

నెం.

9243 m/s Perumal Estate & m/s modipally
శ్రీమతి / శ్రీ Repby. 1st Prabhakar Reddy (HRA) Repby

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	<u>Sale</u>			<u>Repby 26900</u>
దస్తావేజు విలువ	<u>2152000</u>			<u>36151</u>
స్టాంపు విలువ రూ.	<u>100</u>			<u>150068705</u>
దస్తావేజు నెంబరు	<u>714/15</u>			<u>16/11</u>
రిజిస్ట్రేషన్ రుసుము	<u>10760</u>			<u>16/11</u>
లోటు స్టాంపు (D.S.D.)	<u>118260</u>			<u>16/11</u>
GHMC (T.D.)	<u>100</u>			<u>16/11</u>
యూజర్ ఛార్జీలు	<u>100</u>			<u>16/11</u>
అదనపు షీట్లు	<u>100</u>			<u>16/11</u>
5 x	<u>183950</u>			<u>16/11</u>
మొత్తం	<u>129120</u>			<u>16/11</u>

(అక్షరాల NLL)

రూపాయలు మాత్రమే)
తేది 16/11/11
వాచను 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.



4293 600774 तेलंगाना TELANGANA

S.No. 13113 Date: 07-10-2015

Sold to: RAMESH

S/o. NARSING RAO

For Whom: M/s. PARAMOUNT ESTATES

 D 503798
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
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 16th day of November 2015 at S.R.O, Keesara, 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 Sri Satish Modi, aged about 45 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 43 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

1. Mrs.A. Phani Rajakumari, Wife of Mr. A. Venkataraman, aged about 52 years, and
2. Mr. A. Venkataraman, Son of Mr. A. S. R. Murthy, aged about 56 years, both are residing at SWASA, 2-907/77/44, Opp: Bhavani Temple, Gubbi Colony, Gulbarga - 585105, 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



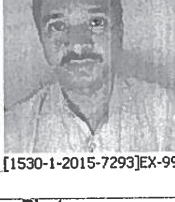
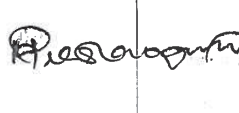
For Paramount Estates



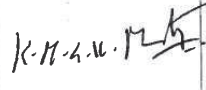
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10760/- paid between the hours of 3 and 4 on the 16th day of NOV, 2015 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 A. VENKATARAMAN::16/11 [1530-1-2015-7293]	A. VENKATARAMAN S/O. A.S.R. MURTHY R/O.SWASA 2-907/77/44 OPP:BHAVANI TEMPLE, GUBBI COLONY, GULBARGA,, 585105	
2	CL		 A. PHANI RAJAKUMARI::1 [1530-1-2015-7293]	A. PHANI RAJAKUMARI W/O. A.VENKATARAMAN R/O.SWASA 2-907/77/44 OPP:BHAVANI TEMPLE, GUBBI COLONY, GULBARGA,, 585105	
3	EX		 [1530-1-2015-7293]EX-95	GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY S/O. K.PADMA REDDY O/O. 5-4-187/3&4, SOHAM MANSION, M.G. ROAD,, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.M.G.K. MURTHY::16 [1530-1-2015-7293]	K.M.G.K. MURTHY R/O 54/2RT VIJAYANAGAR COLONY HYD	
2		 VIBHA KAPOOR::16/11 [1530-1-2015-7293]	VIBHA KAPOOR R/O 22D POCKET 6 GREEN VIEW APRS SECTOR 82 NOIDA UP	

16th day of November, 2015

Signature of Joint SubRegistrar
Keesara
 Bk - 1, CS No 7293/2015 & Doct No
 7114/2015 Sheet 1 of 11 Joint SubRegistrar
 Keesara

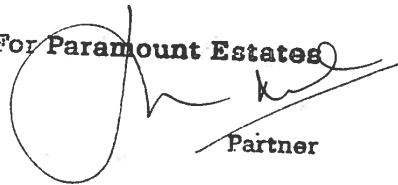

WHEREAS:

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

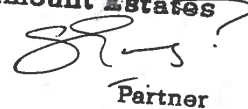
S. No.	Name of Pattedar	Patta No.	Passbook No.	Title book No.	Extent of land in Sy. No. 233
1	Bijja Sathaiah	191	29139	251887	Ac. 1-15 Gts.,
2	Bijja Yadaiah	192	29140	251888	Ac. 1-15 Gts.,

- A. The Vendor has obtained permission from HMDA/Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no.741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats, consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- B. The proposed development consisting of 208 flats in one block with certain common amenities is named as 'PARAMOUNT AVENUE'.
- C. The Vendee is desirous of purchasing a luxury apartment bearing flat no.105 on the first floor, admeasuring 1010 sq. ft. 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 sq. ft., 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, Tranfer 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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	118260	118360
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	10760	10760
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	129120	129220

Rs. 118260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10760/- towards Registration Fees on the chargeable value of Rs. 2152000/- was paid by the party through DD No ,183950 dated ,16-NOV-15 of ,HDFC BANK/SECUNDERABAD.

