

ORIGINAL

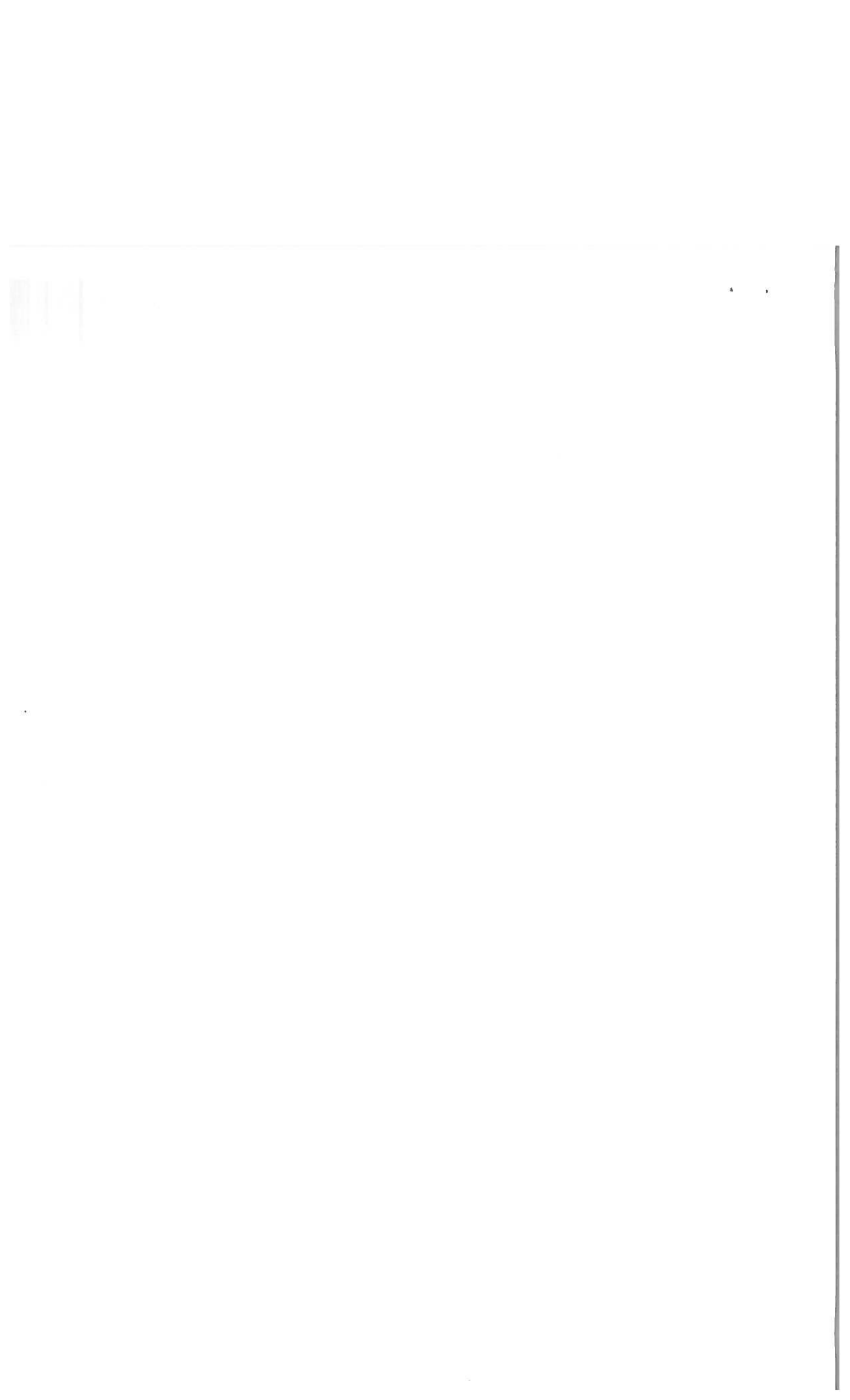
1292 దస్తావేజులు మరియు రుసుముల రశీదు
 నెం. m/s. Parasuram + Builders Dept. 58th am modh ramathes
 శ్రీమతి / శ్రీ Dept. SPA Holder K. Prabhakarreddy 1/11 15/19
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		Alagaram (V) # 4000
దస్తావేజు విలువ	10,00,000		SRD 1000000
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1419/17		
రిజిస్ట్రేషన్ రుసుము	5350	RETURNED	ch m
లోటు స్టాంపు (D.S.D.)	42700		775200130417
GHMC (T.D.)	16050		dt 1
యూజర్ ఛార్జీలు	110		vat 13 3357
అదనపు షీట్లు			1700370025 dt 15-4-17
5 x			RRR
మొత్తం	64210		

