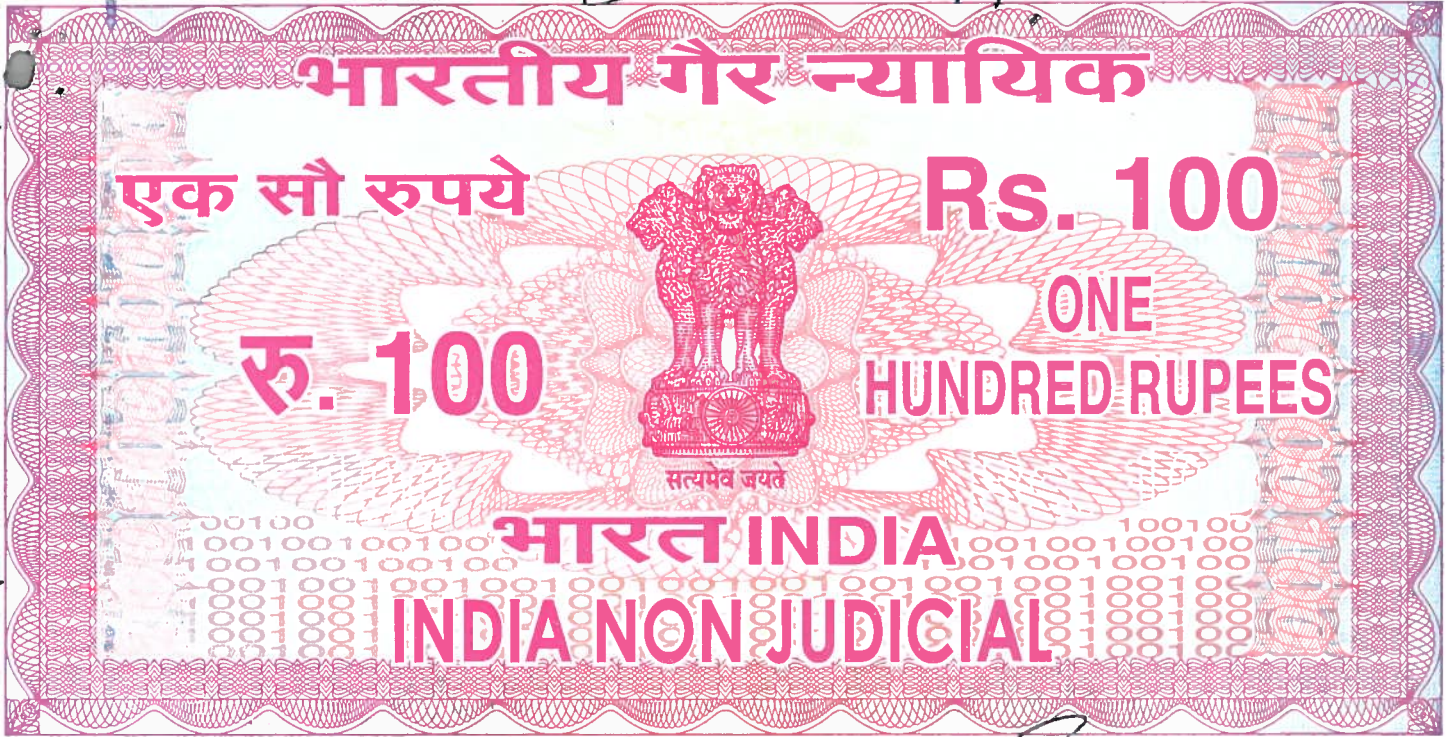


SCANNED

D.No. 597/19



69

తెలంగాణ తెలంగాణ TELANGANA

RE

R 724157

S.No. 1009 Date: 10/01/2019

Sold to: S. Anjaneyulu

S/o: Lingaiah

For whom: Sreeskanda Developers, Hyd

DEDA RAM KUNJAR
Licensed Stamp Vendor
L. No: 13-06-010/2013
#1-5-118, Flat No. 405, G. R. Sada Vlera Apts.
Padmaraga Nagar, SECUNDERABAD.
Cell: 9663280868

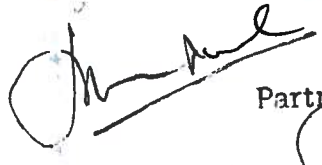
SALE DEED

This Sale Deed is made and executed on this the 11th day of January, 2019 at S.R.O, Keesara, Medchal-Malkajgiri District by:

1. Sri Ghanapuram Balakrishna Reddy S/o. Ghanapuram Subash Reddy, aged about 35 years, Occupation: Agriculture
2. Sri. Ghanapuram Srinivas Reddy, S/o. Ghanapuram Subash Reddy, aged about 40 years, Occupation: Agriculture both are R/o. H. No. 1-30, Nagaram Village, Keesara Mandal, Medchal District, Telangana both represented by their A.G.P.A Holder M/s. Paramount Builders represented by its Partners M/s. Modi Properties Pvt. Ltd (PAN No. AABCM 4761 E) represented by its Managing Director Shri. Soham Modi S/o. Late Shri. Satish Modi (Aadhar no. 3146 8727 4389) and Shri. Samit Gangwal, Son of Shri. S. K. Gangwal, (PAN No.AAPPG6590C),(Aadhar no.310985181264) vide Regd.A.G.P.A Document No. 7929/2008 dated 22.09.2008 registered at S.R.O, Keesara.
3. M/s. Paramount Builders 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 Pvt. Ltd (PAN No. AABCM4761E) represented by its Managing Director Shri. Soham Modi S/o. Late Shri. Satish Modi (Aadhar no. 3146 8727 4389) and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, (PAN No. AAPPG6590C), (Aadhar no. 310985181264) hereinafter collectively referred to as the VENDORS.

For PARAMOUNT BUILDERS






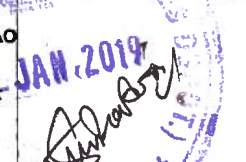





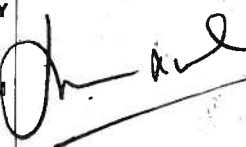






For PARAMOUNT BUILDERS

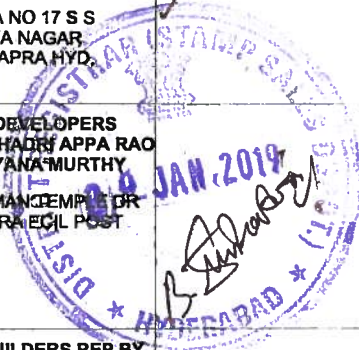

Partner


Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 48500/- paid between the hours of 3 and 4 on the 11th day of JAN, 2019 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 M/S SREE SKANDA DEVE [1530-1-2019-619]	M/S SREE SKANDA DEVELOPERS REP BY CHANNA KESAVA RAO KADARU S/O. LATE PANDU RANGA RAO KADARU R/O 1-1-50/2/17 VILLA NO 17 S S VILLAS MARKENDAYA NAGAR PARIMALA NAGAR KAPRA HYD.	
2	CL		 M/S SREE SKANDA DEVE [1530-1-2019-619]	M/S SREE SKANDA DEVELOPERS REP BY BONAM SIMHADRI APPA RAO S/O. B SATYANARAYANA MURTHY R/O MIG A-82 HANUMAN TEMPLE DR AS RAO NAGAR KAPRA ECIL POST HYD.	
3	EX		 [1530-1-2019-619]EX-999	M/S PARAMOUNT BUILDERS REP BY SAMIT GANGWAL S/O. S K GANGWAL R/O 5-4-187/3 AND 4, II FLOOR SOHAM MANSIONMG ROAD SEC-BAD,	
4	EX		 [1530-1-2019-619]EX	M/S PARAMOUNT BUILDERS REP BY MODI PROPERTIES PVT LTD; REP BY MD SOHAM MODI S/O. LATE SATISH MODI R/O 5-4-187/3 AND 4, II FLOOR SOHAM MANSIONMG ROAD SEC-BAD,	
5	EX		 [1530-1-2019-619]EX-99	M/S PARAMOUNT BUILDERS REP BY SAMIT GANGWAL (AGPA HOLDER) S/O. S K GANGWAL R/O 5-4-187/3 AND 4, II FLOOR SOHAM MANSIONMG ROAD SEC-BAD,	
6	EX		 [1530-1-2019-619]EX-	M/S PARAMOUNT BUILDERS REP BY MODI PROPERTIES PVT LTD; REP BY MD SOHAM MODI (AGPA HOLDER) S/O. LATE SATISH MODI R/O 5-4-187/3 AND 4, II FLOOR SOHAM MANSIONMG ROAD SEC-BAD,	