Date

16th day of November,2015

Signature of Registering Officer
Keesara

Bk - 1, CS No 7293/2015 & Doct No
7114/2015 Joint SubRegistrar
Keesara

7114/2015 నంబరు (భా.న. 1933) పంపు
7114 మంజూరుగా రికార్డు చేయబడినది. పాత్రానింట్
వివాదం గుర్తింపు నెంబరు 1530 7114 2015
జాబ్బయ్యవది. నవంబరు 16 న తేది.
2015 నంబరు నవంబరు 16 న తేది.

M.Y. KESAVAN
Sub-Registrar
Keesara



- 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. 21,52,000/- (Rupees Twenty One Lakhs Fifty Two Thousand 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 luxury apartment bearing flat no.105 on the first 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. 21,52,000/- (Rupees Twenty One Lakhs Fifty Two Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.9,00,000/-(Rupees Nine Lakhs Only) paid by way of D. D. No.528448, dated 06.11.2015 issued by Andhra Bank, HKE Society Branch, Gulbarga.
- ii. Rs.5,05,000/-(Rupees Five Lakhs and Five Thousand Only) paid by way of D. D. No.528447, dated 06.11.2015 drawn on issued by Andhra Bank, HKE Society Branch, Gulbarga drawn in favour of Religare Finevest Ltd., on behalf of Vendor.
- iii. Rs.2,57,000/-(Rupees Two Lakhs Fifty Seven Thousand Only) paid by way of D. D. No.528446, dated 06.11.2015 issued by Andhra Bank, HKE Society Branch, Gulbarga.
- iv. Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.025387, dated 17.06.2014 drawn on ICICI Bank, Mumbai Branch.
- v. Rs.90,000/-(Rupees Ninety Thousand Only) (Part Payment) paid by way of cheque no.042637, dated 10.09.2014 drawn on ICICI Bank, Mumbai Branch.
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.

For Paramount Estates

Partner

For Paramount Estates

Partner



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2114/2015 Sheet 3 of 11

Joint SubRegistrar
Keesara



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

Partner

For Paramount Estates

Partner



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Joint SubRegistrar

Keesara



- 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, main, 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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Joint SubRegistrar
Keesara



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 luxury apartment bearing flat no.105 on the first 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. *K. M. A. L. M. S.*
2. *W. S. R. S.*

For Paramount Estates

Partner

For Paramount Estate

Partn

VENDOR

A. P. Raju Kuma

BUYER

A. K. Kallathur

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2114/2015 Sheet 6 of 11, Joint SubRegistrar
Keesara



ANNEXURE-1-A

1. Description of the Building : LUXURY apartment bearing flat no. 105 on the first 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 First Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 21,52,000/-

For Paramount Estates
Partner
For Paramount Estates
Partner

Date: 16.11.2015

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: 16.11.2015

Signature of the Executants

A.P. Raja kumar
A. V. K. Manan

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Joint SubRegistrar
Keesara



REGISTRATION PLAN SHOWING

FLAT NO. 105 ON THE FIRST 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 MR. SATISH MODI

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

BUYER:

1. MRS. PHANI RAJAKUMARI, WIFE OF MR. A. VENKATARAMAN

2. MR. A. VENKATARAMAN, SON OF MR. A. S. R. MURTHY

REFERENCE:**AREA:**

46.29

SCALE:

