

దస్తావేజులు మరియు రుసుముల రశీదు

వెం.

9242

9242 in 18 Revenue Dept by ML

శ్రీమతి / శ్రీ

Mali Prabhakar Sahamudi Rply

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

R. Prabhakar Reddy (MLA)

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	2091000				vat 26138
స్థాంపు విలువ రూ.	100				331918
దస్తావేజు నెంబరు	7113/15				2115/14
రిజిస్ట్రేషన్ రుసుము	10455				avaram
లోటు స్థాంపు(D.S.D.)	114905				(F)
GHMC (T.D.)					
యాజర్ ఛార్జీలు	100				
అదనపు షీట్లు					
5 x					
	183949				
	16/11				
మొత్తం	125460				

(అక్షరాల) nil

రూపాయలు మాత్రమే)

తేది 16/11/15

వాచసు తేది

సర్టిఫైడ్

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/- will be levied.

SCANNED

Doc no:- 7113/15



7113/15
7294 తెలంగాణ తేలంగానా TELANGANA

D 503797

S.No. 13112 Date:07-10-2015

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. NARSING RAO

For Whom:M/s.PARAMOUNT ESTATES

SALE DEED

This Sale Deed is made and executed on this 16th day of November 2015 at SRO, Keesara 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 45 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 43 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

Ms. Vibha Kapoor, Daughter of Mr. Kailash Chandra Kapoor, aged about 54 years, Occupation: Service, residing at 22 D, Pocket 6, Green View Apartments, Sector 82, Noida, (U.P) - 201 304, 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


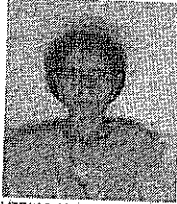
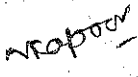



For Paramount Estates

Partner


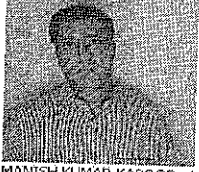


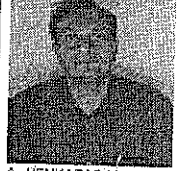
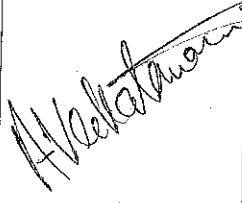
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10455/- paid between the hours of 3 and 4 on the 16th day of NOV, 2015 by Sri Soham Modi

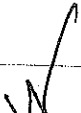
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VIBHA KAPOOR::16/ [1530-1-2015-7294]	VIBHA KAPOOR D/O. KAILASH CHANDRA KAPOOR R/O 22 D POCKET 6 GREEN VIEW APTS, SEC-B2 NOIDA, U.P., 201 304	
2	EX		 GPA FOR PRESENTING DC [1530-1-2015-7294]	GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY O/O. 5-4-1873&4, SOHAM MANSION, M.G. ROAD., SECUNDERABAD	

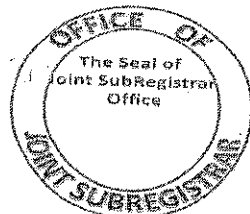
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MANISH KUMAR KAPOOR::11 [1530-1-2015-7294]	MANISH KUMAR KAPOOR R/O ARK TOWERS MAYURI NAGAR MIYAPUR HYD	
2		 A. VENKATARAMAN::16 [1530-1-2015-7294]	A. VENKATARAMAN R/O BHAVANI TEMPLE GUBBI COLONY GULBAGA	

16th day of November, 2015

Signature of  Joint SubRegistrar9
Keesara

Bk-1, CS No 7294/2015 & Doct No 7113 / 2015, Sheet 1 of 11
Joint SubRegistrar9
Keesara



WHEREAS:

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

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

- A. The Vendor has obtained permission from HMDA/Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no.741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats, consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- B. The proposed development consisting of 208 flats in one block with certain common amenities is named as 'PARAMOUNT AVENUE'.
- C. The Vendee is desirous of purchasing deluxe apartment bearing flat no.203 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	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	114905	115005
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	10455	10455
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	125460	125560

Rs. 114905/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10455/- towards Registration Fees on the chargeable value of Rs. 2091000/- was paid by the party through DD No ,183949 dated ,16-NOV-15 of ,HDFC BANK/SECUNDERABAD

Date
16th day of November, 2015

Signature of Registering Officer
Keesara

Bk - 1, CS No 7294/2015 & Doct No 7113/2015. Sheet 2 of 11
 Joint SubRegistrar
 Keesara

7113 మొదలుగా రిజిస్టరు చేయబడినది. స్ట్యాంప్
 నిమిషం గుర్తింపు నెంబర్ 1530 7113 2015
 ఇవ్వబడినది.
 2015 సం. నవంబరు 16 తేదీ.

M.Y. RAJAN
 Sub-Registrar
 Keesara



- 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. 20,91,000/- (Rupees Twenty 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.203 on the second floor having a super built-up area of 1010 sft. (i.e., 808 sft. of built-up area & 202 sft. of common area) in building known as 'Paramount Avenue' together with:
- a) An undivided share in the Schedule Land to the extent of 46.29 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.20,91,000/-(Rupees Twenty Lakhs Ninety One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- i. Rs.6,66,000/-(Rupees Six Lakhs Sixty Six Thousand Only) paid by way of cheque no.815307, dated 23.05.2014 drawn on State Bank of India, Sector 82, Noida, Uttar Pradesh.
- ii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.415875, dated 23.05.2014 drawn on State Bank of India, Patny Branch, Secunderabad issued by SBI, RACPC-1, Hyd.
- iii. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.815301, dated 14.01.2014 drawn on State Bank of India, Sector 82, Noida, Uttar Pradesh.
- iv. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of D. D. No. 844430, dated 20.10.2015 drawn on State Bank of India, Secunderabad Branch, issued by SBI, RACPC, Hyderabad.
- v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of D. D. No. ~~844681~~ , dated 16.11.2015 drawn on State Bank of India, Secunderabad Branch, issued by SBI, RACPC, Hyderabad.
- vi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of wire transfer.
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

Bk - 1, CS No 7294/2015 & Doct No

2113/2015 Sheet 3 of 11

M
Joint SubRegistrar
Keesara



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 Estates

Partner

For Paramount Estates

Partner

Bk-1, CS No 7294/2015 & Doct No

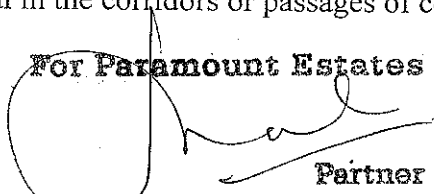
7113 / 2015. Sheet 4 of 11

Joint SubRegistrar
Keesara



- 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



Partner

For Paramount Estates



Partner



Bk - 1, CS No 7294/2015 & Doct No
7113/2015 Sheet. 5 of 11
Joint SubRegistrar
Keesara



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.203 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.

[Handwritten signatures of witnesses]

For Paramount Estates
[Handwritten signature]
Partner

For Paramount Estates
[Handwritten signature]
Partner

VENDOR
[Handwritten signature]

BUYER

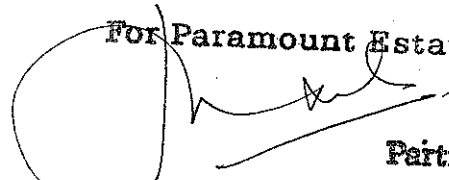
Bk - 1, CS No 7294/2015 & Doct No
2113/2015 Sheet 6 of 11

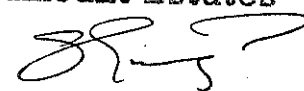
Joint SubRegistrar
Keesara



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no.203 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. 20,91,000/-

