block no. '1C'

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. 8,46,000/- (Rupees Eight Lakhs Forty Six Thousand Only) paid by way of cheque no. 875530, dated 20.02.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd in favour of Consenting Party. The Vendor / Consenting Party hereby admits 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.

For Paramount Builders

Partner

For Paramount Builders

Partner

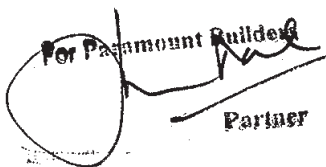


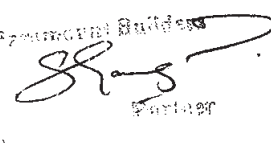
1 వ పుస్తకము 20/10 వ సం॥ 711
దస్తావేజు మొత్తం కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 5

సబ్-రజిస్ట్రార్



4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - 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.

 For Paramount Builders
Partner

 For Paramount Builders
Partner

 For Paramount Builders
Partner

1 వ పుస్తకము 2010 వ సం॥ను.....711.....
వస్త్రవేణి మొత్తం కాగితముల సంఖ్య.....16.....
ఈ కాగితము వయస సంఖ్య.....6.....

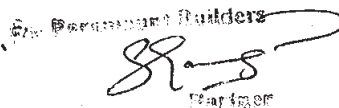
సబ్-రజిస్ట్రార్



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- 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 void able 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. 21,250/- is paid by way of challan no. 551783, dated 24.2.10 drawn on State Bank of Hyderabad, Tumkunta Branch, R. R. District and an amount of Rs. 8,460/- paid by the way of pay order No. 154410 dated 23.2.10, HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

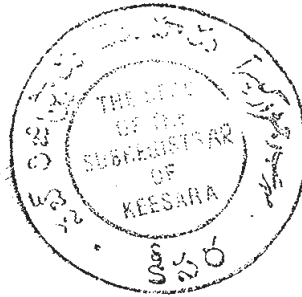
Partner

For Paramount Builders

Partner



1 వ పుస్తకము 20/10 వ నంబరు..... 7/1.....
2 వ పుస్తకము మొత్తం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 7

సబ్-రిజిస్ట్రార్



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT THE TOTAL OPEN LAND being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished, semi-deluxe apartment bearing flat no. 206 on the second 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 on the stilt floor bearing no. 15, admeasuring about 15 sft in Block No. 'B' and car parking space on the stilt floor bearing no. 24 in Block No. '1C', in residential apartment named as "Paramount Residency", forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Flat No. 207
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:

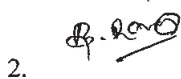
WITNESS:

1. 


For Paramount Builders
Partner


For Paramount Builders
Partner

VENDOR

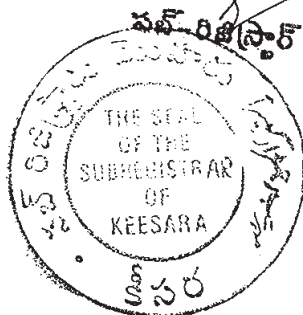
2. 



BUYER



1 వ పుస్తకము శీర్షిక సంఖ్య..... 711
 వస్త్రావేళ మొత్తం కాలిగడముల సంఖ్య..... 16
 ఈ కాలిగడము వరుస సంఖ్య..... 8



ANNEXTURE-1-A

1. Description of the Building : semi-deluxe apartment bearing flat no. 206 on the second 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 : Under Construction
3. Total Extent of Site : 54.43 sq. yds, U/S Out of Ac. 3-04 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 115 sft for parking space for scooter and car
- b) In the First Floor :
- c) In the Second Floor : 830 sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,46,000/-

Date: 23.02.2010

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: 23.02.2010

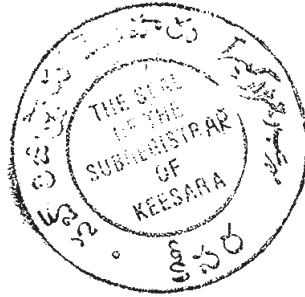
Signature of the Executants





1 వ పుస్తకము 20.10వ సం॥పు.....711.
సప్తావేణి మొత్తం కార్గిలముల సంఖ్య.....16.
ఈ కార్గిలము వరుస సంఖ్య.....9.

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REGISTRATION PLAN SHOWING

FLAT NO. 206 IN BLOCK NO. 'B'

ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY

IN SURVEY NOS.

176 (PART)

SITUATED AT

NAGARAM VILLAGE,

KEESARA

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

M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

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

CONSENTING PARTY: MR. P. VENKATA CHOWDARY, SON OF MR. P. VENKATESH**BUYER:**

MR. TEMBHRE MANISH KUMAR, SON OF MR. TEMBHRE HARAK CHAND

REFERENCE:**AREA:** 54.43**SCALE:**

SQ. YDS. OR

INCL:

SQ. MTRS.

