

ORIGINAL

14560 దస్తావేజులు మరియు రుసుముల రశీదు
Paramount Estates Regd

నెం.

శ్రీమతి / శ్రీ K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

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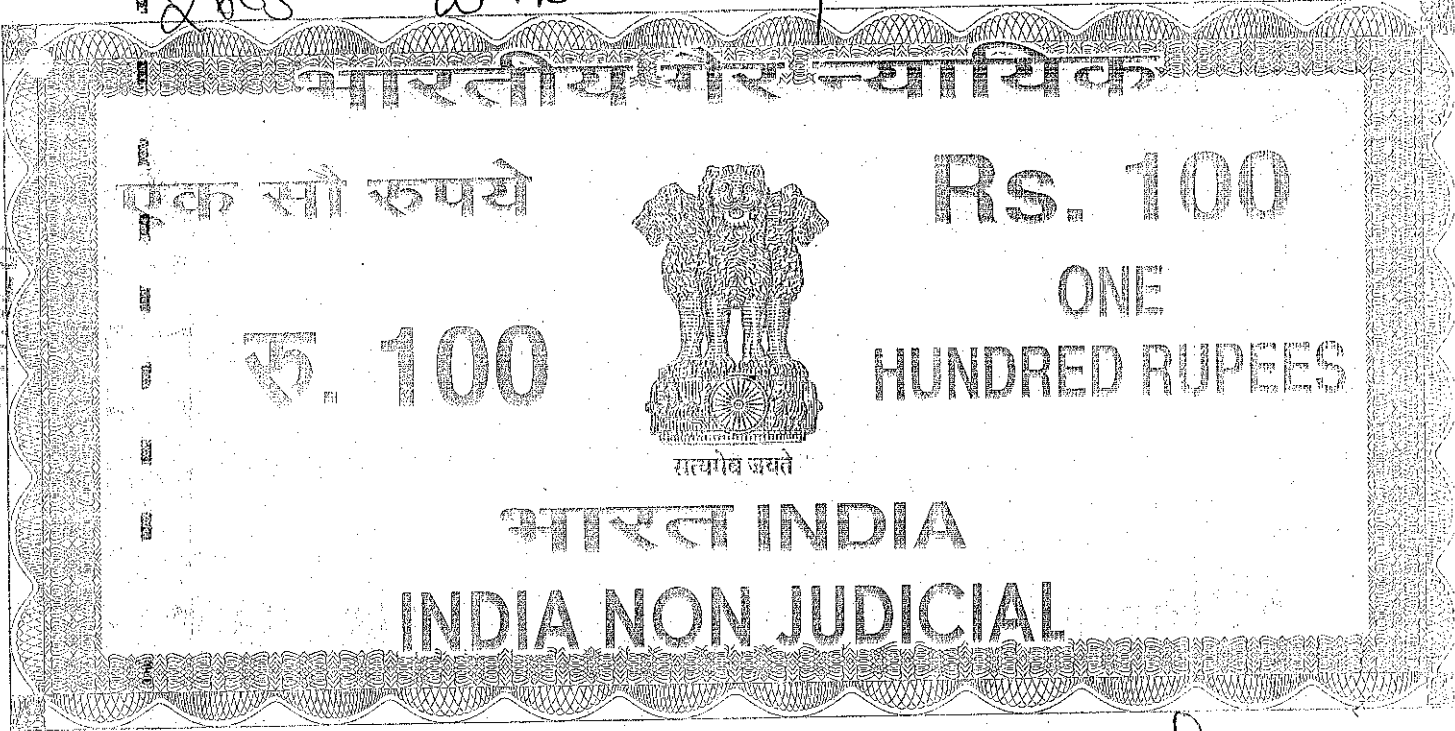
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సబ్ రిజిస్ట్రారు

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.

CS
2605 W.S.O. 25/6/2016



తెలంగాణ తెలంగాణ TELANGANA

S.No. 4030 Date: 11-04-2016

Sold to RAMESH

S/o. NARSING RAO

For Whom: PARAMOUNT ESTATES.

