

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు
 Permanent Estates Act

శ్రీమతి / శ్రీ. K. Anakhalak Reddy

ఈ రిగిస్టర్ ఉరబారించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal		12/12		f
దస్తావేజు విలువ	2101500		12/12		nagaram
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	802/16		Vat - 26269		
రిజిస్ట్రేషన్ రుసుము	10500			812	
కోటు స్టాంపు (D.S.D.)				24/2	
GHMC (T.D.)	53960		185492		
యూజర్ ఛార్జీలు	100		24/2		
అదనపు షీట్లు					
5 x	31223				
మొత్తం	126090				

RECEIVED

(అక్షరాల)

26/2

రూపాయలు మాత్రమే

సబ్ రిజిస్ట్రారు

తేదీ 26/2

చాపను తేరి

If Document is not claimed within 10 days from the date of Registration, sale 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.

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan w/S 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	115483	115583
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	10508	10508
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	126091	26191

Rs. 115483/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10508/- towards Registration Fees on the chargeable value of Rs. 2101500/- was paid by the party through DD No. 185497 dated 24-FEB-16 of HDFC BANK/HYD

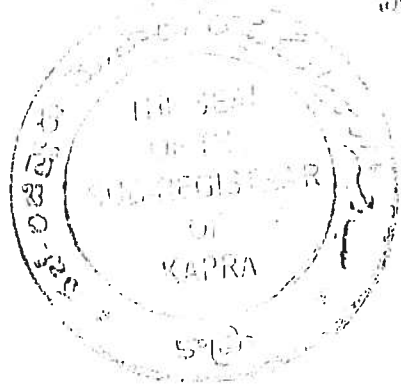
T. Nagaraj
Signature of Registering Officer
Kapra

Date
26th day of February, 2016

BK-1 CS No 818/2016 & Doct No
 802 2016. Sheet 2 of 12
 Joint Sub Registrar
 Kapra

Rs. 115483/-
 802 16
 1526
 802 16
 26

T. Nagaraj




CS
818

N. No: 802 of 2016



తెలంగాణ రేలంగా TELANGANA

 378419

S No: **14762** Date: **15-12-2015**

Sold to: RAMESH

S/o LATE. NARSING RAO.

For Whom: PARAMOUNT ESTATES.

CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED


This Sale Deed is made and executed on this 17th day of February 2016 at SRO, Keesara, Ranga Reddy 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 Sri Satish Modi, aged about 46 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 45 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

Mr. M. Radha Krishna, Son of Mr. M. V. N. Sarma, aged about 51 years, Occupation: Service, residing at Plot No. 232, Lane No. 6, New Nallakunta, Hyderabad - 500 044, 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



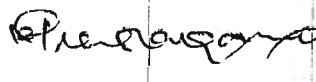


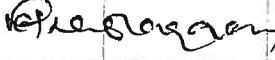
For Paramount Estates

Partner







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10508/- paid between the hours of 3 and 4 on the 26th day of FEB, 2016 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			SPA TO CLAIMENT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION M.G.ROAD, SEC BAD	
2	EX			REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION, M.G.ROAD SEC BAD	

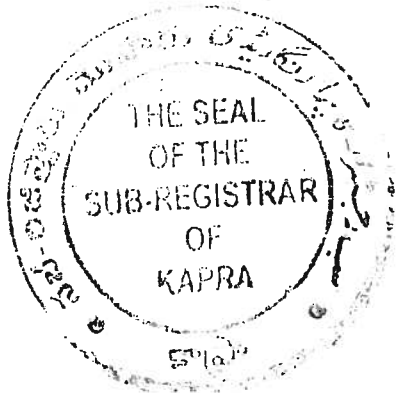
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M.MAHENDER R/O.28-77,YADAV BASTHI,NEREDMET,HYD.	
2			CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA,HYD.	

