

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

T 190242

S.No. 52043 Date 16/11/2010 Rs. 100

Sold to Santosh

S/o. D/o. W/o. Shankar

For Whom Paramount Builders SALE DEED

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

This Sale Deed is made and executed on this the 15th day of April 2011 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 41 years, Occupation: Business,
and Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 39 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.
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about
34 years, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moula-Ali,
Hyderabad.
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing
at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing
at Nereducherela (Village & Mandal), Nalgonda District.

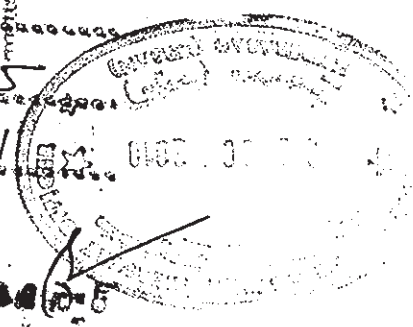
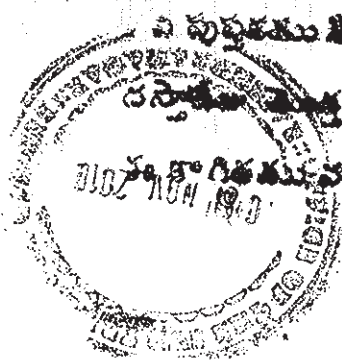
being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years,
Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General
Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006,
registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which
expression where the context so permits shall mean and include their successors in interest,
nominees, assignees herein, etc.).

For Paramount Builders

Partner

For Paramount Builders

Partner



1329
15
1

ENDORSEMENT

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

Challan No. 475998 Dt. 15/4/11

I. Stamp Duty:

- 1. In the shape of stamp papers
- 2. In the shape of challan (u/s. 43 of I.S. Act. 1899)
- 3. In the shape of cash (u/s. 43 of I.S. Act. 1899)
- 4. Ad valorem of stamp duty (u/s. 26 of I.S. Act 1899 if any)

Rs 100 | —

Rs 69550 | —

Rs

Rs



II. Transfer Duty:

- 1. In the shape of challan
- 2. In the shape of cash

Rs

Rs

III. Registration fees:

- 1. In the shape of challan
- 2. In the shape of cash

Rs 4975 | —

Rs

IV. User Charges:

- 1. In the shape of challan
- 2. In the shape of cash

Rs 100 | —

Rs

Total Rs

74725 | —

[Signature]
Revenue Officer
KESARA

IN FAVOUR OF

Dr. R. VENKATA RAMANA, SON OF LATE VENKANNA, aged about 48 years, Occupation: Doctor, residing at H. No. 12-13-67/1, Lane - 4, Sadasiva Nagar, Tarnaka, Secunderabad - 500 017., 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

విద్యుత్తు కమిషన్ 11వ రికార్డు 1329
 సస్పెన్షన్ కమిషన్ రికార్డు 15
 హక్కు కమిషన్ రికార్డు 2

సబ్-రెజిస్ట్రార్



2011 సం॥ ఏప్రిల్ నెం॥ 15 వ తేది
 1933 వ.శ.శ. చి॥ మానం 25 వ తేది
 కేసు 12 మరియు 1 గంటల మధ్య
 కేసు నం - రిజిస్ట్రార్ అఫీసులో
 ప్రతిపత్తి K. prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ కు
 అనుగుణించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా, దాఖలు చేసి రుసుము
 రూ॥ 49.75/- తు చెల్లించినారు
 హానియిచ్చినట్లు ఉప్పుకొన్నది
 ఏడవ బొజ్జన పేలు

క్రొంగూరు

క్రొంగూరు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA-No. 01/2007
 dated 11.01.07 registerer at SRO, Shamirpet
 Ranga Reddy District.

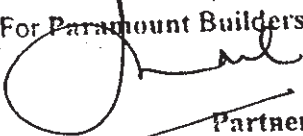
వివాదించిన

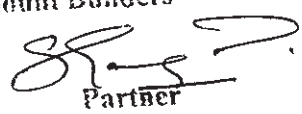
1. Ch. Venkateswara Reddy S/o. Anji Reddy occ. Service
 11-187/2, Road No. 2. Green Hills colony Hyderabad.

