



Government of Telangana  
Registration And Stamps Department

13552/14

Payment Details - Citizen Copy - Generated on 08/11/2018, 05:00 PM

SRO Name: 1530 Keesara

Receipt No: 18591

Receipt Date: 08/11/2018

Name: SOHAM MODI CS No/Doct No: 18200 / 2018  
Transaction: Sale Deed Challan No: E-Challan No: 343CZH021118  
Chargeable Value: 2200000 DD No: DD Dt: Challan Dt: E-Challan Dt: 02-NOV-18  
Bank Name: Bank Branch:  
E-Challan Bank Name: SBIN E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				11000
Transfer Duty /TPT		RETURN		33000
Deficit Stamp Duty				87900
User Charges				100
Total:				132000

In Words: RUPEES ONE LAKH THIRTY TWO THOUSAND ONLY

Prepared By: RAJINIREDDY

Signature by SR

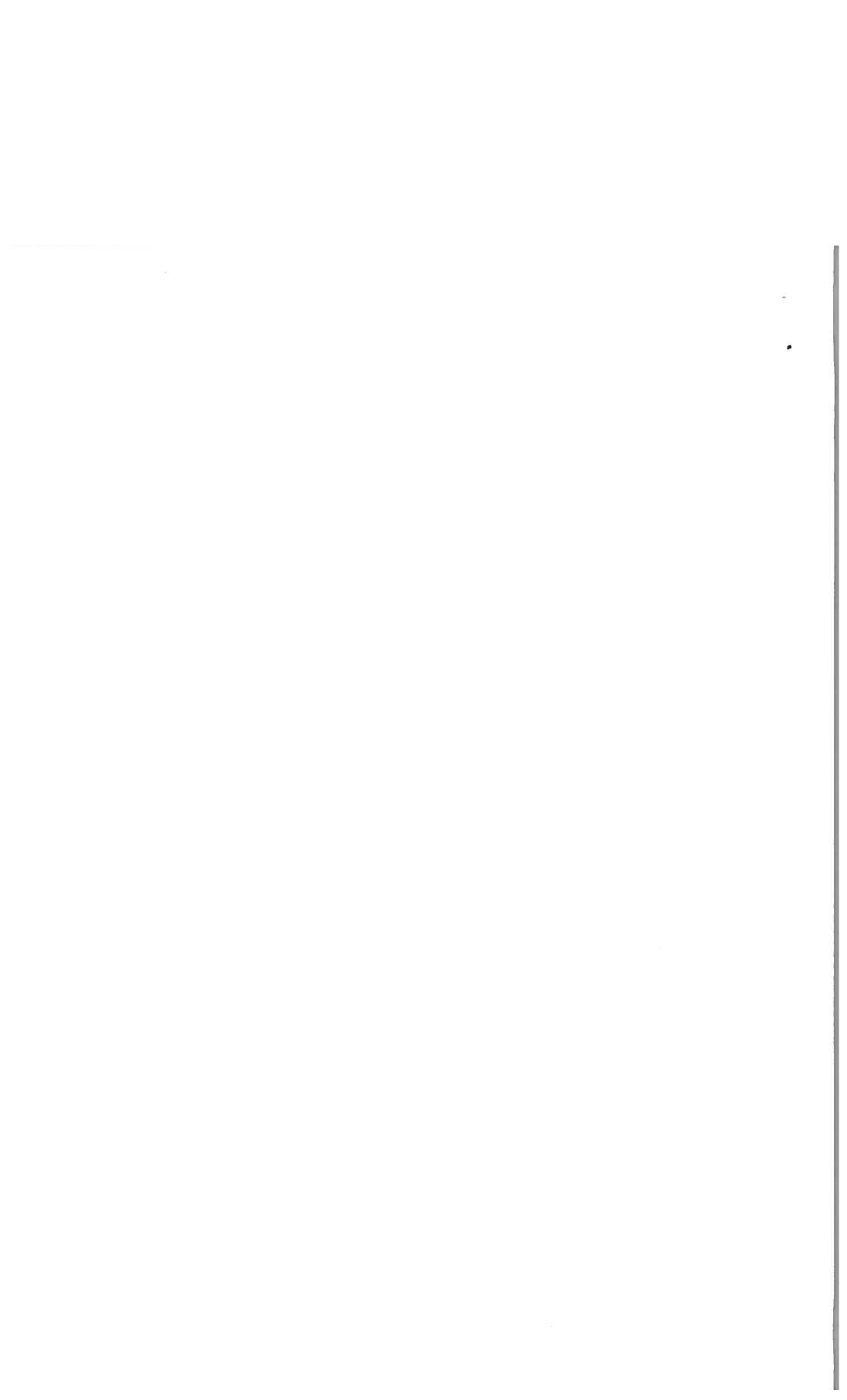
Solmoy  
A 306

Ac. NO: 38035979899

Jubilee Hills Yuva Branch -

DD. NO: 736999 - Date: 31-10-2018

Rs. 19,71,120=00



SCANNED

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

Handwritten: 500

తెలంగాణ తెలంగాణ TELANGANA

U 401042

S.No. 20238 Date:02-11-2018

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: PARAMOUNT BUILDERS.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-025/2018

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

### SALE DEED

This Sale Deed is made and executed on this the 5<sup>th</sup> day of November 2018 at S.R.O, Keesara, Medchal-Malkajgiri District by:

M/s. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, M. G. Road, Secunderabad represented by its Managing Partner Mr. Soham Modi, Son of Late Satish Modi, aged about 47 years, Occupation: Business, and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 46 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

### AND

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











being represented by Mr. Soham Modi, S/o. Late Satish Modi, aged about 47 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders

For Paramount Builders

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11000/- paid between the hours of 2 and 3 on the 08th day of NOV, 2018 by Sri Soham M,Odi





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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 GAJJELI KRISHNAVEN [1530-1-2018-18200]	GAJJELI KRISHNAVENI W/O. GAJJELI SRINIVAS R/O P.NO 75 ROAD NO 5 BHAVANI NAGAR ECIL HYD. <i>G. Krishnaveni</i>
2	CL		 GAJJELI SRINIVAS::08/11 [1530-1-2018-18200]	GAJJELI SRINIVAS S/O. GAJJELI CHANDRA MOULI R/O P.NO 75 ROAD NO 5 BHAVANI NAGAR ECIL HYD. <i>[Signature]</i>
3	EX		 [1530-1-2018-18200]E	SPA FOR PRESENTING DOCUMENT K. PRABHAKAR REDDY[R]M/S. PARAMOUNT BUILDERS REP BY SOHAM MODI (AGPA HOLDER) . SATISH MODI R/O. 5-4-187/3 AND 4 SOHAM MANSION,, M.G. ROAD, SEC-BAD. <i>[Signature]</i>
4	EX		 [1530-1-2018-18200]E	K PRABHAKR REDDY[R]M/S PARAMOUNT BUILDERS REP BY SAMIT GANGWAL . S.K. GANGWAL R/O SEC-BAD. <i>[Signature]</i>
5	EX		 K PRABHAKAR REDDY [1530-1-2018-18200]	K PRABHAKAR REDDY[R]M/S PARAMOUNT BUILDERS REP BY SOHAM MODI . SATISH MODI R/O SEC-BAD. <i>[Signature]</i>



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Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 RAJEEV KUMAR::08 [1530-1-2018-1820]	RAJEEV KUMAR R/O KUSHAIGUDA HYD	<i>[Signature]</i>
2		 C. RAMESH::08/11/ [1530-1-2018-1820]	C. RAMESH R/O HYD	<i>[Signature]</i>

08th day of November, 2018

Signature of Sub Registrar

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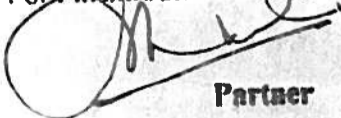
## INFAVOUR

1. Mr. Gajjeli Srinivas, Son of Mr. Gajjeli Chandra Mouli, aged about 30 years, Occupation: Service {Pan No. ASHPG2337F, Aadhaar No. 7499 7412 6400} and
2. Mrs. Gajjeli Krishnaveni, Wife of Mr. Gajjeli Srinivas, aged about 30 years both are residing at Plot No. 75, Road No. 3, Bhavani Nagar, ECIL, Hyderabad - 500 062 {Pan No. BNFPK4519K, Aadhaar No. 8735 6834 5965}, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

