

ORIGINAL

నెం. 0272 m/s దస్తావేజులు మరియు రుసుముల రశీదు
 Paramount Estates Regy
 శ్రీమతి / శ్రీ K. Prabhakar Reddy
 ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sal		24/2		
దస్తావేజు విలువ	2177500		13/4		Nagarani
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	1545/16			vat - 29842/-	
రిజిస్ట్రేషన్ రుసుము	10888				
లోటు స్టాంపు (D.S.D.)	81000				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు	100				
అదనపు షీట్లు	32663			186102	
5 x	1			12/4	
మొత్తం	130650				

(అక్షరాల _____) NS/

_____ రూపాయలు మాత్రమే)

తేది 13/4

వాససు తేది _____


ము. ప్రభాకర్ రెడ్డి
 వల్ రిజిస్ట్రార్
 నాగార్నా

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be



తెలంగాణ తెలంగాణ TELANGANA

S.No. 225 Date: 24-02-2016
Sold to: RAMESH
S/o.: NARSING RAO
For Whom: PARAMOUNT ESTATES

 A 046618
CH. SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
R.No. 15-31-027/2016
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

SALE DEED

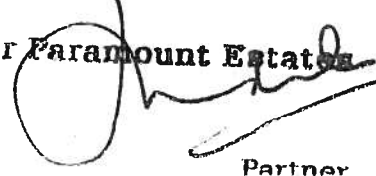
This Sale Deed is made and executed on this 4th day of April 2016 at SRO, Kapra, Ranga Reddy District by and between:

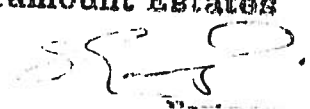
M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered 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







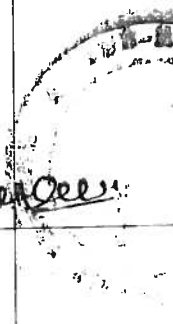


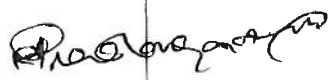
1. Mr. Soma Kiran Kumar, Son of Mr. Soma Ramanatham, aged about 31 years,
2. Mrs. S. Deepika, Wife of Mr. Soma Kiran Kumar, aged about 27 years, both are residing at Plot No. 63/B, H. No. 40-233/2, Sri Satyadeva Nilayam, Raghavendra Nagar, Moula-Ali, Hyderabad - 500 040, hereinafter referred to as the '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


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. 10886/- 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		 S. DEEPIKA::13/04/2016 [1526-1-2016-1590]	S. DEEPIKA W/O. SOMA KIRAN KUMAR HNO.40-233/2 SRI SATYADEVA NILAYAM, MOULA ALI HYD	
2	CL		 SOMA KIRAN KUMAR::1 [1526-1-2016-1590]	SOMA KIRAN KUMAR S/O. SOMA RAMANATHAM HNO 40-233/2 SRI SATYADEVA NILAYAM, MOULA ALI HYD	 
3	EX		 REP BY GPA K. PRABHAKAR [1526-1-2016-1590]	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		 M. VIJAYA SHANTHI::13/ [1526-1-2016-1590]	M. VIJAYA SHANTHI R/O. 1-10- 1/219/168, CHAKRIPURAM KUSHAIGUDA HYD-500062	
2		 K. NAVEEN KUMAR::13/ [1526-1-2016-1590]	K. NAVEEN KUMAR R/O. 1-10-1/219/168, REDDY COLONY CHAKRIPURAM KUSHAIGUDA HYD-500062	

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. Shamirpct.
- 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 deluxc apartment bearing flat no. 605 on the sixth 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 per the 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	86990	87090
Transfer Duty	NA	0	0	0	0	32659	32659
Reg. Fee	NA	0	0	0	0	10886	10886
User Charges	NA	0	0	0	0	100	100
Total	100	0	0	0	0	130635	130735

Rs. 119649/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10886/- towards Registration Fees on the chargeable value of Rs. 2177250/- was paid by the party through DD No ,186102 dated ,12-APR-16 of ,HDFC BANK/HYD

Date:
13th day of April, 2016

[Signature]
Signature of Registering Officer
Kapra

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[Handwritten notes and signatures]
 1542/16
 1542/16
 13
[Signature]



- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of PARAMOUNT AVENUE. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- E. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 21,77,250/- (Rupees Twenty One Lakhs Seventy Seven Thousand Two 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.