(అక్షరాల) Rupees sixty four thousand two hundred

_____ రూపాయలు మాత్రమే)
 తేది 21/4/17
 వాపసు తేది _____
 వల్లభాచారి 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.



1425

Dolt No: 1419 of 2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S.No. 16809 Date: 01-11-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: PARAMOUNT BUILDERS

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

SALE DEED

This Sale Deed is made and executed on this the 15th day of April 2017 at S.R.O, Vallabhnagar, Medchal-Malkajgiri District by:

M/s. PARAMOUNT BUILDERS {Pan No.AAHFP4040N}, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, M. G. Road, Secunderabad - 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 47 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 46 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. Mr. B. Anand Kumar, Son of Mr. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moulali, Hyderabad.
2. Sri Nareddy Kiran Kumar, Son of Madhusudhan Reddy, aged about 34 years, residing at Plot no. 275, Venkateshwara Nagar, Meerpet, Moulali, Hyderabad.
3. Sri. M. Kantha Rao, Son of Mr. Laxman Rao, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally. Hyderabad.
4. Sri. K. Kantha Reddy, Son Mr. of K. Ram Reddy, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District.

Being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).









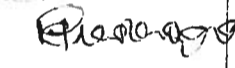
For Paramount Builders



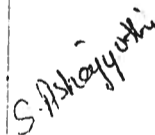


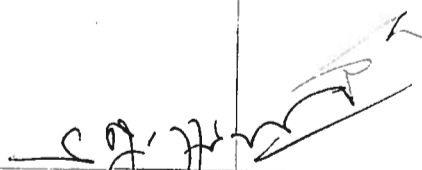
For Paramount Builders

For Modi Properties & Investments Pvt. Ltd.
Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5350/- paid between the hours of 1 and 2 on the 21st day of APR, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 RAMANATHAN SUBR [1508-1-2017-1425]	RAMANATHAN SUBRAMANIAN S/O. RAMASWAMY SUBRAMANIAN H.NO.34-138, THIRIMURTHI NIVAS APTS.F.NO.203,BHAVANI CLY, NEREDMET X ROAD,SEC-BAD-500094	
2	EX		 M/S MODI PROPERTI [1508-1-2017-1425]	M/S MODI PROPERTIES & INVESTMENTS PVT LTD REP BY GAURANG MODY S/O. JAYANTHILAL MODY H.NO.5-4-187/3 & 4 II FLOOR, SOHAM MANSION,M.G.ROAD,SEC-BAD	
3	EX		 REP BY SPA K.PRABH [1508-1-2017-1425]	REP BY SPA K.PRABHAKAR REDDY VIDE DOC NO.1/2007 DT 11/1/2007 AT SRO SHAMIRPET S/O. K.PADMA REDDY H.NO.5-4-187/3 & 4 II FLOOR, SOHAM MANSION,M.G.ROAD,SEC-BAD	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 S.ASHA JYOTHI::21/ [1508-1-2017-1425]	S.ASHA JYOTHI H.NO.34-138,203,BAHRANI CLY,NEREDMET,HYD	
2		 CH.RAMESH::21/04/ [1508-1-2017-1425]	CH.RAMESH H.NO.5-4-187/3,4,M.G.ROAD,SEC-BAD	

