

ORIGINAL

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దస్తావేజులు మరియు రుసుముల రశీదు

Paramount Estates Regy

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శ్రీమతి / శ్రీ

G. Prabhakar Reddy

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Sub-Registrar

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.

6243 D.O. 6044/2016

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No. 7230

Date: 23-08-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: PARAMOUNT ESTATES

907889
T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 13th day of September 2016 at SRO, Kapra, Ranga Reddy District by and between:

M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd Floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 46 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 45 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

Mr. C. Chandan, Son of Mr. C. Krishna, aged about 33 years, Occupation: Service residing at H. No. 2-10-104/1/4, 2nd Floor, Road No. 1, East Kalyanpuri, Uppal, Hyderabad - 500 039, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For Paramount Estates

Partner

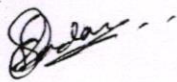
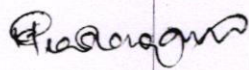
For Paramount Estates

Partner

Presentation Endorsement:

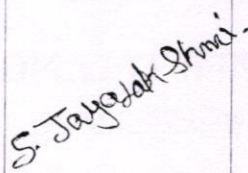
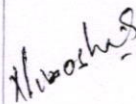
Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10760/- paid between the hours of 3 and 4 on the 28th day of DEC, 2016 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 C.CHANDAN::28/12/ [1526-1-2016-6243]	C.CHANDAN S/O. C.KRISHNA HNO.2-10-104/1/4 2 ND FLOOR ROAD NO.1, EAST KALYANPURI UPPAL HYD	
2	EX		 REP BY GPA K.PRABH [1526-1-2016-6243]	REP BY GPA K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II ND FLOOR, M.G.ROAD SEC BAD	

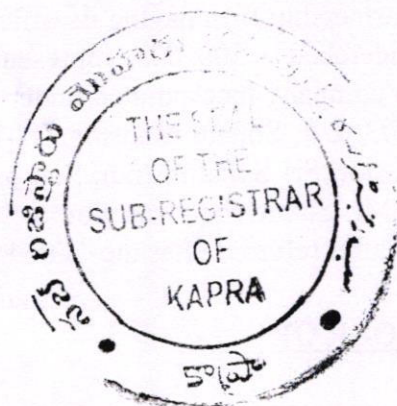


Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 S.JAYALAKSHMI::28/ [1526-1-2016-6243]	S.JAYALAKSHMI R/O.QTR.NO.IV, A- 11/3,KHORDHA,ORISSA.	
2		 S.NIROSCHA::28/12/2 [1526-1-2016-6243]	S.NIROSCHA R/O.QTR.NO.IV, A- 11/3,KHORDHA,ORISSA.	

28th day of December, 2016

Signature of Sub Registrar
Kapra
Exercising the powers of
Registrars under Section 30



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6044/2016. Sheet 1 of 11
Sub Registrar
Kapra

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 semi-deluxe apartment bearing flat no.310 on the third 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, Transfer 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	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	85980	0	0	0	86080
Transfer Duty	NA	0	32280	0	0	0	32280
Reg. Fee	NA	0	10760	0	0	0	10760
User Charges	NA	0	100	0	0	0	100
Total	100	0	129120	0	0	0	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. 2151500/- was paid by the party through E-Challan/BC/Pay Order No. 438KI5100916 dated 14-SEP-16 of SBH/RP ROAD SECUNDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 129120/-, DATE: 14-SEP-16, BANK NAME: SBH, BRANCH NAME: RP ROAD SECUNDERABAD, BANK REFERENCE NO: 001399455, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: PARAMOUNT ESTATES, CLAIMANT NAME: MR. C. CHANDAN).

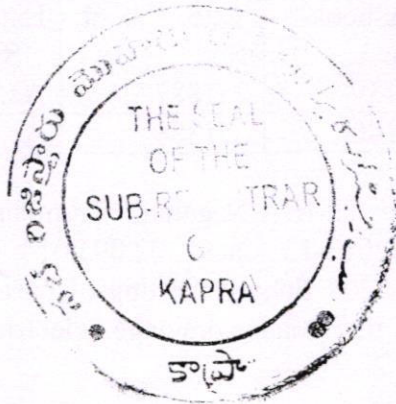
Date:

28th day of December, 2016

Signature of Registering Officer
Kapra

Bk - 1, CS No 6243/2016 & Doct No 6044/2016. Sheet 2 of 11 Sub Registrar Kapra

1 వ పుస్తకము 2016 పం./శా.శ.1938
పు. 6044 నెంబరుగా రిజిస్టరు చేయబడి
స్టానింగ్ విమర్శించిన నెంబరు 1526.
1. 6044 / 2016 గా యిచ్చబడినది
2016 నం. 2020 బిల్డ్ వెల 28 వ తేది



