

SCANNED

D No. 599/19

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

68

తెలంగాణ తెలంగాణ TELANGANA

SI No. 1008 Date 10/01/2019

Sold to Y. Anjiah

S/o Mr. Lingaiah

For whom Sree Skanda Developers, Hyd

R

R 724156

BODA RAM KUMAR

Licensed Stamp Vendor

L No: 16-06-018/2018

#1-3-103, Flat No. 426, Chaitanya Veera Apts.

Padmanab Nagar, SECUNDERABAD.

Cell: 9850228688


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



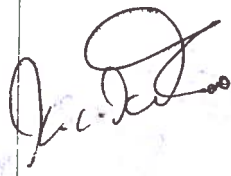


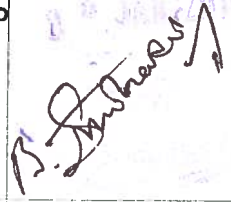





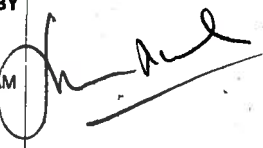


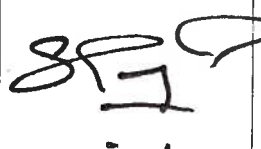


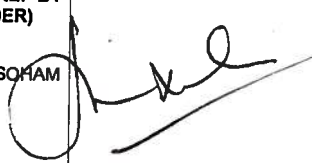

Partner


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. 36465/- 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):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S SREE SKANDA [1530-1-2019-618]	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 DEV [1530-1-2019-618]	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		 [1530-1-2019-618]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		 [1530-1-2019-618]E	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		 [1530-1-2019-618]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		 [1530-1-2019-618]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,	

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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 2,431 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 2,431 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. 72,93,000/-** (Rupees Seventy Two Lakhs Ninety Three 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. 72,93,000/-** (Rupees Seventy Two Lakhs Ninety Three 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. KARBR52018072500790181	25.07.18	27,00,000/-	Karnataka Bank
Cheque no. 549384	11.01.19	45,93,000	Karnataka Bank
Total:		72,93,000/-	







For PARAMOUNT BUILDERS

Partner

For PARAMOUNT BUILDERS

Partner

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1530-1-2019-618]WIT	BAGIREDDY R/O SHAMEERPET	
2		 [1530-1-2019-618]	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	291620	0	0	0	291720
Transfer Duty	NA	0	109395	0	0	0	109395
Reg. Fee	NA	0	36465	0	0	0	36465
User Charges	NA	0	100	0	0	0	100
Total	100	0	437580	0	0	0	437680

Rs. 401015/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 36465/- towards Registration Fees on the chargeable value of Rs. 7293000/- was paid by the party through E-Challan/BC/Pay Order No ,830JXX080119 dated ,08-JAN-19 of ,SBIN/

Online Payment Details Received from SBI e-P

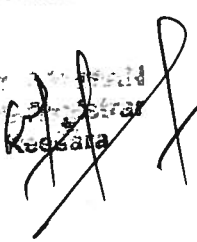
(1). AMOUNT PAID: Rs. 437580/-, DATE: 08-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1202794458719, PAYMENT MODE: CASH-1000200, ATRN: 1202794458719, REMITTER NAME: SREE SKANDA DEVELOPERS, EXECUTANT NAME: PARAMOUNT BUILDERS, CLAIMANT NAME: SREE SKANDA DEVELOPERS).

Date:
11th day of January, 2019

Signature of Registering Officer
Keesara

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Keesara



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 2,431 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 1,068 sq yds and bounded by


- North** : Proposed 30' wide road.
- South** : Paramount Residency.
- East** : Venkat Reddy Nagar
- West** : Proposed 30' wide road.

Part B – land admeasuring about 1,363 sq yds and bounded by

- North** : Sy. No. 184
- South** : Proposed 30' wide road.
- East** : Venkat Reddy Nagar
- 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



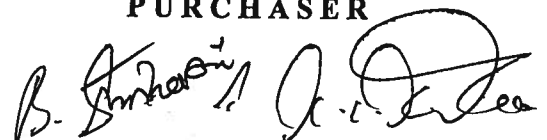
VENDORS Partner

For PARAMOUNT BUILDERS



Partner

PURCHASER



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599 / 2019. Sheet 3 of 6 Sub Registrar
Keesara