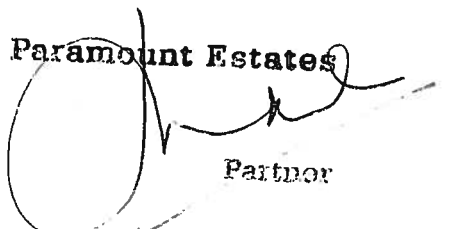
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:


1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.605 on the sixth 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 Vendee for a total consideration of Rs. 21,77,250/- (Rupees Twenty One Lakhs Seventy Seven Thousand Two Hundred and Fifty Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.14,67,120/-(Rupees Fourteen Lakhs Sixty Seven Thousand One Hundred and Twenty Only) paid by way of Demand Draft No.846084, dated 14.01.2016 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
- ii. Rs.2,85,000/-(Rupees Two Lakhs Eighty Five Thousand Only) paid by way of cheque no.188586, dated 04.03.2016 drawn on State Bank of India, Moula-ali Branch, Hyderabad.
- iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.188585, dated 30.12.2015 drawn on State Bank of India, Moula-ali Branch, Hyderabad.

For Paramount Estates

Partner

For Paramount Estates

Partner

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Kapra

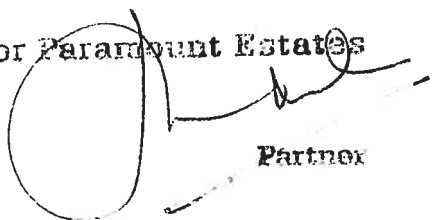


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- iv. Rs.1,82,880/-(Rupees One Lakhs Eighty Two Thousand Eight Hundred and Eighty Only) paid by way of Demand Draft No.847230, dated 21.03.2016 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
- v. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 188584, dated 16.12.2015 drawn on State Bank of India, Moula-ali Branch, Hyderabad.
- vi. Rs.17,250/-(Rupees Seventeen Thousand Two Hundred and Fifty Only) paid by way of cheque no. 188587, dated 04.04.2016 drawn on State Bank of India, Moula-ali 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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Kapra



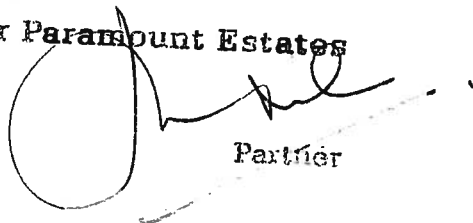
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9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Avenue as follows:-

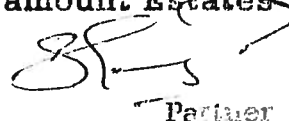
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking 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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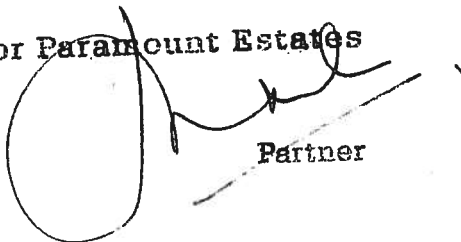


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- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim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



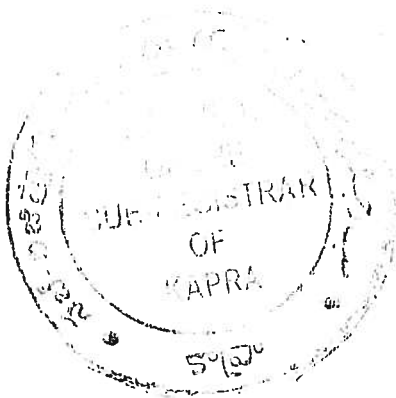
Partner

For Paramount Estates



Partner

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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.605 on the sixth 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. *M. Vijaya Shanthi*
2. *Deepak*

For Paramount Estates

[Signature]
Partner

For Paramount Estate

[Signature]
Partner

VENDOR

S. I. Oran

VENDEE

Deepak

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ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no.605 on the sixth 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 Sixth Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 21,77,250/-

For Paramount Estates
Partner

For Paramount Estates
Partner

Date: 04.04.2016

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: 04.04.2016

Signature of the Executants

S. Osman Akbar
Deputy



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Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 605 ON THE SIXTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

IN SURVEY NO. 233

SITUATED AT

NAGARAM VILLAGE,

KEESARA

MANDAL, R.R. DIST.