### WHEREAS:

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

For Paramount Builders



Partner

For Paramount Builders



Partner

SI No    Thumb Impression    Photo    Name & Address    Signature  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    Keesara

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	87900	0	0	0	88000
Transfer Duty	NA	0	33000	0	0	0	33000
Reg. Fee	NA	0	11000	0	0	0	11000
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>132000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>132100</b>

Rs. 120900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11000/- towards Registration Fees on the chargeable value of Rs. 2200000/- was paid by the party through E-Challan/BC/Pay Order No .343CZH021118 dated 02-NOV-18 of ,SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 132000/-, DATE: 02-NOV-18, BANK NAME: SBIN, BRANCH NAME: . BANK REFERENCE NO: 0096709904822, PAYMENT MODE: NB-1000200, ATRN: 0096709904822, REMITTER NAME: GAJJELI SRINIVAS, EXECUTANT NAME: PARAMOUNT BUILDERS, CLAIMANT NAME: GAJJELI SRINIVAS).

Date: 08th day of November, 2018

Signature of Registering Officer  
 Keesara

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*I* 132000/- = 132000  
 17553  
 17553  
 80 550205 OR



- E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.
- F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:
- |                         |       |
|-------------------------|-------|
| a. Shri. B. Anand Kumar | - 27% |
| b. Shri. N. Kiran Kumar | - 20% |
| c. Shri. M. Kanta Rao   | - 37% |
| d. Shri. Kanta Reddy    | - 16% |
- G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.
- H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.10.2006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.
- I. M/s. Bhargavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.
- J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:
- (a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.
- (b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.
- (c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.

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

For Paramount Builders  


For Paramount Builders  




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Keesara

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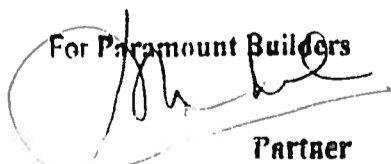


- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.
- M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 306 on the third floor, in block no. 'A' having a super built-up area of 1075 sft., together with undivided share in the scheduled land to the extent of 70.50 sq. yds., and a reserved parking space for car on the stilt floor admeasuring about 100 sft., in the building known as "Paramount Residency" and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.
- N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.
- O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.22,00,000/- (Rupees Twenty Two Lakhs Only) and the Buyer has agreed to purchase the same.
- Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

**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. 306 on the third floor in block no. 'A', having a super built-up area of 1075 sft. (i.e., 860 sft. of built-up area & 215 sft. of common area) in building known as Paramount Residency together with:
- a. Undivided share in scheduled land to the extent of 70.50 sq. yds.
- b. A reserved parking space for car on the stilt floor admeasuring about 100 sft.

situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

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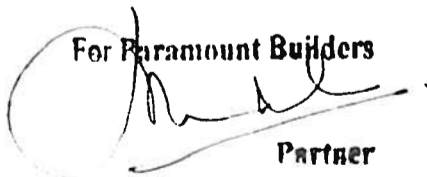
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Keesara

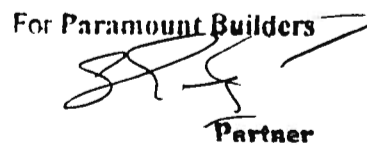


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- i. Rs.19,71,120/-(Rupees Nineteen Lakhs Seventy One Thousand One Hundred and Twenty Only) paid by way of banker cheque no.736999, dated 31.10.2018 issued by State Bank of India, RACPC, Banjarahills, Hyderabad.
  - ii. Rs.2,28,880/-(Rupees Two Lakhs Twenty Eight Thousand Eight Hundred and Eighty Only) already received.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

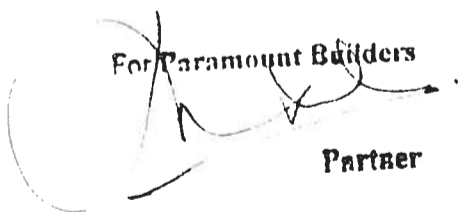


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Keesara

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- b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc.. or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

For Paramount Builders  
  
Partner

For Paramount Builders  
  
Partner

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- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