2. B. RAJUMAR S/o. Narayana Rao,
 Occ. Business, A/o. 1-31. Alwal. Sec'bad.

2011 సం॥ ఏప్రిల్ తేది 15 వ తేది సబ్-రిజిస్ట్రార్
 1933 వ.శ.శ. చి॥ మానం 25 వ తేది కేసు

- 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. పుస్తకము 201/1 నంబరు..... 1329
 రిజిస్ట్రేషన్ ఫీ..... 15
 ఈ రిజిస్ట్రేషన్ ఫీ..... 3

సబ్-రిజిస్ట్రార్

Rs. 69550/- towards stamp duty
 including transfer duty of Rs. 4975/-
 towards registration fee on the Market Value
 of Rs. 99500/- was paid by me
 Party through challan Receipt No. 475978
 dated 15/4/11 at SBH Keesara Br Keesar

Sub-Registrar
 Keesara

పుస్తకము 201/1 నంబరు (శా.శ.1832) నంబరు
 1329. మెంబరుగా రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 పుస్తకం గుర్తింపు నంబరు 1830-1329/2011
 జవ్వడైనది.
 20 నంబరు..... 15 వ తేది.

L. RAVINDER
 సబ్-రిజిస్ట్రార్, కేసర



- 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-deluxe apartment bearing flat no. 207 on the second floor, in block no. 'D' having a super built-up area of 515 sft (i.e., 412 sft. of built-up area & 103 sft. of common area) together with undivided share in the scheduled land to the extent of 33.77 sq. yds., and a reserved parking space for two wheeler on the stilt floor bearing no. 14, admeasuring about 15 sft.. In the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 9,95,000/- (Rupees Nine Lakhs Ninety Five 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

. పట్టణము నిలి. II వ సం. 1329
 దస్తావేజు మొత్తం కాగితముల సంఖ్య 15
 ఈ కాగితము వదులు సంఖ్య 4

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.

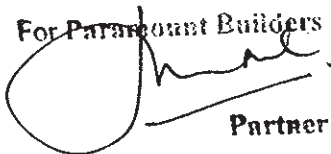
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 207 on second floor, in block no. 'D', having a super built-up area of 515 sft. (i.e., 412 sft. of built-up area & 103 sft. of common area) in building known as Paramount Residency together with:

- a. Undivided share in scheduled land to the extent of 33.77 sq. yds.
b. A reserved parking space for two wheeler on the stilt floor bearing no. 14, 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. 9,95,000/- (Rupees Nine Lakhs Ninety Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs. 6,00,000/- (Rupees Six Lakhs Only) paid by way of cheque no. 049925, dated 12.04.2011 drawn State Bank of India, St' Mary's Road Branch, Secunderabad for being Housing Loan issued by SBI, RACPC Zonal Office, Secunderabad.
ii. Rs. 3,30,000/- (Rupees Three Lakhs Thirty Thousand Only) paid by way of cheque no. 378731, dated 12.04.2011 drawn on Corporation Bank, Tarnaka Branch, Hyderabad.
iii. Rs. 60,000/- (Rupees Sixty Thousand Only) paid by way of cheque no. 242439 dated 07.02.2011 drawn on Corporation Bank, Tarnaka Branch, Hyderabad.
iv. Rs. 5,000/- (Rupees Five Thousand Only) paid by way of cheque no. 242437 dated 20.01.2011 drawn on Corporation Bank, Tarnaka Branch, Hyderabad.

For Paramount Builders

Partner

For Paramount Builders

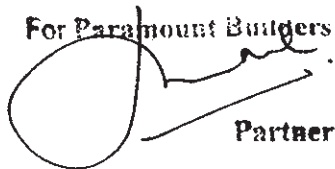
Partner

. పట్టణము 1329.....
 దస్తావేజు కేంద్రము • కేంద్రము • కేంద్రము.....15.....
 కేంద్రము వరకు కేంద్రము.....5.....

రిజిస్ట్రార్



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 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

For Paramount Builders

Partner

For Paramount Builders

Partner

. అ పుష్పకము నెం. 1/4 నంబు..... 1329.....
 దస్తావేజు మొత్తం కాపీలముల సంఖ్య..... 15.....
 ఈ కాపీలము వరుస సంఖ్య..... 6.....

మన్-జిస్ట్రార్



- b. owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.
- c. 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.
- d. 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.
- e. 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, dministration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- f. 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.
- g. 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.

For Paramount Builders

Partner

For Paramount Builders

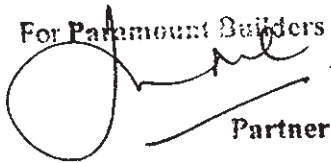
Partner

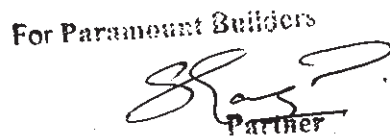
1. అంబేద్కర్ జయంతి 11వ వసంతం..... 1329.....
 2. వస్త్రాభిషేక కార్యక్రమం..... 15.....
 3. శాంతినిరూపిణి వసంతం..... 7.....