SQ. YDS. OR

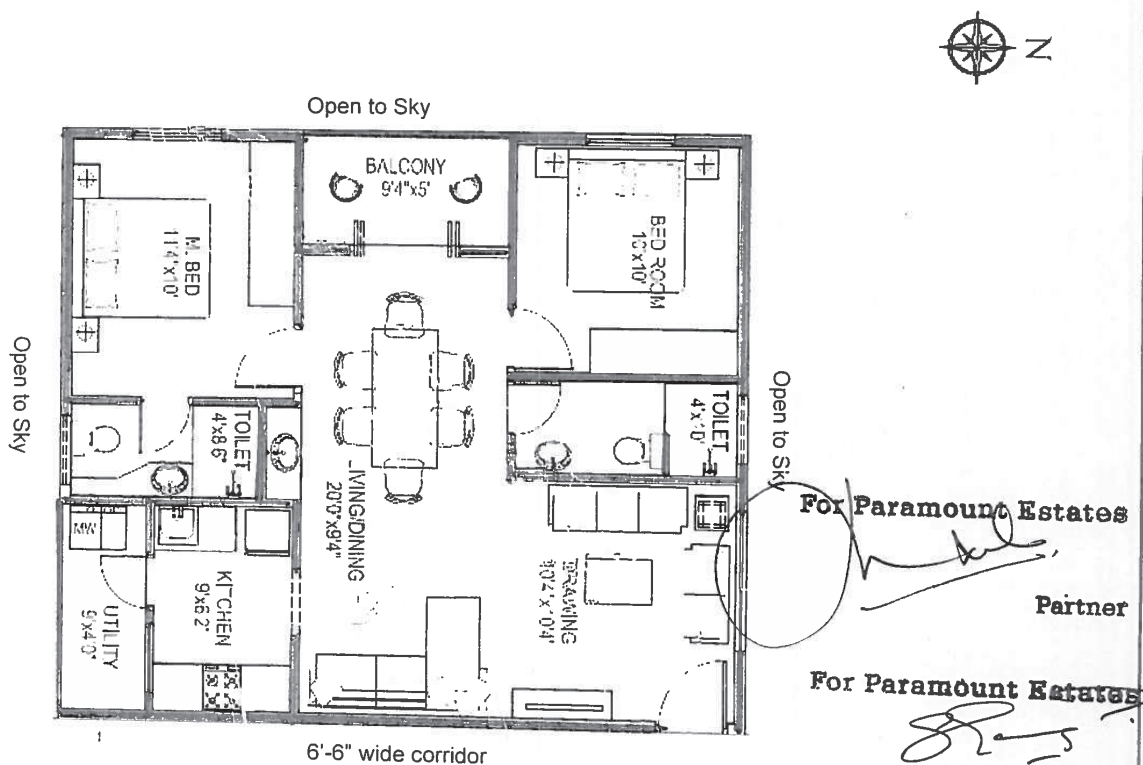
INCL:

SQ. MTRS.

EXCL:

Total Built-up Area = 1010 sft.

Out of U/S of Land = Ac. 2-00 Gts.

**WITNESSES:**

1. K. N. S. K. R. S.

2. Neethi

*A. Venkataraman*For Paramount Estates
[Signature]
PartnerFor Paramount Estates
[Signature]
Partner

SIG. OF THE VENDOR

A. P. Rajakumari
SIG. OF THE BUYER

Bk - 1, CS No 7293/2015 & Doct No

2114/2015. Sheet 8 of 11

Joint SubRegistrar
Keesara



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION 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. SRI SATISH MODI
2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211
ROAD NO. 60
JUBILEE HILLS
HYDERABAD - 500 034.

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

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

BUYERS:

1. MRS. PHANI RAJAKUMARI .A
W/O. MR. A. VENKATARAMAN
R/O. SWASA, 2-907/77/44
OPP: BHAVANI TEMPLE
GUBBI COLONY
GULBARGA - 585105
2. MR. A. VENKATARAMAN,
S/O. MR. A. S. R. MURTHY
R/O. SWASA, 2-907/77/44
PP: BHAVANI TEMPLE
GUBBI COLONY
GULBARGA - 585105

SIGNATURE OF WITNESSES:

1. K.H.K.R.

2.

Paramount Estates

For Paramount Estate:

Partner

Partne:

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Bk-1, CS No 7293/2015 & Doct No
2114/2015 Sheet 9 of 11 Joint SubRegistrar
Keesara



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
PARAMOUNT ESTATES
21/03/2007
Permanent Account Number
AAJFP4202C
21-03-2007

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम /NAME
SOHAM SATISH MODI
पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि /DATE OF BIRTH
10-10-1969
हस्ताक्षर /SIGNATURE
Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD
Card No : PAP1677600157
F.P Shop No : 762
Name of Head of Household : Gangwal Samit
पिता/पति का नाम : सुशील कुमार
Father/Husband name : Sushil Kumar
जन्म तिथि /Date of Birth : 20/Oct/71
वय /Age : 35
व्यवसाय /Occupation : Own Business
मकान नं./House No. : 8-2-293/82/A/1211
रोड /Street : ROAD NO 60
Colony : JUBILEE HILLS
Ward : 8 / Ward- 8
Circle : 7 / Circle VII
जिला /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	Samarth	Son	29/07/00	6

DPL No 102
Jubilee Hills club,
Jubilee Hills
27/01/2006
In Charge

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/04/1974
Permanent Account Number
AWSP8104E
Signature
10062008

For Paramount Estates

For Paramount Estates



Bk. 1 CS No 7293/2015 & Doct No
7114/2015 Sheet 10 of 11 Joint SubRegistrar
Keesara



INCOME TAX DEPARTMENT

GOVT. OF INDIA

A PHANIRAJAKUMARI

KANUPARTHI VENKA ARAMANAIAH

14/08/1960

Permanent Account Number

AUCPP3657L

A. P. Rajkumar



1702008

B. M. E. R.

A. P. Rajkumar

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABYPA5470D



नाम /NAME

VENKATARAMAN ABBARAJU

पिता का नाम /FATHER'S NAME

SITARAMACHANDRAMURTHY ABBARAJU

जन्म तिथि /DATE OF BIRTH

10-01-1959

हस्ताक्षर /SIGNATURE

Venkataraman

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

B. M. E. R.

Venkataraman

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DLFAP013301252005

K M G K MURTHY

K V RAMANAIAH

54/2 R.T.

V N COLONY

HYDERABAD

VIJAYANAGAR COLONY

HYDERABAD - 500067



Issued On: 31/10/2015

RTA-HYDERABAD-WZ

W. I. T. E. R.

K. M. G. K. Murthy

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAUPK6224E



नाम /NAME

VIBHA KAPOOR

पिता का नाम /FATHER'S NAME

KAILASH CHANDRA KAPOOR

जन्म तिथि /DATE OF BIRTH

08-12-1959

हस्ताक्षर /SIGNATURE

Kapoor

आयकर आयुक्त, लखनऊ

COMMISSIONER OF INCOME-TAX, LUCKNOW

Vibha

Bk-1, CS No 7293/2015 & Doct No
7114 / 2015 Sheet 11 of 11
Joint SubRegistrar
Keesara





Sub-Office
Ex-Officio Officer
Keesara Proper Officer

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

18/12/2015
7990

This memorandum executed on this the 8th day of December 2015 by Mrs. A.Phaniraja Kumari, w/o Dr. A.Venkataraman, and Dr. A.Venkataraman s/o A S R Murthy, having his residence at H.No. #2-907/77/44, SWASA, Opp. Bhavani Temple, Gubbi Colony, Kalaburagi 585105

(herein after referred to as the "Security Owner", and 'Depositor' which term shall wherever the context mean and include his/her/their heirs, executors, administrators, legal representatives, successors and assigns, (if the security owner is individual)

in favour of

Andhra Bank, a Body Corporate under the Banking Companies (Acquisition and transfer of Undertakings) act 1980, having its Head Office at No. 5-9-11, Dr. Pattabhi Bhavan, Secretariat Road, Saifabad, Hyderabad 500004 carrying on business in banking amongst other places a branch at HKE SOCIETY BRANCH, GULBARGA (hereinafter referred to as the "Bank") which term shall wherever the context mean and include their heirs, executors, administrators, legal representatives, successors and assigns.

The security owner and 'depositor' has already deposited on 16th day of November 2015 the following documents of title deeds more particularly described in Schedule A relating to his/her/their immovable property more particularly described in Schedule B with the bank with an intent to deposit Title Deeds in favour of the bank for the purpose of securing Housing loan facility from the bank of all amounts now owing to the bank under advance made and to be made to or shall from time to time or at any time due from

Mrs. A.Phaniraja Kumari, & Mr. A Venkataraman Kalaburagi

by the bank by way of sanctioning Term Loan worth Rs. 14.00 lacs (Rs. fourteen lacs only) solely or jointly with any other person or persons to the bank whether on balance of account or by discount or otherwise in respect of Bill of Exchange, Promissory Note, cheque and other Negotiable instruments or in any manner whatsoever and Including interest, commission and other banking charges and any law costs incurred in connection thereto.

