

8584

ORIGINAL

M/s Pavanam Estates Regy

నెం.

శ్రీమతి / శ్రీ K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sal	6/3	F
దస్తావేజు విలువ	1391000		
స్టాంపు విలువ రూ.	100		14/09/2017
దస్తావేజు నెంబరు	49/17	2076/17	
రిజిస్ట్రేషన్ రుసుము	6955	2076/17	
లోటు స్టాంపు (D.S.D.)			
GHMC (T.D.)	55540		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు	20865		
5 x .....	1		
మొత్తం	83470		

61004+10905/17  
 Val - 17388  
 170048 3862

(అక్షరాల)

(Li)

తేది

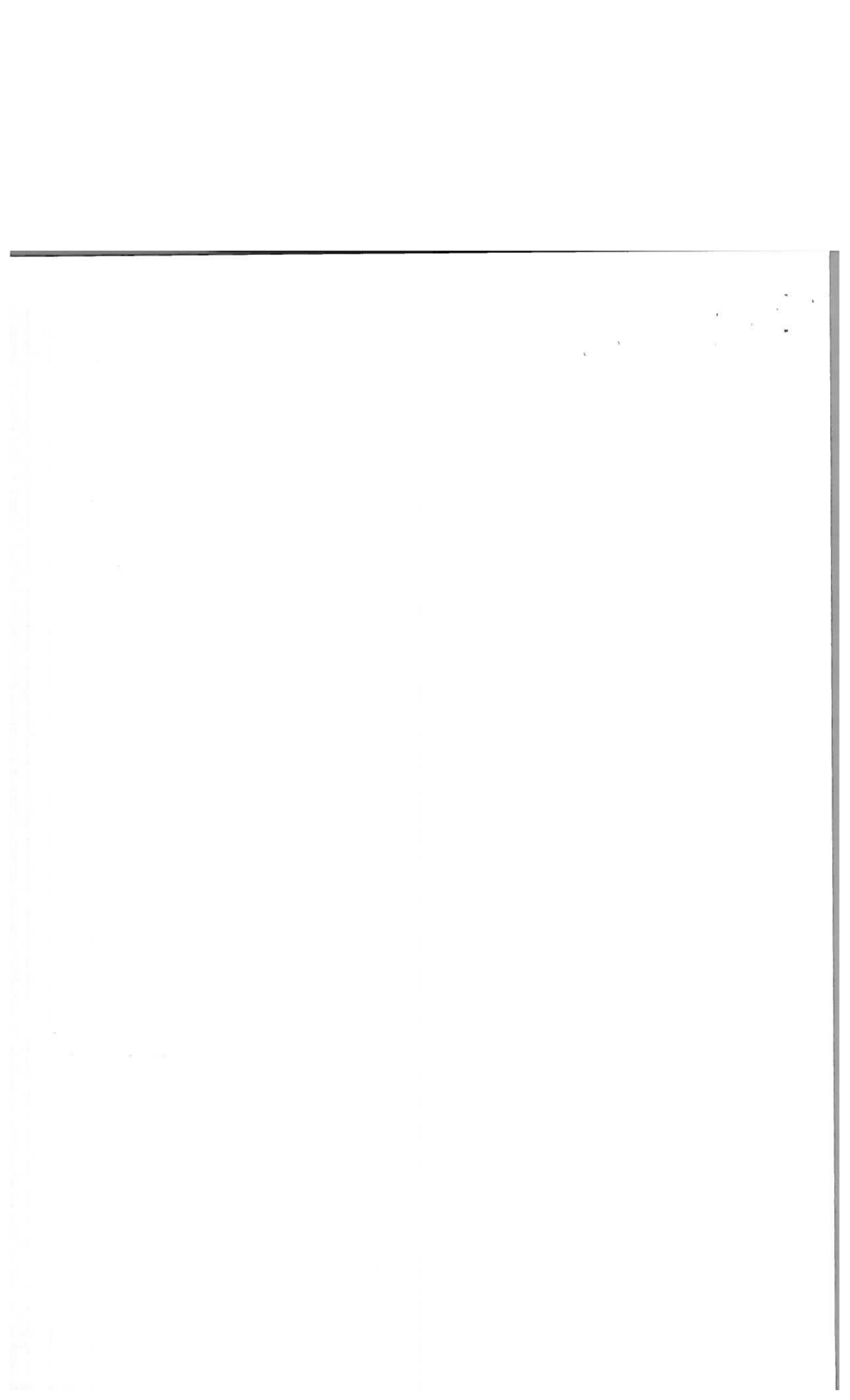
10/5

వాచసు తేది

రూపాయలు మాత్రమే

సబ్-రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- levied.