SCHEDULE 'A'

SCHEDULE OF LAND

All that the total open land being Sy. No. 176 situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), admeasuring Ac. 3-04 Gts. and bounded by:

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

SCHEDULE 'B'



SCHEDULE OF APARTMENT

All that portion forming a deluxe apartment bearing flat no.306 on the third floor, in block no. 'A', admeasuring 1075 sft., of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 70.50 sq. yds., and a reserved parking space for car on the stilt floor admeasuring about 100 sft., in residential apartment named as "Paramount Residency", forming part of Sy. No.176, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red in the plan enclosed and bounded as under:

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

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

WITNESS:

1. 
2. 

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR

G. Krishna Veni

BUYER



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17553/2018. Sheet 7 of 13 Sub Registrar  
Keesara

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**ANNEXTURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no.306 on the third floor, in block 'A' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District),
- (a) Nature of the roof : R. C. C. (Ground Floor + Plus Upper Five Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : 5 years
3. Total Extent of Site : 70.50 sq. yds, U/s Out of Ac. 3-04 Gts.
4. **Built up area Particulars:**
- a) In the Ground / Stilt Floor : 100 sft. Parking space for one car
- b) In the Third Floor : 1075 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 22,00,000/-
- Date: 05.11.2018
- For Paramount Builders  
Partner,  
For Paramount Builders  
Partner  
Signature of the Vendor

**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.

Date: 05.11.2018

For Paramount Builders  
Partner  
For Paramount Builders  
Partner  
Signature of the Vendor

G. Koushika Devi  
Signature of the Buyer

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12553/2018 Sheet 8 of 13

Sub Registrar  
Keesara



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**RESOLUTION**

Name of Firm: Paramount Builders

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm: Partnership firm

Meeting held at: Office of Firm-5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.

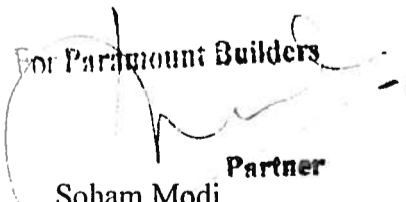
Date of meeting: 1<sup>st</sup> November, 2018.


Partners present in the meeting: Mr. Soham Modi and Mr. Samit Gangwal.

The following resolution was passed with the consent of the Partners present in the meeting on 1<sup>st</sup> November 2018 at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.

1. Clause no. 8 of Partnership Deed of Paramount Builders agreement dated 1<sup>st</sup> October 2014, it was provided that sale deed shall be executed by two Partners jointly i.e., M/s. Modi Properties Pvt. Ltd., (formerly known as M/s. Modi Properties & Investments Pvt. Ltd.,) rep. by its Managing Director Mr. Soham Modi and Mr. Samit Gangwal.
2. M/s. Paramount Builders rep. by the above partners has executed a sale deed for sale of flat no. 306 on the third floor, in block no. 'A', admeasuring 1075 sft., of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 70.50 sq. yds., and a reserved parking space for car on the stilt floor admeasuring about 100 sft., in residential apartment named as "Paramount Residency", forming part of Sy. No.176, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) in favour of Mr. Gajjeli Srinivas, Son of Mr. Gajjeli Chandra Mouli & Mrs. Gajjeli Krishnaveni, Wife of Mr. Gajjeli Srinivas, aged about 30 years both are residing at Plot No. 75, Road No. 3, Bhavani Nagar, ECIL, Hyderabad - 500 062
3. The Partners of the Firm are preoccupied with their day to day activities and are unable to personally appear for registration of the said sale deed at the office of the SRO Keesara. Accordingly, the Partners have hereby nominated Mr. Prabhakar Reddy, Sr. Manager Customer Relations, Modi Properties Pvt. Ltd., to represent the Partners solely for the purpose of presenting the above referred sale deed for registration at the office of the Sub-Registrar, Keesara.
4. The Partners have already executed a Special Power of Attorney registered as document no.01/2017, dated 01.01.2007 at the SRO, Shamirpet authorizing Mr. Prabhakar Reddy to represent the Partners for the above purpose

This resolution is being attested by the Partners present in the meeting on the date and venue of the meeting as mentioned above.

For Paramount Builders  
  
Partner  
Soham Modi  
(Partner)

For Paramount Builders  
  
Partner  
Samit Gangwal  
(Partner)

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12553/2018

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Sub Registrar

Keesara



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**REGISTRATION PLAN SHOWING** FLAT NO. 306 IN BLOCK NO. 'A'

ON THE THIRD FLOOR IN THE PROJECT KNOWN AS "PARAMOUNT RESIDENCY"

**IN SURVEY NOS.** 176 (PART)

**SITUATED AT**

NAGARAM VILLAGE,

KEESARA **MANDAL, MEDCHAL-MALKAJGIRI DIST.**

**VENDOR:**

M/S. PARAMOUNT BUILDERS REP. BY ITS PARTNER

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

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

**BUYERS:**

1. MR. GAJJELI SRINIVAS, SON OF MR. GAJJELI CHANDRA MOULI

2. MRS. GAJJELI KRISHNAVENI, WIFE OF MR. GAJJELI SRINIVAS

**REFERENCE:**

**AREA:** 70.50

**SCALE:**  
SQ. YDS. OR

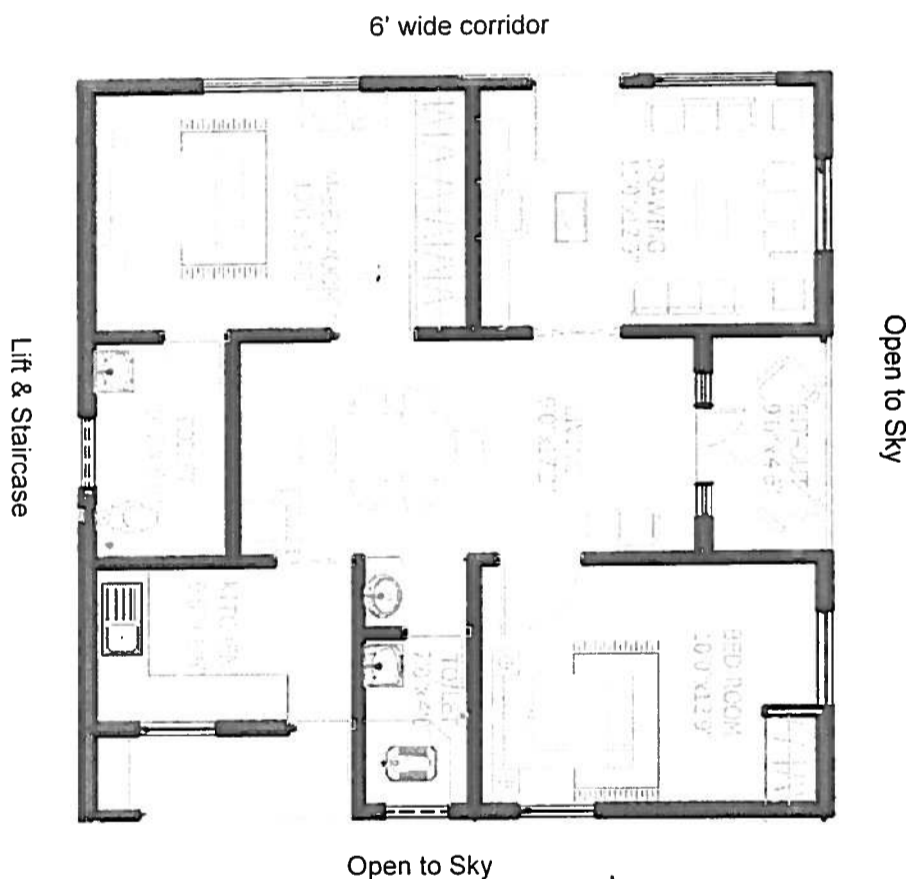
**INCL:**  
SQ. MTRS.



**EXCL:**



Total Built-up Area = 1075 sft.  
Out of U/S of Land = Ac. 3-04 Gts.



For Paramount Builders

For Paramount Builders

Partner

Partner

**WITNESSES:**

- 1.
- 2.

