

ORIGINAL

6271 m) దస్తావేజులు మరియు రుసుముల రశీదు

శ్రీమతి / శ్రీ K. Prabhakar Reddy Paramount Estates Regy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవకపోవచ్చునది.

దస్తావేజు స్వభావము	Sale		24/2		
దస్తావేజు విలువ	26,53,000		13/2		1
స్టాంపు విలువ రూ.	100				Nagarajm
దస్తావేజు వెంబరు	1546/16		vat -	29425	
రిజిస్ట్రేషన్ రుసుము	13265				
లోటు స్టాంపు(D.S.D.)					
GHMC (T.D.)	106020				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	1100				
5 x	39295		492240		
			12/9		
మొత్తం	1,59,180				

RETURNED

(అక్షరాల)

తేది 13/9

వాపసు తేది

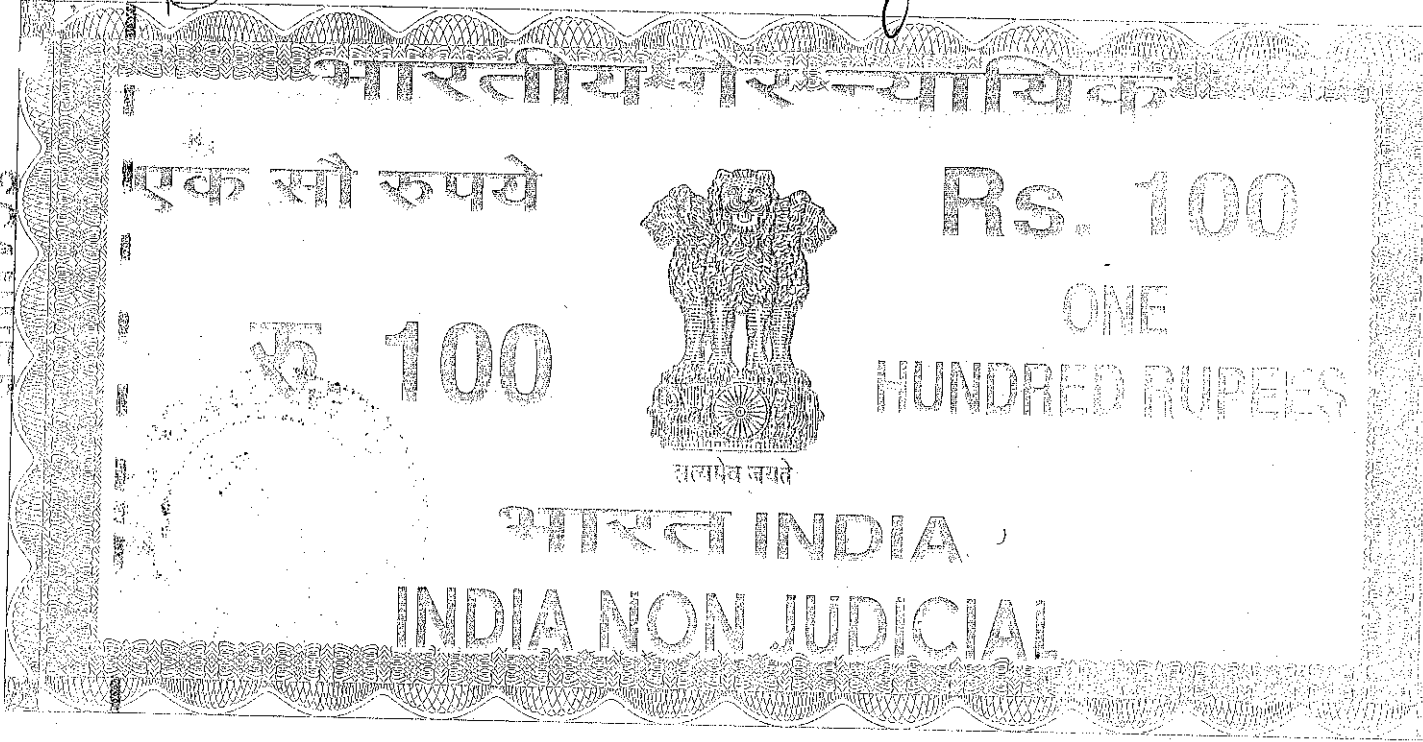
రూపాయలు మాత్రమే)
సబ్-రిజిస్ట్రారు
సబ్ రిజిస్ట్రారు
చాన్సలరు

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.