8584

ORIGINAL

నెం. M/s Prabhakar Estates Regy  
శ్రీమతి / శ్రీ G. Prabhakar Reddy

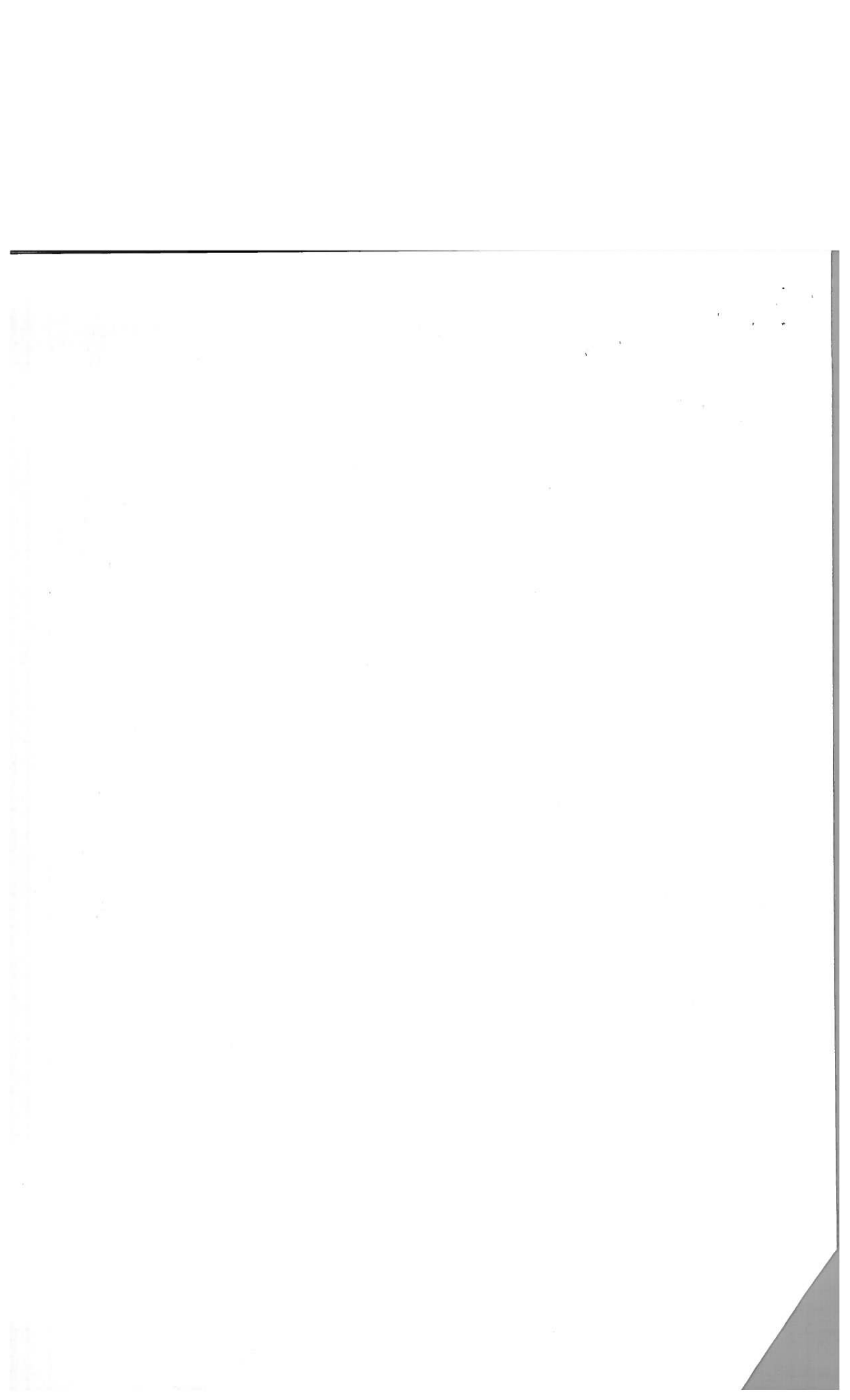
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుముల పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<u>Sal</u>		<u>6/3</u>	<u>F</u>
దస్తావేజు విలువ	<u>1391000</u>			
స్టాంపు విలువ రూ.	<u>100</u>			<u>11/10/17</u>
దస్తావేజు నెంబరు	<u>49/17</u>		<u>2076/17</u>	
రిజిస్ట్రేషన్ రుసుము	<u>6955</u>		<u>2076/17</u>	
లోటు స్టాంపు (D.S.D.)				
GHMC (T.D.)	<u>55540</u>			
యూజర్ ఛార్జీలు	<u>100</u>			
అదనపు షీట్లు				
5 x .....	<u>20865</u>			
	<u>1</u>			
మొత్తం	<u>83470</u>			<u>61004410905/17</u> <u>Val - 17388</u> <u>170048 3862</u>

(అక్షరాల 11/1)

తేది 10/5 రూపాయలు మాత్రమే  
వాపసు తేది \_\_\_\_\_ సబ్ రిజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- levied.



2076 of 2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA  
S.No. 6111 Date: 06-03-2017

*[Signature]* G 823717  
K.SATISH KUMAR  
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

Sold to: RAMESH

S/o.Late NARASING RAO

For Whom: M/s.PARAMOUNT ESTATES

**SALE DEED**

This Sale Deed is made and executed on this 10<sup>th</sup> day of May 2017 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

M/s. PARAMOUNT ESTATES {Pan No. AAJFP4202C}, a registered partnership firm having its office at 5-4-187/3 & 4, 2<sup>nd</sup> 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, 2<sup>nd</sup> Floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Sri Satish Modi, aged about 47 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**

1. Mr. B. V. Lokesh, Son of Mr. B. Jayaprakash, aged about 27 years, Occupation: Service {Pan No. BNIPB5813Q, Aadhar No. 7639 9026 6933}
2. Mrs. Swetha Sriondeti, Wife of Mr. B. V. Lokesh, aged about 28 years, both are residing at C/o, Villa No. 18, Villas at Silver Creek, Cherlapally, Hyderabad, Telangana - 500 052 {Pan No. GOOPS5726B, Aadhar No. 4393 0307 1619}, 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.






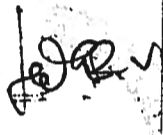


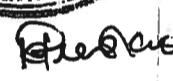
For Paramount Estates  
*[Signature]*  
Partner

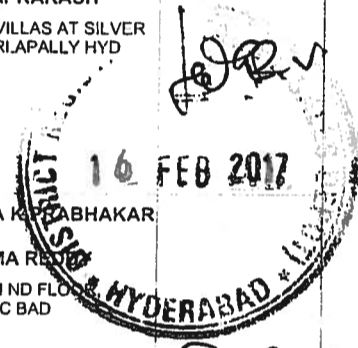
For Paramount Estates  
*[Signature]*  
Partner

**Presentation Endorsement:**



Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6955/- paid between the hours of 1 and 2 on the 10th day of MAY, 2017 by Sri Soham Modi

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

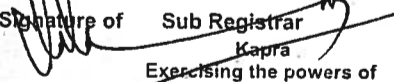
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SWETHA SRIONDETI [1526-1-2017-2015]	SWETHA SRIONDETI W/O. B.V.LOKESH VILLA NO.18 VILLAS AT SILVER CREEK, CHERLAPALLY HYD	
2	CL		 B.V.LOKESH: 10/05/17 [1526-1-2017-2015]	B.V.LOKESH S/O. B.JAYAPRAKASH VILLA NO.18 VILLAS AT SILVER CREEK, CHERLAPALLY HYD	
3	EX		 REP BY GPA K.PADMA REDDY [1526-1-2017-2015]	REP BY GPA K.PADMA REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR M.G.ROAD SEC BAD	

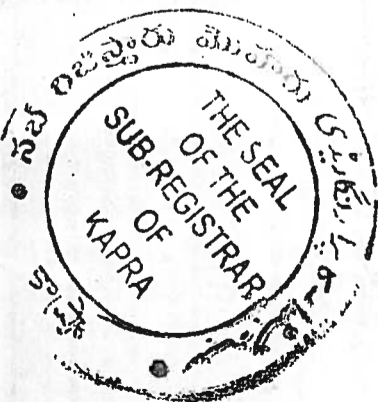


**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 O RAJAMALLU: 10/05/17 [1526-1-2017-2015]	O RAJAMALLU R/O.O.NO.NC-121,GV8INCLINE,KARIMNAGAR	
2		 O RAVITEJA: 10/05/17 [1526-1-2017-2015]	O RAVITEJA R/O.6-11,ALMASGUDA,SAROORNAGAR,R.R.DIST	

10th day of May, 2017

Signature of  Sub Registrar  
Kapra  
Exercising the powers of Registrars under Section 30



Bk-1, CS No 2015/2017 & Doct No 1076/2017 Sheet 1 of 11 Sub Registrar Kapra

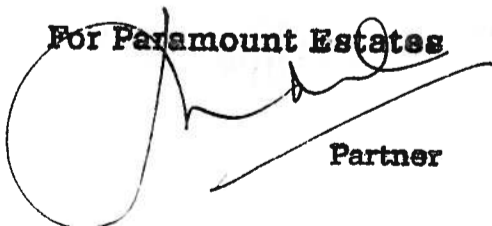
**WHEREAS:**

- 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 4<sup>th</sup> 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.114 on the first floor, admeasuring 540 sft. of super built-up area together with proportionate undivided share of land to the extent of 24.75-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	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	55540	0	0	0	55640
Transfer Duty	NA	0	21065	0	0	0	20865
Reg. Fee	NA	0	6955	0	0	0	6955
User Charges	NA	0	110	0	0	0	110
<b>Total</b>	<b>100</b>	<b>0</b>	<b>83470</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>83570</b>

Rs. 76405/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6955/- towards Registration Fees on the chargeable value of Rs. 1391000/- was paid by the party through E-Challan/BC/Pay Order No ,610E4H090517 dated ,10-MAY-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 83470/-, DATE: 10-MAY-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001821380, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES, CLAIMANT NAME: MR. B. V. LOKESH AND SWETHA (SRIONDETI).

Date:  
10th day of May, 2017

Signature of Registering Officer  
Kapra

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వ పుస్తకము 2017 - పం./శా.శ.1939  
పు. 2076 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంప్ విలువ 55540 నెంబరు 1526  
2076/2017 గా యివ్వడమైనది  
2017 సం. మే 10 నెం. 19 వ తేది

హబ్-రిజిస్ట్రార్  
కాపా  
మేజర్. మల్లాదిగిరి



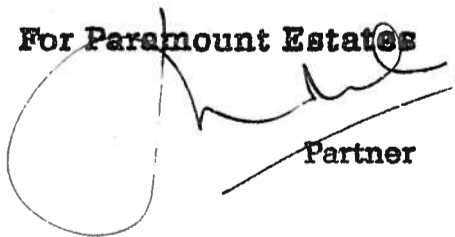


- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project 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.13,91,000/- (Rupees Thirteen Lakhs Ninety One Thousand 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.114 on the first floor having a super built-up area of 540 sft. (i.e., 432 sft. of built-up area & 108 sft. of common area) in building known as 'Paramount Avenue' together with:
  - a) An undivided share in the Schedule Land to the extent of 24.75 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.13,91,000/-(Rupees Thirteen Lakhs Ninety One Thousand Only) loan availed from Axis Bank, 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.
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.

**For Paramount Estates**



Partner

**For Paramount Estates**



Partner

Bk - 1, CS No 2015/2017 & Doct No  
2076-2017 - Sheet 3 of 11 Sub Registrar  
Kapra



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.
  - 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.

