

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 2706

శ్రీమంత్రి / శ్రీ

B. Amrend Kumar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	168300				
స్థాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	4518/2010			VAT 16830/-	
రిజిస్ట్రేషన్ రుసుము	8415				
లోటు స్థాంపు (D.S.D.)	33660			D.O. No. 159341	
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు					
5 x					
మొత్తం	42175				

(అక్షరాల) Rao 162 813 & 8/12

రూపాయలు మాత్రమే)

తేది 9/1/10

వాదను తేది

సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

45/8/2010



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 856952

43324 Date 21/10/2010 Rs. 100

S/o. D/o. W/o. Shauker

For Whom Bhargavi Developers

K. SATISH KUMAR
Syl. No. 13/2000 R.No. 16/2009
5-4-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 8th day of November 2010 at SRO, Keesara, Ranga Reddy District by:

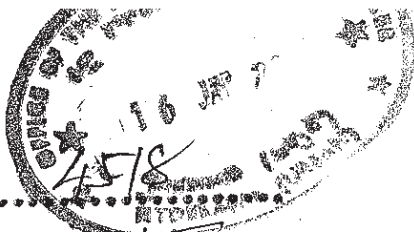
M/s. BHARGAVI DEVELOPERS, a partnership firm having its office at G-2, Kalyan Enclave, Kamalanagar, ECIL, Hyderabad, represented by its Managing and Authorised Partner Sri Anand Kumar, Son of Sri. B. N. Ramulu, aged about 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term 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, Venkateshwara Nagar, 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, Kukatapally, 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, aged about 39 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



... వస్తువు 2010 వ సం॥ను.....

... గొప్ప వస్తువు కొనితముల సంఖ్య.....

... కొనితము వస్తువు సంఖ్య.....

అధికారి



ENDORSEMENT

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

Registration No. 462813 Dt. 8/1/10

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100
- 2. in the shape of challan Rs. 33660
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs.
- 4. adjustment of stamp duty (u/s.16 of I.S. Act 1899 if any) Rs.

II. Transfer Duty.

- 1. in shape of challan Rs.
- 2. in the shape of cash Rs.

III. Registration fees:

- 1. in the shape of challan Rs. 8405
- 2. in the shape of cash Rs.

IV. User Charges

- 1. in the shape of challan Rs. 100
- 2. in the shape of cash Rs.

Total Rs 42275

**SUB REGISTRAR
KEESARA**

IN FAVOUR OF

MRS. A. VASANTHA KUMARI, DAUGHTER OF LATE A. SAMUEL, aged about 52 years, Occupation: Service, residing at H. No. A/537, Hill Colony, Nagarjuna Sagar, Nalgonda District., 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 Bhargavi Developers


Partner

- ఎ పుస్తకము 2010 వ సం॥ నెం... 4178
 దస్తావేజు వెలుతల కాగితముల సంఖ్య... 15
 ఈ కాగితము వతున సంఖ్య... 2

2010 సం॥ డిసెంబర్ నెం... 4 వ తేది
 1937 వ.శ. సం॥ ఇగ్గోయ్ మాసం... 12 వ తేది
 పగలు... 12... గంటల మధ్య
 కేసర్ నబ్ - రిజిస్ట్రారు అఫీసులో
 శ్రీ/శ్రీమతి... B. Anand Kumar
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముత్రాలతో సహా దాఖలు చేసి రుసుము
 రూ॥ 84.50 లు చెల్లించినారు
 ప్రాసెస్ చేయబడుచున్నది
 తదుపరి బయట వెలు

నబ్-రిజిస్ట్రార్



B. Anand Kumar S/o. B. N. Ramulu
 Occ: Business R/o. G-2, Kalyan Enclave,
 Kameela Nagar, EUL, Hyderabad

C. Prabhakar Reddy S/o. K. P. Reddy
 Occ: Service R/o. 2-1-64/10/24, Amberpet,
 Hyderabad.

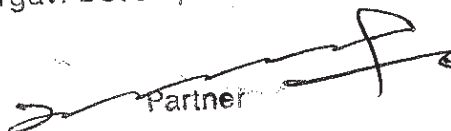
B. RAJ KUMAR S/o. THURUNDA RAO
 Occ: BUSINESS R/o. 1-5/1, ATWAL, SEC Bad.

శ్రీ. Rami...