26th day of February, 2016

Signature of T. Nagarajulu
Joint SubRegistrar8
Kapra

CS No 818/2016 & Doct No
 802/2016. Sheet 1 of 12
 Joint SubRegistrar8
 Kapra



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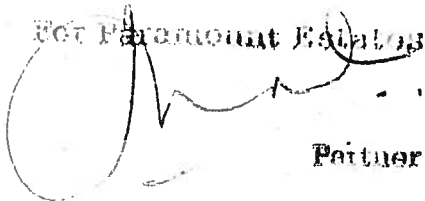


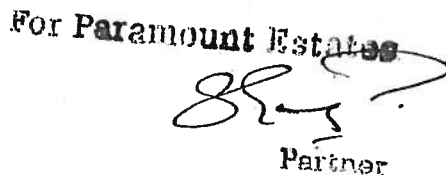
WHEREAS:

- 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 a deluxe apartment bearing flat no.207 on the second floor, admeasuring 1010 sft. of super built-up area together with proportionate undivided share of land to the extent of 46.29 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

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	115483	115583
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	10508	10508
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	126091	126191

Rs. 115483/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10508/- towards Registration Fees on the chargeable value of Rs. 2101500/- was paid by the party through DD No. 185497 dated 24-FEB-16 of ,HDFC BANK/HYD

T. Nagaraj
Signature of Registering Officer
Kapra

Date
26th day of February, 2016

BK-1 CS No 818/2016 & Doct No
 802 2016. Sheet 2 of 12
 Joint Sub Registrar
 Kapra

Rs. 115483/-
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T. Nagaraj

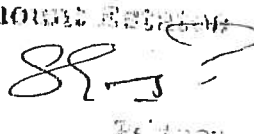


- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project 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.21,01,500/- (Rupees Twenty One Lakhs One 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.207 on the second floor having a super built-up area of 1010 sft. (i.e., 308 sft. of built-up area & 202 sft. of common area) in building known as 'Paramount Avenue' together with:
- An undivided share in the Schedule Land to the extent of 46.29 sq. yds.
 - 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.21,01,500/- (Rupees Twenty One Lakhs One Thousand Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- Rs.8,37,500/-(Rupees Eight Lakhs Thirty Seven Thousand and Five Hundred Only) paid by way of banker cheque no.840583, dated 11.10.2014 issued by State Bank of India, Hyderabad Main Branch.
 - Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of banker cheque no.845158 dated 10.02.2015 issued by State Bank of India, Hyderabad Main Branch.
 - Rs.4,25,000/-(Rupees Four Lakhs Twenty Five Thousand Only) paid by way of banker cheque no.149592 dated 15.02.2016 issued by State Bank of India, Hyderabad Main Branch.
 - Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.526652, dated 11.06.2014 drawn on State Bank of India, Hyderabad Main Branch.
 - Rs.1,39,000/-(Rupees One Lakhs Thirty Nine Thousand Only)(Part Payment) paid by way of cheque no.526651, dated 17.04.2014 drawn on State Bank of India, Hyderabad Main Branch.
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.

For Paramount Estates

Partner

For Paramount Estates

Partner

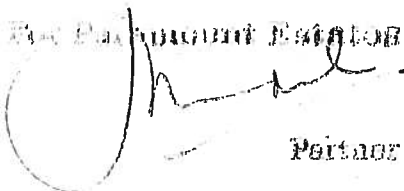
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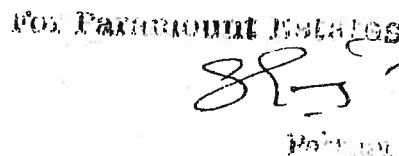



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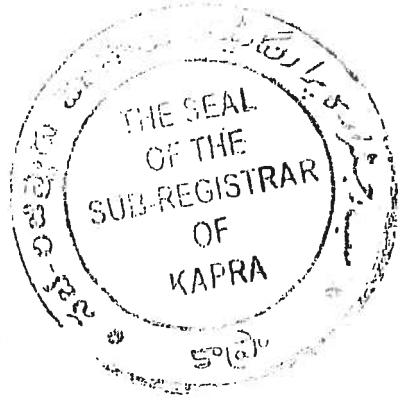


3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the 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.
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 ESTATE

 Vendor

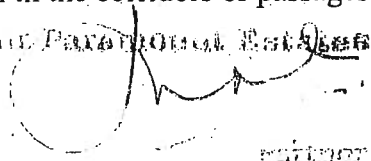
FOR PARAMOUNT ESTATE

 Vendee


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Kapra

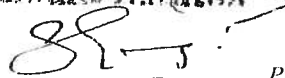



- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Paramount Avenue, shall vest jointly with the owners of the various tenements/ 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




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Kapra



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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'

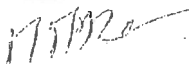
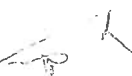
SCHEDULE OF FLAT