SIG. OF THE VENDOR

G. Krishna Veni   
SIG. OF THE BUYER

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1513 12018. Sheet 10 of 13 Sub Registrar  
Keesara



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**PHOTOGRAPHS A**

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



**PRINTS AS PER SECTION 32A OF  
ACT, 1908.**

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

**VENDOR:**

**M/S. PARAMOUNT BUILDERS**  
HAVING ITS OFFICE AT 5-4-187/3&4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.  
REPRESENTED BY ITS PARTNERS  
1. MR. SOHAM MODI  
S/O. LATE SATISH MODI  
2. MR. SAMIT GANGWAL  
S/O. MR. S. K. GANGWAL  
R/O. PLOT NO. 1211  
ROAD NO. 60  
JUBILEE HILLS  
HYDERABAD - 500 034.

**SPA FOR PRESENTING DOCUMENTS**  
**VIDE DOC. NO. 01/2007 Dt: 11/01/2007:**

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

**BUYER**

1. MR. GAJJELI SRINIVAS  
S/O. MR. GAJJELI CHANDRA MOULI  
R/O. PLOT NO. 75  
ROAD NO. 3  
BHAVANI NAGAR  
ECIL, HYDERABAD - 500 062.
2. MRS. GAJJELI KRISHNAVENI  
W/O. MR. GAJJELI SRINIVAS  
R/O. PLOT NO. 75  
ROAD NO. 3  
BHAVANI NAGAR  
ECIL, HYDERABAD - 500 062.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

Partner

For Paramount Builders  
  
Partner

SIGNATURE OF VENDOR

SIGNATURE(S) OF BUYER(S)



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12513/2018. Sheet 11 of 13

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Keesara

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**HOUSEHOLD CARD**

Card No : PAP15776200157  
 F.P. No : 762  
 పేరు : గంగవల సమిత్


Name of Head of Household : Gangwal Samit  
 కుటుంబాధ్యక్షుడు పేరు : గంగవల సమిత్

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

బండ్ల నెం./House No. : 8-2-293/82/A/1211  
 రోడ్/Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : 8 / Ward- 8  
 Circle : పల్వే 7 / Circle VII  
 జిల్లా/District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 100,000  
 LPG Consumer No. (1) : 620316/(Single)  
 LPG Dealer Name (1) : B S Enterprises, HPC  
 LPG Consumer No. (2) : 1805/Double  
 LPG Dealer Name (2) : Venkata Sai HPC



**Family Members Details**



S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/1/72	34
3	Samanth	Son	29/07/00	6

DPL No 102  
 Jubilee Hills club,  
 Jubilee Hills

27/01/2006  
 DPL Incharge

**भारत सरकार**  
 GOVT OF INDIA



**आयकर विभाग**  
 INCOME TAX DEPARTMENT

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

01/1974  
 Permanent Account Number  
 AWSP8104E

Signature

*Prabha...*

**PERMANENT ACCOUNT NUMBER**  
 ABMPM6725H

THE NAME  
 SOHAM SATISH MODI

THE FATHER'S NAME  
 SATISH MANILAL MODI

THE DATE OF BIRTH  
 18-10-1969

THE SIGNATURE  
*[Signature]*

Chief Commissioner of Income-tax, Andhra Pradesh

*Prabha...*

For Paramount Builders  
*[Signature]*  
 Partner

For Paramount Builders  
*[Signature]*  
 Partner

Bk - 1, CS No 18200/2018 & Doct No  
125531/2018

Sub Registrar  
Keesara


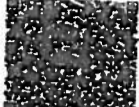


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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గజ్జెలి శ్రీనివాస్  
Gajjeli Srinivas  
పుట్టిన సం./YoB:1987  
పురుషుడు Male


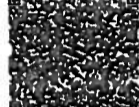



7499 7412 6400

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గజ్జెలి కృష్ణవేణి  
Gajjeli Krishnaveni  
పుట్టిన సం./YoB:1987  
స్త్రీ Female


8735 6834 5965

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారత ప్రభుత్వం ప్రాధికారం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: చంద్రమౌళి, 6-122,  
అంగడి బజార్ ముల్కనూర్,  
ముల్కనూర్, కరీంనగర్  
ఆంధ్ర ప్రదేశ్, 505471