2010 సం॥ డిసెంబర్ నెం... 4 వ తేది నబ్-రిజిస్ట్రారు
 1937 వ.శ. సం॥ ఇగ్గోయ్ మాసం... 12 వ తేది కేసర్

- 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, 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.
- 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 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Bhargavi Developers


Partner

.. ఐ పుస్తకము జరిగి వ సం. 1960 4578
 దస్తావేజు వెలుతుల కాగితముల సంఖ్య 15
 ఐ కాగితము వతున సంఖ్య 3

చక్-రిజిస్ట్రార్

An amount of Rs. 33660 towards stamp duty
 including transfer duty and Rs. 8445
 towards registration fee on the Market Value
 of Rs. 1683000 was paid by me
 Party through challan Receipt No. 662813
 dated 8/1/60 at SDH Keesara Br Keesar
 Sub-Registrar
 Keesara

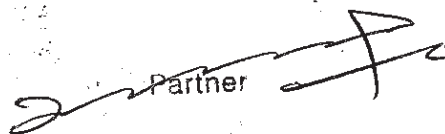
1 పుస్తకము 2010 సం (శా.శ.1962) నంబు
 4578.. మంబరుగా రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1530-4578/2010
 ఇవ్వబడినది.
 2010 సం 8 సెం.బర్. నెం 8 వ తేది.

L. RAVINDER
 సబ్-రిజిస్ట్రారు, కీసర



- 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 flat no. 207 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 bearing no. 16 admeasuring about 15 sft. 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.
- 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. 16,83,000/- (Rupees Sixteen Lakhs Eighty Three Thousand Only) and the Buyer has agreed to purchase the same.

For Bhargavi Developers


Partner

.. ఎ పుస్తకము 2010 వ సం. గ్రంథం..... 4518

కస్తావేజు మొత్తం కార్గితముల సంఖ్య..... 15

.. కార్గితము వతున సంఖ్య..... 4

సబ్ రిజిస్ట్రార్



- 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 flat no. 207 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 two wheeler parking space bearing no.16 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. 16,83,000/-(Rupees Sixteen Lakhs Eighty Three Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 6,70,000/-(Rupees Six Lakhs Seventy Thousand Only) paid by way cheque no.903883 dated 30.11.2010 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.,
- ii. Rs. 5,00,000/-(Rupees Five Lakhs Only) paid by way of cash
- iii. Rs. 4,47,000/-(Rupees Four Lakhs Forty Seven Thousand Only) paid by way of cheque no. 803751 dated 04.12.2010 drawn on Andhra Bank, Nagarjunasagar Branch, Hill Colony, Vijayapuri North, Nalgonda District.
- iv. Rs. 66,000/-(Rupees Sixty Six Thousand Only) paid by way of cheque no. 803752 dated 04.12.2010 drawn on Andhra Bank, Nagarjunasagar Branch, Hill Colony, Vijayapuri North, Nalgonda District.

For Bhargavi Developers


Partner

. ప పుస్తకము 20/10 వ సం॥పు..... 4578
నస్తావేజు మొత్తం కాగితముల సంఖ్య..... 15
ఈ కాగితము వరుస సంఖ్య..... 5

శాశ్వత-విశ్వాస్



2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
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.

For Bhargavi Developers


Partner

.. ఎ పుస్తకము 2010 వ సం॥ గ్రంథం..... 4478

గస్తావేజు నెలత్రం కాగితముల సంఖ్య..... 15

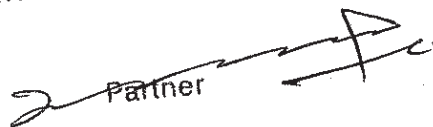
.. కాగితము వతున సంఖ్య..... 6

నమోదిస్తార్



- 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.
- 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.

For Bhargavi Developers

 Partner

.. అవుస్తుకము 2010 వ సం॥ గ్రా... 4578

నస్తావేజు వెబుత్తం కాగితముల సంఖ్య... 15

.. కాగితము వకుస సంఖ్య... 7

నందీప్



- 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. 42,175/- is paid by way of challan no. 662813, dated 08.12.2010, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount Rs. 16,830/- paid by way of Pay order No. 159341, dated 06.12.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Bhargavi Developers

 Partner

.. ఎ పుస్తకము 2000 వ సం॥ గ్రంథం..... 4518
రస్తావీజు మొత్తం కాగితముల సంఖ్య..... 15
ఈ కాగితము వరుస సంఖ్య..... 8

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 deluxe apartment bearing flat no. 207 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 q. yds., and a reserved parking space for two wheeler on the stilt floor bearing no. 16, 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. 206
South By	Flat No. 208
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 Bhargavi Developers


Partner

VENDOR.