C 129834

CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No. 15-31-029/2013,
R.No. 15-31-027/2016
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 4th day of June 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, III 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 Late Satish Modi, aged about 46 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

Mr. Mohd Abdul Razack, Son of Mr. Mohd Abdul Latif, aged about 32 years residing at Pl. No. 6/A, Carry Fresh Super Markets, Chinna Cherlapally, Cherlapally, Hyderabad - 501 301, 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. 12527/- paid between the hours of 3 and 4 on the 09th day of JUN, 2016 by Sri Soham Modi

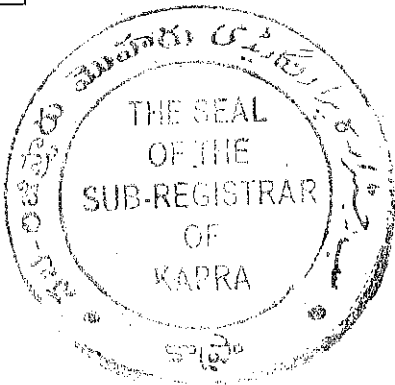
Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 MOHD ABDUL RAZACK : 09/06/2016 [1526-1-2016-2605]	MOHD ABDUL RAZACK S/O. MOHD ABDUL LATIF PLOT NO. 6/A CARRY FRESH SUPER, MARKETS CHERLAPALLY HYD	<i>M. Razack</i> 20/06/2016
2	EX		 REP BY GPA K. PRABHAKAR REDDY : 09/06/2016 [1526-1-2016-2605]	REP BY GPA K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G. ROAD SEC BAD	

Identified by Witness:				
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S. ANIL KUMAR : 09/06/2016 [1526-1-2016-2605]	S. ANIL KUMAR R/O. BUNGALOW NO. 325, CHERLAPALLY R R DIST.	<i>S. Anil Kumar</i>
2		 A. PRAVEEN KUMAR : 09/06/2016 [1526-1-2016-2605]	A. PRAVEEN KUMAR R/O. 2-80, NAGARAM KEESARA MANDAL R R DIST.	<i>A. Praveen</i>

09th day of June, 2016

Signature of *[Signature]* Joint Sub Registrar8
Kapra

Bk - 1, CS No 2605/2016 & Doct No *[Signature]* Joint Sub Registrar8 Kapra Sheet 1 of 11 09/06/2016



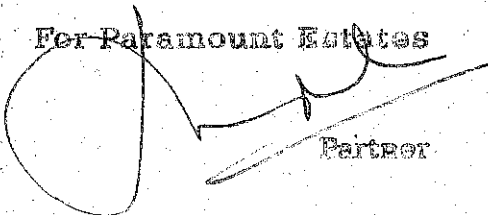
WHEREAS:

- 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 a deluxe apartment bearing flat no.805 on the eighth 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						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	137703	0	0	0	137803
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	12527	0	0	0	12527
User Charges	NA	0	100	0	0	0	100
Total	100	0	150330	0	0	0	150430

Rs. 137703/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12527/- towards Registration Fees on the chargeable value of Rs. 2505500/- was paid by the party through E-Challan/BC/Pay Order No ,6323SG030616 dated ,04-JUN-16 of ,SBH/RP ROAD SECUNDERABAD

E-Challan Details Received from Bank :

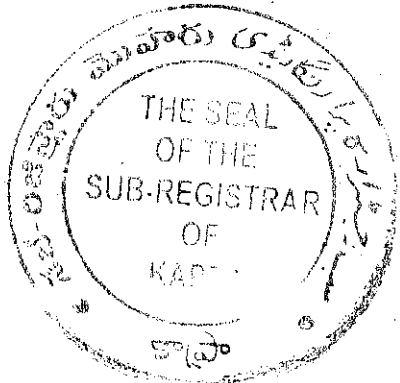
(1). AMOUNT PAID: Rs. 150330/-, DATE: 04-JUN-16, BANK NAME: SBH, BRANCH NAME: RP ROAD SECUNDERABAD, BANK REFERENCE NO: 001084992, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES, CLAIMANT NAME: MOHD ABDUL RAZACK).