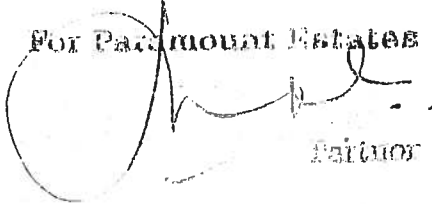
All that portion forming a deluxe apartment bearing flat no.207 on the second floor, admeasuring 1010 sft. of super built-up area (i.e., 808 sft. of built-up area & 202 sft. of common area) together with proportionate undivided share of land to the extent of 46.29 sq. yds, and a reserved parking space 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 marked in red in the plan enclosed and bounded as under:

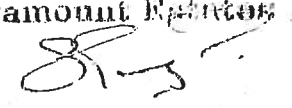
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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. 

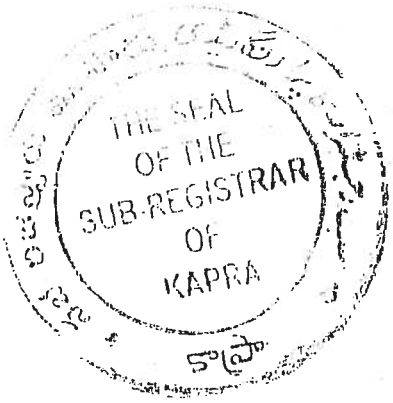
For Paramount Estates

Partner

For Paramount Estates

Partner

VENDOR


VENDEE


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Kapra

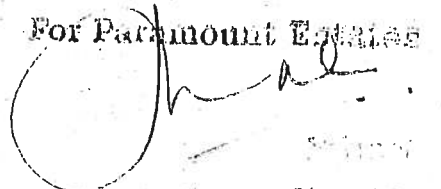
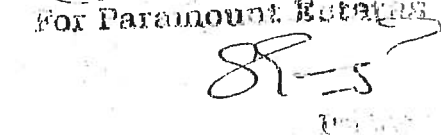


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ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 207 on the second floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, R.R. 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 : 46.29 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 Second Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 21,01,500/-

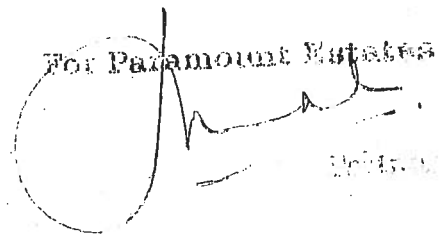
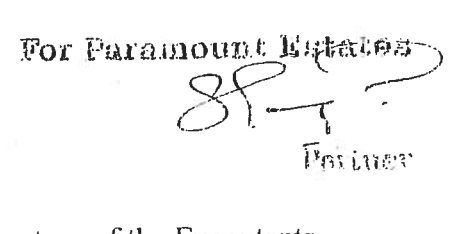
For Paramount Estates

For Paramount Estates


Date: 17.02.2016

Signature of the Executants

C E R T I F I C A T E

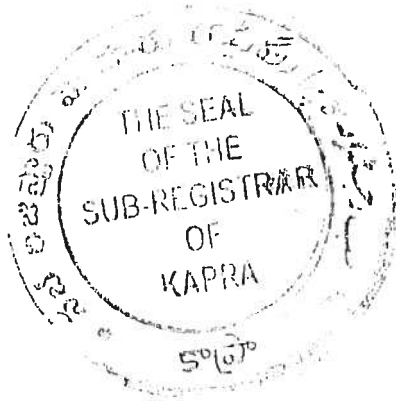
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Paramount Estates

For Paramount Estates


Date: 17.02.2016

Signature of the Executants

BK-1, CS No 818/2016 & Doct No
502/2016. Sheet 7 of 12 Joint Sub Registrar
Kapra



REGISTRATION PLAN SHOWING FLAT NO. 207 ON THE SECOND FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

ZW SURVEY NO. 233

SITUATED AT

NAGARAM VILLAGE, KEESARA

MANDAL, R.R. DIST.

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

VENDEE: MR. M. RADHA KRISHNA, SON OF MR. M. V. N. SARMA

REFERENCE:

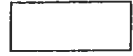
AREA: 46.29

SCALE:
SQ. YDS. OR

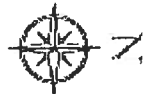
INCL:
SQ. MTRS.