21st day of April, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of
Registrars under Section 30

Bk - 1, CS No 1425/2017 & Doct No 1419 / 2017 Sub Registrar Vallabh Nagar Sheet 1 of 13



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AND

M/s. Modi Properties & Investments Pvt. Ltd., {Pan No.AABCM4761E} a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Director Mr. Gaurang Mody, Son of Jayanthilal Mody aged about 48 years, Occupation: Business, hereinafter called the "Consenting party" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

IN FAVOUR OF

Mr. Ramanathan Subramanian, Son of Mr. Ramaswamy Subramanian, aged about 29 years, Occupation: Service, residing at 34-138, Thrimurthi Nivas Apartment, Flat No. 203, Bhavani Colony, Neredmet 'X' road, Secunderabad - 500 094 {Pan No. CVEPS6923B}, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

- A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue of Deed of Conveyance of land dated 9.09.2004 registered as document bearing no. 9210/2004 and Release Deed dated 27.10.2004 and registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District (hereinafter this land is referred to as the SCHEDULED LAND) and is more particularly described in Schedule 'A' at the foot of the document.
- B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:
- i. Shri M. Venu, S/o. Shri Mallaiah
 - ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
 - iii. Shri K.V. Rama Rao, S/o. Shri Gopal Rao
- C. The Scheduled Land was Government land and the same was placed for sale on open auction on 17.09.2003. The previous owners Shri M. Venu and two others have participated in the auction and the auction was knocked down in favour of them as they being the highest bidders. The open auction conducted has been confirmed in favour of the previous owners namely M. Venu and two others vide proceedings of the Collector, R. R. District vide proceeding no. LC2/7278/2003 dated 20.09.2003.
- D. The previous owners Shri M. Venu and two others and the Original Owners have reached into an understanding for participating in the open auction and upon confirmation of the auction the sale consideration was arranged and paid by pooling all the resources of the seven participants (i.e., previous owners Shri M. Venu and two others and all the four VENDORS). The Scheduled Land was agreed to be purchased jointly with all the seven persons having broadly the following share.
- a. 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
 - b. Balance 4/7 of the share will be held by the remaining four persons as follows:
 - i. Shri. B. Anand Kumar - 27% of 4/7 share i.e., 15.42%
 - ii. Shri. N. Kiran Kumar - 20% of 4/7 share i.e., 11.42%
 - iii. Shri. M. Kanta Rao - 37% of 4/7 share i.e., 21.16%
 - Shri. K. Kanta Reddy - 16% of 4/7 share i.e., 9.15%

For Modi Properties & Investments Pvt. Ltd.

For Paramount Builders

For Paramount Builders

Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

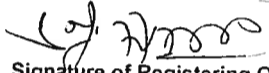
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	42700	0	0	0	42800
Transfer Duty	NA	0	16050	0	0	0	16050
Reg. Fee	NA	0	5350	0	0	0	5350
User Charges	NA	0	110	0	0	0	110
Total	100	0	64210	0	0	0	64310

Rs. 58750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5350/- towards Registration Fees on the chargeable value of Rs. 1070000/- was paid by the party through Challan/BC/Pay Order No., 1700370025 dated, 15-APR-17 through E-Challan No., 775ZDU130417 dated, 17-APR-17 of, SBH/TULASI NAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 64210/-, DATE: 17-APR-17, BANK NAME: SBH, BRANCH NAME: TULASI NAGAR HYDERABAD, BANK REFERENCE NO: 000692005, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT BUILDERS, CLAIMANT NAME: MR. RAMANATHAN SUBRAMANIAN).

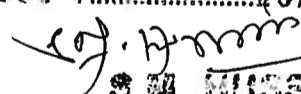
Date:
21st day of April, 2017

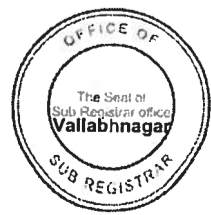

Signature of Registering Officer
Vallabh Nagar

BK-1, CS No 1425/2017 & Doct No
 1419 / 2017 Sheet 2 of 13 Sub Registrar
 Vallabh Nagar

15 వ వుస్తకము 2017 నం./ కాశ 1999 నం|| వు
 1419 నెంబరుకు రిజిస్ట్రేషన్ చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1508-1.....1419 - 2017.

తేదీ. 21/04/17.


S.M. HUSSAINI
సబ్ రిజిస్ట్రారు
చుట్టూరు



- E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:
- | | |
|-------------------------|-------|
| a. Shri. B. Anand Kumar | - 27% |
| b. Shri. N. Kiran Kumar | - 20% |
| c. Shri. M. Kanta Rao | - 37% |
| d. Shri. Kanta Reddy | - 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.
- I. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:

- (a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
 (b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
 (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.

The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

For Paramount Builders

For Paramount Builders

Partner

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- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.
- M. Whereas the Consenting Party had agreed to purchase the Scheduled Apartment form the Vendor and has paid the entire sale consideration to the Vendor for the Scheduled Apartment. The Vendor on payment of the entire consideration had agreed to execute a conveyance deed in favour of the Consenting Party and/or his/her nominees. Accordingly the Consenting Party requested the Vendor to execute agreement of sale in favour of the Vendee. The Vendor and the Consenting Party hereby confirm that the Vendee shall be the absolute owner of the Scheduled Property without any let or hindrance from them. The Vendor and the Consenting Party hereby confirm that hereafter they shall have no right, title or interest of whatsoever nature on the Scheduled Apartment. The Consenting Party further confirms that they have no claims of whatsoever nature against the Vendor or the Vendee. There is no subsisting agreement of sale between the Vendor and Consenting Party and therefore the Consenting Party has been made Party this sale deed.
- N. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 307 on the third floor in block no. 'D' having a super built-up area of 515 sft (i.e., 412 sft. of built-up area & 103 sft. of common area) together with undivided share in the scheduled land to the extent of 33.77 sq. yds., and a reserved parking space for two wheeler on ~~xxx~~ the stilt floor bearing nos. 21 ~~xxx~~ admeasuring about 15 ~~sq. ft.~~, ~~xxx~~ respectively., in the building known as 'Paramount Residency' and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- O. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- P. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- Q. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,70,000/-(Rupees Ten Lakhs Seventy Thousand Only) and the Buyer has agreed to purchase the same.
- R. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- S. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

For Paramount Builders
Partner
For Modi Properties & Investments Pvt. Ltd.

For Paramount Builders
Partner

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Vallabh Nagar



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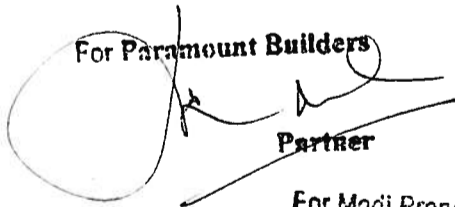


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 307 on the third floor, in block no. 'D', having a super built-up area of 515 sft. (i.e., 412 sft. of built-up area & 103 sft. of common area) in building known as Paramount Residency together with:
 - a. Undivided share in scheduled land to the extent of 33.77 sq. yds.
 - b. A reserved parking space for two wheeler in the stilt floor bearing nos. 21 x x x admeasuring about 15 Sft., x x x respectively.

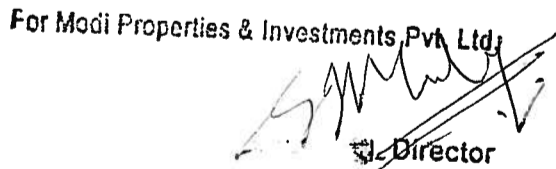
Situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,70,000/- (Rupees Ten Lakhs Seventy Thousand Only) loan avail from HDFC Ltd, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong 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 Apartment.
3. The Vendor further covenant that the Scheduled Apartment 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 Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders

Partner

For Paramount Builders

Partner

For Modi Properties & Investments Pvt Ltd

Director

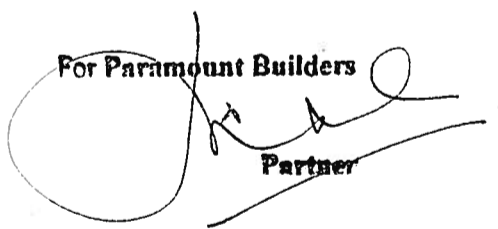
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(4/9 120/2) Sheet 5 of 13 Sub Registrar
Vallabhagar



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7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/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 Buyer 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 apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment 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 apartment/parking space in PARAMOUNT RESIDENCY.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer 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 Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. 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 RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, dministration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Paramount Builders

Partner

For Paramount Builders

Partner

For Modi Properties & Investments Pvt. Ltd.

Director

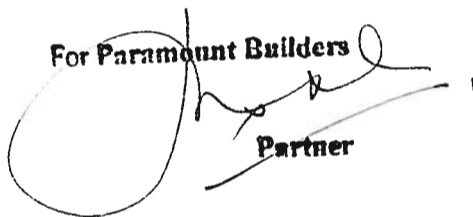
Bk-1, CS No 1425/2017 & Doct No 1419/2017 Sheet 6 of 13 Sub Registrar
Vallabh Nagar



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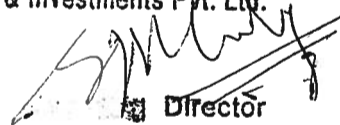
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. 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 Buyer 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 Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

For Paramount Builders

Partner

For Paramount Builders

Partner

For Modi Properties & Investments Pvt. Ltd.


Director

Bk-1, CS No 1425/2017 & Doct No 507 Ymir
14/9 120/12 Sheet 7 of 13 Sub Registrar
Vallabhagar



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SCHEDULE 'A'

SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

North By	Sy. Nos. 198, 182, 180 & 177
South By	Sy. Nos. 175, 174 & 167
East By	Sy. No. 159
West By	Sy. No. 198

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no. 307 on the third floor, in block no. 'D' admeasuring about 515 sft. of super built-up area (i.e., 412 sft. of built-up area & 103 sft. of common area) together with proportionate undivided share of land to the extent of 33.77 sq. yds. and a reserved parking space for two wheeler in the still floor bearing nos. 21 x x x admeasuring about 15 sft. x x x respectively. in residential apartment named as "Paramount Residency", forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District now under Medchal-Malkajgiri District now under Medchal-Malkajgiri District, marked in red in the plan enclosed and bounded as under:

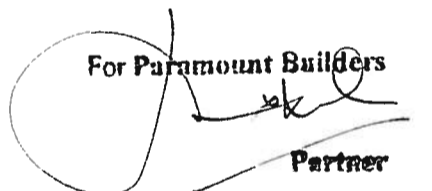
North By	Flat No. 306
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6' wide corridor

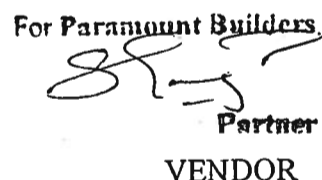
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

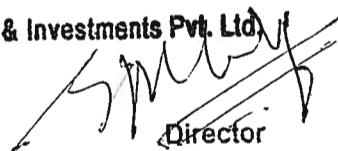
1. S. Ashok yada

2. P. K.

For Paramount Builders

Partner

For Paramount Builders

Partner
VENDOR

For Modi Properties & Investments Pvt. Ltd.


Director
BUYER

Bk-1, CS No 1425/2017 & Doct No
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Vallabhagar

[Handwritten Signature]



ANNEXTURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 307 on the third floor, in block 'D' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Ranga Reddy District now under Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Ground Floor + 5 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 33.77 sq. yds, U/s Out of Ac. 3-04 Gts.
4. **Built up area Particulars:**
- a) In the Ground Floor : 15 sft. Parking space for Two wheeler
- b) In the Third Floor : 515 sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 10,70,000/-

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 15.04.2017

Signature of the Executants

For Modi Properties & Investments Pvt. Ltd.

C E R T I F I C A T E

Director

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

For Paramount Builders
Partner

For Paramount Builders
Partner

Signature of the Executants

Date: 15.04.2017

For Modi Properties & Investments Pvt. Ltd.
Director

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Vallabhagar



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REGISTRATION PLAN SHOWING FLAT NO. 307 IN BLOCK NO. 'D'

ON THE THIRD FLOOR IN "PARAMOUNT RESIDENCY"

IN SURVEYNOS. 176 (PART)

SITUATED AT

NAGARAM VILLAGE,

KEESARA

MANDAL, R. R. DIST.

VENDOR:

M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF MR. SATISH MODI

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

CONSENTING PARTY: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD REPRESENTED BY ITS DIRECTOR.
MR. GAURANG MODY, SON OF JAYANTHILAL MODY

BUYER:

MR. RAMANATHAN SUBRAMANIAN, SON OF MR. RAMASWAMY SUBRAMANIAN

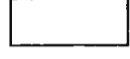
REFERENCE:
AREA: 33.77

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



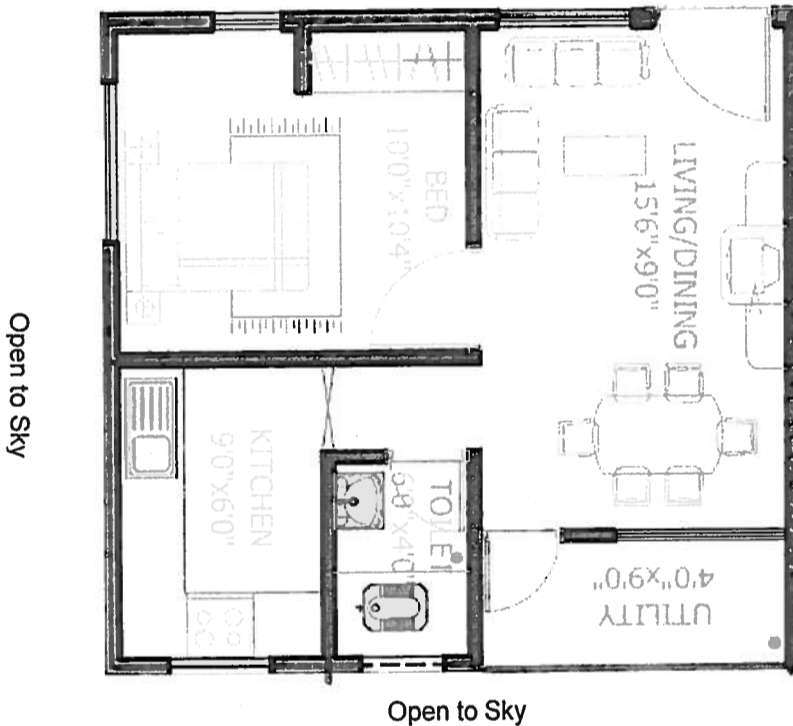
EXCL:



Total Built-up Area = 515 sft.
Out of U/S of Land = Ac. 3-04 Gts.



Open to Sky & 6' wide corridor



WITNESSES:

1. *S. Ashayjoti*

2. *P K*

For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR
For Modi Properties & Investments Pvt. Ltd.

