

ORIGINAL

మహారాష్ట్ర ప్రభుత్వం  
 Maharashtra Paramount Estates Regy.

నెం.

శ్రీమతి / శ్రీ Dr. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal	24/2	H
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దస్తావేజు నెంబరు	924/16		
రిజిస్ట్రేషన్ రుసుము	11140	(vat - 2284)	
తోటు స్టాంపు (D.S.D.)	89020	8238	
GHMC (T.D.)	100		
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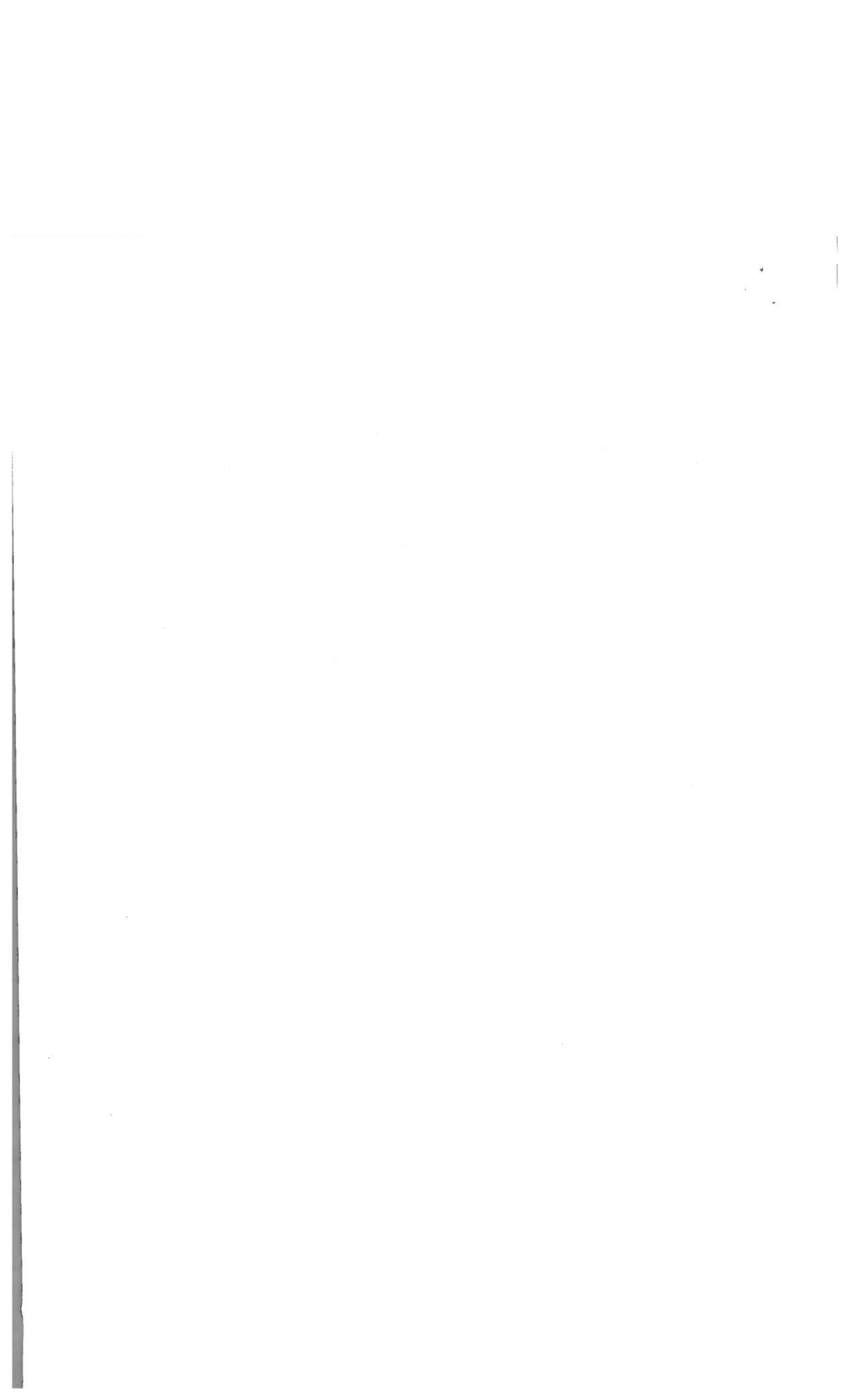
షేరి 4/3

ధూపాయలు మాత్రమే  
 సబ్ రిజిస్ట్రారు

నాపను తేది \_\_\_\_\_

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.