A. Vasanth Kumar

.. అంతుకము 2010 వ సం॥ 4518
చస్తావేజు నేమిత్తం కాగితముల సంఖ్య... 15
.. కాగితము వతుస సంఖ్య... 9

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ANNEXTURE - 1 - A

1. Description of the Building : Deluxe flat bearing no. 207 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 : New
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 stilt Floor : 15 sft. Parking space for Two wheeler
- 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. 16,83,000/-

Date: 08.12.2010

For Bhargavi Developers

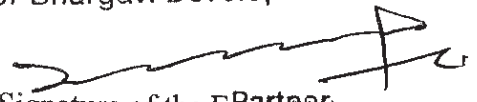

Signature of the Partner Executants

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 Bhargavi Developers

Date: 08.12.2010


Signature of the Partner Executants

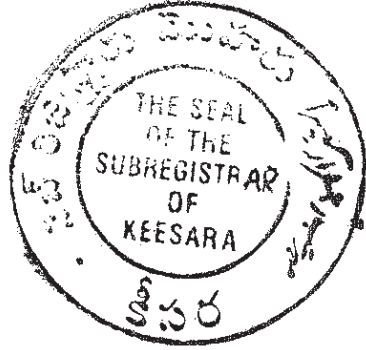
A. Vasanth Kumari

.. పుస్తకము 2010 వ సం॥పు.....4518.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....15.....

.. కాగితము వరుస సంఖ్య.....10.....

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REGISTRATION PLAN SHOWING

FLAT NO. 207 IN BLOCK NO. 'B'

ON SECOND FLOOR IN PARAMOUNT RESIDENCY

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

NAGARAM VILLAGE,

KEESARA

MANDAL, R. R. DIST.**VENDOR:** M/S. BHARGAVI DEVELOPERS REPRESENTED BY ITS MANAGING PARTNER

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

BUYER: MRS. A. VASANTHA KUMARI, DAUGHTER OF LATE A. SAMUEL**REFERENCE:****AREA:** 54.43**SCALE:**

SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:

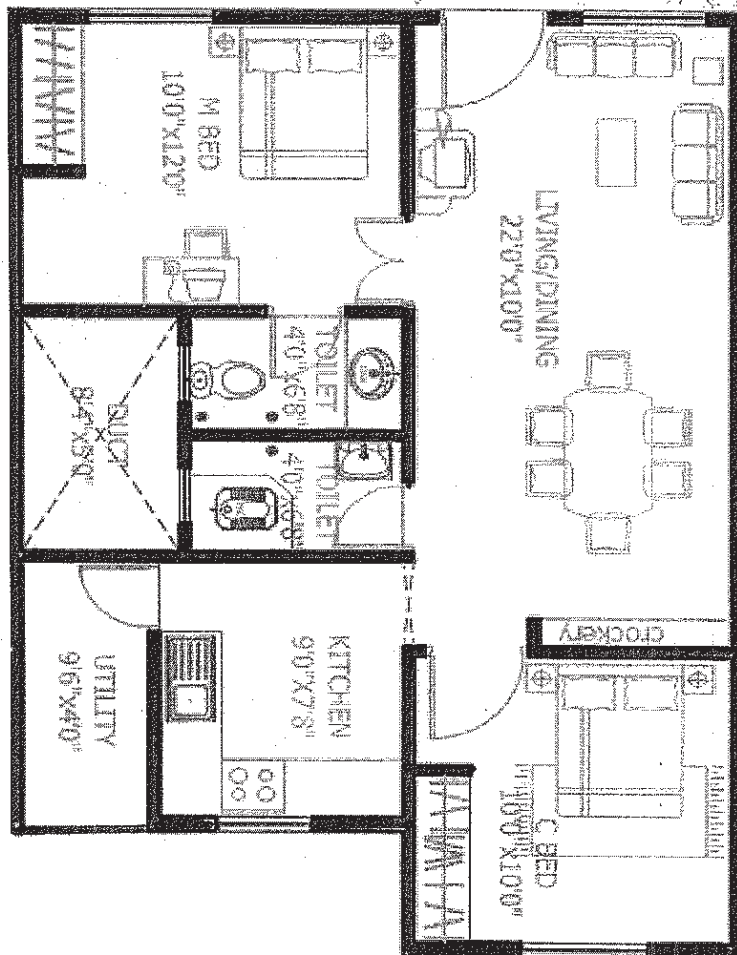
Total Built-up Area = 830 sft.

