



GOVERNMENT OF ANDHRA PRADESH/ ఆంధ్రప్రదేశ్ ప్రభుత్వం  
 REGISTRATION AND STAMPS DEPARTMENT/ రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ  
 MARKET VALUE ASSISTANCE/ మార్కెట్ విలువల సహాయం

**CARD**  
 (Computer - aided Administration of Registration Department)  
 Visit us at : <http://ap.gov.in/card>  
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Date/ తేదీ 27-04-2009  
 IO Names/ సబ్ రిజిస్ట్రార్ ఆధ్వర్యం వీరు:

Request No./ అన్వేషణ సంఖ్య: 106  
 Transaction/ లావాదేవీ:

Page: 1/1

1530 KEESARA

Sale Deed

DETAILS OF LAND / భూమి వివరములు

Local Body / స్థానిక సంస్థ Village/Town / గ్రామము పట్టణము Habitation/Locality / నివాస స్థలము Survey No. / సర్వే నం. Nature of Use / ఏ ఉపయోగార్థము.	Major Gram Panchayat NAGARAM NAGARAM 233, Dry land	Ward No. / వార్డు నం. Block No. / బ్లాక్ నం. House No. / ఇంటి నం. Extent. / వైశాల్యం Unit Rate (Rs.) / యూనిట్ ధర (రూ)	2 Acres 26,40,000
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DETAILS OF STRUCTURE / కట్టడముల వివరములు

Flat(Y)/Non-flat(N)/ ప్లాట్ (అ) వాన్ ప్లాట్ (ఆ)	N	No.of Floors/ మొత్తం అంతస్తుల సం.		
Floor / అంతస్తు	Structure Type / నిర్మాణం పద్ధతి	Builtup Area / నిర్మిత వైశాల్యము	Stage of Construction / నిర్మాణ దశ	Age / కట్టడ వయస్సు
		CARD		

DETAILS OF VALUATION / నిర్దేశించబడిన విలువల వివరములు

Land Cost/ భూమి విలువ	Rs. 52,80,000	Structure Cost/ కట్టడము విలువ	Rs.	Market Value/ మార్కెట్ విలువ	Rs. 52,80,000
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DUTY/FEE PAYABLE/ చెల్లించవలసిన రుసుము

Stamp Duty/ స్టాంపు సుంకము:	Rs. 3,16,800	Transfer Duty/ బదలాయింపు సుంకము	Rs. 1,58,400
Registration Fee/ రిజిస్ట్రేషన్ రుసుము:	Rs. 26,400	Total/ మొత్తము	Rs. 5,01,600

Office of the Sub-Registrar  
 KEESARA

- మనక: 1. The Values shown are valid till the next general revision/ చూపిన విలువలు తరువరి సవరణ వరకు అమలులో ఉంటాయి.  
 2. Document has to be executed on stamp paper worth (Stamp Duty+Transfer Duty), outside twincities/ జంటనగరముల వల్లది వివరాలు చూపిన ప్రదేశములలో స్టాంపు సుంకము మరియు బదలాయింపు సుంకము మొత్తం స్టాంపు పేపరు పై దస్తావేజు వ్రాసుకొనవచ్చు.

చట్ట-రిజిస్ట్రార్  
 Signature of the Registering Officer/  
 రిజిస్ట్రారింగ్ అధికారి సంతకం

Annexure - C  
( See Rule - 7 )

**PROCEEDINGS OF THE SPL. GR. DY. COLLECTOR & REVENUE  
DIVISIONAL OFFICER, RANGA REDDY EAST DIVISION.**

**PRESENT: SRI. T. MANIKYALA RAO, B.Com.**

**Procs. No. L/1287/09**

**Dated: 11-05-2009**

Sub:- Conversion - Conversion of land - R.R. East Division -  
Keesara Mandal - Nagaram Village - Sy.No. 233 admeasuring  
Ac. 2-00 gts. - Conversion of land - Orders - Issued- Reg.

Ref:- 1. Tahsildar, Keesara (M) Lr.No. B/1190/09, dated 24-04-09.  
2. G.O.Ms No. 1537 Dt:-19-10-2006 of Revenue (Land Revenue)  
Department, Government of A.P.

\* \* \*

**ORDER:**

M/s. Paramount Estates Rep. by Soham Modi R/o. Hyderabad has applied for conversion of land in Sy.No. 233 admeasuring Ac. 2-00 gts. situated at Nagaram Village, Keesara Mandal, Ranga Reddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural land into non- agricultural purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.

....2.

7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

*MURAN*  
**Spl. Gr. Dy. Collector &  
Revenue Divisional Officer  
Ranga Reddy East Division.**

To

M/s. Paramount Estates  
Rep. by Soham Modi  
R/o. Hyderabad.

Copy to the Tahsildar, Keesara Mandal, R.R. District.

**SCHEDULE**

Sl. No	Village & Mandal Dist	Sy.No.	Total extent	Extent for which permission granted	Remarks
1.	Nagaram Village, Keesara Mandal	233	2-00	Ac. 2-00 gts.	

ఆంధ్రప్రదేశ్ ప్రభుత్వము

GOVERNMENT OF ANDHRA PRADESH

DTO/STO \_\_\_\_\_ Treasury/PAO Code 0088

ఖజానా చలాను  
Treasury Challan No.

పెద్ద పన్ను  
Major Head 0035 *General*

ఉప పెద్ద పన్ను  
Sub Major Head 00

చిన్న పన్ను  
Minor Head 4101 *Excise - Gen*

సామూహిక ఉప పన్ను  
Group Sub Head 00

ఉప పన్ను  
Sub Head 01 *Receipts from*

సవివరమైన పన్ను  
Detailed Head 001 *misc. fee*

ఉప సవివరమైన పన్ను  
Sub-Detailed Head 000

Non-Plan = N/  Charged = C/  Contingency Fund III   
Plan = P  Voted = V/  Service Major Head 0000

మొత్తం రూపా: Amount Rs. 100000/-

అక్షరాలా  
In words Rupees one lakh  
*PAZARNAMMA*

జమచేయువారి పేరు, చిరునామా  
Rmitter's Name & Address 24, 23  
*Kesava Rao*

దేని నిమిత్తం ఫైకము జమ చేయబడినది  
Purpose for which the amount's deposited laxal am

DDO Code: 1401 2302005  
Head of Account Verified

తేది 11/11/19 *U. Keeloy*  
Date Signature of the Remitter S.T.O./T.O.

అక్షరాలం రూపాయలు ముట్టినవి  
Received Rs. 100000/-

నగదు / డి.డి. / ఖాతా దాము / చెక్ ద్వారా / డ్రాస్ బి.డి. / బ్యాంక్ మేనేజర్  
Received Rs. One Lakh S.T.O./Bank Manager

by Cash /  Account Credit/Cheque No. 0000  
Bank Branch Code 0000 **NEFT Bank Seal**

**DEBEAD**  
**GRUHAKALI RECEIVED**  
Note: Seperate Challan Should be used for each detailed head

**REPORT OF THE ADDITIONAL MANDAL REVENUE INSPECTOR,**  
**KEESARA MANDAL**

A.M.R.I No.Spl/2009

Date:23-04-2009.

To  
The Tahsildar,  
Keesara Mandal.

Sir,

*D.F. R. [Signature] 28/4*

**Sub:- Land Conversion Act – Keesara(M) – Nagaram Vg. – Sy.No.Part of 233 Ext Ac.2-00– Conversion of Agricultural land to Non-Agricultural purpose – Proposals – Enquiry report called for – Submitted – Reg.**

**Ref:- Endorsement of the Tahsildar, Date.20-04-2009 on the A/o Sri M/s Paramount Estates Rep by Mr Sohan Modi forwarded by the C.A & RDO, R.R.East Divn. Vide No.Dis.No.L/Spl/2009,Dt.21-03-2009.**

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In compliance to the reference cited I have inspected the land in Sy.No. ~~233~~ 233 to an extent of Ac.2-00 gts situated at Nagaram Village, Keesara Mandal, R.R District and found that the land is covered by Plotting and presently the site is already constructed Compound Wall, (surrounding sites already covered by plotted and houses), Sri M/s Paramount Estates Rep by Mr Sohan Modi is in possession of the said Land as per the proceedings of the Tahsildar, Keesara, Progs No.B/57/2008, dt.28-02-2008.

Hence submitted.

Encl: Original Application.

Yours faithfully,

*[Signature]*  
28/4/09  
AMRI, Keesara

**GOVERNMENT OF ANDHRA PRADESH**  
**(REVENUE DEPARTMENT)**

Office of the Tahsildar,  
Keesara (M), R.R.District.

Lr.No. B/1190/2009

Dated: 21-04-2009.

To  
The Competent Authority &  
Revenue Divisional Officer,  
R.R.East Division, R.R.District.

Sir,

Sub:- **Land Conversion Act** – Keesara(M) –Nagaram Village–  
Sy.NO.233 ext. Ac.2-00 Conversion of Agricultural land to  
Non-Agricultural purpose – Proposals – called for – Reg.

Ref:- A/o M/S Paramount Estates rep by Mr..Soham Modi  
forwarded by the SGDC & RDO, R.R.East Divn. Vide  
No.Dis.No.L/spl./2009, Dt.21-03-2009


@@@

I invite kind attention to the reference cited and submit that on verification of revenue records i.e. Pahani for the year 1959-60 of this office, the land in Sy.No.233 Part is recorded as "Patta" and the name of Mysaiah S/o Rajaiah is recorded as pattedar and possessor. In the pahani for the year 2001-2002, the land is recorded as "Patta" and the names of Bijja Sathaiah S/o Veeraiah and Bijja Yadaiah S/o Veeraiah is recorded as pattedars and possessors.

The AMRI has inspected the land and reported that the lands in Sy.No.233 Part is presently kept vacant and the petitioner M/S Paramount Estates rep by Mr..Soham Modi is in possession of the land admeasuring Ac.2-00.

In view of the above, I am herewith submitting the proposals for conversion of Agricultural land to Non-agricultural purpose in respect of the land in Sy.No.233 Part extent Ac.2-00 situated at Nagaram Village in the prescribed proforma as desired.

Yours faithfully,

  
**TAHSILDAR**  
**KEESARA MANDAL,**  
**RANGAREDDY DISTRICT**  
రంగారెడ్డి జిల్లా.

**PROPOSALS FOR CONVERSION OF AGRICULTURE LAND TO NON-  
AGRICULTURE USE IN KEESARA MANDAL, RANGA REDDY DISTRICT**

1. **Name and address of the Petitioner:** Soham Modi S/o Satish Modi  
5-4-187/3 &4 , II floor, Soham Mansion,  
M.G Road, Secunderabad

Name of the Village	Sy.Nos.	Extent
Nagaram	233	Ac.2-00

2. **Particulars of land which conversion of land use applied for:**

Name of the Mandal	Name of the Village	Sy.Nos.	Extent	Purpose of Conversion
Keesara	Nagaram	233	Ac.2-00	

3. **Nature of land as per Sethwar/ Wasool Baqi/ Khasara Pahani:**

Name of the Village	Sy.Nos.	As per Sethwar	As per Wasool Baqui	As per Khasara Pahani & Sesala Pahani
Nagaram	233	Not available	Not available	

4. **Details of land as per latest Pahani for the year 2001-2002 :**

Sy.Nos.	Nature of the land	Type of land	Extent	Name of the Pattedar	Name of the Occupant
233	Patta	Dry	Ac.2-00	B.Sathaiah 1-15 B.Yadaiah 1-15	B.Sathaiah 1-15 B.Yadaiah 1-15

5. **Whether the petitioner is Pattedar:** Yes

a) **Whether the petitioner is the Purchaser or Developer:** No (Pattedar)

Name of the Village	Sy.Nos.	Extent	Document No.
Nagaram	233	Ac.2-00	

b) **If the petitioner is not Pattedar what is the interest and right of the petitioner over the land :** Not applicable

c) **If the land is purchased by the Petitioner or acquired in any other matter through documents:** N.A

Name of the Executants	Sy.Nos.	Extent	Document No.


d) **Whether the Vendor/Executants are pattedar? If not, how is entitled to alienate the land :** Not Applicable

7. **Whether the land Govt. Land/ Assigned land or Surplus land/ Patta Land :** Patta Land

8. **Whether the Pattedar is hit by the provision of Land ceiling Act, 1973, if so, land ceiling case is any is still pending covering the subject land :** No

- 9(a) A tenant particular as per P.T. Register or any other record : No P.T.
- (b) Whether any ownership certificate issued Under Section 38(E) or 38(A) : No
- (c) Whether the name of the Certificate Holder are recorded as Pattedar in Pahani : No
10. Inam land particulars : No
11. In case of wet land or dry land localized under Govt. source of Irrigation : No
- (i) Name of the Source : --
- (ii) Controlling Authority : --
- (iii) Remarks regarding effect on Ayacut land : --


The land in Sy.No.233 to an extent of Ac.2-00 situated at Nagaram Village is presently kept vacant.

  
 20/11  
 Tahsildar, 20/11/09  
 Keesara(M), R.R.District.  
 కేసర మండలము  
 రంగారెడ్డి జిల్లా.



**Check Memo to be submitted by Deputy Collector & Tahsildar/Tahsildar for  
Recommending conversion of agriculture lands into Non-Agriculture**

1. Whether the land is Agriculture land or Non-Agriculture : Non-Agriculture Land
2. Whether any objections from the Neighbours for conversion of land : NO
3. Whether Mutation done or not : YES  
B/57/2008, dt.28-02-2008
4. Whether the land comes under HMDA : YES  
a) If yes, what is the classification of land as per Master Plan : Details not available
5. Whether the land comes under HADA Limits : NO  
a) If yes, what is the classification of land as per HADA Master Plan
6. Whether the land comes under
- a) Government Lands : NO
- b) Assigned lands : NO
- c) Surplus lands : NO
- d) F.T.L lands : NO
- e) Tenancy Lands : NO
- f) Inam lands : NO
- g) Endowment Lands : NO
- h) Wakff Board Lands : NO
- i) Evacuee Property : NO
- j) Whether any Government interest involved : NO
- k) Patta land : YES
7. Specific Recommendation of Tahsildar : Recommended

  
Tahsildar, Keesara  
Keesara(M), R.R.District.  
కూసర మండలము  
రంగారెడ్డి జిల్లా.

**RULES SUPPLEMENT**  
**ANNEXURE-A**  
**[See Rule 3(I)]**

To  
The Competent Authority and  
Revenue Divisional Officer,  
East Division,  
Ranga Reddy District.

Sir,

**Sub:- Land Conversion Act - Nagaram Village – Keesara Mandal, Ranga Reddy District - Sy, No. Part of 233, extent .Ac. 2 – 00 Gts ( 9,680 Sq. yds 8,096.65 Sq. mtrs) – Conversion of Agricultural Land to Non-Agricultural purpose requested-Regarding.**


\*\*\*\*\*

We Paramount Estates a partnership firm having its registered office at 5-4-187/ 3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, Andhra Pradesh represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi submit that we are the pattadars of Agricultural land in Sy. No. part of 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District to an Extent of Ac. 2-00 Gts (9,680 Sq. yds or 8,096.65 Sq. mtrs). We would like to convert Agricultural land specified in the Schedule in to Non-Agricultural purpose.

We request the Competent Authority to accord necessary permission for the conversion of the said agricultural land to Non-Agricultural purpose in terms of section 4 of the Andhra Pradesh Agricultural lands (Conversion for Non-Agricultural purpose) Act, 2006 (AP Act No.3 of 2006). We enclosed herewith a copy of challan bearing No. \_\_\_\_\_ Dated for Rs-----/- (Rupees \_\_\_\_\_ only) paid to the Government Treasury of \_\_\_\_\_ (V)/Town/ City @10% basic value of the land towards conversion fee.

We hereby declare that the lands mentioned above are neither covered by any litigation/ Court cases encroachment nor these lands are assigned lands/ ULC Surplus land/ Agricultural Ceiling Surplus Land/ Tank bed lands.

Yours faithfully,  
For Paramount Estates.

  
(Soham Modi)  
Partner.

**RULES SUPPLEMENT**  
**ANNEXURE-A**  
**[See Rule 3(I)]**

To  
The Competent Authority and  
Revenue Divisional Officer,  
East Division,  
Ranga Reddy District.

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**requested-Regarding.**

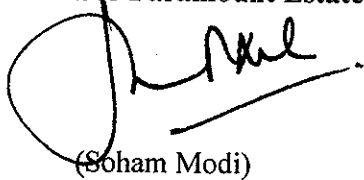
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**For Paramount Estates.**



(Soham Modi)  
Partner.