**For Paramount Estates**

**Partner**

**For Paramount Estates**

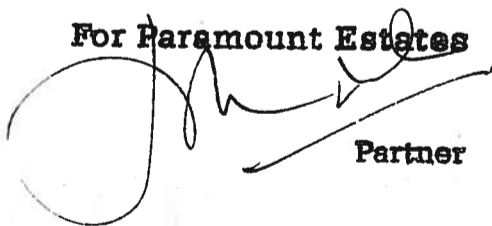
**Partner**

Bk-1, CS No 2015/2017 & Doct No  
2076/2017 Sheet 4 of 11 Sub Registrar  
Kapra



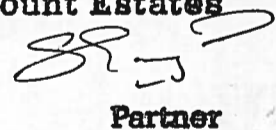
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the 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**



**Partner**

**For Paramount Estates**



**Partner**

Bk-1, CS No 2015/2017 & Doct No  
2076/2017 Sheet 5 of 11

Sub Registrar  
Kapra



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.114 on first floor, admeasuring 540 sft. of super built-up area (i.e., 432 sft. of built-up area & 108 sft. of common area) together with proportionate undivided share of land to the extent of 24.75 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-Malkajgiri District marked in red in the plan enclosed and bounded as under:

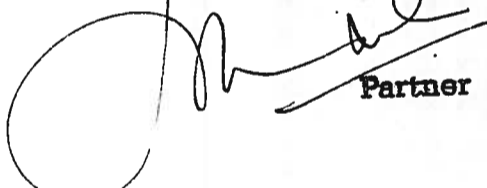
North By	Open to Sky
South By	6'-6" wide corridor
East By	Staircase
West By	6'-6" wide corridor

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:

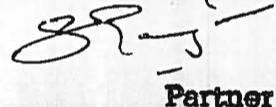
1. O. Rajamouli
2. Raviteja

For Paramount Estates



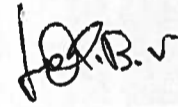
Partner

For Paramount Estates



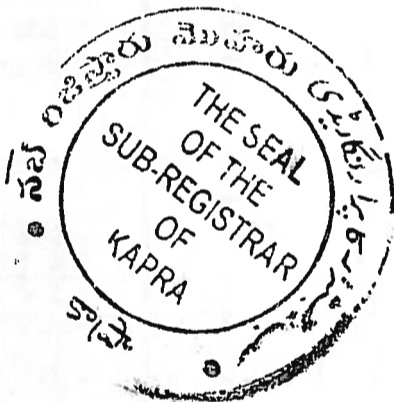
Partner

VENDOR



VENDEE

Bk-1, CS No 2015/2017 & Doct No  
2076/2017 Sheet 6 of 11 Sub Registrar  
Kapra



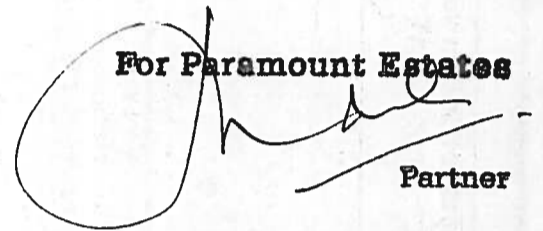
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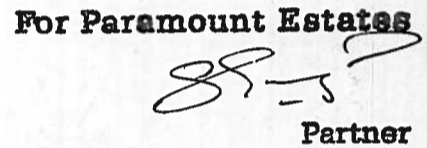




**ANNEXURE-1-A**

1. Description of the Building : DELUXE apartment bearing flat no.114 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 : 24.75 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 : 540 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 13,91,000/-

**For Paramount Estates**  
  
Partner

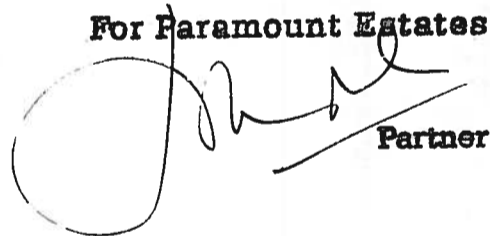
**For Paramount Estates**  
  
Partner

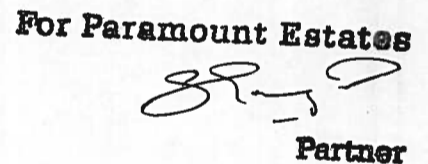
Date: 10.05.2017

Signature of the Executants

**C E R T I F I C A T E**

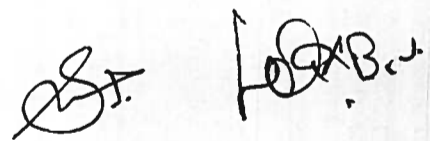
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