Bk-1, CS No 619/2019 & Doct No 597/2019. Sheet 1 of 6 Sub Registrar Keesara



INFAVOUR OF

M/s. SREE SKANDA DEVELOPERS (PAN No. ADRFS7604L) represented by its Partners Sri Bonam Simhadri Appa Rao S/o. B. Satyanarayana Murthy aged about 42 years, occupation: Business, R/o. H. No. MIG A-82, Near Hanuman Temple, Dr. A.S. Rao Nagar, Kapra, ECIL Post, Hyderabad – 500 062 (Aadhar no. 4636 1187 6500), (PAN no. AJSPB5682N) and Sri Channa Kesava Rao Kadaru, S/o. Late Panduranga Rao Kadaru, aged about 51 years, Occupation: Business, R/o. H. No. 1-1-50/2/17, Villa no.17, S.S. Villas, Markandeya Nagar, Parimala Nagar, Kapra, Hyderabad – 500 062, (Aadhar no. 7376 1426 5174), herein after referred to as the PURCHASER.

The term Vendor(s) and Purchaser(s) where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.

WHEREAS:

A. The Vendors are the absolute owners of Ac. 2-06 gts., being Sy. Nos. 181, 182 & 183 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, having purchased the same by way of registered sale deeds/Agreement of Sale cum GPA as per details given below:

Sl. No	Sale Deed/AGPA no	Registered at	Date	Extent in Ac. Gts.,	Sy. No
1	7929/2008	Keesara	22.09.2008	0-31	183
2	1267/2008	Keesara	16.02.2008	1-03	182
3	1268/2008	Keesara	16.02.2008	0-12	181

B. The Purchaser herein have approached the Vendors to sell the land admeasuring 3,077 sq yds forming a part of the above referred land and the Vendors herein have agreed to sell the said land to the Purchaser. Land admeasuring 3,077 sq yds forming a part of Sy. Nos. 181, 182 & 183 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, is hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder.


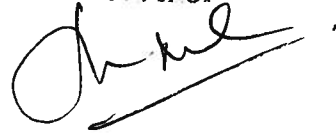
C. The Vendors herein have agreed to sell and the Purchasers have agreed to purchase the Scheduled Property for a total consideration of Rs. 92,31,000/- (Rupees Ninety Two Lakhs Thirty One Thousand Only) and on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-



1. In pursuance of the agreement the Purchaser has paid the aforesaid total consideration of Rs. 92,31,000/- (Rupees Ninety Two Lakhs Thirty One Thousand Only) in the following manner and the receipt of which is hereby admitted and acknowledged by the Vendors.

Bank/ Mangers' Cheque No	Date	Amount Rs.	Drawn on
RTGS No. KARBR52018071700662812	17.07.18	70,00,000/-	Karnataka Bank
Cheque no. 549385	11.01.19	22,31,000	Karnataka Bank
Total:		92,31,000/-	






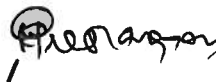
For PARAMOUNT BUILDERS


Partner


For PARAMOUNT BUILDERS

-3- 
Partner


Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2019-619]WIT	BAGIREDDY R/O SHAMEERPET	
2		 [1530-1-2019-619]	PRABHAKAR REDDY R/O AMBERPET	

