

ORIGINAL

7522 M/s Paramount Estates Rep by:

వెం. శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు వ్యభావము	Sale	30/2	F
దస్తావేజు విలువ	2913500	8/8	Nagaram
స్టాంపు విలువ రూ.	100		
దస్తావేజు వెంబరు	3789/16	33916/-	
రిజిస్ట్రేషన్ రుసుము	13568	8540	
లోటు స్టాంపు(D.S.D.)	10840	8/8	
GHMC (T.D.)	100	935FK10909/6	
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు	40702	9/8	
5 x .....			
మొత్తం	162810		

RETURNED

(అక్షరాల) Nil రూపాయలు మాత్రమే)

తేది 12/8

వాపసు తేది

సబ్-రిజిస్ట్రారు సబ్ రిజిస్ట్రారు కార్యదర్శి

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.



8.00. 2157/2016

SCANNED



తెలంగాణ తెలంగాణ TELANGANA  
S.No. 9982 Date:30-07-2016

F 500001  
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. PARASING RAO  
For Whom: PARAMOUNT ESTATES

**SALE DEED**

This Sale Deed is made and executed on this 8<sup>th</sup> day of August 2016 at SRO, Kapra, Ranga Reddy District by and between:

M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> Floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 47 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 44 years, Occupation: Business hereinafter referred to as the "Vendor".

**IN FAVOUR OF**

Mr. M. Vijaya Kumar, Son of Late M. Yellaiah, aged about 54 years, Occupation: Service residing at Plot No. 19, Chacha Nehru Nagar, Bansilalpet, Secunderabad - 500 003, hereinafter referred to as the 'Vendee'





The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For Paramount Estates  
  
Partner

For Paramount Estates  
  
Partner





**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13568/- paid between the hours of 11 and 12 on the 12th day of AUG, 2016 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. VIJAYA KUMAR::12/C [1526-1-2016-3950]	M.VIJAYA KUMAR S/O. LATE.M.YELLAIAH PLOTNO.19 CHACHA NEHRU NAGAR, BANSILALPET SEC BAD <i>M. Vijaya</i>
2	EX		 REP BY GPA K.PRABH [1526-1-2016-3950]	REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G.ROAD SEC BAD <i>K. Prabhakar</i>



**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K. VISHNU VARDHAN: [1526-1-2016-3950]	K.VISHNU VARDHAN PLOT NO.112, LAXMI NAGAR, PHASE-II, DAMMAIGUDA, HYD.	<i>K. Vishnu</i>
2		 M. VISHAL KUMAR::1; [1526-1-2016-3950]	M.VISHAL KUMAR PLOT NO.19, CHACHA NEHRU NAGAR, BANSILALPET, SEC- BAD.	<i>M. Vishal</i>

12th day of August, 2016

Signature of Joint Sub Registrar  
Kapra

Bk-1, CS No 3950/2016 & Doct No 3789/2016 Sheet 1 of 11 Joint 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 ~~xxxx~~ 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 deluxe apartment bearing flat no.804 on the eighth floor, admeasuring 1210 sft. of super built-up area together with proportionate undivided share of land to the extent of 55.46 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	108440	0	0	0	108540
Transfer Duty	NA	0	40702	0	0	0	40702
Reg. Fee	NA	0	13568	0	0	0	13568
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>162810</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162910</b>

Rs. 149142/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13568/- towards Registration Fees on the chargeable value of Rs. 2713250/- was paid by the party through E-Challan/BC/Pay Order No .935FK1090816 dated 11-AUG-16 of ,SBH/TREASURY BRANCH HYDERABAD

**E-Challan Details Received from Bank :**  
 (1). AMOUNT PAID: Rs. 162810/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 001532586,REMITTER NAME: PRABHAKAR REDDY K.EXECUTANT NAME: PARAMOUNT ESTATES,CLAIMANT NAME: MR. M. VIJAYA KUMAR).

