

Government of Telangana
Registration And Stamps Department

Doc. No. 4288/17

Payment Details - Citizen Copy - Generated on 01/07/2017, 06:31 PM

SRO Name: 1530 Keesara

Receipt No: 4862

Receipt Date: 01/07/2017

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 2622500
Bank Name:
E-Challan Bank Name: SBH

DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch: KEESARA

CS No/Doct No: 4443 / 2017
Challan No:
Challan Dt:
E-Challan No: 156L0X290617
E-Challan Dt: 29-JUN-17

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				13115
Transfer Duty /TPT				39345
Deficit Stamp Duty				104820
User Charges				100
Total:				157380
In Words: RUPEES ONE LAKH FIFTY SEVEN THOUSAND THREE HUNDRED EIGHTY ONLY				

Prepared By: RAJANI

108-PE
Srinivas Ratnala

RETURN

Signature by SR

S. S. Rajani
KEESARA

SCANNED

4288/12



43 తెలంగాణ తేలంగానా **TELANGANA**

S.No. 14243 Date: 09-06-2017

Sold to: RAMESH

S/o: Late NARASING RAO

For Whom: PARAMOUNT ESTATES

K. SATISH KUMAR K 459230
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this 28th day of June 2017 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners **M/s. Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd Floor, M. G. Road, Secunderabad, represented by its Managing Director, **Sri Soham Modi**, Son of Late Satish Modi, aged about 47 years, Occupation: Business and **Mr. Samit Gangwal**, Son of Mr. S. K. Gangwal, aged about 46 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

1. **Mr. Srinivas Ratnala**, Son of Late Venkateswara Rao, aged about 34 years and {Pan No.BQJPR1762A, Aadhaar No. 5646 1835 2899}
2. **Mrs. R. Haritha Silpa**, Wife of Mr. Srinivas Ratnala, aged about 31 years both are residing at Flat No. 102, Sri Kavya Residency, Ravinder Nagar, Nagaram, Hyderabad - 500 083 {Pan No.ANGPJ1502F, Aadhaar No 2101 5083 9148}, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For Paramount Estates

Partner

For Paramount Estates

Partner

WHEREAS:

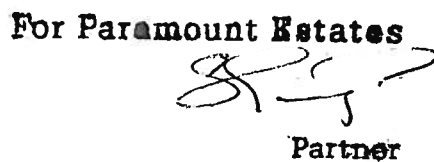
- A. The Vendor is the absolute owners, possessors and in peaceful enjoyment of the land forming a part of survey no.233 of Nagaram Village, Keesara Mandal, Ranga Reddy District admeasuring about Ac.2-00 Gts. by virtue of a registered Sale deed bearing document no. 4988/2007 dated 4th April 2007 registered at S.R.O. Shamirpet.
- B. The total land admeasuring Ac.2-00 Gts., forming survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District and is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.
- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and Pattedars namely:
- Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri. Veerayya.
 - Shri. Bijja Yadaiah alias Bijja Yadaiah Goud, S/o. Shri. Veerayya.
- D. Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri Veerayya and Shri Bijja Yadaiah alias Yadaiah Goud, S/o. Shri Veerayya were the original pattedars of agricultural land admeasuring about Ac.2-30 Gt., in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.
- E. As per the proceedings of the MRO bearing no. B/828/86 dated 4.5.1988 the name of the original pattedars was mutated in the revenue records. Pahanis for the year 2001-02 reflect the name of the original pattedars as owners and possessors of land admeasuring about Ac.2-30 Gts., in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District. Patta passbook and title book have been issued in favour of the original pattedars by the Mandal Revenue office, Keesara Mandal, R.R. District as per the details given below.

S. No.	Name of Pattedar	Patta No.	Passbook No.	Title book No.	Extent of land in Sy. No. 233
1	Bijja Sathaiah	191	29139	251887	Ac. 1-15 Gts.,
2	Bijja Yadaiah	192	29140	251888	Ac. 1-15 Gts.,

- A. The Vendor has obtained permission from HMDA/Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no.741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats, consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- B. The proposed development consisting of 208 flats in one block with certain common amenities is named as 'PARAMOUNT AVENUE'.
- C. The Vendee is desirous of purchasing deluxe apartment bearing flat no.108 on the first floor, admeasuring 1210 sft. of super built-up area together with proportionate undivided share of land to the extent of 55.46 sq. yds., and a reserved parking space for single car in the stilt floor / basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Paramount Avenue' and has approached the Vendor.