28-1591

D: 30.1546 of 2016

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 229 Date: 24-02-2016

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: PARAMOUNT ESTATES

A 046622

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 13th day of April 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, 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

Mrs. M. Vijaya Shanthi, Wife of Mr. K. Naveen Kumar Goud, aged about 32 years, residing at H. No. 1-10-1/219/168, 1st Floor, Reddy Colony, Chakripuram, Kushaiguda, Hyderabad - 500 062, 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 Page 1

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. 13264/- paid between the hours of 3 and 4 on the 13th day of APR, 2016 by Sri Soham Modi

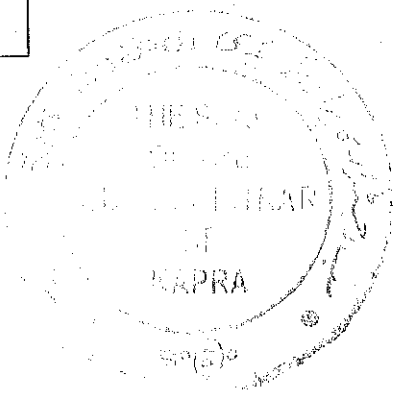
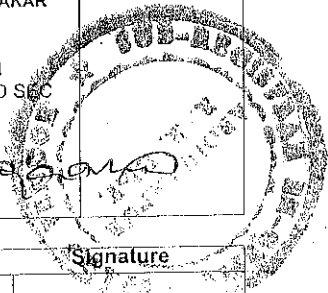
Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1	CL		 M.VIJAYA SHANTHI::13/04/2016 [1526-1-2016-1591]	M.VIJAYA SHANTHI W/O. K.NAVEEN KUMAR GOUD HNO.1-10-1/219/168 1 ST FLOOR REDDY CLY, KUSHAIGUDA HYD <i>M. Vijaya Shanthi</i>
2	EX		 REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION, M.G.ROAD SEC BAD <i>K. Prabhakar Reddy</i>	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SOMA KIRAN KUMAR::13/04/2016 [1526-1-2016-1591]	SOMA KIRAN KUMAR R/O.40- 233/2,RAGHAVENDRA NAGAR MOULA-ALI HYD- 500040 <i>S. Soma Kiran Kumar</i>	
2		 S.DEEPIKA::13/04/2016 [1526-1-2016-1591]	S.DEEPIKA R/O.40- 233/2,RAGHAVENDRA NAGAR MOULA-ALI HYD- 500040 <i>Deepika</i>	

13th day of April, 2016

Signature of Joint Sub Registrar
Kapra



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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'.

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	106010	0	0	0	0	106110
Transfer Duty	NA	39791	0	0	0	0	39791
Reg. Fee	NA	13264	0	0	0	0	13264
User Charges	NA	100	0	0	0	0	100
Total	100	159165	0	0	0	0	159265

Rs. 145801/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13264/- towards Registration Fees on the chargeable value of Rs. 2652750/- was paid by the party through Challan/BC/Pay Order No ,492740 dated ,13-APR-16.

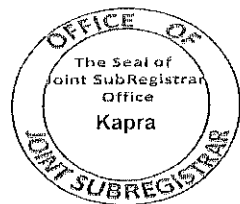
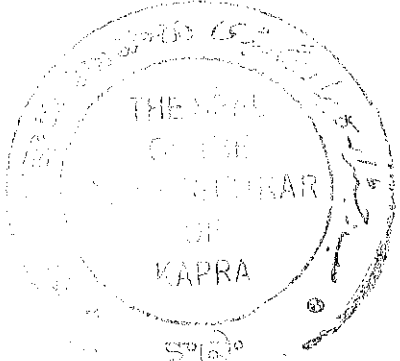
Date: 13th day of April,2016

Signature of Registering Officer
Kapra

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Signature of Registering Officer
 Kapra



- C. The Vendee is desirous of purchasing a deluxe apartment bearing flat no. 701 on the seventh 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.
- 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. 26,52,750/- (Rupees Twenty Six Lakhs Fifty Two Thousand Seven Hundred and 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:

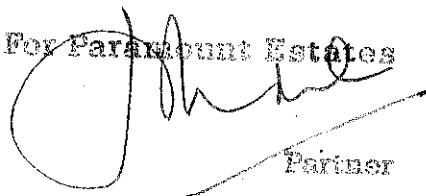
In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.701 on the seventh floor, having a super built-up area of 1210 sft.(i.e., 968 sft. of built-up area & 242 sft. of common area) in building known as 'Paramount Avenue' together with:

- 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 Vendee for a total consideration of Rs. 26,52,750/- (Rupees Twenty Six Lakhs Fifty Two Thousand Seven Hundred and Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

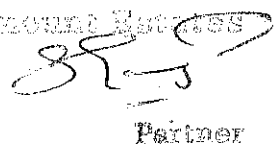
- i. Rs.17,05,000/- (Rupees Seventeen Lakhs and Five Thousand Only) paid by way of demand draft no.846586, dated 10.02.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
- ii. Rs.3,10,000/- (Rupees Three Lakhs Ten Thousand Only) paid by way of cheque no.667286, dated 07.04.2016 drawn on State Bank of India, ECIL Branch, Hyderabad.

For Paramount Estates



Partner

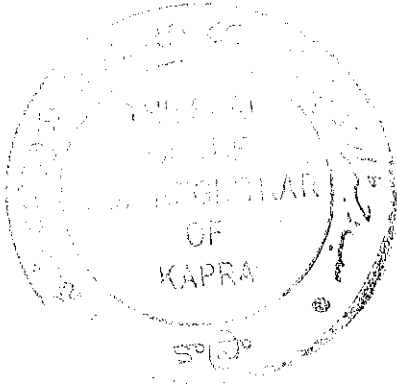
For Paramount Estates



Partner

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Joint SubRegistrar
Kapra



- iii. Rs.2,27,750/- (Rupees Two Lakhs Twenty Seven Thousand Seven Hundred and Fifty Only) paid by way of cheque no.667279, dated 19.01.2016 drawn on State Bank of India, ECIL Branch, Hyderabad.
 - iv. Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no.667278, dated 29.12.2015 drawn on State Bank of India, ECIL Branch, Hyderabad.
 - v. Rs.1,85,000/- (Rupees One Lakhs Eighty Five Thousand Only) paid by way of demand draft no.847232, dated 21.03.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
 - vi. Rs.25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no.667277, dated 29.12.2015 drawn on State Bank of India, ECIL 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.
 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.

For Paramount Estates


Partner

For Paramount Estates


Partner

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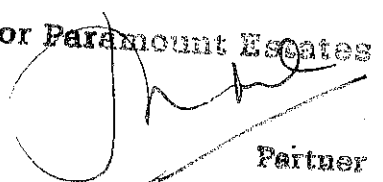


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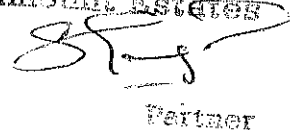
9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Avenue as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Paramount Avenue.
 - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
 - iii. That the Vendee shall become a member of the Paramount Avenue Owners Association that has been / shall be formed by / for the Owners of the flats in Paramount Avenue constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
 - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Paramount Avenue, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
 - 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.

For Paramount Estates



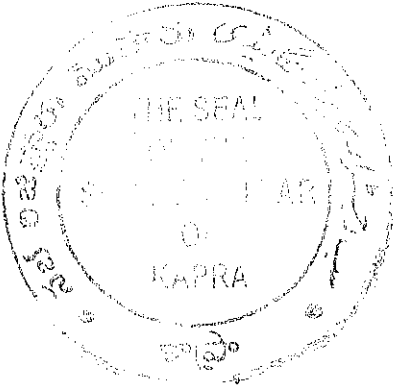
Partner

For Paramount Estates



Partner

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Kapra

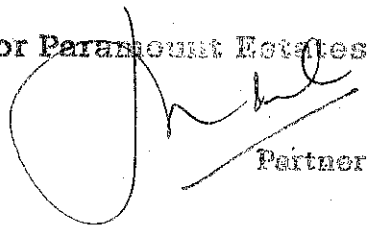


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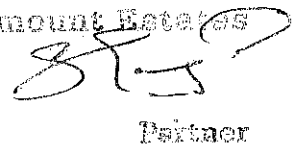
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to 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

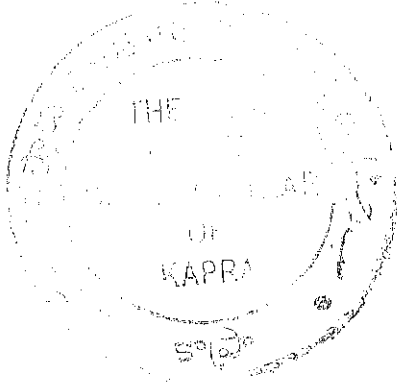
For Paramount Estates



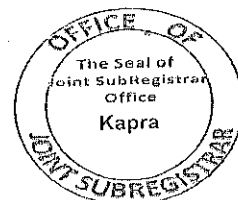
Partner

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1596/2016 Sheet 6 of 12

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.701 on the seventh 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:

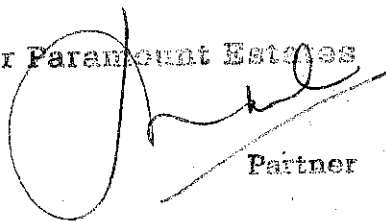
North By	Open to Sky
South By	Open to Sky & Lift
East By	Open to Sky
West By	6'-6" wide corridor

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. S. Omkar Reddy
2. Deepa

For Paramount Estates


Partner

For Paramount Estates


Partner

VENDOR

N. Vijaya shanki
VENDEE

BK 1, CS No 1591/2016 & Doct No
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Joint SubRegistrar
Kapra

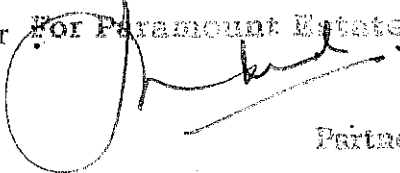


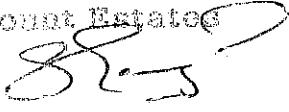
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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 701 on the seventh 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 Seventh Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 26,52,750/-

For Paramount Estates

Partner

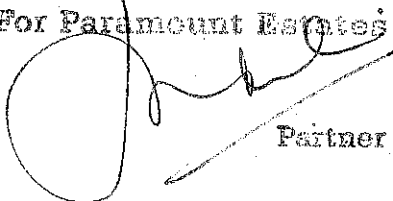
For Paramount Estates

Partner

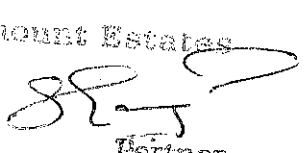
Date: 13.04.2016

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

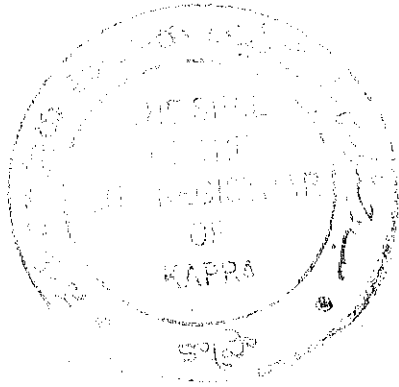
Date: 13.04.2016

Signature of the Executants

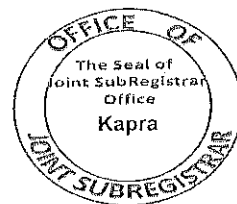
H. Vijaya Shanthi

BK-1, CS No 1591/2016 & Doct No
1546/2016 Sheet 8 of 12

Joint Sub Registrar
Kapra



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REGISTRATION PLAN SHOWING FLAT NO. 701 ON THE SEVENTH 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

BUYER:

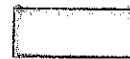
MRS. M. VIJAYA SHANTHI, WIFE OF MR. K. NAVEEN KUMAR GOUD

REFERENCE:

AREA: 55.46

SCALE:
SQ. YDS. OR

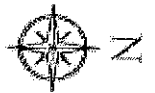
INCL:
SQ. MTRS.



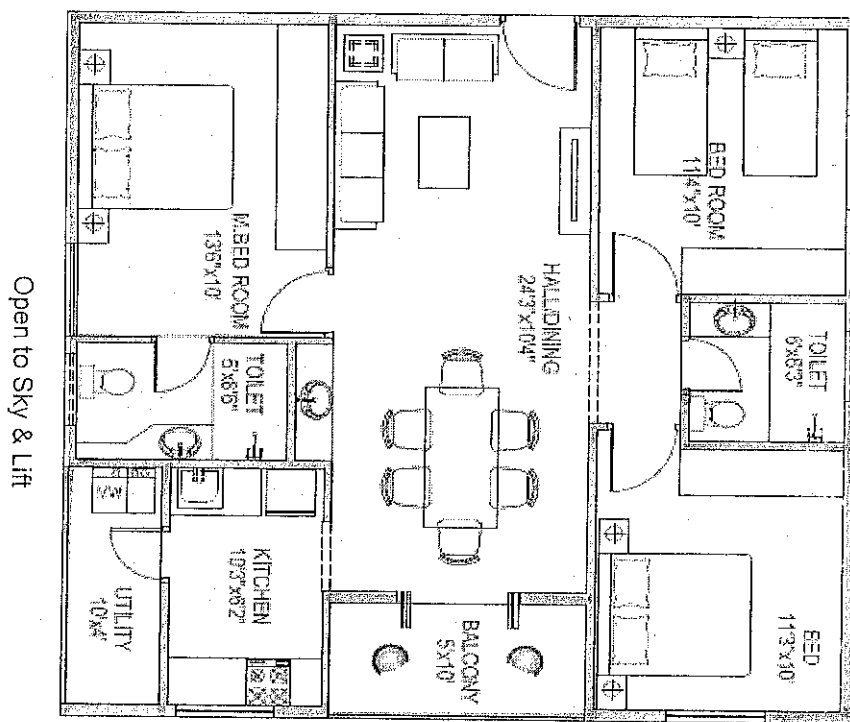
EXCL:



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



6'-6" wide corridor



Open to Sky

For Paramount Estate

Partner

For Paramount Estates

Partner

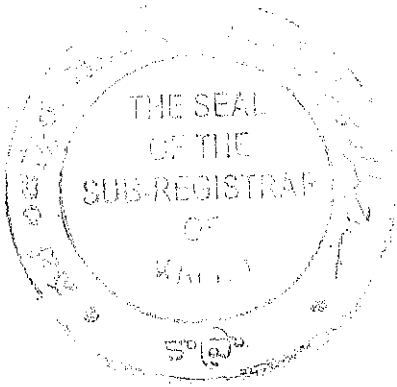
WITNESSES:

1. *S. Omprakash*
2. *Deepthi*

SIG. OF THE VENDOR

SIG. OF THE VENDEE

Bk. 1, CS No 1591/2016 & Doct No
1591/2016 Sheet 9 of 12
John SubRegistrar
Kapra



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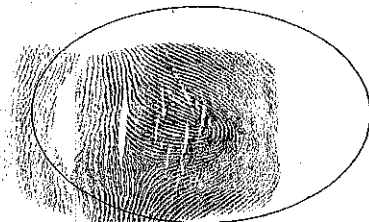
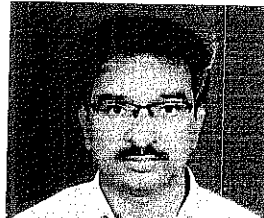
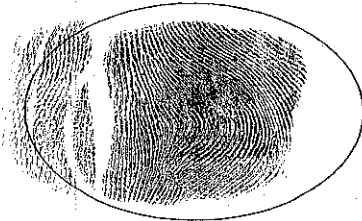
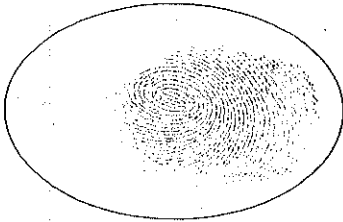
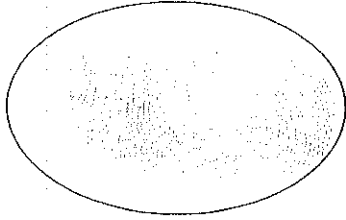


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF

ACT, 1908.

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

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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

1. M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., HAVING ITS OFFICE AT
5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, SEC-BAD REP. BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. SRI SATISH MODI
2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211
ROAD NO. 60, JUBILEE HILLS
HYDERABAD - 500 034.

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

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

VENDEE:

MRS. M. VIJAYA SHANTHI
W/O. MR. K. NAVEEN KUMAR GOUD
R/O. H. NO. 1-10-1/219/168
1ST FLOOR, REDDY COLONY
CHAKRIPURAM, KUSHAIGUDA
HYDERABAD - 500.062

SIGNATURE OF WITNESSES:

1. *S. Smaet Oeem*

2. *Deefly*

For Paramount Estates

Partner

For Paramount Estates

Partner

SIGNATURE OF THE VENDOR

M. Vijaya Shanthi

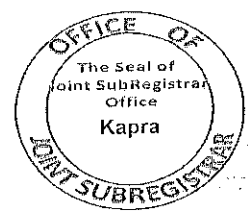
SIGNATURE(S) OF THE VENDEE

Bk No 1 CS No 1591/2016 & Doct No
1546 / 2016

Joint SubRegistrar
Kapra



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARAMOUNT ESTATES

21/03/2007

Permanent Account Number

AAJFP4202C

21/03/2007

व्यक्ति स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER

ABMPPM0725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

व्यक्ति स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER
18-10-1999

हस्ताक्षर / SIGNATURE

Sonam Modi

Chief Officer, Income Tax, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAP16776200157
F.P Shop No : 2762
नाम : गंगवाल समित

Name of Head of Household : Gangwal Samit
संघ/घर सं. : 8-2-293/82/A/1211

Father/Husband name : Sushil Kumar
जन्म तिथि/Date of Birth : 20/Oct/71
वय/Age : 35
व्यवसाय/Occupation : Own Business

सड़./House No. : 8-2-293/82/A/1211
सड़./Street : ROAD NO 60
Colony : JUBILEE HILLS
Ward : 8 of 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	25/11/72	34
3	Samarth	Son	29/07/00	6

DPL No 102
Jubilee 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

Prabhakar Reddy
Signature



For Paramount Estates

[Signature]
Partner

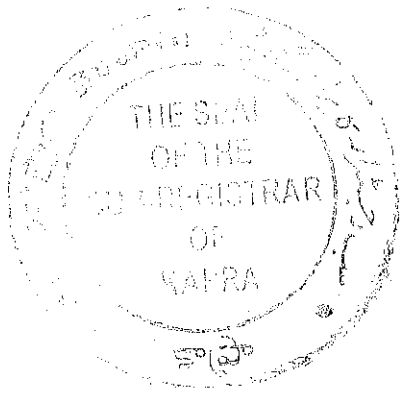
For Paramount Estates

[Signature]
Partner

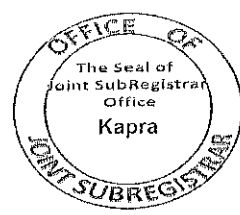


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1546/2016

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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

M VIJAYASHANTHI
DATTATREYA MAMILLA

18/09/1983

Permanent Account Number
AQUPM0054E

M. Vijaya Shanthi

Signature



M. Vijaya Shanthi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOMA KIRAN KUMAR
RAMANATHAM SOMA

06/04/1984

Permanent Account Number

BSFPS6057R

S. Kiran Kumar

Signature



S. Kiran Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEPIKA SIBBULA
AMARNATH SIBBULA

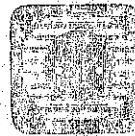
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Permanent Account Number

BXTPS1322Q

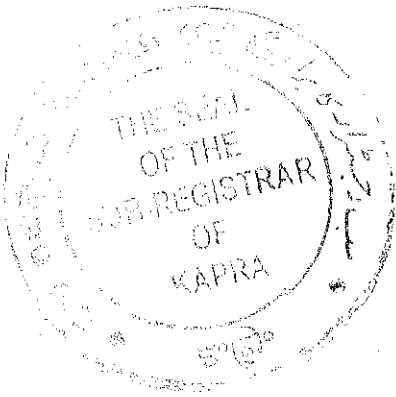
D. Deepika

Signature

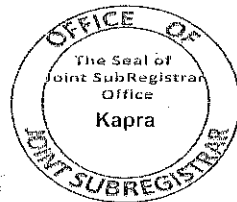


D. Deepika

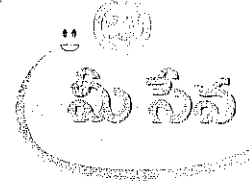
Pk-1, CS No 1591/2016 & Doct No
1546/2016 Sheet 12 of 12 Joint SubRegistrar
Kapra



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mee seva



TS00AA 2367780

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

App No : 207245

MeeSeva App No : ECM021603231725

Date : 23-Apr-16

Statement No : 15396418

Sri/Smt.: M VIJAYA SHANTHI : 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: 701 ,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 & LIFT 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 21-04-2016 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 Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- - 2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 701 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY & LIFT [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR This document Link Doct 1526, 4988/2007 of SRO 1516;/ 2007	(R) 13-04-2016 (E) 13-04-2016 (P) 13-04-2016	0101 (Sale Deed) Mkt.Value:Rs. 969600 Cons.Value:Rs. 2652750	1 .1.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER SAMIT GANGWAL 2.(EX)REP BY GPA K.PRABHAKAR REDDY 3.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY MD SOHAM MODI 4.(CL)M.VIJAYA SHANTHI	0/0 1546/ 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	0101 (Sale Deed) Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1 .1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADIAH alias BIJJA YADIAH 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 అధికృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధికృతమైన 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 అధికృతమైన 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