**For Paramount Estates**  
  
Partner

**For Paramount Estates**  
  
Partner

Date: 10.05.2017

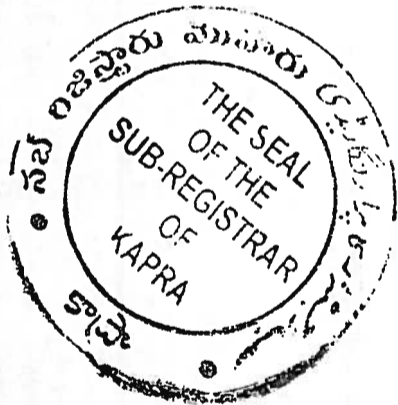
Signature of the Executants



Bk. 1 CS No 2015/2017 & Doct No

2076 2017 Sheet 7 of 11

Sub Registrar  
Kapra



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**REGISTRATION PLAN SHOWING** FLAT NO. 114 ON THE FIRST FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

**IN 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:** 1. MR. B. V. LOKESH, SON OF MR. B. JAYAPRAKASH

2. MRS. SWETHA SRIONDETI, WIFE OF MR. B. V. LOKESH

**REFERENCE:**  
**AREA:** 24.75

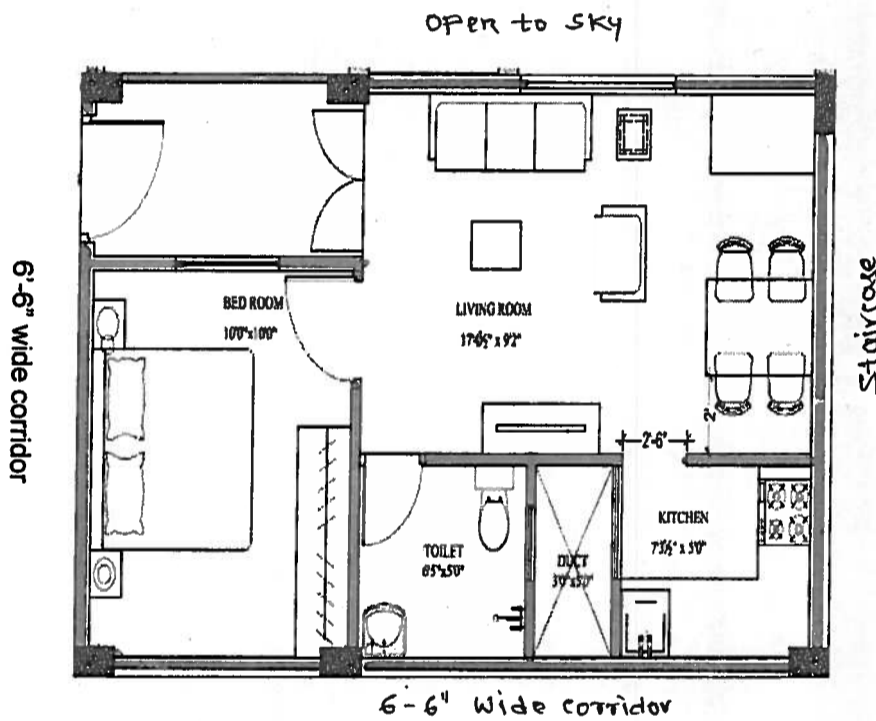
**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

Total Built-up Area = 540 sft.  
Out of U/S of Land = Ac. 2-00 Gts.



**For Paramount Estates**

Partner

**For Paramount Estates**

Partner

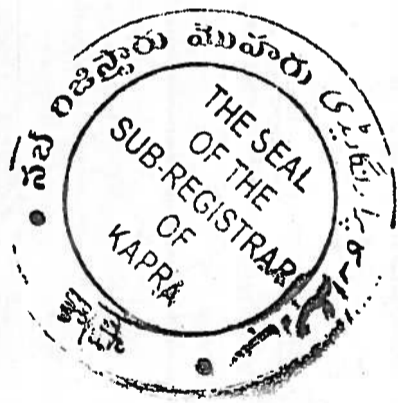
**WITNESSES:**

1. O. Rajendra
2. Raviteja





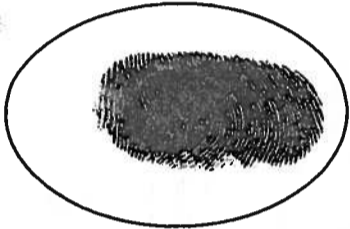

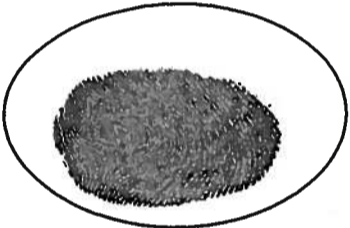

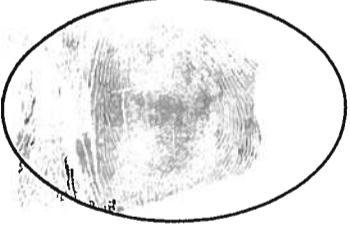

**SIG. OF THE VENDOR**

**SIG. OF THE VENDEE**


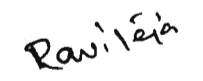
Bk-1 CS No 2015/2017 & Doct No  
2076/2017 Sheet 8 of 11 Sub Registrar  
Kapura



**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
			<p><b>VENDOR:</b> M/S. PARAMOUNT ESTATES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 SOHAM MANSION, II FLOOR, M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS PARTNERS</p> <p>1. M/S. MODI PROPERTIES &amp; INVESTMENTS PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 &amp; 4, SOHAM MANSION 2<sup>ND</sup> FLOOR, M. G. ROAD, SEC-BAD REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI SATISH MODI</p> <p>2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60, JUBILEE HILLS HYDERABAD - 500 034.</p> <p><b>GPA FOR PRESENTING DOCUMENTS</b> <b>VIDE GPA NO.53/BK-IV/2015, Dt:15.10.2015:</b> <b>AT SRO, KEJISARA:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 &amp; 4 SOHAM MANSION, 2<sup>ND</sup> FLOOR M. G. ROAD, SECUNDERABAD.</p> <p><b>VENDEE:</b></p> <p>1. MR. B. V. LOKESH S/O. MR. B. JAYAPRAKASH R/O. C/O, VILLA NO. 18 VILLAS AT SILVER CREEK CHERLAPALLY, HYDERABAD TELANGANA - 500 052</p> <p>2. MRS. SWETHA SRIONDETI W/O. MR. B. V. LOKESH R/O. C/O, VILLA NO. 18 VILLAS AT SILVER CREEK CHERLAPALLY, HYDERABAD TELANGANA - 500 052.</p>
			
			
			
			

**SIGNATURE OF WITNESSES:**

- 
- 

at Estates

  
Partner

For Paramount Estates

  
Partner

SIGNATURE OF THE VENDOR




SIGNATURE OF THE VENDEE

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2076-12017 Sheet 9 of 11 Sub Registrar  
Kapra



**VENDOR:**

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

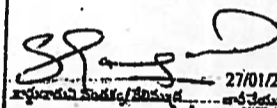
PERMANENT ACCOUNT NUMBER  
**ABMPPM0725H**  
**SOHAN SATISH MODI**  
**SATISH MANILAL MODI**  
**18-10-1969**  
 SIGNATURE  
  
 Chief Commissioner of Income-Tax, Andhra Pradesh

**HOUSEHOLD CARD**

Card No. : PAP/...  
 F.P. Shop No. : 2762  
 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. : 8-2-293/82/A/1211  
 Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : 8 of Ward-8  
 Circle : 7 / 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 Sa...