Date: 12th day of August,2016

Signature of Registering Officer  
Kapra

BK-1, CS.No 3950/2016 & Doct No 3789/2016. Sheet 2 of 11 Joint SubRegistrar Kapra

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 పం. / క.న. 1526  
 16  
 12



- 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. 27,13,250/- (Rupees Twenty Seven Lakhs Thirteen Thousand Two Hundred Fifty 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. 804 on the eighth floor having a super built-up area of 1210 sft.(i.e., 968 sft. of built-up area & 242 sft. of common area) in building known as 'Paramount Avenue' together with:
- a) An undivided share in the Schedule Land to the extent of 55.46 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. 27,13,250/- (Rupees Twenty Seven Lakhs Thirteen Thousand Two Hundred Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- i. Rs.20,00,000/-(Rupees Twenty Lakhs Only) paid by way of cheque no.008861, dated 08.08.2016 drawn on HDFC Bank, Mumbai issued by GIC Housing Finance Limited, Hyderabad.
- ii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of D. D. No. 503027, dated 03.08.2016 issued by ICICI Bank, Hyderabad.
- iii. Rs.1,13,250/-(Rupees One Lakhs Thirteen Thousand Two Hundred and Fifty Only)(Part Payment) paid by way of cheque no. 555296, dated 24.06.2016 drawn on ICICI Bank, S. D Road Branch, Secunderabad.
- iv. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of D. D. No. 503038, dated 06.08.2016 issued by ICICI Bank, Hyderabad.
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

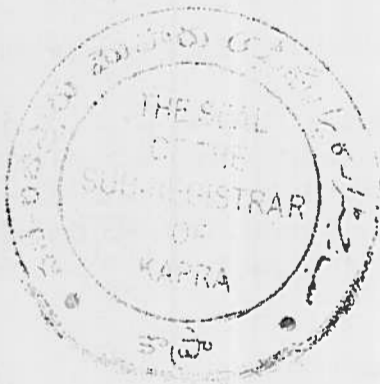
For Paramount Estates

Partner



Rk-1, CS No 3950/2016 & Doct No  
389/2016 Sheet 3 of 11

  
Joint SubRegistrar  
Kapra





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

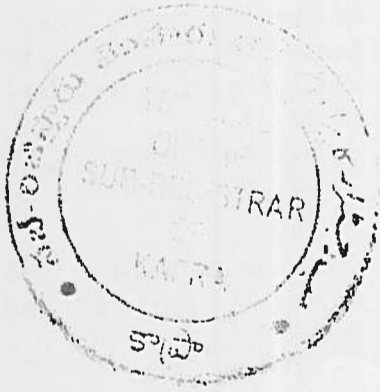
Partner

For Paramount Estates

Partner

Page 4

Bk-1, CS.No 3950/2016 & Doct No 3789/2016. Sheet 4 of 11  
Joint SubRegistrar  
Kapra



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- 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 3950/2016 & Doct No  
3950/16 Sheet 5 of 11 Joint SubRegistrar  
Kapra



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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 2-00 Gts, in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 234 & Sy. No. 235
South By	Sy. No. 226 & Sy. No. 227
East By	Sy. No. 232
West By	Balance part of Sy. No. 233

SCHEDULE 'B'

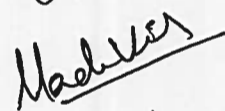
SCHEDULE OF FLAT

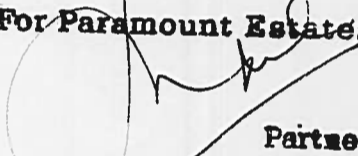
All that portion forming a deluxe apartment bearing flat no. 804 on the eighth floor, admeasuring 1210 sft. of super built-up area (i.e., 968 sft. of built-up area & 242 sft. of common area) together with proportionate undivided share of land to the extent of 55.46 sq. yds, and a reserved parking space 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:

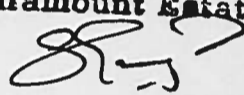
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

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. 
2. 

For Paramount Estates  
  
Partner

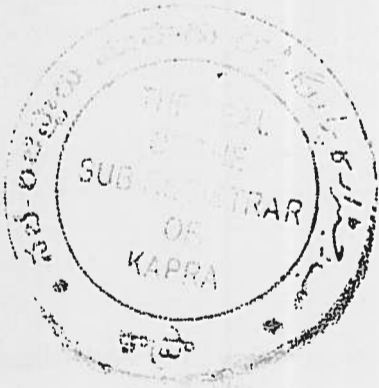
For Paramount Estates  
  
Partner

VENDOR



VENDEE

Bk-1 CS No 3957/2016 & Doct No  
30/01/2016 Sheet 6 of 11 Joint SubRegistrar  
Kapra



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 804 on the eighth 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 : 55.46 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 Eighth Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 27,13,250/-

For Paramount Estates

Partner

For Paramount Estates

Partner

Date: 08.08.2016

Signature of the Executants

C E R T I F I C A T E

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

For Paramount Estates

Partner

For Paramount Estates

Partner

Date: 08.08.2016

Signature of the Executants

Bk-1, CS No 3950/2016 & Doct No  
3789/2016. Sheet 7 of 11 Joint Sub Registrar  
Kapra



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**REGISTRATION PLAN SHOWING** FLAT NO. 804 ON THE EIGHTH 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

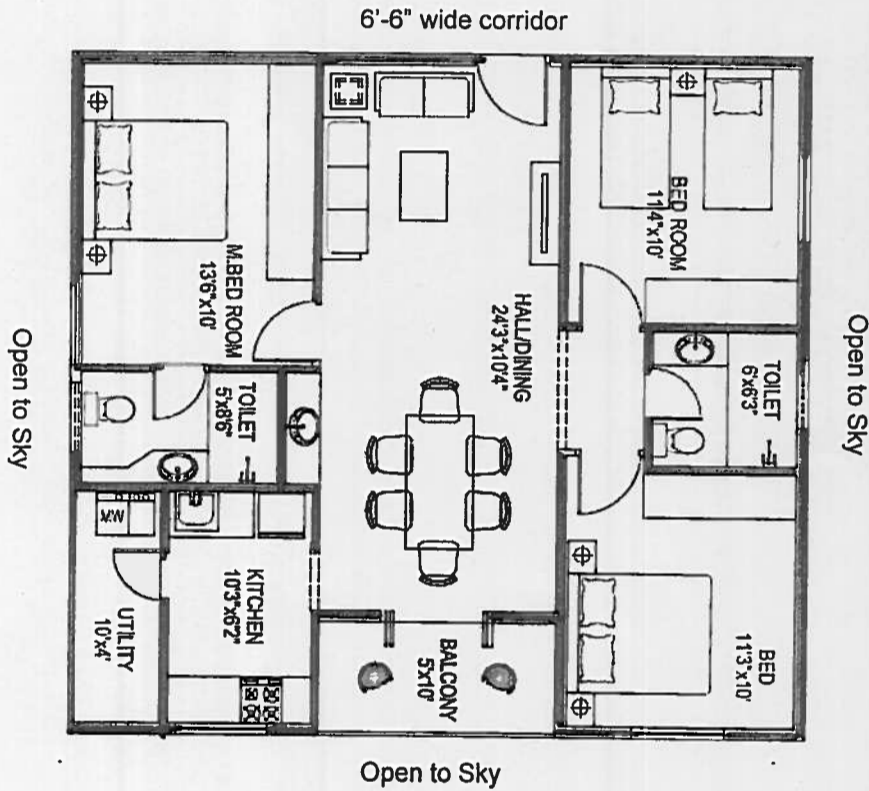
1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., REP. BY ITS  
MANAGING DIRECTOR MR. SOHAM MODI, SON OF MR. SATISH MODI

2. MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

**VENDEE:** MR. M. VIJAYA KUMAR, SON OF LATE M. YELLAIAH

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** 55.46 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 1210 sft.  
Out of U/S of Land = Ac. 2-00 Gts.



**WITNESSES:**

- 1.
- 2.