11th day of January, 2019

Signature of Sub Registrar
Keesara

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	387900	0	0	0	388000
Transfer Duty	NA	0	145500	0	0	0	145500
Reg. Fee	NA	0	48500	0	0	0	48500
User Charges	NA	0	100	0	0	0	100
Total	100	0	582000	0	0	0	582100

Rs. 533400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 48500/- towards Registration Fees on the chargeable value of Rs. 9231000/- was paid by the party through E-Challan/BC/Pay Order No ,141AJU141218 dated ,14-DEC-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 582000/-, DATE: 14-DEC-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5362066337917, PAYMENT MODE: CASH-1000200, ATRN: 5362066337917, REMITTER NAME: SREE SKANDA DEVELOPERS, EXECUTANT NAME: PARAMOUNT BUILDERS, CLAIMANT NAME: SREE SKANDA DEVELOPERS).

Date:
11th day of January, 2019

Signature of Registering Officer
Keesara

Bk-1, CS No 619/2019 & Doct No 597-1209. Sheet 2 of 6 Sub Registrar Keesara

Handwritten notes and signatures:
 597-1209
 597-1209
 11
 [Signature]



2. The Purchaser has verified the title and extent of the Schedule Property and is fully satisfied with the title and extent of the property. The Purchaser agrees to not raise any objection on this count hereafter.
3. The Vendors herein have delivered to the purchaser vacant possession of the Scheduled Property. Henceforth, the Vendors shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendors or any one claiming through them. There is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendors herein above mentioned.
4. The Vendors have delivered all copies of the title deeds link documents, tax receipts, etc., to the Purchaser on this date.
5. The Vendors hereby declare, covenant and agree with the Purchaser that they shall execute and do all such acts, things and deeds as maybe necessary to more effectually assure the Purchaser with respect to the title and assist the Purchaser in getting mutation effected in Municipal records or Government Authorities at the expense of the Purchaser.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring about 3,077 sq yds gts forming a part of Sy. Nos. 181, 182 & 183 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, marked in red in the plan enclosed and further detailed as under:

Part A – land admeasuring about 2,341 sq yds and bounded by
North : Proposed 30' wide road.
South : Paramount Residency.
East : Proposed 30' wide road.
West : Proposed 30' wide road.

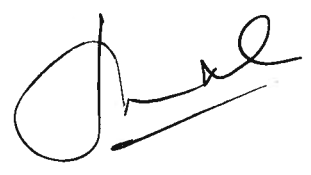
Part B – land admeasuring about 793 sq yds and bounded by
North : Sy. No. 184
South : Proposed 30' wide road.
East : Proposed 30' wide road.
West : Proposed 30' wide road.

IN WITNESS WHEREOF the Vendors and the Purchaser have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

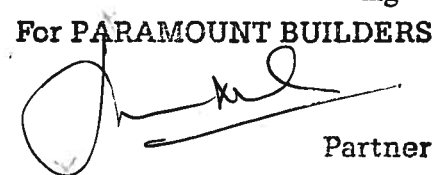
WITNESSES:

1. 

2. 