Date:
09th day of June, 2016

[Signature]
Signature of Registering Officer
Kapra

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2515-0016 No. / r.s. 1038
1526
2515-16
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[Handwritten signature]



- 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. 25,05,500/- (Rupees Twenty Five Lakhs Five Thousand and Five Hundred 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.805 on the eighth 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.25,05,500/- (Rupees Twenty Five Lakhs Five Thousand and Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by way of cheque no.838325, dated 19.05.2016 being Financed by Can Fin Homes Ltd, Kompally Branch, Hyderabad.
- ii. Rs.6,25,670/- (Rupees Six Lakhs Twenty Five Thousand Six Hundred and Seventy Only) paid by way of paid by way of cheque no.049400, dated 04.06.2016 drawn on ICICI Bank., Kapra Branch, Hyderabad.
- iii. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of paid by way of cheque no.049413, dated 19.04.2016 drawn on ICICI Bank., Kapra Branch, Hyderabad.
- iv. Rs.1,54,830/- (Rupees One Lakhs Fifty Four Thousand Eight Hundred and Thirty Only) paid by way of paid by way of cheque no.049399, dated 31.05.2016 drawn on ICICI Bank., Kapra Branch, Hyderabad.
- v. Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 049412, dated 30.03.2016 drawn on ICICI Bank., Kapra Branch, 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.

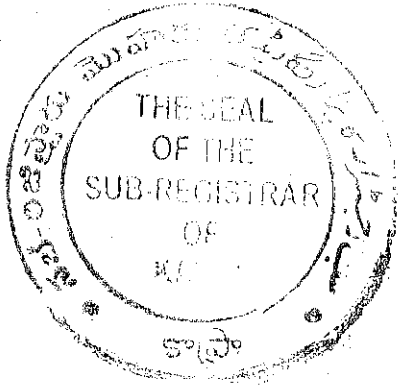
For Paramount Estates

Partner

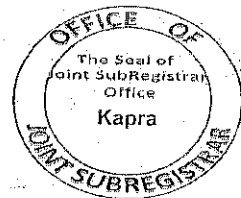
For Paramount Estates

Partner

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Kapra

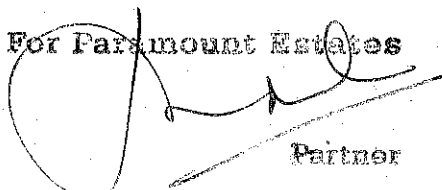


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3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming 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



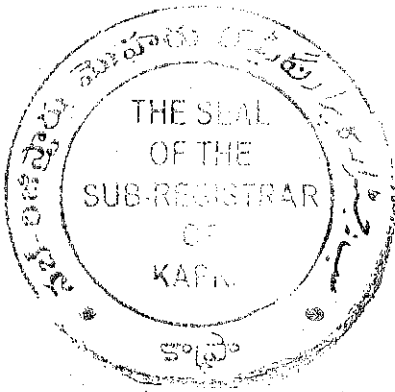
Partner

For Paramount Estates



Partner

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Kapra



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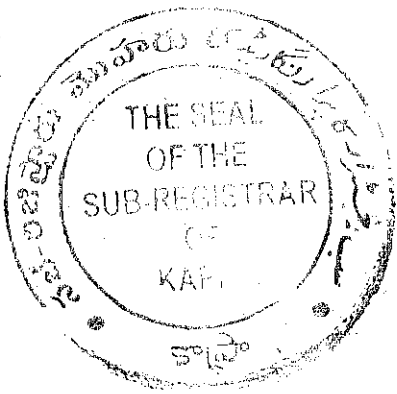


- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Paramount Avenue, shall vest jointly with the owners of the various tenements/ 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.

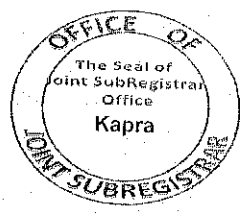
For Paramount Estates

For Paramount Estates

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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.805 on the eighth 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. *S. Anil Kumar*
2. *A. Eswara*

For Paramount Estates
[Signature]
Partner

For Paramount Estates
[Signature]
Par

VENDOR

M. R. Raza
VENDEE

ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.805 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 : 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 Eighth Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 25,05,500/-

For Paramount Estates
Partner

For Paramount Estates
Partner

Date: 04.06.2016

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: 04.06.2016

Signature of the Executants

M. O. Borack

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Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 805 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 LATE SATISH MODI

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

VENDEE:

MR. MOHD ABDUL RAZACK, SON OF MR. MOHD ABDUL LATIF

REFERENCE:

SCALE:

INCL:



EXCL:

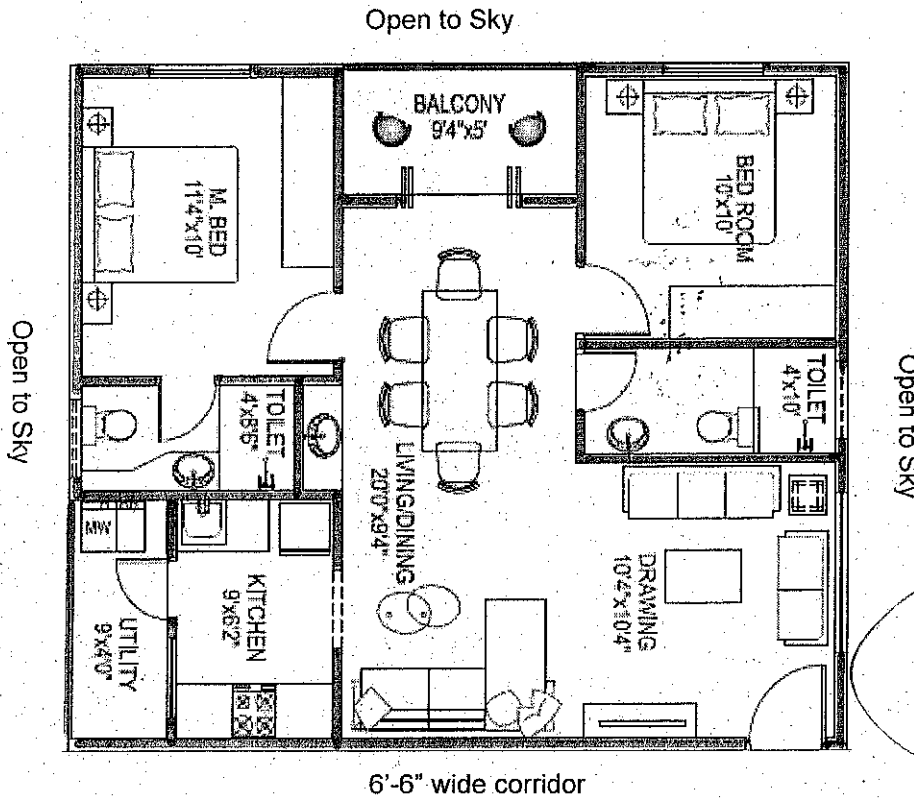


AREA: 46.29

SQ. YDS. OR

SQ. MTRS.

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

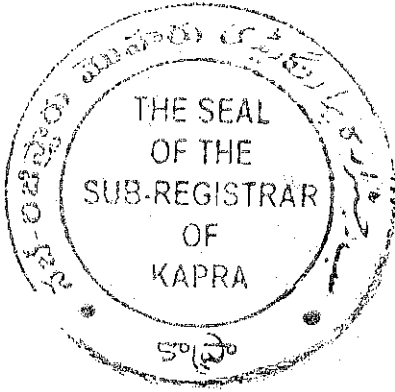
SIG. OF THE VENDOR

M.A. Razack
SIG. OF THE VENDEE

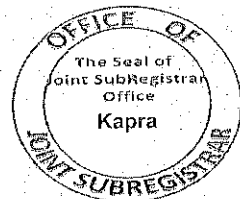
WITNESSES:

- [Signature]*
- [Signature]*

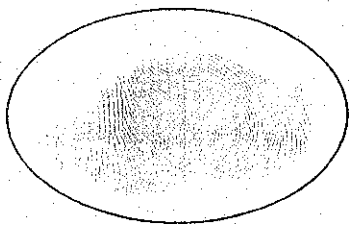
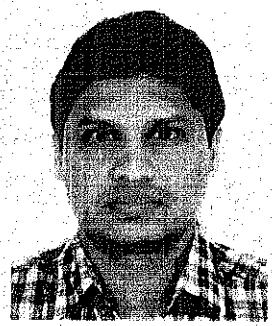
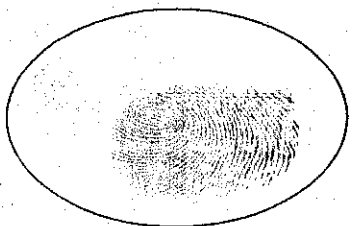