For Paramount Estates  
  
Partner

For Paramount Estates  
  
Partner  
SIG. OF THE VENDOR  
  
SIG. OF THE VENDEE



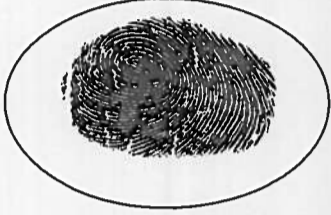





3789/2016  
Rk-1, CS No 3950/2016 & Doct No  
Sheet 8 of 11  
Joint SubRegistrar  
Kapra



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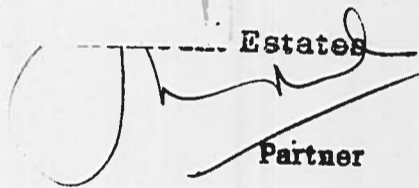


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<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 REGISTERED 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></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>MR. M. VIJAYA KUMAR S/O. LATE M. YELLAIAH R/O. PLOT NO. 19 CHACHA NEHRU NAGAR BANSILALPET SECUNDERABAD - 500 003</p>

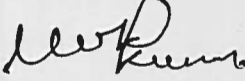
**SIGNATURE OF WITNESSES:**

- 
- 

  
Partner

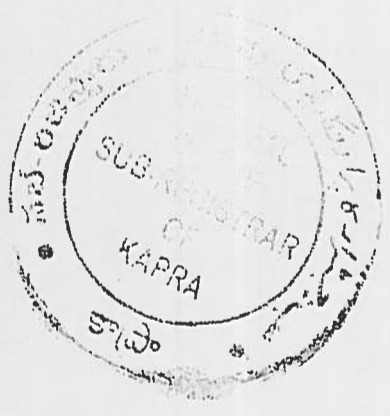
**For Paramount Estates**

  
Partner  
SIGNATURE OF THE VENDOR

  
SIGNATURE OF THE VENDEE

*[Handwritten signature]*

Bk. 1 CS No 3950/2016 & Doct No  
3789/2016. Sheet 9 of 11 Joint SubRegistrar  
Kapra



Generated On: 12/08/2016 11:59:12 AM



**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PARAMOUNT ESTATES

21/03/2007  
Permanent Account Number

AAJFP4202C

21/03/2007

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  
*Soham Modi*

Chief Commissioner of Income-tax, Andhra Pradesh

**HOUSEHOLD CARD**

Card No: PAP16776208157  
F.P Shop No: 762

Name of Head of Household: Gangwal Samit  
पति/पति का नाम: गंगवाल समित

Father/Husband name: Sushil Kumar  
पुत्र/पुत्र का नाम/Date of Birth: 20/Oct/71  
वय: 35  
व्यवसाय/Occupation: Own Business

घर.नं./House No.: 8-2-293/R2/A/1211  
सड़क/Street: ROAD NO 60  
Colony: JUBILEE HILLS  
Ward: 8 / Ward-8  
Circle: 7 / Circle VII  
जिला/District: हैदराबाद / Hyderabad  
Annual Income (Rs.): 100,000  
LPG Consumer No. (1): 620316(Single)  
LPG Dealer Name (1): B S Enterprises, HPC  
LPG Consumer No. (2): 1805/Double  
LPG Dealer Name (2): Venkata Sai

**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/1/72	34
3	Samarth	Son	29/07/00	6

DPL No 102  
Jublee Hills club,  
Jubilee Hills

27/01/2006  
DPL Incharge

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

Signature  
*Prabhakar Reddy K*

10/03/2016

*Prabhakar Reddy K*

For Paramount Estates  
*[Signature]*  
Partner

For Paramount Estates  
*[Signature]*  
Partner

BK: 1 CS No 3950/2016 & Doct No  
3789/2016. Sheet 10 of 11 Joint SubRegistrar  
Kapra



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGOPM3471B



नाम /NAME  
VIJAYA KUMAR MANALA

पिता का नाम /FATHER'S NAME  
ELIAH MANALA

जन्म तिथि /DATE OF BIRTH  
30-03-1962

हस्ताक्षर /SIGNATURE

*[Signature]*

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Bashirbagh,  
Hyderabad - 500 004.