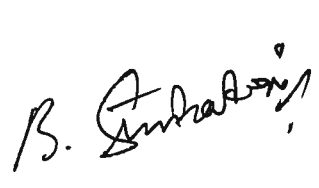




For PARAMOUNT BUILDERS

 Partner

VENDORS
 For PARAMOUNT BUILDERS

 Partner


 B. Anubabu

PURCHASER

 J. C. Jular



Bk-1. CS No 619/2019 & Doct No
597/12019. Sheet 3 of 6 Sub Registrar
Keesara

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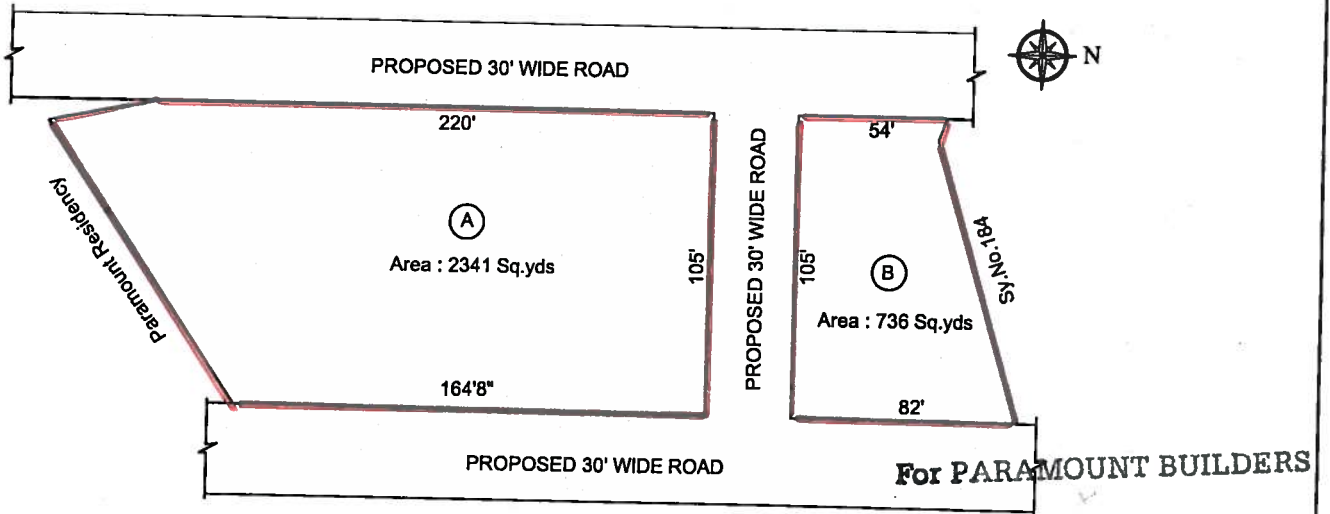
REGISTRATION PLAN OF SALE DEED SHOWING OPEN LAND FORMING PART OF SURVEY NUMBERS 181, 182 & 183 SITUATED AT NAGARAM VILLAGE, KEESARA MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.

VENDORS: 1. SHRI. GHANAPURAM BALAKRISHNA REDDY S/O. SHRI. G. SUBASH REDDY
 2. SHRI. GHANAPURAM SRINIVAS REDDY S/O. SHRI. G. SUBASH REDDY
 BOTH REPRESENTED BY THEIR A.G.P.A HOLDER M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS' PARTNERS 1. MODI PROPERTIES PVT LTD REPRESENTED BY ITS M.D SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI AND 2. SHRI. SAMIT GANGWAL S/O. SHRI. S.K.GANGWAL.
 3. M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS' PARTNERS 1. MODI PROPERTIES PVT LTD REPRESENTED BY ITS M.D SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI AND 2. SHRI. SAMMIT GANGWAL S/O. SHRI. S.K.GANGWAL.

VENDEE : SREE SKANDA DEVELOPERS REPRESENTED BY ITS PARTNERS:
 1. SHRI. BONAM SIMHADRI APPA RAO S/O. SHRI. B. SATYANARAYANA MURTHY
 2. SHRI.CHANNA KESAVA RAO KADARU S/O. LATE. SHRI. PANDURANGA RAO KADARU

REFERENCE: INCL:

SCALE: LAND EXTENT : 3,077 Sq.yds



WITNESSES:

1. *KB Reddy*
2. *B. Subash Reddy*

[Signature] Partner
 For PARAMOUNT BUILDERS
 VENDORS.
[Signature] Partner
 PURCHASERS.
B. Subash Reddy

Bk-1, CS No 619/2019 & Doct No

597-2019. Sheet 4 of 6

Sub Registrar
Keesara



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భారత ప్రభుత్వం
 Government of India

సమాచార సంఖ్య/ Enrollment No. : 1171/00157/00267

To
 Samit Gangwal
 సమిత్ గంగాల్
 S/O Sushil Kumar Gangwal
 Plot no 1211
 Road no 60
 Near More Super Market
 Jubilee Hills
 Hyderabad
 Andhra Pradesh - 500033
 9246383621