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

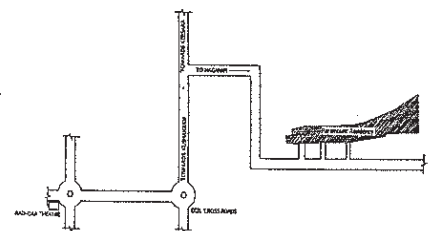
6' wide corridor



Flat No. 208



Flat No. 206

Location Map

Open to Sky

For Bhargavi Developers

Partner

WITNESSES:

- 1.
- 2.

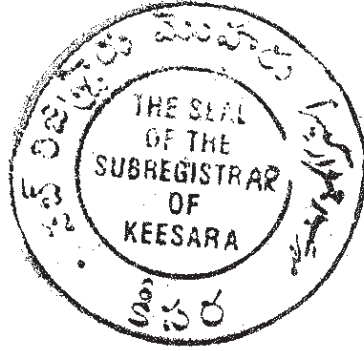
SIG. OF THE VENDOR

A. Vasantha Kumari

SIG. OF THE BUYER

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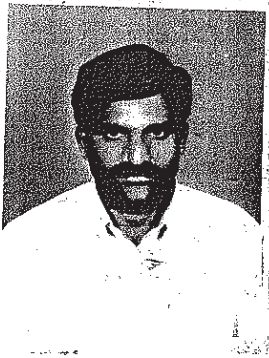
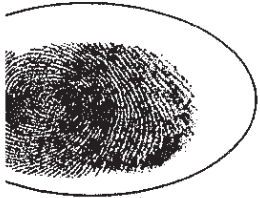


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908**

FINGER PRINT
IN BLACK
(LEFT THUMB)

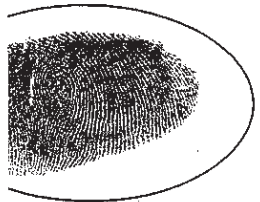
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

N _____ NAME & PERMANENT
P _____ POSTAL ADDRESS OF
PRESE _____ INSTANT / SELLER / BUYER



VENDOR:

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



BUYER:

MRS. A. VASANTHA KUMARI
D/O. LATE A. SAMUEL
R/O. H. NO. 537
HILL COLONY
NAGARJUNA AGAR
NALGONDA DISTRICT.

E OF WITNESSES:

For Bhargavi Developers

Partner
SIG _____ NATURE OF EXECUTANTS

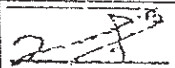
A. Vasanthakumari

SIG _____ NATURE(S) OF BUYER(S)

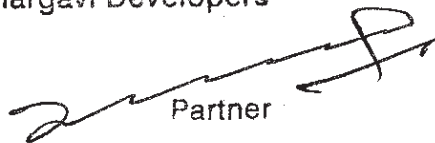
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అధికారి



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AENPB5288E
नाम /NAME	ANAND KUMAR BHASHYAKARLA
पिता का नाम /FATHER'S NAME	NARASIMHA RAMULU
जन्म तिथि /DATE OF BIRTH	29-07-1968
हस्ताक्षर /SIGNATURE	
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

For Bhargavi Developers


Partner

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నమోదిస్తారు



PERMANENT ADDRESS

A. Vasantha Kumari, Staff Nurse, K. N. Area
Hospital, H. No = A/537, Hill Colony,
Nagarjuna Sagar, Nalgonda Dt.

PHONES

OFF: 276570

RESI: 242581

CODENO: 08642

TU Stamp No- 9278

BLOOD GROUP

A. Vasantha Kumari
HOLDER'S SIGN

This card if found may please be deposited with the nearest Police Station
or may be dropped in the nearest Post Box

GOVERNMENT OF ANDHRA PRADESH

IDENTIFICATION CARD



NAME A. Vasantha Kumari

DESIGNATION Staff Nurse

AGE 15-7-1958

ADDRESS K. N. Area Hospital

Nagarjuna Sagar

Signature of A. Vasantha Kumari

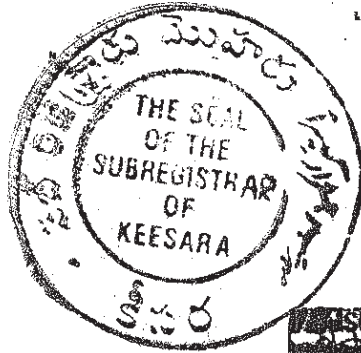
Stamp: K. N. AREA HOSPITAL

Stamp: KAMALA NEHRU HOSPITAL

A. Vasantha Kumari

పుస్తకము 2010 వ సం॥ను..... 4518
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శుభ-విస్తార



GOVERNMENT OF ANDHRA PRADESH

IDENTIFICATION CARD

NAME: A. Vasanth Kumar
 DESIGNATION: Staff Nurse
 AGE: 15-7-1958
 ADDRESS: K.N. Area Hospital
 Nagarjuna Sagar