VENDOR:

M/S. PARAMOUNT ESTATES REPRESENTED BY ITS PARTNERS

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

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

VENDEE:

1. MR. SOMA KIRAN KUMAR, SON OF MR. SOMA RAMANATHAM

2. MRS. S. DEEPIKA, WIFE OF MR. SOMA KIRAN KUMAR

REFERENCE:
AREA:

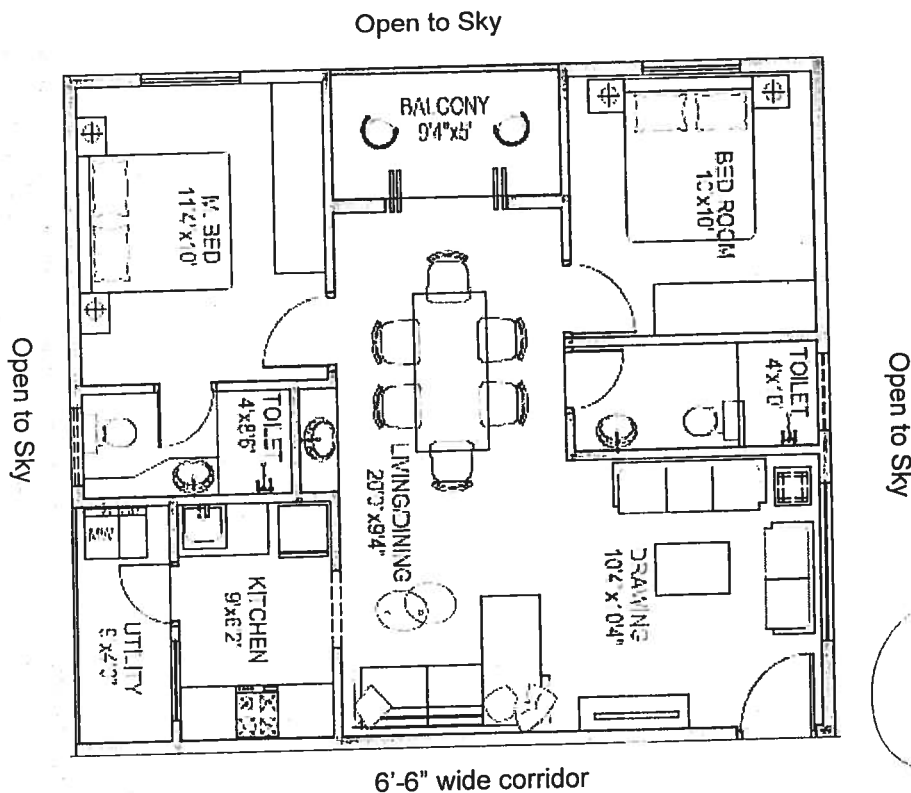
46.29

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 Estates

Partner

SIG. OF THE VENDOR

SIG. OF THE VENDEE

WITNESSES:

1. M. Vijaya Sankar
2. Deepika

Deepika

S. O. Sankar

PK-1, CS No 1590/2016 & Doct No
1542/2016 Sheet 9 of 12 Joint SubRegistrar
Kapra



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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
ON 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

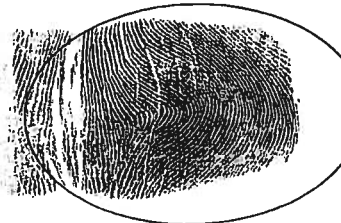
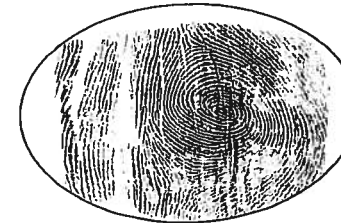
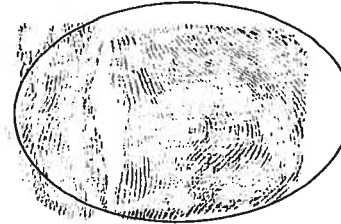
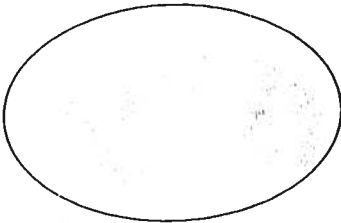
1. M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., HAVING ITS REGISTERED OFFICE
AT 5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, SEC-BAD REP. BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. LATE SATISH MODI
2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211
ROAD NO. 60
JUBILEE HILLS
HYDERABAD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