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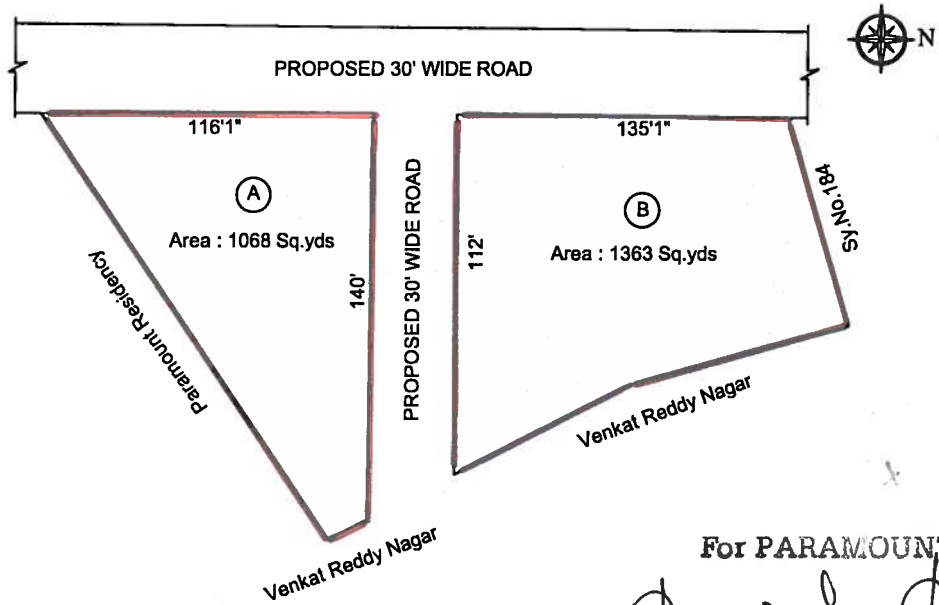
REGISTRATION PLAN OF SALE DEED SHOWING OPEN LAND FORMING PART OF SURVEY NUMBERS 181, 182 & 183 SITUATED AT NAGARAM VILLAGE, KEESARA MANDAL, MEDCHAL MALKAZGIRI DISTRICT, TELANGANA.

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.

PURCHASER: 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: EXCL:

SCALE: LAND EXTENT : 2,431 Sq.yds.



WITNESSES:
 1. *K. B. Reddy*
 2. *Panduranga Rao*

For PARAMOUNT BUILDERS
[Signature]
 Partner
 For PARAMOUNT BUILDERS
[Signature]
 Partner
 For PARAMOUNT BUILDERS
[Signature]
 Partner
 PURCHASERS.
[Signature]



Bk -1, CS No 618/2019 & Doct No
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Keesara

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భారత ప్రభుత్వం
 Unique Identification Authority of India
Government of India

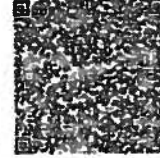
సమాచార సంఖ్య/ Enrollment No. : 1171/00157/00267

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
 8246363821

10/08/2012



UF372881104IN
 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
 లింగం: Male

3109 8518 1264

ఆధార్ - సామాన్యని హక్కు

Handwritten signature

Handwritten signature

Bk - 1, CS No 618/2019 & Doct No
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Keesara





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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male

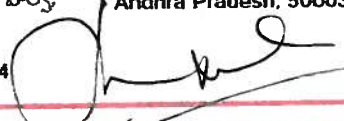



3146 8727 4389

AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్,
వైరాలాబాద్, 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





అధార్ - ఆధార్ - సామాన్యమైనవి 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

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. Simhadri

भारत सरकार
GOVERNMENT OF INDIA

కాదు చన్నకేసవ రావ్
Kadaru Channakesava Rao
పుట్టిన తేదీ / DOB: 18/01/1967
పురుషుడు / MALE

7376 1426 5174

AADHAAR भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
దివంగత కే వండు రంగా రావు, 1-1-
50/2/17 చిల నెం.17 ఎస్ ఎస్
నగర్, మార్కండేయ నగర్,
సెకండరీ నగర్, కాప్రా, సెకండరీ నగర్,
హైదరాబాద్.
తెలంగాణ - 500062

Address:
S/O, Late K Pandu Ranga Rao, 1-1-
1-50/2/17 Villa No.17 S 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
2-3-64/18/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500613




Issued On: 18/12/2014
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. *Prabhakar Reddy*

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995



Date of Birth 15/01/1974

Blood Group

D00200705/14

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కోడూగం బాగిరెడ్డి
Koodugan Bagireddy
పుట్టిన సం./Year of Birth: 1974
పురుషుడు / Male

7478 6860 7591

అధార్ - సామాన్యమైనవి హక్కు

AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 10 ధర్మావర్ధన్ 110
110 44వ, వైఎస్ఆర్ పురం, మహారాజగూడ
రామారావు పార్క్, రంగారెడ్డి జిల్లా,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500062

Address: S/O Dhanamreddy, 1-10-
110/44B, VESR PURAM,
Maharajguda ECIL post, R R Dist,
Hyderabad, Andhra Pradesh,
500062

KB Reddy

1947 help@uidai.gov.in www.uidai.gov.in

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Sub Registrar
Keesara

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