A Venkataraman

A. P. Raja Kumari

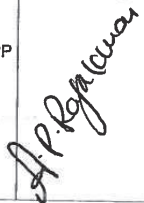


Bk-1, CS No 7990/2015 & Doct No 7786/2015 Sheet 1 of 4 Joint SubRegistrar Keesara

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1400/- paid between the hours of 11 and 12 on the 08th day of DEC, 2015 by Sri A. Phaniraj Kumari

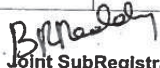
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 A. VENKATARAMAN::08 [1530-1-2015-7990]	A. VENKATARAMAN S/O. A.S.R. MURTHY R/O.SWASA 2-907/77/44 OPP : BHAVANI TEMPLE, GUBBI COLONY, GULBARGA, 585105.,	
2	MR		 A. PHANIRAJA KUMARI: [1530-1-2015-7990]	A. PHANIRAJA KUMARI W/O. A.VENKATARAMAN R/O.SWASA 2-907/77/44 OPP : BHAVANI TEMPLE, GUBBI COLONY, GULBARGA, 585105.,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.M.G.K. MURTHY::08 [1530-1-2015-7990]	K.M.G.K. MURTHY R/O 54/2RT VIJENENAGA COLONY HYD	
2		 K. PRABHAKAR REDDY::08 [1530-1-2015-7990]	K. PRABHAKAR REDDY R/O 5-4-187/3,4 SOHAM MANSION 2ND FLOOR MG ROAD SECBAD	

08th day of December, 2015

Signature of  Joint SubRegistrar
Keesara



Schedule 'A' : (List of documents to Title deeds deposited)

1. Sale Agreement deed no. A209684 dated 03-10-2015 - ORIGINAL COPY
2. Regd Sale Deed No. 7114/15 dated 16-11-2015 - ORIGINAL COPY
3. Regd Sale Deed no. 4988/2007 - XEROX COPY
4. Ratification Deed no. 9245/2007 - XEROX COPY
5. Partnership Deed dated 21-03-2007 - XEROX COPY
6. MRO Certificate no. 57/2008 dated 28.02.2008 - XEROX COPY
7. Paramount Estates list of Documents
8. Pahanies dated 1958-59 to 2001-2002
8. Technical Approval of Building plans - XEROX COPIES
9. Encumbrance Cert from 01.05.1995 to 04-10-2015 & 01.10.2007 to 04.10.2015

Schedule 'B' : (Description of immovable property)

Flat No. 105, First Floor, Sy.no. 233, admeasuring 1010 s.ft. 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 100 sq.ft. in the proposed group housing scheme known as "paramount Avenue, situated at Nagaram Village, Keesara Mandal, Ranga Reddy District bounded by

North: Open to Sky

South: Open to Sky

East: 6'-6" wide corridor

West: Open to Sky

In witness whereof the Security Owner and 'depositor' has set his hands and put his signature on the 4th December 2015 first above written.

A. P. Raja Kumar

Executant/Security Owner/Depositor

Witness:-

1. *K. M. K. K. R. R.*
2. *R. R. R.*

A. P. Raja Kumar



Endorsement: Stamp Duty, Tranfer 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 41of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	6900	0	0	0	7000
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	1400	0	0	0	1400
User Charges	NA	100	0	0	0	100
Total	100	8400	0	0	0	8500

Rs. 6900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1400/- towards Registration Fees on the chargeable value of Rs. 1400000/- was paid by the party through Challan/BC/Pay Order No ,503104 dated ,08-DEC-15.

Date

08th day of December,2015

Signature of Registering Officer

Keesara

Bk - 1, CS No 7990/2015 & Doct No 7786/2015 Sheet 2 of 4 Joint SubRegistrar Keesara

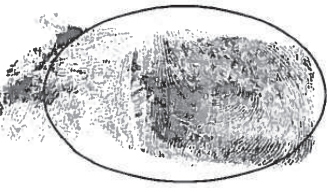
I
పుస్తకము 2015 సం॥ (శా.శ.1932) నరాపు
7786 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
మిశ్రం/గుర్తింపు నెంబరు 1530-7786/2015
ఇవ్వబడినది.
20 నెంబరు 08 వ తేది.