1. MR. SOMA KIRAN KUMAR
S/O. MR. SOMA RAMANATHAM
R/O. PLOT NO. 63/B, H. NO. 40-233/2
SRI SATYADEVA NILAYAM
RAGHAVENDRA NAGAR, MOULA-ALI
HYDERABAD - 500 040.
2. MRS. S. DEEPIKA
W/O. MR. SOMA KIRAN KUMAR
R/O. PLOT NO. 63/B, H. NO. 40-233/2
SRI SATYADEVA NILAYAM
RAGHAVENDRA NAGAR, MOULA-ALI
HYDERABAD - 500 040.,



SIGNATURE OF WITNESSES:

1. M. Vijayashanthi
2. [Signature]

Paramount Estates
[Signature]
Partner

For Paramount Estates
[Signature]
Partner

SIGNATURE OF THE VENDOR

[Signature]
Deepika

[Signature]
S. Osman
SIGNATURE(S) OF THE VENDEE

1548/2016
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Kapra



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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

19/01/1988
Permanent Account Number

BXTPS1322Q

Deepika
Signature



Deepika

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

K NAVEEN KUMAR GOUD

NARSIMHULU GOUD KASARAM

27/08/1978
Permanent Account Number

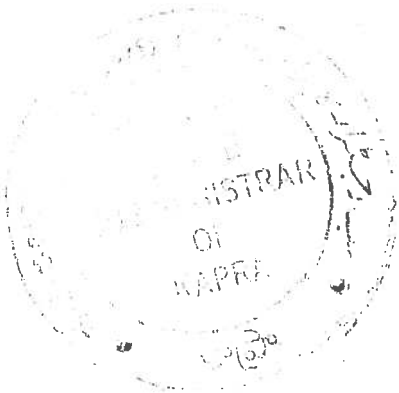
AWCPK3126B

K. Naveen Kumar Goud
Signature



K. Naveen Kumar Goud

BK-1 CS No 1590/2016 & Doct No
1542/2016 Joint SubRegistrar
Kapra



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mee seva



TS00AA

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

App No : 207233

MeeSeva App No : ECM021603231723

Date : 23-Apr-16

Statement No : 15396393

Sri/Smt.: S KIRAN KUMAR : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: NAGARAM ,House No: , , Flat No: 605 ,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 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 Pres.Date	Exe.Date Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- 2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 605 EXTENT: 46.29SQ.Yds BUILT: 1110SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6-6' WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct 1526, 4988/2007 of SRO 1516;/ 2007	(R) 13-04-2016 (E) 04-04-2016 (P) 13-04-2016		0101 (Sale Deed) Mkt.Value:Rs. 817600 Cons.Value:Rs. 2177250	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)SOMA KIRAN KUMAR 5.(CL)S.DEEPIKA	0/0 1547/ 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 allas BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADAIAH allas BIJJA YADAIAH GOUD 3.(EX)BIJJA SRINU GOUD 4.(EX)BIJJA VIJAY KUMAR 5.(EX)BIJJA DASHARATH GOUD 6.(EX)BIJJA SRINU GOUD 7.(CL)M/S. PARAMOUNT ESTATES 8.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 200 4988/ 2007 [1] of SROSHAMIRPET

Certified By

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

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

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

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

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్ 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.

T. Jayanth
 సంతకము
 Signature

**SRIVEN NET DEN
 SDP-SRND
 Opp: Amberpet Police Station
 TIRUMALANAGAR
 AMBERPET Mandal
 HYDERABAD-500013
 TELANGANA**

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
 GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA