



Government of Telangana
Registration And Stamps Department

1552/11

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 Branch:
E-Challan Bank Name: SBIN

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				11000
Transfer Duty /TPT				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

SA 306

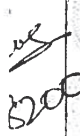
Ac. NO: 38035979899

Jubilee Hills Yuva Branch -

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

Rs. 19,71,120=00

Drum: 17553/18



U 401042

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

For Whom: PARAMOUNT BUILDERS.

This Sale Deed is made and executed on this the 5th 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 Nereducherala (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

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 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 KRISHNAVENI [1530-1-2018-18200]	GAJJELI KRISHNAVENI W/O. GAJJELLI 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. GAJJELLI CHANDRA MOULI R/O P.NO 75 ROAD NO 5 BHAVANI NAGAR ECIL HYD.
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.
4	EX		 [1530-1-2018-18200]E	K PRABAHAKR REDDY(R)/M/S PARAMOUNT BUILDERS REP BY SAMIT GANGWAL . S.K. GANGWAL R/O SEC-BAD,
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,



Bk-1, CS No 18200/2018 & Doct No 1532/2018. Sub Registrar Keesara Sheet 1 of 13

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 RAJEEV KUMAR::08 [1530-1-2018-18200]	RAJEEV KUMAR R/O KUSHAIGUDA HYD
2		 C. RAMESH::08/11/ [1530-1-2018-18200]	C. RAMESH R/O HYD

Signature

[Signature]

[Signature]

Signature of Sub Registrar

08th day of November, 2018

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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				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	87900	0	0	0	0	88000
Transfer Duty	NA	0	33000	0	0	0	0	33000
Reg. Fee	NA	0	11000	0	0	0	0	11000
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	132000	0	0	0	0	132100

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).

Signature of Registering Officer
Keesara

Date:
08th day of November, 2018

Bk-1, CS No 18200/2018 & Doct No
17553/2018. Sheet 2 of 13
Sub Registrar
Keesara

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- 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 sq.ft., 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


Bk -1, CS No 18200/2018 & Doct No
17553/2018 Sheet 3 of 13 Sub Registrar
Keesara



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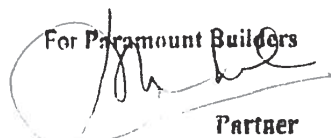


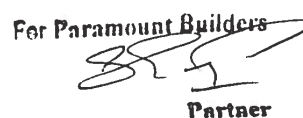
- L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' 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 sq. yds., 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 sq. yds., 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 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 sq. yds. (i.e., 860 sq. yds. of built-up area & 215 sq. yds. 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 sq. yds.

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

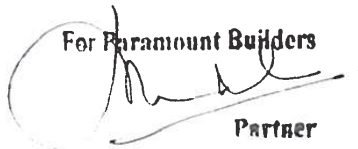
Bk - 1, CS No 18200/2018 & Doct No
1253 / 2018 Sub Registrar
Keesara

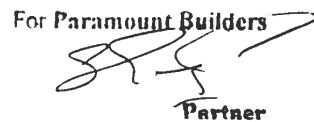


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- i. Rs.19,71,120/-(Rupees Nineteen Lakhs Seventy One Thousand One Hundred and Twenty Only) paid by way of banker cheque no.736999, dated 31.10.2018 issued by State Bank of India, RACPC, Banjarahills, Hyderabad.
 - ii. Rs.2,28,880/-(Rupees Two Lakhs 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

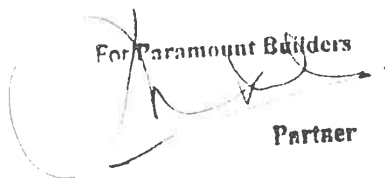
Bk - 1, CS No 18200/2018 & Doct No
| 2553/2018 | Sheet 5 of 13 Sub Registrar
Keesara



Generated on: 08/11/2018 05:02:45 PM



- 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



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

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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 sq. ft., of super built-up area (i.e., 860 sq. ft. of built-up area & 215 sq. ft. 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 sq. ft., 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