SIG. OF THE CONSENTING PARTY
Director

SIG. OF THE BUYER

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1419/2017. Sheet 10 of 13

Sy. N. M.
Sub Registrar
Vallabh Nagar



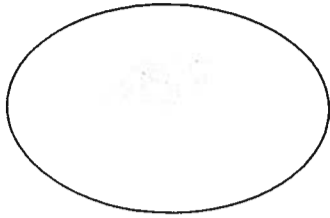
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
THE REGISTRATIONS ACT, 1908.**

SL.NO. FINGER PRINT
 IN BLACK
 (LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. PARAMOUNT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3&4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
1. MR. SOHAM MODI
 S/O. LATE 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.

**SPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 1/2007 Dt: 11/01/2007 AT SRO,
SHAMIRPET:**



MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

CONSENTING PARTY:



M/S. MODI PROPERTIES & INVESTMENTS PVT.
LTD., HAVING ITS REGISTERED OFFICE AT
5-4-187/3 & 4, 2ND FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003, REP. BY
ITS DIRECTOR MR. GAURANG MODY
S/O. MR. JAYANTHILAL MODY

BUYER:



MR. RAMANATHAN SUBRAMANIAN
S/O. MR. RAMASWAMY SUBRAMANIAN
R/O. 34-138, THRIMURTHI NIVAS APARTMENT
FLAT NO. 203, BHAVANI COLONY
NEREDMET 'X' ROAD
SECUNDERABAD - 500 094

SIGNATURE OF WITNESSES:

1. *Sahgaya*
2. *P K*

[Signature]
Partner
SIGNATURE OF THE VENDOR

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Director
SIGNATURE OF THE CONSENTING PARTY

For Paramount Builders
[Signature]
Partner

[Signature]
SIGNATURE OF BUYER

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Sub Registrar Vallabhagar



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HOUSEHOLD CARD



Card No : PAP16776204574
 F.P Shop No : 762

Name of Head of Household : Gangwal Samit
 కంపెనీ/ధర్మ పేరు : గుప్త కంపెనీ

Father/Husband name : Sushil Kumar
 పుట్టిన తేదీ/Date of Birth : 20/Oct/71
 వయస్సు/Age : 35
 వృత్తి/Occupation : Own Business

బంధ.నెం./House No. : 8-2-293/82A/1211
 వీధి/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8 / Ward- 8
 Circle : 7 / Circle VII

జిల్లా/District : హైదరాబాద్ / 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 HPC

Family Members Details

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

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006
 D. Linchargo

भारत सरकार
 GOVT. OF INDIA



आयकर विभाग
 INCOME TAX DEPARTMENT

PRABHAKAR/REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E

Signature

भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT

PERMANENT ACCOUNT NUMBER
 ABMP6725H

नाम / NAME
 SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
 SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
 16-10-1969

प्रभुत्व / SIGNATURE
 Chief Commissioner of Income-tax, Andhra Pradesh

For Paramount Builders
 Partner

For Paramount Builders
 Partner

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PARAMOUNT BUILDERS

29/07/2004
 Permanent Account Number
 AAHFP4040N

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

GAURANG J MODY
 JAYANTILAL MOJILAL MODY
 24/11/1967
 Permanent Account Number
 AIZPM3748A

For Modj Properties & Investments Pvt. Ltd.
 Director

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Vallabh Nagar



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आयकर विभाग

INCOME TAX DEPARTMENT

S ASHAJYOTHI

SUBRAMANIAM RAMASWAMY

06/07/1989

Permanent Account Number

AYDPA8131D

S. Ashajyothi

Signature

भारत सरकार

GOVT. OF INDIA



22082011

S. Ashajyothi

आयकर विभाग

INCOME TAX DEPARTMENT

SUBRAHMANIAN RAMANATHAN

RAMASWAMY SUBRAHMANIAN

11/03/1987

Permanent Account Number

CVEPS6923B



Signature



भारत सरकार

GOVT. OF INDIA



07072010



आयकर विभाग

INCOME TAX DEPARTMENT

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number

AKRPR1896C



Signature



भारत सरकार

GOVT. OF INDIA



04042007



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Vallabh Nagar



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