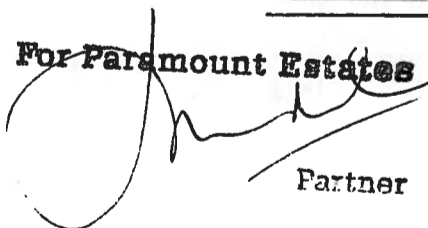
**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samarth	Son	29/07/00	6

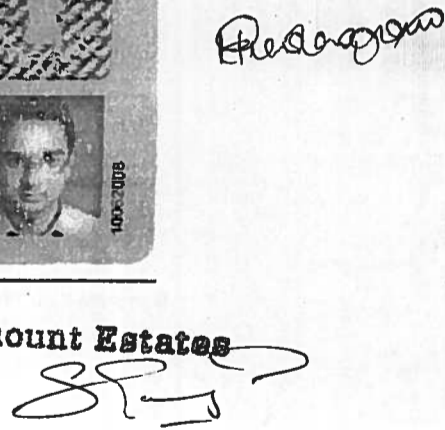
DPL No 102  
 Jubilee Hills club,  
 Jubilee Hills  
 27/01/2006  


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**  
 Signature  
**भारत सरकार**  
**GOVT. OF INDIA**  
 15-01-2006

For Paramount Estates

  
Partner

For Paramount Estates

  
Partner

Bk-1, CS No 2015/2017 & Doct No

2076-2017 Sheet 10 of 11


Sub Registrar  
Kapra





భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

భూమిత్తి వెంకట లోకేష్  
Boornisetti Venkata Lokesh



పుట్టిన సంవత్సరం/Year of Birth: 1989  
పురుషుడు / Male

7639 9026 6933

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాథమిక సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Boornisetti Jaya Prakash, 1-9A, PutanaVari Palli, PutanaVari Palli, Pullampeta, Pullampeta, Cuddapah, Andhra Pradesh, 516107

1947  
1800 180 1847

help@uidai.gov.in


www.uidai.gov.in

సా. అంకె. నె. 1947, టెలెఫోన్-980004

1947  
1800 180 1847

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

స్వతః స్త్రీ  
Sreetha Srinideti



పుట్టిన తేదీ / DOB : 17/05/1988  
స్త్రీ / Female

4393 0307 1619

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాథమిక సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: నివాసితులు: G రాజమల్లు, ఎన్.సి-121 న్యూ, G ఇన్‌లైన్ కాలనీ, విన్‌లైన్, అరవీ-బాదా, తిలకి శివ స్త్రీ, తిలకిగర్, ఆంధ్ర ప్రదేశ్, 505211

Address: D/O: O Rajamallu, NC-121 New, G Incline Colony, SICHS, RG-III, GVIncline, GVIncline, Nairnagar, Andhra Pradesh, 505211

1947  
1800 300 1547


help@uidai.gov.in

www.uidai.gov.in

1947  
1800 300 1547

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

హిందీ రాజమల్లు  
Ondeti Rajamallu



పుట్టిన సంవత్సరం/Year of Birth: 1988  
పురుషుడు / Male

3384 1669 4402

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
3384 1669 4402

ఆధార్ - సామాన్యని హక్కు

16452279

QR Code

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
Government of India

నిమోదన సంఖ్య / Enrollment No. : 1094/91016/01635

02/07/2013

To  
Ondeti Rajamallu  
హిందీ రాజమల్లు  
S/O: Nagesiah  
G NO NC-121  
Venkatrao pally  
8 Incline colony  
GVIncline  
GurIncline, Karim Nagar  
Andhra Pradesh - 505211  
9948189903


16452279

16452279

ఆధార్

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

రవి తేజ్  
Raviteja



పుట్టిన సంవత్సరం/Year of Birth: 1988  
పురుషుడు / Male

9484 6995 5286

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాథమిక సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Rajamallu Ondeti, H. NO. 6-11, Madhurapuri Colony, Near Venakateshwara Temple, Almasguda, Saroomagar, Rangareddi, Andhra Pradesh, 500058

Address: S/O Rajamallu Ondeti, H. NO. 6-11, Madhurapuri Colony, Near Venakateshwara Temple, Almasguda, Saroomagar, Rangareddi, Andhra Pradesh, 500058

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1800 180 1947

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సా. అంకె. నె. 1947, టెలెఫోన్-980004

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1800 180 1947

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9076-2017 Sheet 11 of 11 Sub Registrar  
Kapra