For Paramount Estates

Partner

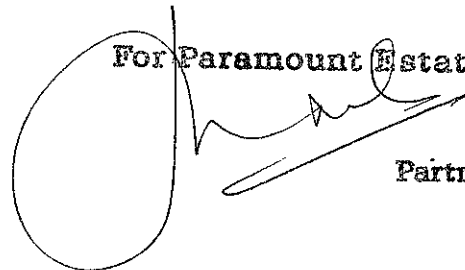
For Paramount Estates

Partner


Date: 16.11.2015

Signature of the Executants :

C E R T I F I C A T E

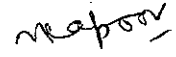
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Paramount Estates

Partner

For Paramount Estates

Partner

Date: 16.11.2015

Signature of the Executants





Bk-1, CS No 7294/2015 & Doct No
713/2015 Sheet 7 of 11 Joint SubRegistrar-9
Keesara



REGISTRATION PLAN SHOWING

FLAT NO. 203 ON THE SECOND 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

BUYER:

MS. VIBHA KAPOOR, DAUGHTER OF MR. KAILASH CHANDRA KAPOOR

REFERENCE:

AREA: 46.29

SCALE:

SQ. YDS. OR

INCL:

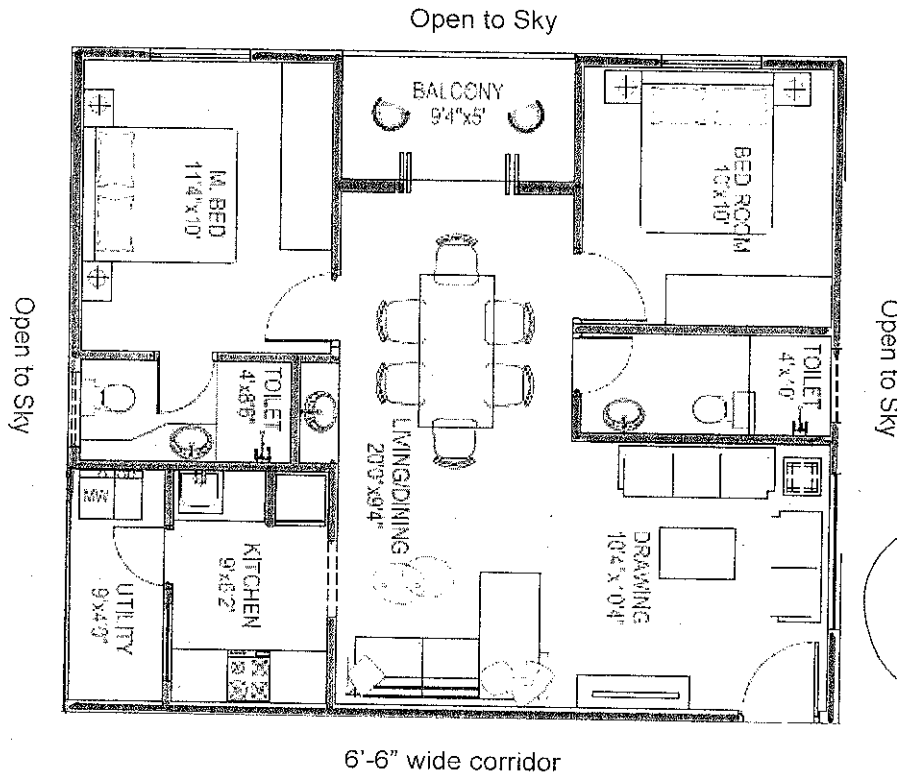
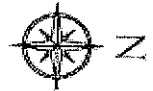
SQ. MTRS.