Original Saledeed & EC  
 Received.  
 P. Anand  
 17/03/16.



CS  
935

W. No. 924 of 2016



తెలంగాణ తెలంగాణ TELANGANA

S.No. 211 Date: 24-02-2016

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: PARAMOUNT ESTATES

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 4<sup>th</sup> day of March 2016 at SRO, Kapra, Ranga Reddy District by and between:

M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> Floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Sri 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. Tummala Purnachandra Rao, Son of Mr. T. Sambasiva Rao, aged about 36 years, residing at H. No. 9-74/31, Road No. 1, S. V. Nagar, Nagaram, Hyderabad, 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



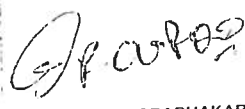


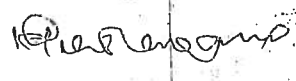
For Paramount Estates

Partner






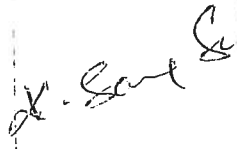
**Presentation Endorsement:**

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 11139/- paid between the hours of 3 and 4 on the 04th day of MAR, 2016 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink	Thumb Impression
1	CL		 TUMMALA PURNACHANDRA RAO [1526-1-2016-935]	TUMMALA PURNACHANDRA RAO S/O. T.SAMBASIVA RAO HNO 9-74/31 ROAD NO 1 S V NAGAR NAGARAM, HYD		
2	EX		 K.PADMA REDDY [1526-1-2016-935]	REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION, M.G.ROAD SEC. BAD		

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 R.PRATHIMA [1526-1-2016-935]	R/O F.NO.107,PARAMOUNT AVENUE NAGARAM HYD.	
2		 K.SOHAM SEKHAR:04/03 [1526-1-2016-935]	K.SOHAM SEKHAR R/O 15-21-150/43,F.NO.103,RAM SAI TOWERS BALAJI NAGAR KUKATPALLY HYD.	

04th day of March, 2016

Signature of Joint SubRegistrar8  
Kapra

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 Joint SubRegistrar8 Kapra




**WHEREAS:**

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

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

- A. The Vendor has obtained permission from HMDA/Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no.741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats, consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- B. The proposed development consisting of 208 flats in one block with certain common amenities is named as 'PARAMOUNT AVENUE'.
- C. The Vendee is desirous of purchasing a deluxe apartment bearing flat no.707 on the seventh 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	0	0	0	89010	89110
Transfer Duty	NA	0	0	0	0	33416	33416
Reg. Fee	NA	0	0	0	0	11139	11139
User Charges	NA	0	0	0	0	100	100
Total	100	0	0	0	0	133665	133765

Rs. 122426/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11139/- towards Registration Fees on the chargeable value of Rs. 2227750/- was paid by the party through DD No , 185600 dated , 03-MAR-16 of ,HDFC BANK/HYD