Address:  
S/O: Chandramouli, 6-122,  
ANGADI BAZAR Mulkanoor,  
Mulkanur, Karimnagar  
Andhra Pradesh, 505471

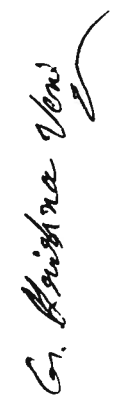


Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం ప్రాధికారం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O: శ్రీనివాస్, 6-122, అంగడి  
బజార్ ముల్కనూర్,  
ముల్కనూర్, కరీంనగర్  
ఆంధ్ర ప్రదేశ్, 505471

Address:  
W/O: Srinivas, 6-122, ANGADI  
BAZAR Mulkanoor, Mulkanur,  
Karimnagar  
Andhra Pradesh, 505471



Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number  
AKRPR1896C



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

0000/00423/36405

To  
రాజీవ్ కుమార్ సాహు  
Rajeev Kumar Sahu  
S/O, Bajaram Sahu  
1-003, Vista Homes, Sy No 193-195  
Vesavi Siva Nagar Road  
Kushalguda  
Behind Kushalguda Bus Stop  
Secunderabad  
Echil  
Hyderabad Telangana - 500062  
9583778656

Download Date: 07/02/2018 Generation Date: 01/08/2017

QR Code with Photograph




Signature valid  
01/08/2017


మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
9504 4843 7983  
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Government of India

రాజీవ్ కుమార్ సాహు  
Rajeev Kumar Sahu  
పుట్టిన తేదీ/DOB: 01/04/1992  
పురుషుడు/ MALE



9504 4843 7983  
నా ఆధార్, నా గుర్తింపు



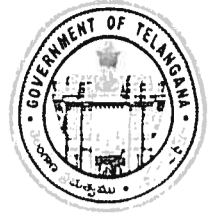
Bk - 1, CS No 18200/2018 & Doct No

175534017. Sheet 13 of 13 Sub Registrar  
Keesara



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**TSVSAA 50119211**



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

App No : 753898

MeeSeva App No : ECM021805931188

Date : 14-Nov-18

Statement No : 35365395

Sr/Sm: G SRINIVAS : 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: 306 ,Apartment: PARAMOUNT RESIDENCY ,Ward : 2-Block : 2 VILLAGE: NAGARAM ,Survey No : ,176, Plot No : ,BLOCK/A, East: OPEN TO SKY West: 6 WIDE CORRIDOR South: STAIRCASE & LIFT North: OPEN TO SKY**

A search is made in the records of SRO(s) of KEESARA relating there to for 11 years from 01-10-2007 To 11-11-2018 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	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants (CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 176 PLOT: 0/BLOCK-A APARTMENT: PARAMOUNT RESIDENCY FLAT: 306 EXTENT: 70.5SQ.Yds BUILT: 1190SQ. FT Boundires: [N]: OPEN TO SKY [S] STAIRCASE AND LIFT [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR	(R) 08-11-2018 (E) 05-11-2018 (P) 08-11-2018		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 911750 Cons.Value:Rs. 2200000	1 .1.(EX)M/S PARAMOUNT BUILDERS REP BY SOHAM MODI 2.(EX)M/S PARAMOUNT BUILDERS REP BY SAMIT GANGWAL 3.(EX)B.ANAND KUMAR 4.(EX)NAREDDY KIRAN KUMAR 5.(EX)M.KANTHA RAO 6.(EX)K.KANTHA REDDY 7.(EX)M/S. PARAMOUNT BUILDERS REP BY SOHAM MODI (AGPA HOLDER) 8.(CL)GAJJELI SRINIVAS 9.(CL)GAJJELI KRISHNAVENI	0/0 17553/ 2018 [1] of SROKEESARA
1	This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1530, 9246/2004 of SRO 1516;16412/2006 of SRO 1516;16768/2006 of SRO 1516;16413/2006 of SRO 1516;9210/2004 of SRO 1516;/2004					

Certified By

Name: MD YOUSUF-UR-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 సిస్టమ్స్ నుండి నేను సొందిన 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 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 పనిచేయుచున్నది మరియు సరకు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏదేమైన 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. Jayanthi*  
 సంతకము  
 Signature

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