B. Keesara
సబ్-రిజిస్ట్రారు, కీసరా



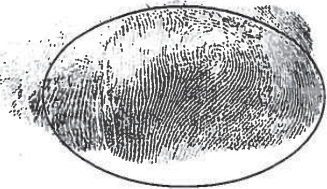
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



OWNER:

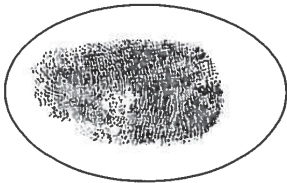
1. MRS. PHANI RAJAKUMARI
W/O. MR. A. VENKATARAMAN
R/O. SWASA, 2-907/77/44
OPP: BHAVANI TEMPLE
GUBBI COLONY
GULBARGA - 585105



2. MR. A. VENKATARAMAN,
S/O. MR. A. S. R. MURTHY
R/O. SWASA, 2-907/77/44
PP: BHAVANI TEMPLE
GUBBI COLONY
GULBARGA - 585105

WITNESS:

MR. K. M. G. K. MURTHY
Age - 65 yrs
R/o. 54/2 RT
Vijaynagar colony
Hdncbad. - 500 057



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.



SIGNATURE OF WITNESSES:

1. K. M. G. K. Murthy

2. Prabhakar Reddy

A. Venkataraman

SIGNATURE OF THE EXECUTANTS

A. P. Rajakumari



Bk-1, CS No 7990/2015 & Doct No 7786/2015 Sheet 3 of 4
Joint SubRegistrar
Keesara



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

A PHANIRAJAKUMARI
KANUPARTHI VENKATARAMANAIAH

14/08/1960
Permanent Account Number
AUCPP3657L

Signature

भारत सरकार

1062008

A.P. Raja Kumari

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABYPA5470D

नाम / NAME
VENKATARAMAN ABBARAJU

पिता का नाम / FATHER'S NAME
SITARAMACHANDRAMURTHY ABBARAJU

जन्म तिथि / DATE OF BIRTH
10-01-1959

हस्ताक्षर / SIGNATURE

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा
Chief Commissioner of Income-tax, Karnataka & Goa

A. Venkataraman

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

DLFAP013301252005

K M G K MURTHY
K V RAMANAIAH
54/2 R.T.
V N COLONY
HYDERABAD
VIJAYANAGAR COLONY
HYDERABAD - 500057

Issued On: 31/10/2015 RTA-HYDERABAD-WZ

K.M.G.K.M.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature

भारत सरकार

1062008

Prabakar

Bk - 1, CS No 7990/2015 & Doct No
7786/2015 Sheet 4 of 4
Joint SubRegistrar
Keesara





TS00AA 01226547

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 899646

MeeSeva App No : ECM021502673577

Date : 15-Dec-15

Statement No : 13256876

Sri/Smt.: VENKAT RAMANA : having searched for a statement giving particulars of registered acts and encumbrance if any, in respect of the under mentioned property
VILLAGE: NAGARAM, House No: , , Flat No: 105 ,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 8 years from 01-10-2007 To 14-12-2015 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

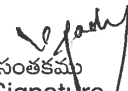
S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 -- 3	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 HOUSE: . APARTMENT: PARAMOUNT AVENUE FLAT: 105 EXTENT: 46.29SQ.Yds BUILT: 1110SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'-6 WIDE CORRIDOR [W]: OPEN TO SKY 1530,	(R) 08-12-2015 (E) 08-12-2015 (P) 08-12-2015		0208 (Deposit of Title Deeds) Mkt.Value:Rs. 0 Cons.Value:Rs. 1400000	1 .1.(MR)A. PHANIRAJA KUMARI 2.(MR)A. VENKATARAMAN 3.(ME)ANDHRA BANK	0/0 7786/ 2015 [1] of SROKESARA
2 -- 3	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 105 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 1530, 4988/2007 of SRO 1516;/ 2007	(R) 16-11-2015 (E) 16-11-2015 (P) 16-11-2015		0101 (Sale Deed) Mkt.Value:Rs. 959000 Cons.Value:Rs. 2152000	1 .1.(EX)M/S. PARAMOUNT ESTATES REP BY ITS PARTNER M/S.MODI PROPERTIES AND INVESTMENTS PVT LTD., REPBY SOHAM MODI 2.(EX)M/S. PARAMOUNT ESTATES REP BY SAMIT GANGWAL 3.(EX)GPA FOR PRESENTING DOCUMENTS K.PRABHAKAR REDDY 4.(CL)A. PHANI RAJAKUMARI 5.(CL)A. VENKATARAMAN	0/0 7114/ 2015 [1] of SROKESARA
3 -- 3	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 YADAIAH alias 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 SROSHAMIRP

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 సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.
- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన 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 పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే వివిధమైన నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.
- పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.
The matter stated above is correct to the best of my knowledge and belief.


సంతకము
Signature


ముద్ర
Seal