*[Handwritten signature]*

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

DRIVING LICENCE

AP03120110006805

VISHNU YARDHAN RAO K  
K AME DAS RAO  
306, 307 III FLOOR  
SAI SHOPPING COMPLEX  
DWARAKANAGAR  
VISHAKHAPATNAM



Signature

Issued on 29 01 2011

RTA VISHAKHAPATNAM

Class Of Vehicle Validity

Non-Transport

LMV

14/08/2026

Transport  
Hazardous Validity  
Badge No.

Reference No.

AP03120110006805

Original LA

RTA VISHAKHAPATNAM

DOB

15/08/1976

Blood Gr.

Date of 1st Issue

29/01/2011

*[Handwritten signature]*



भारत निर्वाचन आयोग  
गुणवत्ता

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

NVR0506909



उपरोक्त नाम : विशाल कुमार मणाला

Elector's Name : Vishal Kumar Manala

पिता का नाम : विजय कुमार मणाला

Father's Name : Vijay Kumar Manala

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth 17/06/1993

*[Handwritten signature]*

पिनकोड : NVR0506909

6-6-428/19 PLOT NO:19

चाचा नेहरू नगर, बंसलपेट  
प्लॉट, सेकुंडराबाद, सेकुंडराबाद  
हायदराबाद, 500003

Address:

6-6-428/19 PLOT NO:19  
Chacha Nehru Nagar, Bansalpet  
Secunderabad, Secunderabad  
Hyderabad, 500003

Date: 14/12/2012

प्रतिरूपित चयनकर्ता

उपरोक्त नाम अर्पित

62... निवर्तमान चयनकर्ता

Facsimile Signature of

Election Registration Officer

62 - Bansalpet Assembly Constituency  
उपरोक्त नाम अर्पित चयनकर्ता के पिन कोड में  
आधार के तहत सूची में नाम अर्पित करने के लिए  
निवर्तमान चयनकर्ता को सूचित किया गया है।

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

85 / 1023

Bk-1, CS No 3950/2016 & Doct No

3109-2016. Sheet 11 of 11

Joint SubRegistrar  
Kapra







TS00AA 86653203

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

App No : 82339

MeeSeva App No : ECM021603663337

Date : 16-Aug-16

Statement No : 17130018

Sri/Smt.: **M VIJAYA KUMAR** : 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: 804 ,Apartment: PARAMOUNT AVENUE ,Ward : 2-Block : 2 VILLAGE: NAGARAM ,Survey No : ,233, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY**

A search is made in the records of SRO(s) of **KEESARA** relating there to for 9 years from **01-10-2007 To 12-08-2016** for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- 2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 804 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR This document Link Doct 1526, 4988/2007 of SRO 1516;/ 2007	(R) 12-08-2016 (E) 08-08-2016 (P) 12-08-2016		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 892000 Cons.Value:Rs. 2713250	1 .1.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER MODI PROPERTIES AND INVESTMENTS PVT LTD REP BY ITS MD SOHAM MODI 2.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER SAMIT GANGWAL 3.(EX)REP BY GPA K.PRABHAKAR REDDY 4.(CL)M.VIJAYA KUMAR	0/0 3789/ 2016 [1] of SROKAPRA
2 -- 2	VILL/COL: NAGARAM/NAGARAM W-B: 0-0 SURVEY: 233 EXTENT: 2 Acres Boundires: [N]: SY.NO. 234 & SY.NO. 235 [S] SY. NO. 226 & 227 [E]: SY. NO. 232 [W]: BALANCE PART OF SY. NO. 233 1516,	(R) 04-04-2007 (E) 04-04-2007 (P) 04-04-2007		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1 .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

**ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము**  
**Declaration by the Authorized Agent for Delivering the Electronic Services**

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

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

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

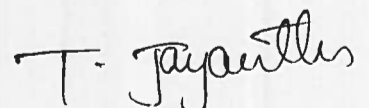
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

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

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

  
సంతకము  
Signature

**SRIVEN NET DEN  
SDP-SRND**

**Opp: Amberpet Police Station  
TIRUMALANAGAR  
AMBERPET Mandal  
HYDERABAD-500013  
TELANGANA**