EXCL:



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



For Paramount Estates
[Signature]
Partner
For Paramount Estates
[Signature]
Partner

WITNESSES

- [Signature]*
- [Signature]*

SIGNATURE OF THE VENDOR

[Signature]

SIGNATURE OF THE BUYER

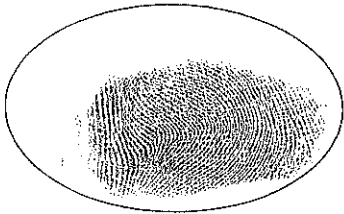


Bk - 1, CS No 7294/2015 & Doct No
7113/2015 Sheet 8 of 11 Joint SubRegistrar
Keesara



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

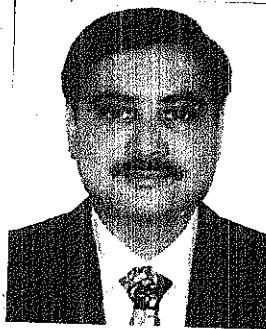
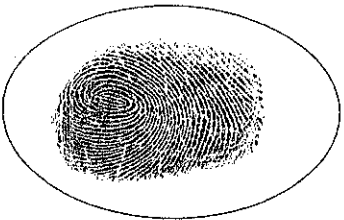
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	-----------------------------	--



VENDOR:

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

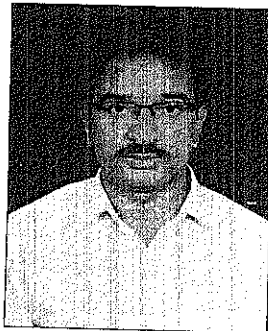
1. M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., HAVING ITS REGISTERED
OFFICE AT 5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, SEC-BAD REP. BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. SRI SATISH MODI



2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211
ROAD NO. 60
JUBILEE HILLS
HYDERABAD - 500 034.

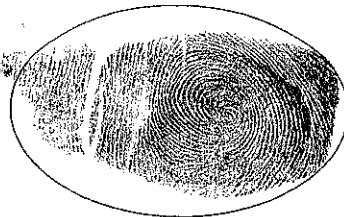
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 53/BK-IV/2015, Dt.15.10.2015

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



BUYER:

MS. VIBHA KAPOOR
D/O. MR. KAILASH CHANDRA KAPOOR
R/O. 22 D, POCKET 6
GREEN VIEW APARTMENTS
SECTOR 82
NOIDA, (U.P) - 201 304



SIGNATURE OF WITNESSES:

1.

[Handwritten signature]

For Paramount Estates

[Handwritten signature]

Partner

For Paramount Estate

[Handwritten signature]

Partne

2.

[Handwritten signature]

SIGNATURE OF THE EXECUTANTS

[Handwritten signature]

SIGNATURE OF THE ATTORNEY

Bk - 1, CS No 7294/2015 & Doct No

713/2015 Sheet 9 of 11

Joint SubRegistrar
Keesara



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAUPK6224E



नाम /NAME
VIBHA KAPOOR

पिता का नाम /FATHER'S NAME
KAILASH CHANDRA KAPOOR

जन्म तिथि /DATE OF BIRTH
08-12-1959

हस्ताक्षर /SIGNATURE

Kapoor

आयकर आयुक्त, लखनऊ

COMMISSIONER OF INCOME-TAX, LUCKNOW



Kapoor

W I T N E S S

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABYPA5470D



नाम /NAME
VENKATARAMAN ABBARAJU

पिता का नाम /FATHER'S NAME
SITARAMACHANDRAMURTHY
ABBARAJU

जन्म तिथि /DATE OF BIRTH
10-01-1959

हस्ताक्षर /SIGNATURE

Venkataraman

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा
Chief Commissioner of Income-tax, Karnataka & Goa



Abbaraju

भारत ఎన్నికల పంపుము
సర్టిఫికేట్లు
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SWD1472174

ఓటరు పేరు : మనిష్ కుమార్ కపూర్
Elector's Name : Manish Kumar Kapoor
కండ్రి పేరు : కే సీ కపూర్
Father's Name : K C Kapoor
లింగము / Sex : పు / M
పుట్టిన తేదీ / Date of Birth : 22/11/1973

Address

చిరునామా : SWD1472174
706 BLOCK-A ARK TOWERS
మయూరి నగర్ మియాపూర్,
మదీనాగుడ, రంగారెడ్డి