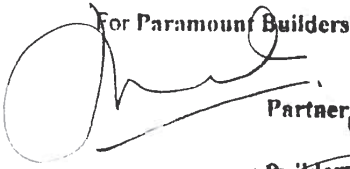
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ANNEXTURE-1-A

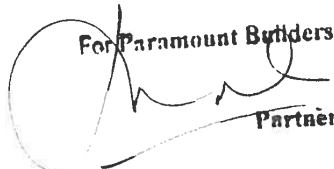
1. Description of the Building : DELUXE apartment bearing flat no.306 on the third floor, in block 'A' of Paramount Residency, situated at Sy. No. 176, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District),
- (a) Nature of the roof : R. C. C. (Ground Floor + 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


Signature of the Buyer

Bk - 1, CS No 18200/2018 & Doct No
18553/2018 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.

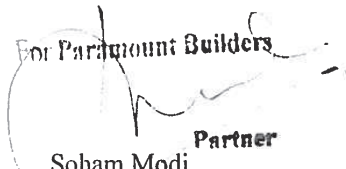
Date of meeting: 1st November, 2018.

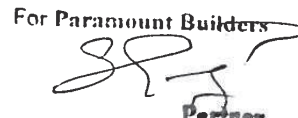
Partners present in the meeting: Mr. Soham Modi and Mr. Samit Gangwal.

The following resolution was passed with the consent of the Partners present in the meeting on 1st 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 1st 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. Prabakar 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)

Bk - 1, CS No 18200/2018 & Doct No
185531 2018 Sheet 9 of 13 Sub Registrar
Keesara



Generated on: 08/11/2018 05:02:45 PM



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

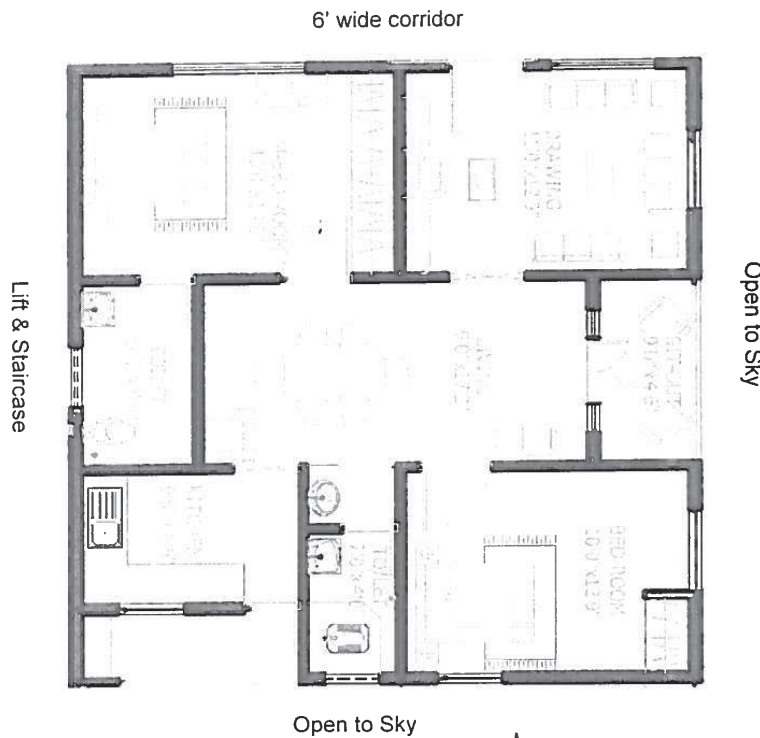
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 1075 sft.

Out of U/S of Land = Ac. 3-04 Gts.



For Paramount Builders

Partner

For Paramount Builders

Partner

WITNESSES:

1.

2.