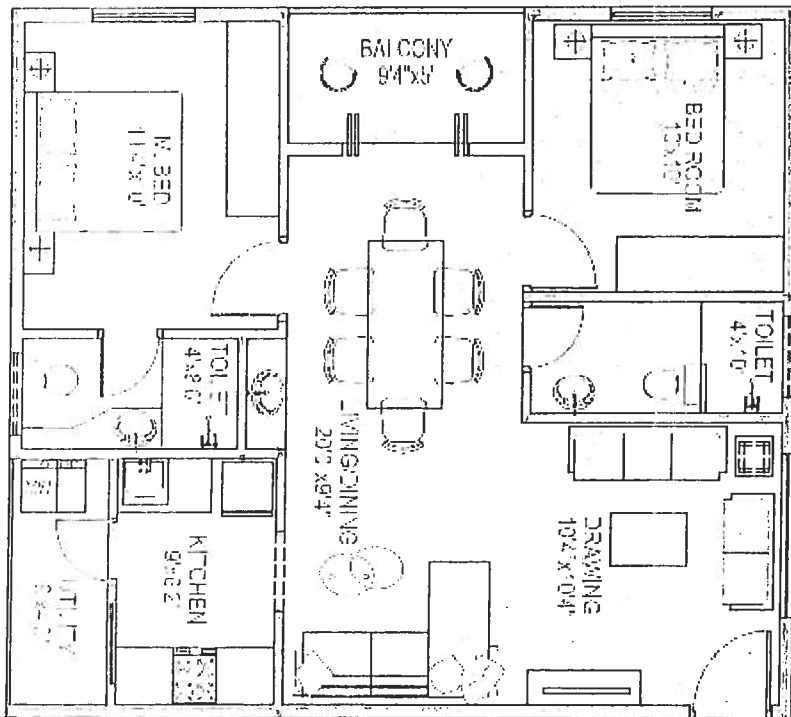
EXCL:



Total Built-up Area = 1010 sft.
Out of U/S of Land = Ac. 2-00 Gts.



Open to Sky



6'-6" wide corridor

For Paramount Estates

For Paramount Estates

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR

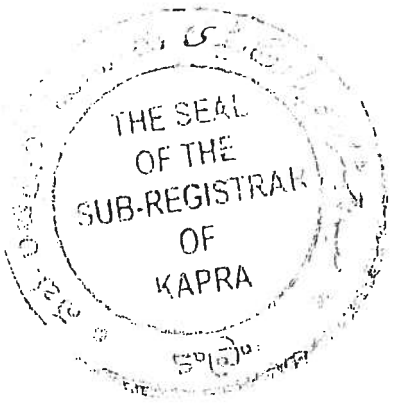
SIG. OF THE VENDEE

Bk. 1, CS No 818/2016 & Doct No

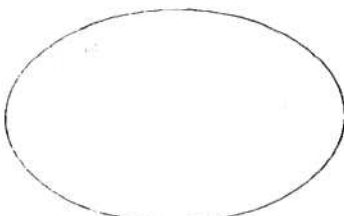



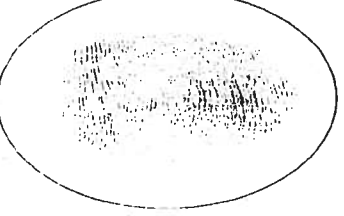





Joint Sub-Registrar

Kapra



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 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 OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD, SEC-BAD REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI 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, 2 ND FLOOR M. G. ROAD, SECUNDERABAD. <i>(& Representative to Vendee)</i> VENDEE: MR. M. RADHA KRISHNA S/O. MR. M. V. N. SARMA R/O. PLOT NO. 232 LANE NO. 6 NEW NALLAKUNTA HYDERABAD - 500 044
			
			
			

SIGNATURE OF WITNESSES:

17/10/2015

For Paramount Estates

For Paramount Estates

[Handwritten signature]

[Handwritten signature]


SIGNATURE OF THE EXECUTANTS

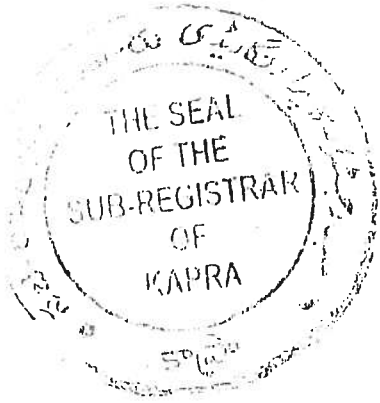
I send herewith my photograph(s) and finger prints in the form prescribed, through my representative, (Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Resara, Ranga Reddy District.