చట్ట-సంస్థ



- h. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- i. 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.
- j. 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. 74,625/- is paid by way of challan no. 475998, dated 15.04.2011, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT paid an amount of Rs. 9,950/- is paid by way of pay order No. 161657, dated 13.04.2011 drawn on HDFC Bank, S. D. Road, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

వి పుస్తకము నిలిపి// త పంపిణీ..... 1329...
 కస్తాలోని మొత్తం కాగితముల సంఖ్య..... 15...
 పై కాగితము పత్రముల సంఖ్య..... 8...

సర్-ఆఫ్-సెక్రెటరీ



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-deluxe apartment bearing flat no. 207 on the second floor, in block no. 'D' admeasuring about 515 sft. of super built-up area (i.e., 412 sft. of built-up area & 103 sft. of common area) together with proportionate undivided share of land to the extent of 33.77 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 14, 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	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

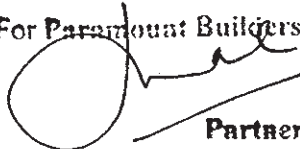
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. V. S. Rao

2. G. Narayana

For Paramount Builders


Partner

For Paramount Builders


Partner

VENDOR

BUYER

. వ పుట్టకము తిరి. 11 త కం: ద్దు 1329
 వస్తాడేదా దేవత్తం కా తికముం నంబ్బ 15
 హా భా దికము వత్తున నంబ్బ 9

నం- 11 (సం)



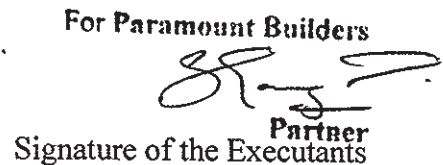
ANNEXTURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 207 on the second floor, in block 'D' 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 : 33.77 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 Parking
- b) In the First Floor : -
- c) In the Second Floor : 515 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. 9,95,000/-

Date: 15.04.2011

For Paramount Builders

Partner

For Paramount Builders

Partner
Signature of the Executants

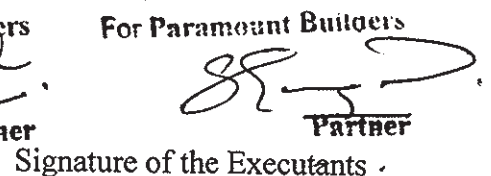
C E R T I F I C A T E

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

Date: 15.04.2011

For Paramount Builders

Partner

For Paramount Builders

Partner
Signature of the Executants

. ఎ పుస్తకమునకి 1329
 వస్తావేని మొత్తం కాగితముల సంఖ్య 15
 ఈ కాగితము వ్రాసిన సంఖ్య 10

సర్-జిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO: 207 IN BLOCK NO. 'D'