For Paramount Estates

Partner

For Paramount Estates

Partner

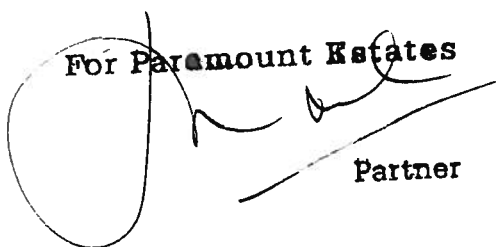
- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of PARAMOUNT AVENUE. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- E. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.26,22,500/- (Rupees Twenty Six Lakhs Twenty Two Thousand Five Hundred Only) and the Vendee has agreed to purchase the same.
- F. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

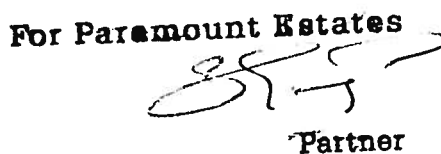
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.108 on the first floor having a super built-up area of 1210 sft.(i.e., 968 sft. of built-up area & 242 sft. of common area) in building known as 'Paramount Avenue' together with:
 - a) An undivided share in the Schedule Land to the extent of 55.46 sq. yds.
 - b) A reserved parking space for single car in the basement/still floor admeasuring about 100 sft.

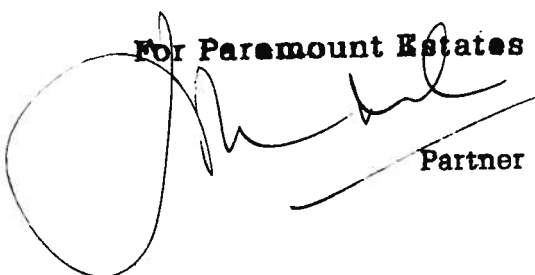
situated at Sy. No.233, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.26,22,500/-(Rupees Twenty Six Lakhs Twenty Two Thousand Five Hundred Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

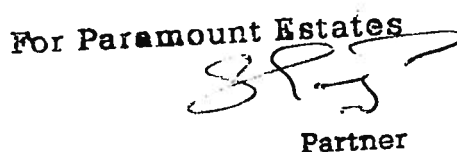
2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
3. The Vendor further covenants that the Scheduled Flat 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 Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.

For Paramount Estates

Partner

For Paramount Estates

Partner

5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any Statutory 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 Vendee 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 flats under this sale deed.
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Avenue as follows:-
 - i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat 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 flat/parking space in Paramount Avenue.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Paramount Avenue Owners Association that has been / shall be formed by / for the Owners of the flats in Paramount Avenue constructed on the Schedule Land. As a member, the Vendee 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 Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.

For Paramount Estates

Partner

For Paramount Estates

Partner

- iv. 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 Avenue, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/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.
- v. The Vendee 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 Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. 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 Vendee 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 Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee 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 Vendee. It is specifically agreed between the Vendor and the Vendee that the Vendee shall not raise any objections to the construction of sixth to eighth floors that is proposed to be constructed by the Vendor.
- viii. That the residential flats shall always be called 'PARAMOUNT AVENUE' and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Paramount Avenue. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Paramount Avenue (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For Paramount Estates

For Paramount Estates

SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 2-00 Gts, in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 234 & Sy. No. 235
South By	Sy. No. 226 & Sy. No. 227
East By	Sy. No. 232
West By	Balance part of Sy. No. 233

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.108 on the first floor, admeasuring 1210 sft. of super built-up area (i.e., 968 sft. of built-up area & 242 sft. of common area) together with proportionate undivided share of land to the extent of 55.46 sq. yds, and a reserved parking space for single car in the stilt floor / basement admeasuring about 100 sft. in the residential complex named as 'Paramount Avenue', forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, R. R. District now under Medchal-Malkajiri District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-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:

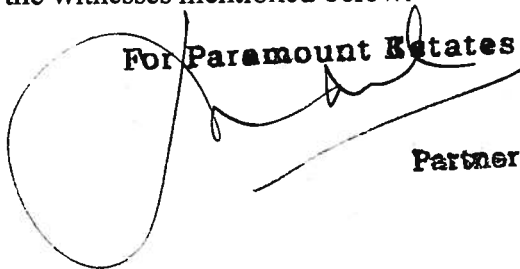
WITNESSES:

1.



2.

For Paramount Estates



Partner

For Paramount Estates



Partner

VENDOR



VENDEE

REGISTRATION PLAN SHOWING

FLAT NO. 108 ON THE FIRST FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

IN SURVEYNO. 233

SITUATED AT

NAGARAM VILLAGE,

KEESARA

MANDAL, R.R. DIST.

NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

VENDOR:

M/S. PARAMOUNT ESTATES REPRESENTED BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., REP. BY ITS
MANAGING DIRECTOR MR. SOHAM MODI, SON OF MR. SATISH MODI

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

BUYER:

1. MR. SRINIVAS RATNALA, SON OF LATE VENKATESWARA RAO

2. MRS. R. HARITHA SILPA, WIFE OF MR. SRINIVAS RATNALA

REFERENCE:
AREA: 55.46

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

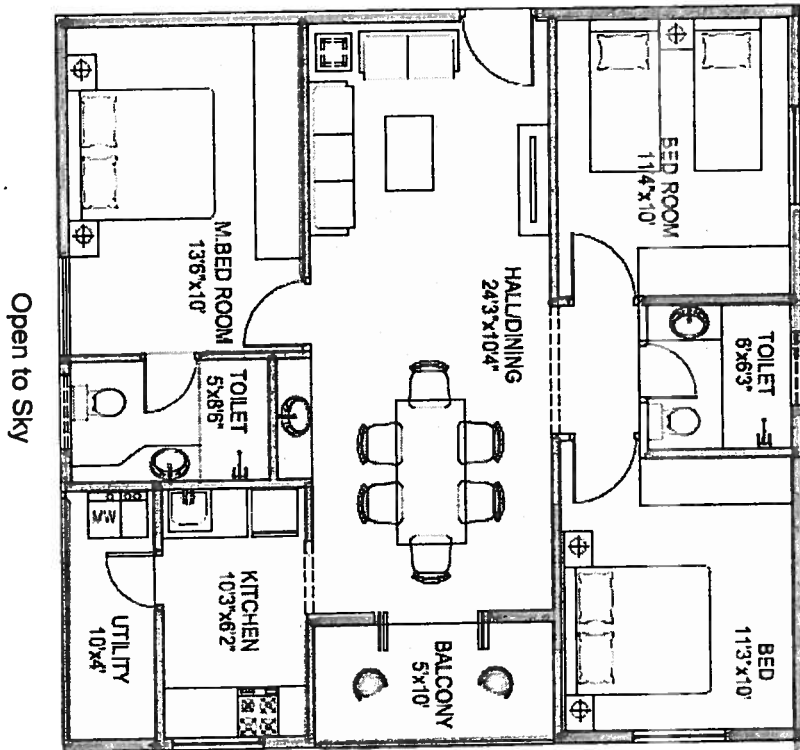


EXCL:

Total Built-up Area = 1210 sft.
Out of U/S of Land = Ac. 2-00 Gts.



6'-6" wide corridor



For Paramount Estates

Partner

For Paramount Estates

Partner

WITNESSES:

- 1.
- 2.

SIG. OF THE VENDOR

SIG. OF THE VENDEE

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.108 on the first floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, R.R. District now under Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Stilt Floor + 8 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 55.46 sq. yds, U/s Out of Ac. 2-00 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor / Basement : 100 sft. Parking space for one car
- b) In the First Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 26,22,500/-

For Paramount Estates

Partner

For Paramount Estates

Partner

Signature of the Executants

Date: 28.06.2017

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 Estates

Partner

For Paramount Estates

Partner

Signature of the Executants

Date: 28.06.2017

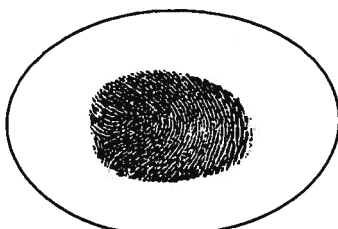
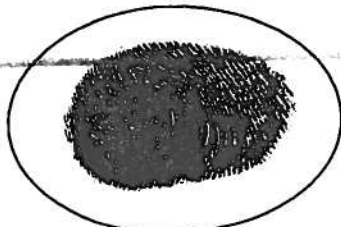
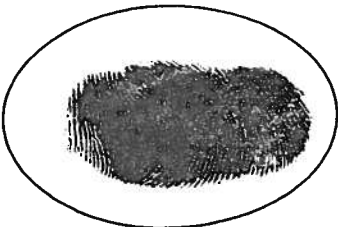
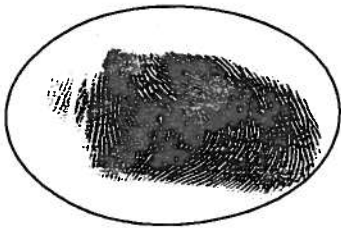
Shrinivas.R
Haritha.R

PHOTOGRAPHS AND

**PRINTS AS PER SECTION 32A OF
IN ACT, 1908.**

SL.NO. FINGER PRINT
'IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. PARAMOUNT ESTATES
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR,
M. G. ROAD, SECUNDERABAD - 500 003.
REP. BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., HAVING ITS REGISTERED OFFICE
AT 5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, SEC-BAD REP. BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. LATE 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.

GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 53/BK-IV/2015, Dt:15.10.2015

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. AT 5-4-187/3 & 4,
SOHAM MANSION, 2ND FLOOR
M. G. ROAD
SECUNDERABAD.

VENDEE:

1. MR. SRINIVAS RATNALA
S/O. LATE VENKATESWARA RAO
R/O. FLAT NO. 102, SRI KAVYA RESIDENCY
RAVINDER NAGAR
NAGARAM
HYDERABAD - 500 083
2. MRS. R. HARITHA SILPA
W/O. MR. SRINIVAS RATNALA
R/O. FLAT NO. 102, SRI KAVYA RESIDENCY
RAVINDER NAGAR
NAGARAM
HYDERABAD - 500 083.

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Estates

Partner

For Paramount Estates

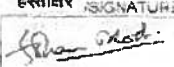
Partner

SIGNATURE OF THE VENDOR

We send here with my photograph(s) and finger prints in the form prescribed, through my representative,
Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
Assurances, Keesara, Medchal-Malkajigiri District.

VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
PARAMOUNT ESTATES
भारत सरकार
GOVT. OF INDIA
21/03/2007
 Permanent Account Number
AAJFP4202C
 21/04/2007

आयकर लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H
 नाम /NAME
SOHAM SATISH MODI
 पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI
 जन्म तिथि /DATE OF BIRTH
18-10-1969
 हस्ताक्षर /SIGNATURE

 Chief Commissioner of Income-Tax, Andhra Pradesh


HOUSEHOLD CARD

Card No : PAFI 7760057
 F.P. Shop No : 762
 Name of Head of Household : Gangwal Samit
 पिता/पति का नाम : सुशिल कुमार
 Father/Husband name : Sushil Kumar
 जन्म तिथि /Date of Birth : 20/Oct/71
 आयु /Age : 35
 व्यवसाय /Occupation : Own Business
 मो.सं./House No. : 8-2-293/82/A/1211
 सड़क /Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward-8
 Circle : 7 / Circle VII
 जिला /District : हैदराबाद / 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 Sa...

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	23/11/72	34
3	Samarth	Son	29/07/00	6

DPL No 102
 Jubilee Hills club,
 Jubilee Hills
 27/01/2006
 Hyderabad

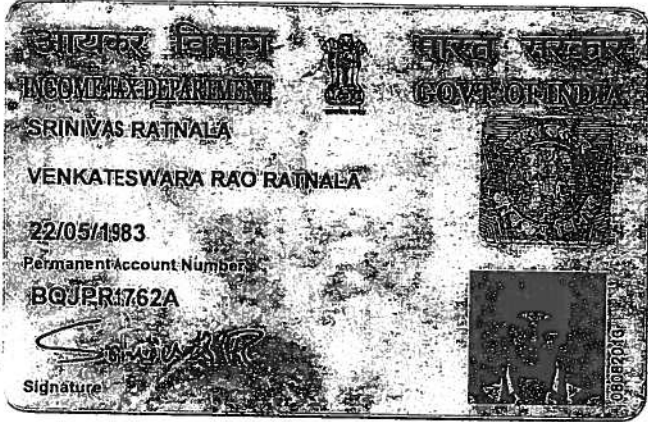
आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E
 Signature
भारत सरकार
GOVT. OF INDIA

 10863008

For Paramount Estates

Partner

For Paramount Estates

Partner



Srinivas R



Haritha R

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADHPB7191H

नाम /NAME
THIRUMALAL ECHAMBADI BALAJI

पिता का नाम /FATHER'S NAME
THIRUMALAT ECHAMBADI SRIRANGAN

जन्म तिथि /DATE OF BIRTH
21-03-1961

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, भोपाल
 CHIEF COMMISSIONER OF INCOME TAX, BHOPAL

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 "आयकर भवन", होशंगाबाद रोड,
 भोपाल(म.प्र.) - 462 011.

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चंद्रगिरि रमेश
 Chandragiri Ramesh



जन्म वर्ष /Year of Birth: 1979
 लिंग / Male

4127 1589 3238



सामान्य विचार

भारत विश्व प्रतिष्ठान प्राधिकरण संघ
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