Address:
706 BLOCK-A ARK TOWERS
Mayuri Nagar Miyapur,
Madenaguda, Rangareddy

Date: 12/06/2013

ప్రతిరూప పత్రకము
ఓటరు రిజిస్ట్రేషన్ అధికారి
52... శిరిలింగంపల్లి శాసనసభ నియోజక వర్గం

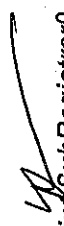
Facsimile Signature of
Electoral Registration Officer
52 - Serilingampally Assembly Constituency

చిరునామాలో మార్పు ఉన్నప్పుడు మారిన చిరునామాతో
మీ పేరు జాబితాలో చేర్చుకునే మరియు అదే సంఖ్యతో కార్డు
పొందుటకు సంబంధిత ఫోరంకో ఈ కార్డు సంఖ్య తెలుపవలెను.
In case of change in address, mention this Card No. in the
relevant form for including your name in the Roll at the
changed address and to obtain the card with same number

157 / 863



Bk-1, CS No 7294/2015 & Doct No
2113 / 2014 Sheet 10 of 11


Joint SubRegistrar
Keesara



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARAMOUNT ESTATES

21/03/2007

Permanent Account Number

AAJFP4202C

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम (FATHER'S NAME)

SATISH MANILAL MODI

जन्म तिथि (DATE OF BIRTH)

18-10-1969

हस्ताक्षर /SIGNATURE

[Signature]

Office of Commissioner, Income Tax, Hyderabad, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAP16776208357
 F.P Shop No : 762
 Name of Head of Household : Gangwal Samit
 Name of Father/Husband : Sushil Kumar
 Date of Birth : 20/Oct/71
 Age : 35
 Occupation : Own Business
 House No. : R-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 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
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]
Signature



For Paramount Estates

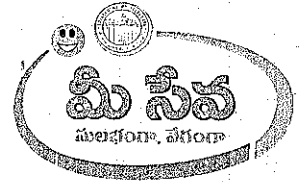
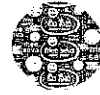
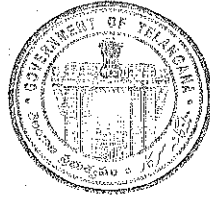
For Paramount Estates

Partner



Bk-1, CS No 7294/2015 & Doct No
7113/2015 Sheet 11 of 11
Joint SubRegistrar
Keesara





00VV 18655171

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

App No : 399618

MeeSeva App No : ECM021502509543

Date : 19-Nov-15

Statement No : 12775896

Sri/Smt.: VIBHA KAPOOR : 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: 203, 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 8 years from 01-10-2007 To 18-11-2015 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 Exs.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1	VILL/COL: NAGARAM/NAGARAM W-B; 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 203 EXTENT: 46.29SQ Yds BUILT: 1110SQ. FT Boundries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6 WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct 1530, 4988/2007 of SRO 1516;/ 2007	(F) 16-11-2015 (E) 16-11-2015 (P) 16-11-2015	0101 (Sale Deed) Mkt.Value:Rs. 858000 Cons.Value:Rs. 2091000	1. (EX)M/S. PARAMOUNT ESTATES REP BY ITS PARTNER M/S.MODI PROPERTIES AND INVESTMENTS PVT LTD., REPPY SOHAM MODI 2. (EX)M/S. PARAMOUNT ESTATES REP BY SAMIT GANGWAL 3. (EX)GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY 4. (CL)VIBHA KAPOOR	0/0 7113/ 2015 [1] of SROKEESARA
2	VILL/COL: NAGARAM/NAGARAM W-B; 0-0 SURVEY: 233 EXTENT: 2 Acres Boundries: [N]: SY.NO. 234 & SY.NO. 235 [S] SY. NO. 226 & 227 [E]: SY. NO. 232 [W]: BALANCE PART OF SY. NO. 233 1516,	(R) 04-04-2007 (E) 04-04-2007 (P) 04-04-2007	0101 (Sale Deed) Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1. (EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2. (EX)BIJJA YADIAIAH alias BIJJA YADIAIAH 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 4988/ 2007 [1] of SROSHAMIRPET

Certified By

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