ON THE SECOND FLOOR IN PARAMOUNT RESIDENCY

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

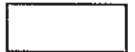
NAGARAM VILLAGE,

KEESARA

MANDAL, R.R. DIST.**VENDOR:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

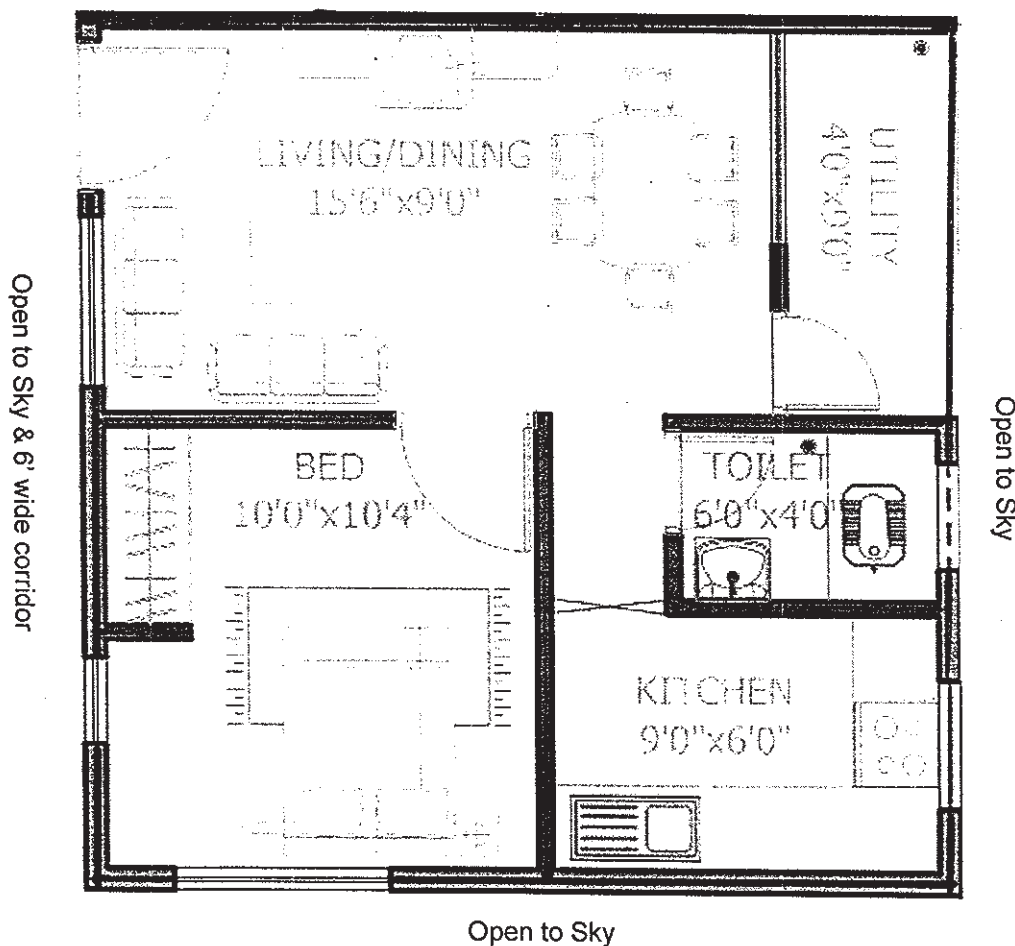
MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER: Dr. R. VENKATA RAMANA, SON OF LATE VENKANNA**REFERENCE:**
AREA: 33.77**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 515 sft.
Out of U/S of Land = Ac. 3-04 Gts.

Flat No. 206



For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

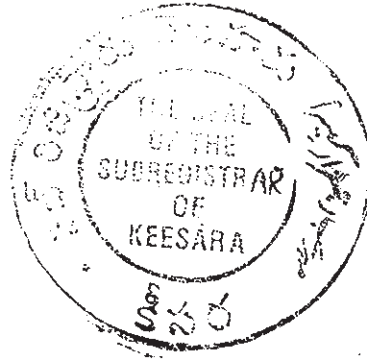
WITNESSES:

- 1.
- 2.

SIG. OF THE BUYER

.. ఎ పుస్తకము 11 || క కు: 1329...
 పస్తావేజు మొత్తం గానితముల సంఖ్య..... 15...
 ఈ గానితము వరుస సంఖ్య..... 11

మ.క. - 1329



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

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

SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 1/2007 Dt: 11/01/2007:

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

BUYER:

Dr. R. VENKATA RAMANA
S/O. LATE VENKANNA
R/O. H. NO. 12-13-67/1
LANE - 4, SADASIVA NAGAR
TARNAKA
SECUNDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1. 
2. 

For Paramount Builders


Partner

For Paramount Builders


Partner

SIGNATURE OF EXECUTANTS

I Stand Herewith My Photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

.. ఎ పుష్పకము సేతి.. 11 త ను.. 1329.....

పస్తాకము సేతి.. 15.....

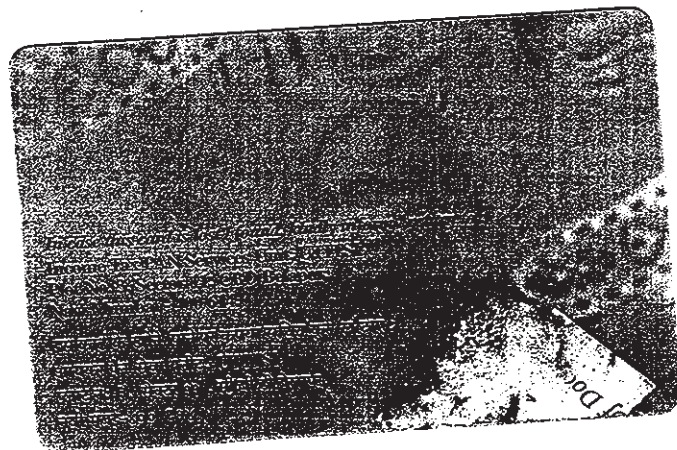
హ కౌడికము వకుళ ను.. 12.....

నవ-19-5





R. Verless James



R. Verless James

.. ఎ పుష్పకము నీతి..|| త ను..1329.....

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

ఈ కాగితము వరుస సంఖ్య.....13.....