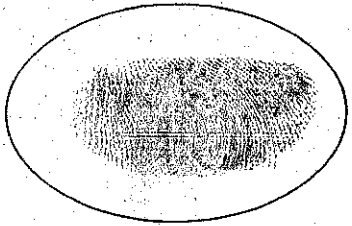
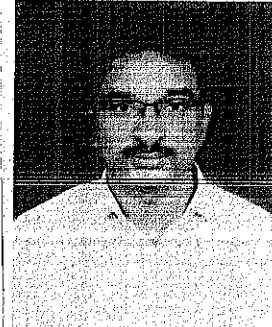
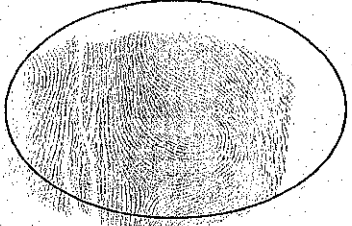
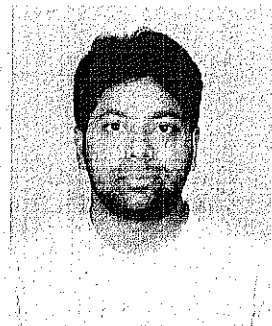
Bk-1, CS No 2605/2016 & Doct No
0575/2016. Sheet 8 of 11 Joint SubRegistrar8
Kapra



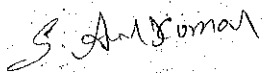
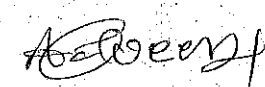
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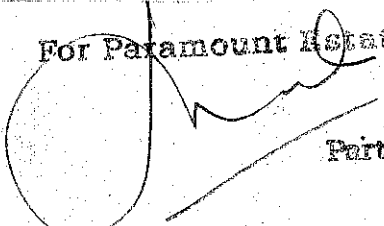


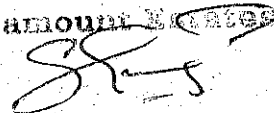
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR:</u> 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</p> <p>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. LATE 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><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO.53/BK-IV/2015, Dt:15.10.2015:</u></p> <p>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.</p>
			<p><u>VENDEE:</u></p> <p>MR. MOHD ABDUL RAZACK S/O. MR. MOHD ABDUL LATIF R/O. PLOT NO. 6/A CARRY FRESH SUPER MARKETS CHINNA CHERLAPALLY CHERLAPALLY HYDERABAD - 501 301</p>

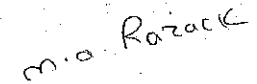
SIGNATURE OF WITNESSES:

- 
- 

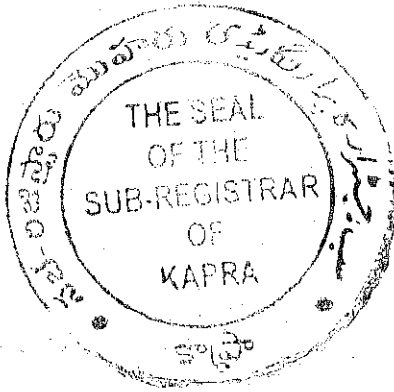
For Paramount Estates

Partner

For Paramount Estates

Partner

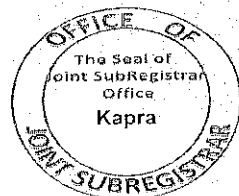
SIGNATURE OF THE VENDOR


SIGNATURE OF THE VENDEE

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2515/2016. Sheet 9 of 11 Joint-SubRegistrar
Kapra



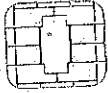
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**TELANGANA STATE TRANSPORT DEPARTMENT
CERTIFICATE OF REGISTRATION**

Regn. Number : TS08EP1919
 Regd. Owner : **M A RAZACK**
MOHAMMED ABDUL LATIF
 Address : **BUNGLOW NO 391**
SILVER OAK BUNGLOWS
CHINNA CHERLAPALLY
HYDERABAD-501301
 Maker's Class : **VW POLO 1.2 MPI HIGHLINE BSIV**
 Vehicle Class : **MOTOR CAR**
 Mth. Yr. of Mfg : **8/2015**
 Fuel Used : **PETROL**
 Type of Body : **SEDAN**



M.A. Razack

VENDOR:

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

PERMANENT ACCOUNT NUMBER
ABMPM6725H
 नाम / NAME
SOHAM SATISH MODI
 पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
 जन्म तिथि / DATE OF BIRTH
18-10-1989
 SIGNATURE
 Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD
 Card No : PAPI6776200357
 F.P Shop No : 762
 Name of Head of Household : Gangwal Samir
 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 / 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 Sai