UF372881104M
 37288110




మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3109 8518 1264

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
 GOVERNMENT OF INDIA
 సమిత్ గంగాల్
 Samit Gangwal



పుట్టిన తేదీ/Year of Birth: 1971
 పులింపు: Male

3109 8518 1264

ఆధార్ - సామాన్యని హక్కు

Handwritten signature

Handwritten signature



BK -1, CS No 619/2019 & Doct No
597-2019. Sheet 5 of 6 Sub Registrar
Keesara

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GOVERNMENT OF INDIA



కొహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YOB: 1969
పురుషుడు Male

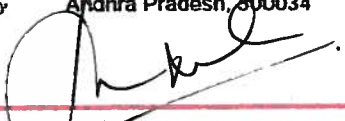


3146 8727 4389

ఆధార్
AADHAAR
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం ఎగ్గర జూబిలీ హిల్స్,
ఖైరాబాద్, బంజారా హిల్స్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500034


Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034




ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
Government of India



BONAM SIMHADRI APPA RAO
BONAM SIMHADRI APPA RAO
పుట్టిన తేదీ / DOB : 18/06/1976
పురుషుడు / Male



4636 1187 6500

నా ఆధార్, నా గుర్తింపు

ఆధార్
AADHAAR
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O Sathya Narayana Murthy, MIG
A 82/A, Dr A S RAO NAGAR,
KAPRA, RANGA REDDY,
Hyderabad, Andhra Pradesh,
500062

Address:
S/O Sathya Narayana Murthy,
MIG A 82/A, Dr A S RAO NAGAR,
KAPRA, RANGA REDDY,
Hyderabad, Andhra Pradesh,
500062

1947

help@uidai.gov.in

www.uidai.gov.in

B. Sathya Narayana Murthy

4636 1187 6500

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GOVERNMENT OF INDIA



కాదరు చన్నకేసు రావ్
Kadaru Channakesava Rao
పుట్టిన తేదీ / DOB: 18/01/1967
పురుషుడు / MALE




7376 1426 5174

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆధార్
AADHAAR
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చిరునామా:
దినోక కే చంద్ర రంగా రావు, 1-1-
50/2/17 చిల నెం.17 ఎస్ ఎస్
నగర్, మార్కండేయ నగర్,
పరిమళ నగర్, కాప్రా, సెకండరాబాద్,
హైదరాబాద్,
తెలంగాణ - 500062

Address:
S/O, Late K Pandu Ranga Rao, 1-1-
1-50/2/17 Villa No.17 S Villas,
Markandeya Nagar, Parimala
Nagar, Kapra, Secunderabad,
Hyderabad,
Telangana - 500062

7376 1426 5174

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
23-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013




Signature
Issued On: 18/12/2014

Licensing Authority
RTA-HYDERABAD-EZ

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity 14/01/2024

Transport

Date of Validity
Badge No.

Reference No. DLRTS011176314


Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995


Date of Birth 16/01/1974

Blood Group

D09200705/14



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కొండగూరి బాగిరెడ్డి
Kondugari Bagireddy

పుట్టిన తేదీ/Year of Birth: 1974
పురుషుడు / Male

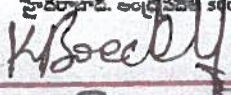
7478 6860 7591

ఆధార్ - సామాన్యమని హక్కు

ఆధార్
AADHAAR
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 9-0 భర్తారెడ్డి, 1-10-
1, 218 44వ, సోమేశ్వరం, కుశాక్షరపూరి,
కుశాక్షరపూరి, రంగారెడ్డి జిల్లా,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: S/O Dharmareddy, 1-10-
1, 218/44B, SRI CHAKRIPURAM,
Kushaiguda EQL post, R R Dist,
Hyderabad, Andhra Pradesh,
500062



1947

help@uidai.gov.in

www.uidai.gov.in

www.aam Aadmi ka Adhikar

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597-7229. Sheet 6 of 6 Sub Registrar
Keesara



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