Date: 04th day of March, 2016

Signature of Registering Officer  
Kapra

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Joint Sub Registrar  
Kapra

924/16  
924/16  
924/16

Signature of Registering Officer  
Kapra



- D. The Vendec 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. 22,27,750/- (Rupees Twenty Two Lakhs Twenty Seven Thousand Seven Hundred Fifty Only) and the Vendee has agreed to purchase the same.
- F. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.707 on the seventh 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. 22,27,750/- (Rupees Twenty Two Lakhs Twenty Seven Thousand Seven Hundred Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.7,00,000/-(Rupees Seven Lakhs Only) paid by way of D.D No. 628466, dated 04.03.2016 issued by Syndicate Bank, Service Branch, Hyderabad.
- ii. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way of D.D No.628474, dated 23.02.2016 issued by Syndicate Bank, Service Branch, Hyderabad.
- iii. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way of Cheque no.556032, dated 30.01.2016 drawn on Syndicate Bank, Nagaram Branch, Hyderabad
- iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of Cheque no.556031, dated 04.01.2016 drawn on Syndicate Bank, Nagaram Branch, Hyderabad
- v. Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.556034, dated 23.02.2016 drawn on Syndicate Bank, Nagaram Branch, Hyderabad
- vi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of Cheque no.556030, dated 23.12.2015 drawn on Syndicate Bank, Nagaram Branch, Hyderabad.
- vii. Rs.2,750/-(Rupees Two Thousand Seven Hundred and Fifty Only) (Part Payment) paid by way of cheque no.448525, dated 24.02.2016 drawn on Syndicate Bank, Nagaram Branch, Hyderabad.

**For Paramount Estates**

**For Paramount Estates**

Bk-1, CS No 935/2016 & Doct No  
Joint Sub Registrar  
KAPRA

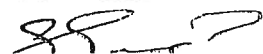




2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
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.
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**

**For Paramount Estates**



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Kapra



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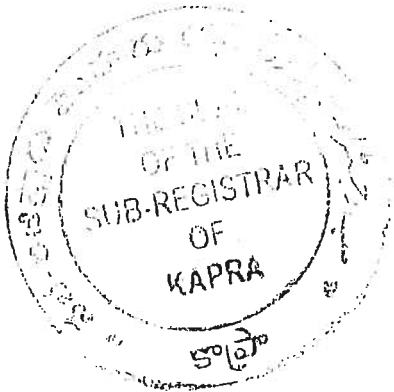


- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Paramount Avenue, shall vest jointly with the owners of the various tenements/ 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.707 on the seventh 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

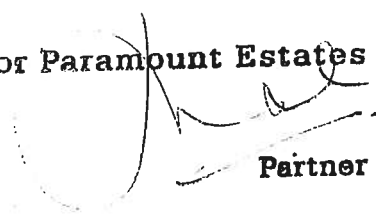
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. R. Prabhakar.

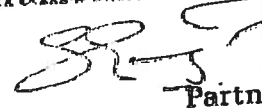
2. M. S. S. S.

**For Paramount Estates**



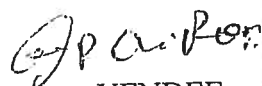
**Partner**

**For Paramount Estate**



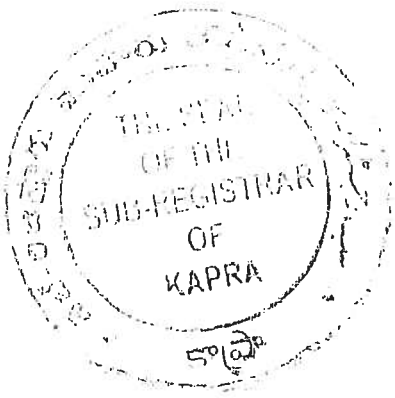
**Partn**

**VENDOR**



**VENDEE**

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Kapra

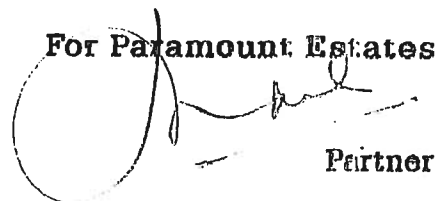


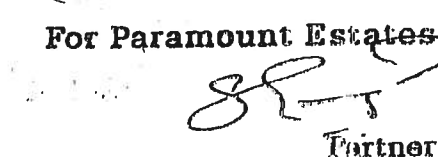
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**ANNEXURE-1-A**

1. Description of the Building : DELUXE apartment bearing flat no. 707 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 : 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 Seventh Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 22,27,750/-

**For Paramount Estates**  
  
**Partner**

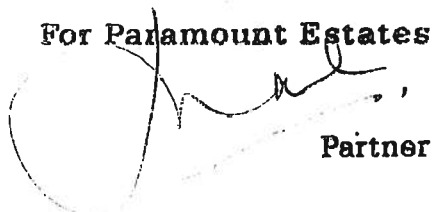
**For Paramount Estates**  
  
**Partner**

Date: 04.03.2016

Signature of the Executants

**C E R T I F I C A T E**

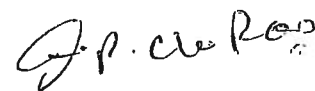
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

**For Paramount Estates**  
  
**Partner**

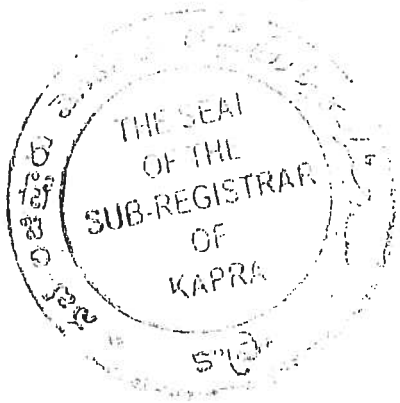
**For Paramount Estates**  
  
**Partner**

Date: 04.03.2016

Signature of the Executants



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Kapra



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**REGISTRATION PLAN SHOWING** FLAT NO. 707 ON THE SEVENTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

**IN SURVEY NO.** 233

**SITUATED AT**

NAGARAM VILLAGE,

KEESARA

**MANDAL, B.R. DIST.**

**VENDOR:**

M/S. PARAMOUNT ESTATES REPRESENTED BY ITS PARTNERS

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

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

**VENDEE:**

MR. TUMMALA PURNACHANDRA RAO, SON OF MR. T. SAMBASIVA RAO

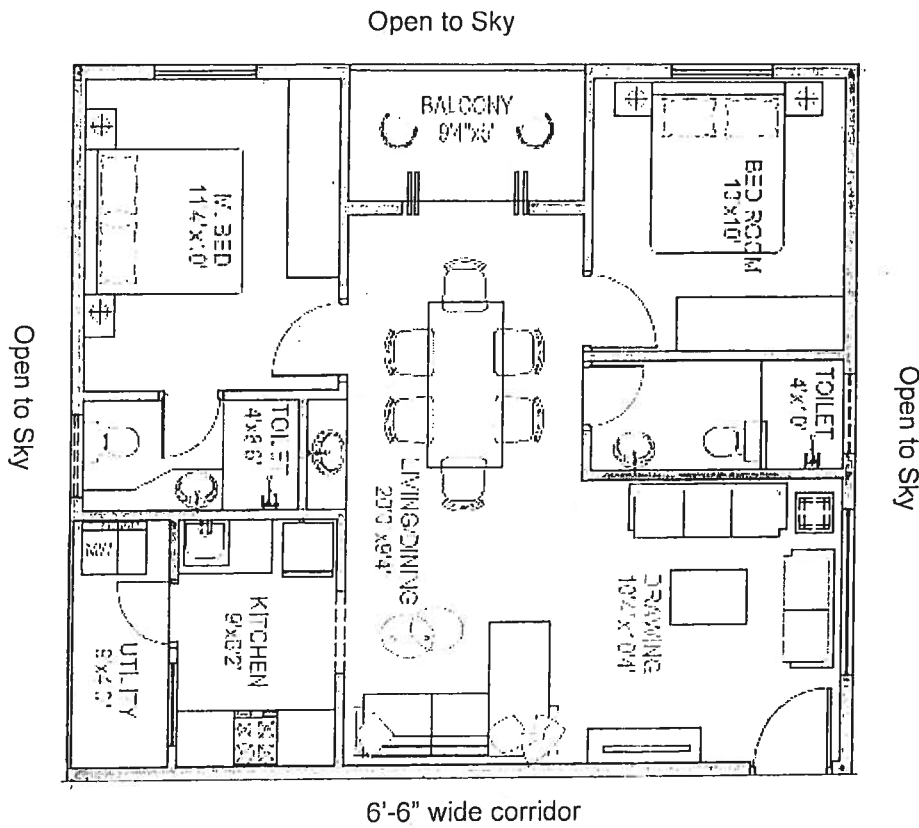
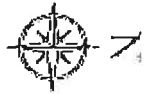
**REFERENCE:**  
**AREA:** 46.29

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

**EXCL:**

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



For Paramount Estates

Partner

For Paramount Estate

Partne

SIG. OF THE VENDOR

SIG. OF THE VENDEE

**WITNESSES:**

1. R. Prathina
2. K. Sanyal

BK-1, CS No 935/2016 & Doct No  
Joint Registrars  
Sheet 8 of 11  
Kapra

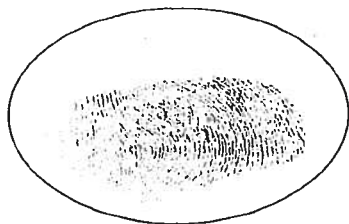


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

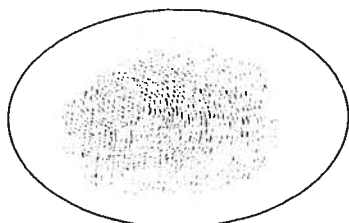
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**VENDOR:**

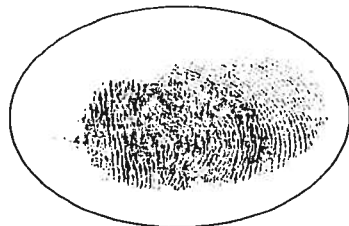
M/S. PARAMOUNT ESTATES  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
SOHAM MANSION, II FLOOR,  
M. G. ROAD, SECUNDERABAD - 500 003.  
REP. BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS  
PVT. LTD., HAVING ITS OFFICE AT  
5-4-187/3 & 4, SOHAM MANSION  
2<sup>ND</sup> 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.



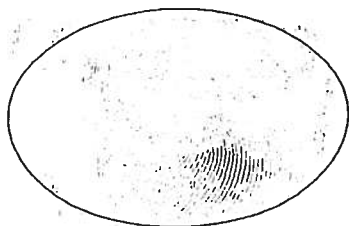
**GPA FOR PRESENTING DOCUMENTS  
VIDE GPA NO.53/BK-IV/2015, Dt:15.10.2015:**

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



**VENDEE:**

MR. TUMMALA PURNACHANDRA RAO  
S/O. MR. T. SAMBASIVA RAO  
R/O. H. NO. 9-74/31  
ROAD NO. 1, S. V. NAGAR  
NAGARAM  
HYDERABAD



**SIGNATURE OF WITNESSES:**

1. R. Prathima.

2. K. Sampath

Estates

Partner

For Paramount Estates

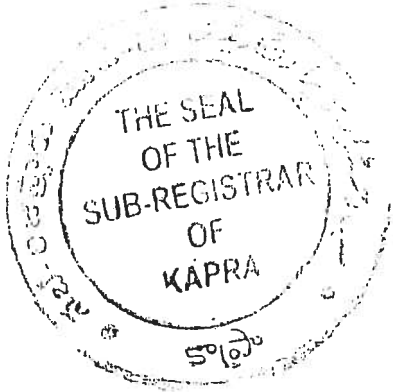
*[Signature]*  
Partner

SIGNATURE OF THE EXECUTANTS

*[Signature]*

SIGNATURE(S) OF BUYER(S)

Bk-1, CS No 935/2016 & Doct No  
274 NDLK. Sheet 9 of 11  
Sub Registrar  
Kapra



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**VENDOR:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
PARAMOUNT ESTATES

भारत सरकार  
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER  
ABMPM/2514

SOHAN SATHI MOOI

SAJESH MOOI

21/03/2007

Permanent Account Number

AAJFP4202C

21/03/2007

**HOUSEHOLD CARD**

Card No : PA16776204578  
 F.P. Shop No : 762  
 Name of Head of Household : Gangval Samit  
 Father/Husband name : Sushil Kumar  
 Date of Birth : 20/Oct/71  
 Sex : Male  
 Occupation : Own Business  
 House No. : R-2-293/82/A/1211  
 Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : Ward-8  
 Circle : Circle VII  
 District : Hyderabad  
 Annual Income (Rs.) : 100,000  
 LPG Consumer No. (1) : 620316/(Single)  
 LPG Dealer Name (1) : B S Enterprises, HPC  
 LPG Consumer No. (2) : 1805/Double  
 LPG Dealer Name (2) : Venkata Sai