[Handwritten signature]

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)


Bk - 1, CS No 818/2016 & Doct No
802/2016. Sheet 9 of 12 Joint SubRegistrar
Kapra



VENDOR:

INCOME TAX DEPARTMENT
PARAMOUNT ESTATES

भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER
AWSP8104E
SOMAM SATISH MODI
SATISH MANIJI MODI

21/03/2007
Permanent Account Number

18-10-1960

AWJFP42020

21-04-2007

AWSP8104E

Permanent Account Number

HOUSEHOLD CARD

Card No : PAPI6776200157
 F.P Shop No : 762
 Name of Head of Household : Gangwal, Samit
 Father/ Husband name : Sushil Kumar
 Date of Birth : 20/Oct/71
 Age : 35
 Occupation : Own Business
 House No. : B-2-293/82/A/1211
 Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : Ward- 8
 Circle : Circle VII
 District : 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	25/11/72	34
3	Samanth	Son	29/07/00	6

DPL No 102
Jubilee Hills club,
Jubilee Hills

27/01/2006
DPL Incharge

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E


Signature

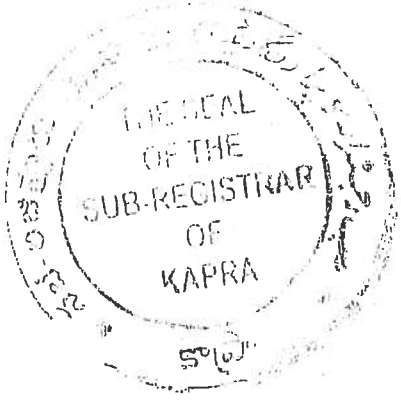


Prabhakar Reddy K

For Paramount Estates
[Signature]
Partner

For Paramount Estates
[Signature]
Partner


Bk-1, CS No 818/2016 & Doct No
2021/2016, Sheet 10 of 12 Joint Sub Registrar
Kapra

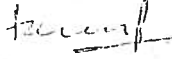


आयकर विभाग
INCOME TAX DEPARTMENT
RADHAKRISHNA MAMILLAPALLI

भारत सरकार
GOVT. OF INDIA

VENKATANARAYANA SARMA
MAMILLAPALLI
01/07/1964

ADDPM2647P




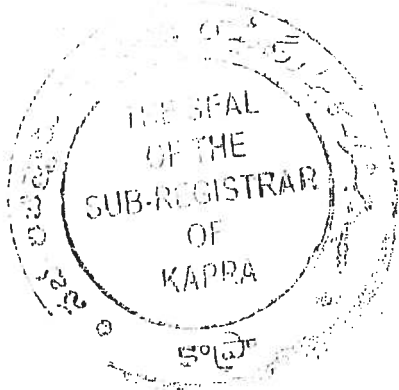


इस कार्ड को खोना, खोने पर दंडित किया जा सकता है।
आ-कर (पी) सेवा इकाई, एनएसडी
एन पी रोड, मन्त्री स्ट्रीटिंग प्लॉट नं. 341, एर्रे व 921/8
मॉडल कॉलोनी, न्यार डीप फुंगलिवे चेंबर,
पुणे - 411 016

*If any card is lost or some one's lost card is found,
please inform return to
Income Tax Paid Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 92/8,
Model Colony, Near Deep Fungalive Chamber,
Pune - 411 016*

Tel: 91-20-2721 8380, Fax: 91-20-2721 8091
e-mail: itn@nsdl.co.in


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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature



04/07/2007




Regn. Number : TS09EE272
Regd. Owner : CH RAMESH
Address : CHANDRAGIRI NARSING RA
H NO:1-3-176/D/2, UNNI
NEAR M C H COMMUNITY H
KAVADIGUDA
HYDERABAD-500080
Maker's Class : CB SHINE FRONTDRUM BRAKE&K
Vehicle Class : MOTOR CYCLE
Mth. Yr. of Mfg : 12/2014
Fuel Used : PETROL
Type of Body : SOLO