SIG. OF THE VENDOR

G. Krishna Rao

SIG. OF THE BUYER



Bk-1, CS No 18200/2018 & Doct No
1813 12018 Sheet 10 of 13 Sub Registrar
Keesara

Generated on: 08/11/2018 05:02:45 PM



PHOTOGRAPHS ASL.NO.FINGER PRINT
IN BLACK
(LEFT THUMB)**PRINTS AS PER SECTION 32A OF
IN 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.

Paramount Builders

Partner

For Paramount Builders
Partner

SIGNATURE OF VENDOR

SIGNATURE(S) OF BUYER(S)

Bk - 1, CS No 18200/2018 & Doct No
1253/2018. Sheet 11 of 13 Sub Registrar
Keesara



Generated on: 08/11/2018 05:02:45 PM



HOUSEHOLD CARD

Card No : PAP1577620157
 F.P. No : 762

Name of Head of Household : Gangwal Samit
 పండ్రి/ధర్మ పేరు : సుశిల్ కుమార్

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

బండ్రి.నెం./House No. : 8-2-293/82/A/1211
 పండ్రి/Street : ROAD NO 60
 Colony : JUBILEE HILLS
 Ward : 8
 Circle : 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

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/1/72	34
3	Samanth	Son	29/7/00	6

DPL No 102
 Jubilee Hills club,
 Jubilee Hills

27/01/2006

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 01/1974
 Permanent Account Number
 AWSPP8104E

Signature

Prabakaran

PERMANENT ACCOUNT NUMBER
 ABMPM6725H

नाम / NAME
 SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
 SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
 18-10-1969

CHIEF COMMISSIONER of Income-tax, Andhra Pradesh

Signature

Prabakaran

For Paramount Builders
[Signature]
 Partner

For Paramount Builders
[Signature]
 Partner

Bk - 1, CS No 18200/2018 & Doct No
18531/2018 Sheet 12 of 13 Sub Registrar
Keesara



Generated on: 08/11/2018 05:02:45 PM



భారత సర్కార్
GOVERNMENT OF INDIA

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

7499 7412 6400

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారత సర్కార్
GOVERNMENT OF INDIA

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

8735 6834 5965

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారత సర్కార్
GOVERNMENT OF INDIA

చిరునామా:
S/O: చంద్రమౌళి, 6-122,
అంగడి బజర్ 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 సర్కార్
GOVERNMENT OF INDIA

చిరునామా:
W/O: శ్రీనివాస్, 6-122, అంగడి
బజర్ 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
AKRPR1898C

आधार
Aadhaar

भारत सरकार
Government of India

Unique Identification Authority of India

Enrollment No.: 0000/00423/36405

To: राजेश कुमार साहु
Rajesh Kumar Sahu
S/O: Rajaram Sahu
1003, Vista Homes, Sy No 193-195
Vishal, Silva Nagar Road
Kushaliguda
Behind Kushaliguda Bus Stop
Secunderabad
Echil
Hyderabad Telangana - 500062
9583778656

Download Date: 07/02/2018

Generation Date: 01/08/2017

QR Code with Photograph

Signature valid
Date of Birth: 21/07/1979

मैं आधार संख्या / Your Aadhaar No. :
9504 4843 7983
ना आधार, ना सुविधा

राजेश कुमार साहु
Rajesh Kumar Sahu
पुष्प सं. DOB: 01/04/1992
पुरुष/ MALE

9504 4843 7983

ना आधार, ना सुविधा

Bk - 1, CS No 18200/2018 & Doct No
18532017. Sub Registrar
Keesara



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TSVSAA 50119211



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

App No : 753898

MeeSeva App No : ECM021805931188

Date : 14-Nov-18

Statement No : 35365395

Sri/Smt.: 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 Exe.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [Schedule No]
1	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 176 PLOT: 0/BLOCK-A APARTMENT: PARAMOUNT RESIDENCY FLAT: 306 EXTENT: 70.55Q.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	0101 (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 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

14-Nov-18 45

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 సాందిన 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 సర్దుతిలో 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 సర్దుతిలో 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 సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏదేమైనా 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
TIPU MALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

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