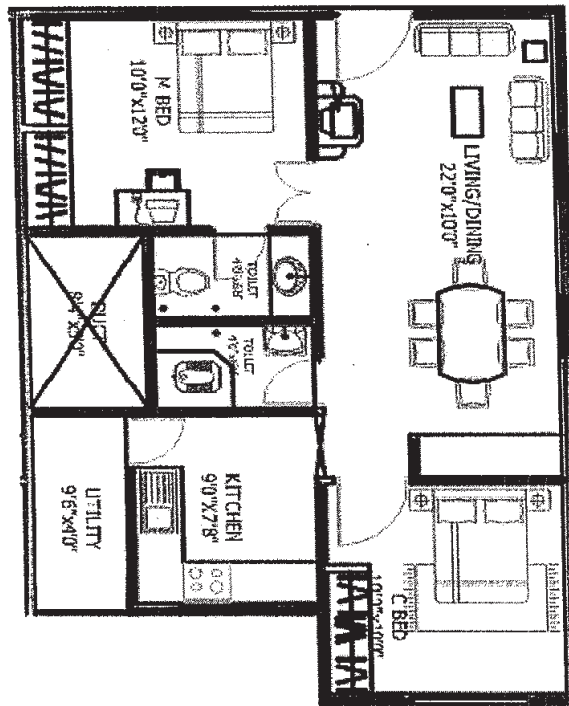
**EXCL:**

Total Built-up Area = 830 sft.

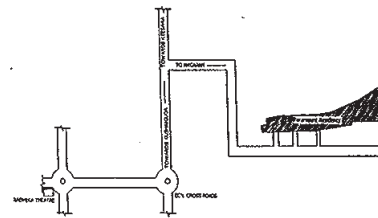
Out of U/S of Land = Ac. 3-04 Gts.

6' wide corridor

Flat No. 207



Open to sky

Location Map**WITNESSES:**

- 1.
- 2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

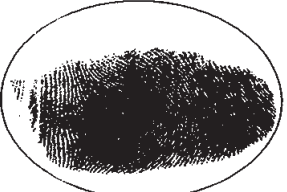
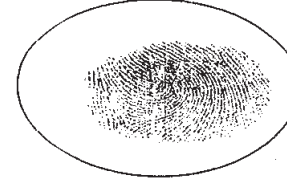
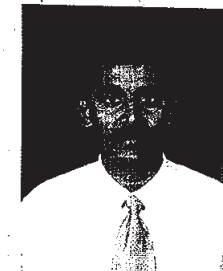
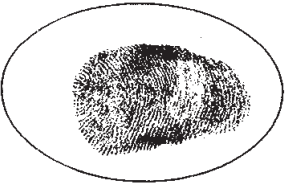
SIG. OF THE BUYER

1 వ పుస్తకము 20/10 వ సం॥ 711....
పస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
ఈ కాగితము వరుస సంఖ్య..... 10

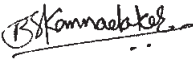
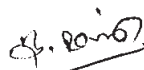
సబ్-రిజిస్ట్రార్



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

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: 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. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.
			SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 1/2007 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.
			CONSENTING PARTY: MR. P. VENKATA CHOWDARY S/O. MR. P. VENKATESH R/O. FLAT NO. C-225 SILVER SPRINGS HMT POST CHINTAL, HYDERABAD,
			BUYER: MR. TEMBHRE MANISH KUMAR S/O. MR. TEMBHRE HARAK CHAND R/O. DAE COLONY A-11/17, ECIL POST HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

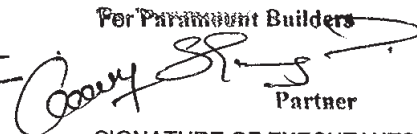
1. 
2. 

Paramount Builders



Partner

Per Paramount Builders



Partner

SIGNATURE OF EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 20.10 వ సం॥పు.....711..
చస్తావేజు మొత్తం కాగితముల సంఖ్య.....16..
ఈ కాగితము వరుస సంఖ్య.....11.....

సబ్-రిజిస్ట్రార్



HOUSEHOLD CARD

Card No : PAP/77600157
 P.P Shop No : 762

Name of Head of Household : Gangwal Samir
 పంతులు పేరు : గంగవల్ కుమార్

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

House No./House No. : 8-2-293/82/A/1211
 వీధి/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward-8
 Circle : పంతులి 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

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/1/72	34
3	Samarth	Son	29/7/00	6

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 In Charge

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPPR104E

Signature

PERMANENT ACCOUNT NUMBER
ABMP16725H

NAME
 SOHAM SATISH MODI

FATHER'S NAME
 SATISH MANILAL MODI

DATE OF BIRTH
 10-10-1969

SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

1. వాపుస్తకము నిలిపి వసూలు.....711.....
 2. పన్నుదేఖ మొత్తం కొగిలముల సంఖ్య.....16.....
 3. ఈ కొగిలము వరుస సంఖ్య.....12.....