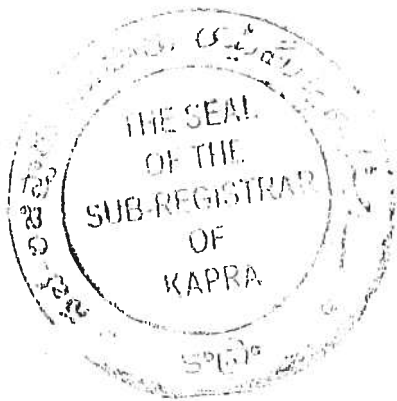


Chassis Number : ME4.C. 6NME7200410
Engine number : JC36E-7-3851941
Cubic Capacity : 125
Wheel Base : 1266
Seating Capacity : 2
Unladen Weight : 120
Colour : BLACK
Date of Registration : 24/02/2015
Regn. Valid Upto : 23/02/2030
Tax : Rs. 5080 (Life Tax)
Hypothecated To :

Signature of the Owner

Registering Authority
RTA-HYDERABAD-CZ


BK-1 CS No 818/2016 & Doct No
802/2016. Sheet 12 of 12 Joint SubRegistrar
Kapra



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TS00AA

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 433085

MeeSeva App No : ECM021603058922

Date : 01-Mar-16

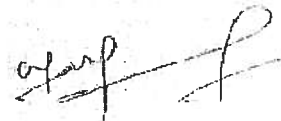
Statement No : 14703596

Sr/Sl: RADHA KRISHNA : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: NAGARAM ,House No: , , Flat No: 207 ,Apartment: PARAMOUNT AVENUE ,Ward : 2-Block : 2 VILLAGE: NAGARAM ,Survey No : ,233, East: 6-6 WIDE CORRIDOR West: OPEN TO SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KEESARA relating there to for 9 years from 01-10-2007 To 27-02-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date Con	Nature & Mkt.Value Con Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No/Year [ScheduleNo]
1 - 2	VILL/COL: NAGARAM/NAGARAM W-3: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 207 EXTENT: 46.295Q.Yds BUILT: 1110SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct 1595, 1598/2007 of SRO 1516;/ 2007	(R) 26-02-2016 (E) 17-02-2016 (P) 26-02-2016		0101 (Sale Deed) Mkt.Value:Rs. 757000 Cons.Value:Rs. 2101500	1 .1.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER SAMIT GANGWAL 2.(EX)REP BY GPA K.PRABHAKAR REDDY 3.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY MD SOHAM MODI 4.(CL)M.RADHA KRISHNA 5.(CL)SPA TO CLAIMENT K.PRABHAKAR REDDY	0/0 802/ 2016 [1] of SROKAPRA
2 - 2	VILL/COL: NAGARAM/NAGARAM W-3: 0-0 SURVEY: 233 EXTENT: 2 Acres Boundires: [N]: SY.NO. 234 & SY.NO. 235 [S] SY. NO. 226 & 227 [E]: SY. NO. 232 [W]: BALANCE PART OF SY. NO. 233 1515,	(R) 04-04-2007 (E) 04-04-2007 (P) 04-04-2007		0101 (Sale Deed) Mkt.Vaiue:Rs. 2000000 Cons.Value. Rs. 13200000	1 .1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADAIHA alias BIJJA YADAIHA GOUD 3.(EX)BIJJA SRINU GOUD 4.(EX)BIJJA VIJAY KUMAR 5.(EX)BIJJA DASHARATH GOUD 6 (EX)BIJJA SRINU GOUD 7.(CL)M/S. PARAMOUNT ESTATES 8.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 200 4998/ 200/ [1] of SROSHAMIRPET

Certified By



Name: M.Y.RAHMAN
Designation: SUB
REGISTRAR
SRO: KEESARA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధికృత ప్రతినిధి ఇచ్చు ధృవీకరణ ప్రకటన

Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధికృతమైన కంప్యూటర్ సిస్టమ్స్ వారి వేసు పొందిన అధికార సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts accessed has been the correct representation of its original as contained in the computer system accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగించబడిన అధికృతమైన కంప్యూటర్ సిస్టమ్స్ వారి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer systems are accessed regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమబద్ధమైన పద్ధతిలో నిరంతరం నేయబడినది.

During the said period, information of the kind contained in the computer printouts was regularly recorded by the aforesaid computer systems in the regular course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచు వున్న వదియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యుద్ధతను నిర్భావికం చేసే విధిలో నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా నిశ్చయం మేరకు సరియైనవి.
The matter stated above is correct to the best of my knowledge and belief.

సంతకము
[Signature]

నామం
[Name]