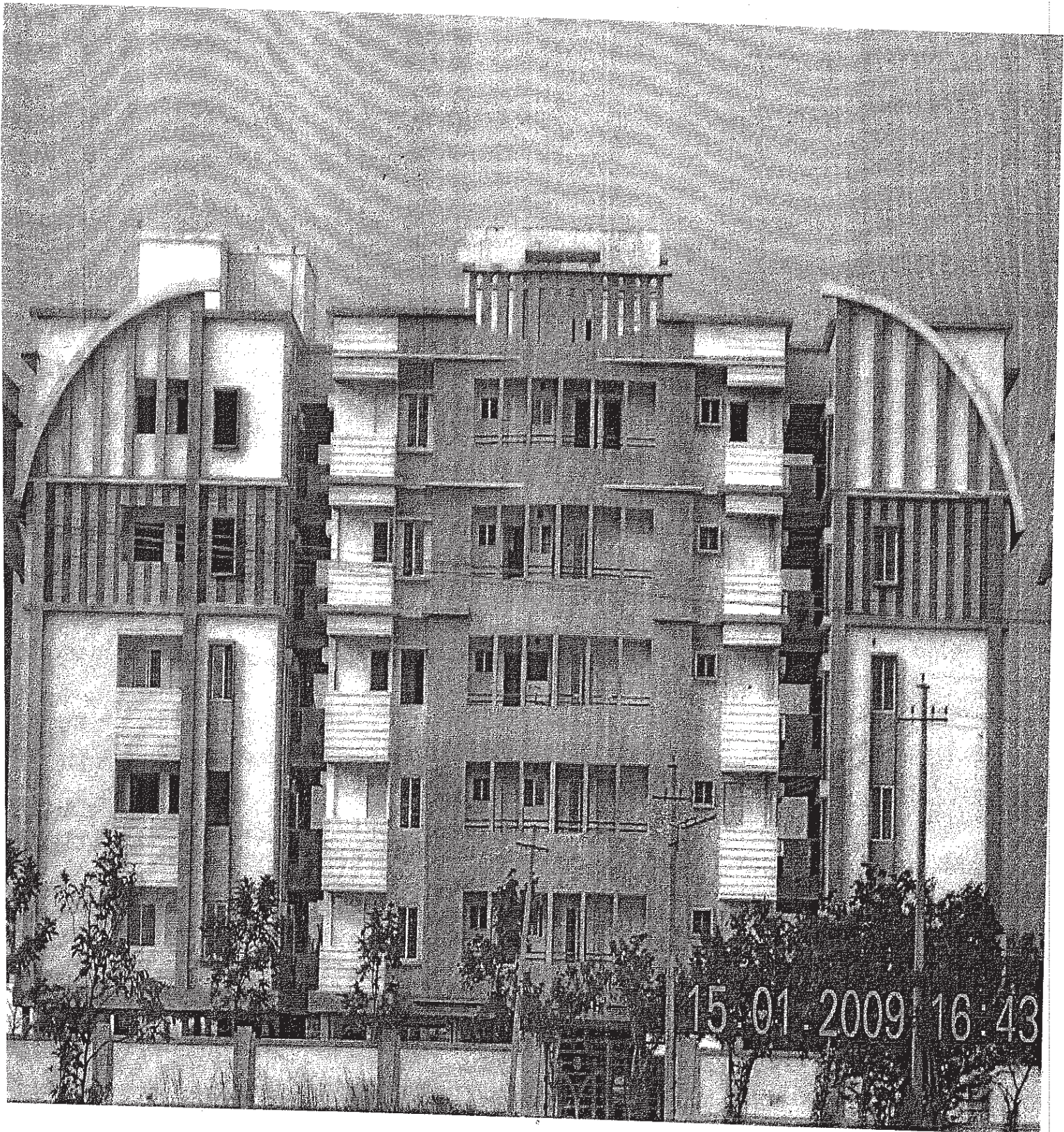
PERMANENT ADDRESS

A. VASANTH KUMAR, Staff Nurse, K.N. Area
 Hospital, H.No = A/537, H:11 colony,
 Nagarjuna Sagar, Nalgonda Dist.

BLOOD GROUP

PHONES: OFF: 276570
 RES: 242581
 CODE NO: 08642
 A/2442
 TVSCamp No- 9278
 HOLDER'S SIGN

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 or may be dropped in the nearest Post Box



For Bhargavi Developers


Partner

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 పం కారితము వతుస సంఖ్య... 15


 మహాశివార