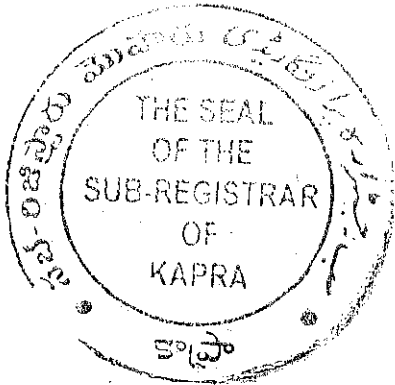
Family Members Details

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
 In Charge

888

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2515-2016. Sheet 10 of 11 Joint SubRegistrar
Kapra



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమోచు సంఖ్య / Enrollment No. : 1027/40281/52159

To
Sadam Anil Kumar
సాదం అనిల్ కుమార్
S/O Radha Krishna Murthy
18-4-114
main road, opposite gandhi statue
yadava street
Guntur
Kolhapeta(Guntur), Guntur
Andhra Pradesh - 522001

22/04/2012



UF262647237IN
26264723



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2864 0749 7821

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

సాదం అనిల్ కుమార్
Sadam Anil Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1997
పురుషుడు / Male

2864 0749 7821



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమోచు సంఖ్య / Enrollment No.: 1416/96003/00184

To
ఎమ్ ఎ రాజక్
M A Razack
S/O: Mohammed Abdul Latif
Burglow No 391, Silver Oak Bungalows, Chinna
Cherlapally
Near Govt Mint Cherlapally, Kapra
Ghatkesar
Ghatkesar
Ghatkesar K.v. Rangareddy
Telangana 501301
097 / 0130300

01/11/2015

26 56 030

MP985616603FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8599 6839 0547

ఆధార్ - సామాన్యుని హక్కు

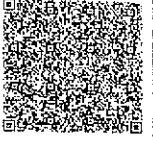
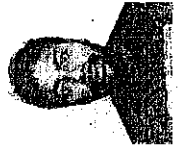


భారత ప్రభుత్వం

Government of India

ఎమ్ ఎ రాజక్
M A Razack
పుట్టిన తేదీ / DOB : 25/04/1983
పురుషుడు / Male

8599 6839 0547



Eota Praveen Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1991
పురుషుడు / Male

9657 9411 2081



Address: S/O: Chandraiah,
2-13, bantuwada, Chada,
Atmakur, Naigonda,
Katepally, Andhra Praesh,
508111

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

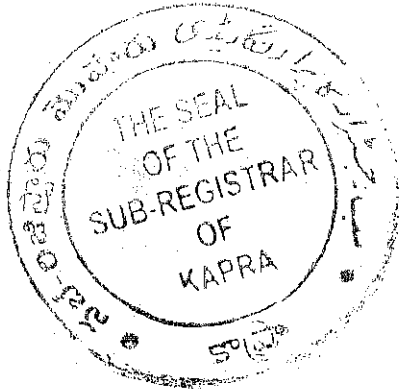
సంస్థ స్థాపన: 1947

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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Joint SubRegistrar
Kapra



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

TS00AA 40647058

App No : 8539

MeeSeva App No :
ECM021603445574

Date : 21-Jun-16

Statement No : 16152302

Sri/Smt.: MOHD ABDUL RAZACK : 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: 805 , 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 9 years from 01-10-2007 To 20-06-2016 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 Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- 3	VILL/COL: NAGARAM/NAGARAM W- B: 2-2 SURVEY: 233 HOUSE: APARTMENT: PARAMOUNT AVENUE FLAT: 805 EXTENT: 46.29SQ.Yds BUILT: 1010SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct 1526, 2515/2016 of SRO 1526;/ 2016	(R) 18-06-2016 (E) 18-06-2016 (P) 18-06-2016		0208 (Deposit of Title Deeds) Mkt.Value:Rs. 0 Cons.Value:Rs. 2100000	1 .1.(MR)MOHD ABDUL RAZACK 2.(ME)CANFIN HOMES LTD	0/0 2663/ 2016 [1] of SROKAPRA
2 -- 3	VILL/COL: NAGARAM/NAGARAM W- B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 805 EXTENT: 46.29SQ.Yds BUILT: 1110SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct 1526, 4988/2007 of SRO 1516;/ 2007	(R) 09-06-2016 (E) 04-06-2016 (P) 09-06-2016		0101 (Sale Deed) Mkt.Value:Rs. 752000 Cons.Value:Rs. 2505500	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)MOHD ABDUL RAZACK	0/0 2515/ 2016 [1] of SROKAPRA
3 -- 3	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		0101 (Sale Deed) Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1 .1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADAIHA alias BIJJA YADAIHA 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