**Family Members Details**

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

DPL No. 102  
Jubilee Hills club,  
Jubilee Hills

27/01/2006  
D. L. Anchalgo

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

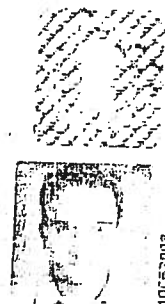
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSP8104E

Signature



*Prabhakar*

For Paramount Estates

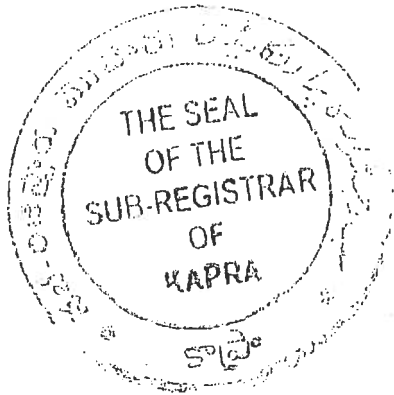
*[Signature]*  
Partner

For Paramount Estates

*[Signature]*  
Partner

Bk-1, CS No 935/2016 & Doct No  
935/2016 Sheet 10 of 11

Joint Sub Registrar  
Kapra



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TIPORNA CHANDRA RAO  
SAMBASAIVARAO THUMMALA  
09/01/1979  
Permanent Account Number  
AFDPT3854P

*A. P. Ch. Rao*  
Signature




*A. P. Ch. Rao*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRATHIMA RAYALA  
PARDHA SARADHI RAYALA  
27/06/1988  
Permanent Account Number  
AQXPR3349E

*R. Prathima*  
Signature



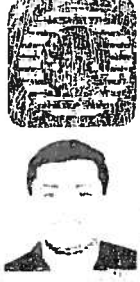
*R. Prathima*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

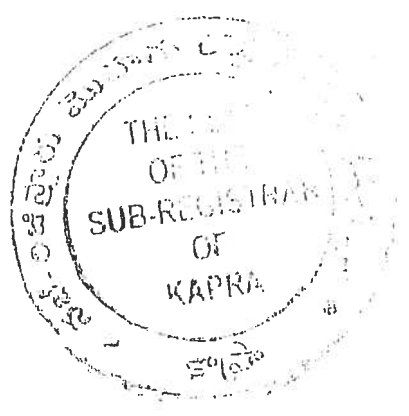
SOMASEKHAR  
MADHAVARAO KAMBHAPATI  
15/11/1983  
Permanent Account Number  
ASMPK3506H

*K. Somasekhara*  
Signature



*K. Somasekhara*

Bk. 1, CS. No 935/2016 & Doct No  
Joint SubRegistrar8  
KAPRA



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TS00AA

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

App No : 540531

MeeSeva App No : ECM021603090542

Date : 08-Mar-16

Statement No : 14799432

Sri/Smt.: T PURNACHANDRA RAO : 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: 707 ,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 07-03-2016 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/Tg No CD No Doc No/Year [ScheduleNo]
1	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 707 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 Doc: 1526, 4988/2007 of SRO 1516;/ 2007	(R) 04-03-2016 (E) 04-03-2016 (P) 04-03-2016		0101 (Sale Deed ) Mkt.Value:Rs. 817600 Cons.Value:Rs. 2227750	1 .1.(CL)TUMMALA PURNACHANDRA RAO 2.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER SAMIT GANGWAL 3.(EX)REP BY GPA K.PRABHAKAR REDDY 4.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY MD SOHAM MODI	0/0 924/ 2016 [1] of SROKAPRA
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 YADIAIAH alias BIJJA YADIAIAH GOUD 3.(EX)BIJJA SRINU GOUD 4.(EX)BIJJA VIJAY KUMAR 5.(EX)BIJJA DASHARATH GOUD 6.(EX)BIJJA SRINU GOUD 7.(CL)M/S. PARAMOUNT ESTATES 8.(CL)Rep.by:- SOHAM MODI	0/0 CD Volume: 200 4988/ 2007 [1] of SROSHAMIRPET

Certified By

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