చట్ట-అధికారి



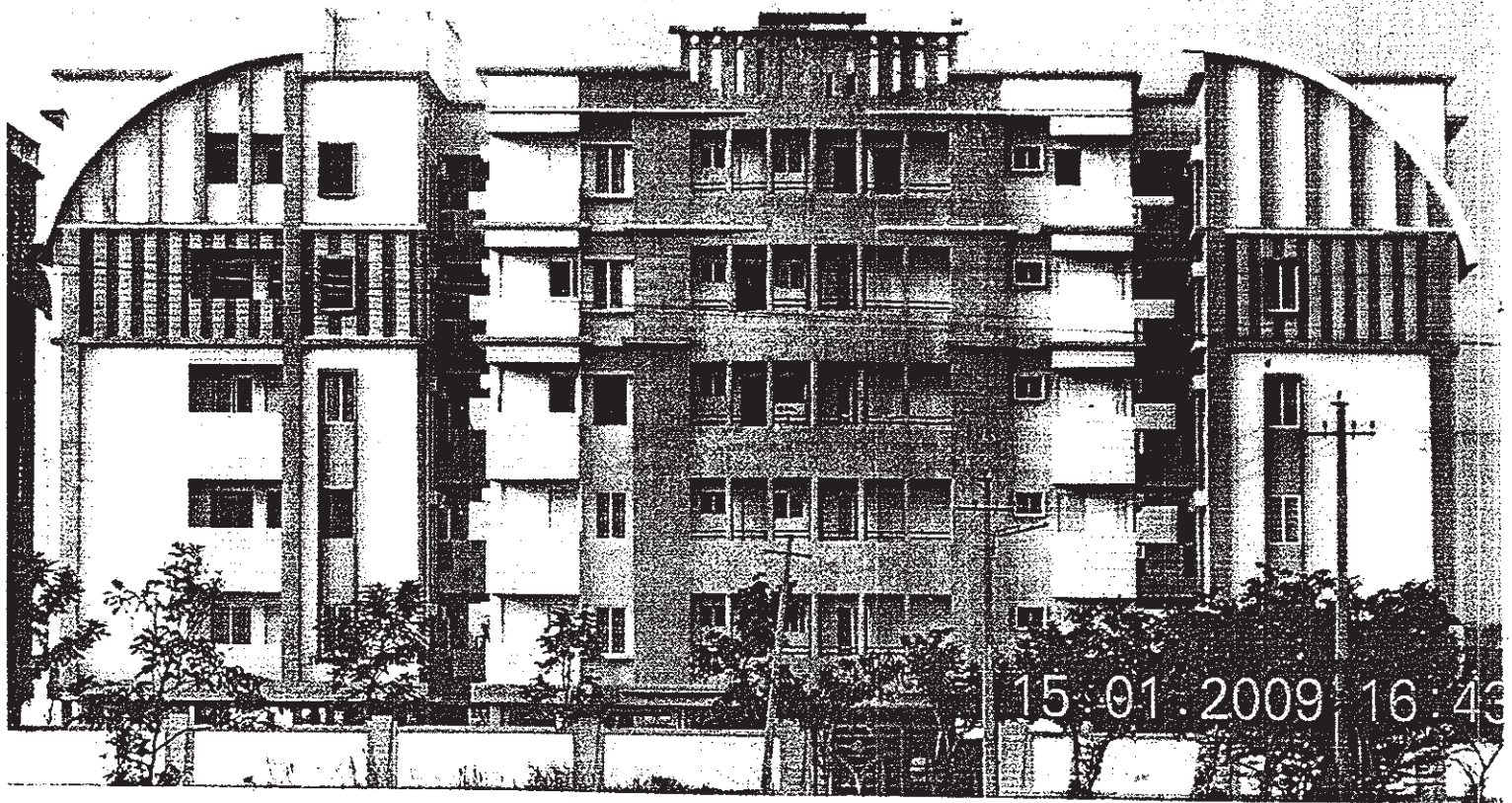
వి పుష్పకము నెత్తి 1/6 ను: 1329.....

వస్త్రాదీని మొత్తం కాగితముల సంఖ్య..... 15.....

ఈ కాగితము వారున సంఖ్య..... 14.....

చుట్-అధికారి





For Paramount Builders

[Signature]
Partner

For Paramount Builders

[Signature]
Partner

చి పుస్తకము విడి 11 వ పుస్తకము..... 1329
పస్తాకము మొత్తం కాగితముల సంఖ్య..... 15
ఈ కాగితము వరుస సంఖ్య..... 15

చుట్-మిస్ట్రీ