హబ్-రిజిస్ట్రార్



24/5

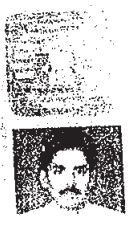
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PEDDINENI VENKATACHOWDARY
VENKATESH PEDDINENI

10/05/1973
Permanent Account Number
AMIPP8495N



[Signature]
Signature

[Handwritten signature]

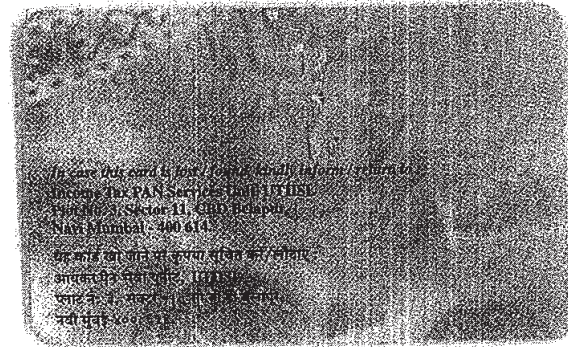
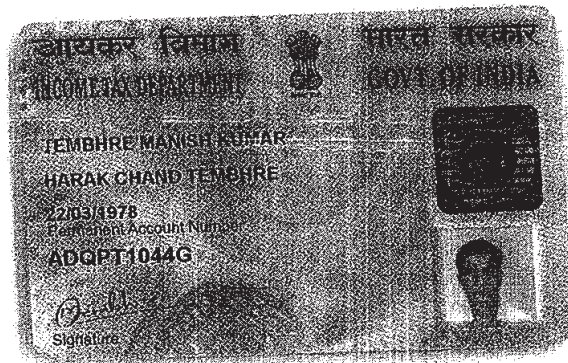
1 వ పుస్తకము 2010 వ సం॥పు.....711.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....16.....

ఈ కాగితము వరుస సంఖ్య.....13.....

సబ్-రిజిస్ట్రార్





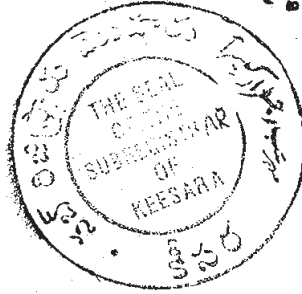
Signature

1. వస్తువులకము 2010వ సం॥ గ్రంథం..... 711

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16

ఈ కాగితము వరుస సంఖ్య..... 14

సన్-రిజిస్ట్రార్

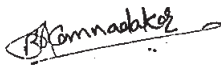


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000726/2010 of SRO: 1530(KEESARA)

24/02/2010 13:17:42

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) TEMBHRE MANISH KUMAR R/O. DAE COLONY, A-11/17, ECIL POST, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S PARAMOUNT BUILDERS O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD, SECUNDERABAD.	
3	Manual Enclosure	Manual Enclosure	(EX) B. ANAND KUMAR 10 VENKATESHWARA NAGAR MOULA ALIHYD	
4	Manual Enclosure	Manual Enclosure	(EX) NAREDDY KIRAN KUMAR PLOT NO 275 VENKATESHWARA NAGAR MOULAALI HYD	
5	Manual Enclosure	Manual Enclosure	(EX) M. KANTHA RAO 152 VIVEKANADA NAGAR KUKATPALLYHYD	


B. Rao

Witness
Signatures


Operator
Signature


Subregistrar
Signature

1. శాస్త్రము 2010 వ సం॥ 711
 చస్తావేజు మొత్తం కాగితముల సంఖ్య..... 16
 ఈ కాగితము వరుస సంఖ్య..... 15

పబ్లికేషన్

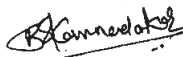


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000726/2010 of SRO: 1530(KEESARA)

24/02/2010 13:17:42

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) K.KANTHA REDDY NEREUDUCHERELA VILLAGE & MANDALNALGONDA DIST	
7	Manual Enclosure	Manual Enclosure	(EX) M/S PARAMOUNT BUILDERS REP BY SOHAM MODI (AGPA HOLDER) O/O. 5-4-187/3&4, II FLOOR, M.G. ROAD, SEC-BAD	
8			(EX) P. VENKATA CHOWDARY R/O. F.NO C-225, SILVER SPRINGS, HMT POST, CHINTAL, HYD-BAD.	



Witness
Signatures


Operator
Signature


Subregistrar
Signature

1 వ పుస్తకము 2010 వ సం॥ను.....711.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....16.....

ఈ కాగితము వరుస సంఖ్య.....16.....

సర్కిల్ ఆఫీసర్