చట్ట-రిజిస్ట్రార్
కాప్రా
మధ్య. మల్లాజీగిరి



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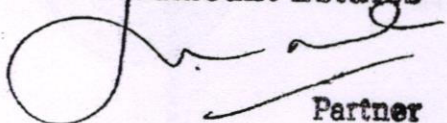


- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project 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. 21,51,500/- (Rupees Twenty One Lakhs Fifty One Thousand and Five Hundred 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:

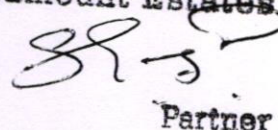
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.310, on the third floor having a super built-up area of 1010 sq. ft. (i.e., 808 sq. ft. of built-up area & 202 sq. ft. of common area) in building known as 'Paramount Avenue' 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 sq. ft.
- 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.21,51,500/-(Rupees Twenty One Lakhs Fifty One Thousand and Five Hundred Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:
- i. Rs.12,50,000/-(Rupees Twelve Lakhs Fifty Thousand Only) paid by way of cheque no.842535, dated 26.12.2016 drawn on Canara Bank, Kompally Branch, Hyderabad issued by Can Fin Homes Ltd.,
 - ii. Rs.1,50,500/-(Rupees One Lakhs Fifty Thousand and Five Hundred Only) (Part Payment) paid by way of cheque no. 000030, dated 09.09.2016 drawn on HDFC Bank, Nacharam Branch, Hyderabad.
 - iii. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 000015, dated 29.07.2016 drawn on HDFC Bank, Nacharam Branch, Hyderabad.
 - iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 000028, dated 07.09.2016 drawn on HDFC Bank, Nacharam Branch, Hyderabad.
 - v. Rs.1,70,000/-(Rupees One Lakhs Seventy Thousand Only) paid by way of wire transfer.
 - vi. Rs.1,56,000/-(Rupees One Lakhs Fifty Six Thousand Only) paid by way of cheque no.000017, dated 30.08.2016 drawn on HDFC Bank, Nacharam Branch, Hyderabad.
 - vii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.000013, dated 30.06.2016 drawn on HDFC Bank, Nacharam Branch, Hyderabad.

For Paramount Estates



Partner

For Paramount Estates



Partner

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2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.
5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any statutory authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
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.

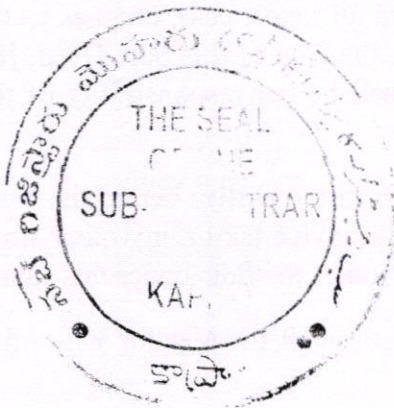
For Paramount Estates

Partner

For Paramount Estates

Partner

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- 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, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Paramount Avenue. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Paramount Avenue (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For Paramount Estates

Partner

For Paramount Estates

Partner

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SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 2-00 Gts, in survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 234 & Sy. No. 235
South By	Sy. No. 226 & Sy. No. 227
East By	Sy. No. 232
West By	Balance part of Sy. No. 233

SCHEDULE 'B'

SCHEDULE OF FLAT

All that portion forming a semi-deluxe apartment bearing flat no.310 on third 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. S. Jayalakshmi,
2. Nirosha

For Paramount Estates

Partner

For Paramount Estates

Partner

VENDOR

VENDEE

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ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no.310 on the third 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 Third Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 21,51,500/-

Date: 13.09.2016

For Paramount Estates

Partner

For Paramount Estates

Partner

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: 13.09.2016

Signature of the Executants

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REGISTRATION PLAN SHOWING

FLAT NO. 310 ON THE THIRD FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

IN SURVEY NO. 233**SITUATED AT**

NAGARAM VILLAGE,

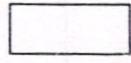
KEESARA

MANDAL, R.R. DIST.**VENDOR:** M/S. PARAMOUNT ESTATES REPRESENTED BY ITS PARTNERS1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., REP. BY ITS
MANAGING DIRECTOR MR. SOHAM MODI, SON OF LATE SATISH MODI

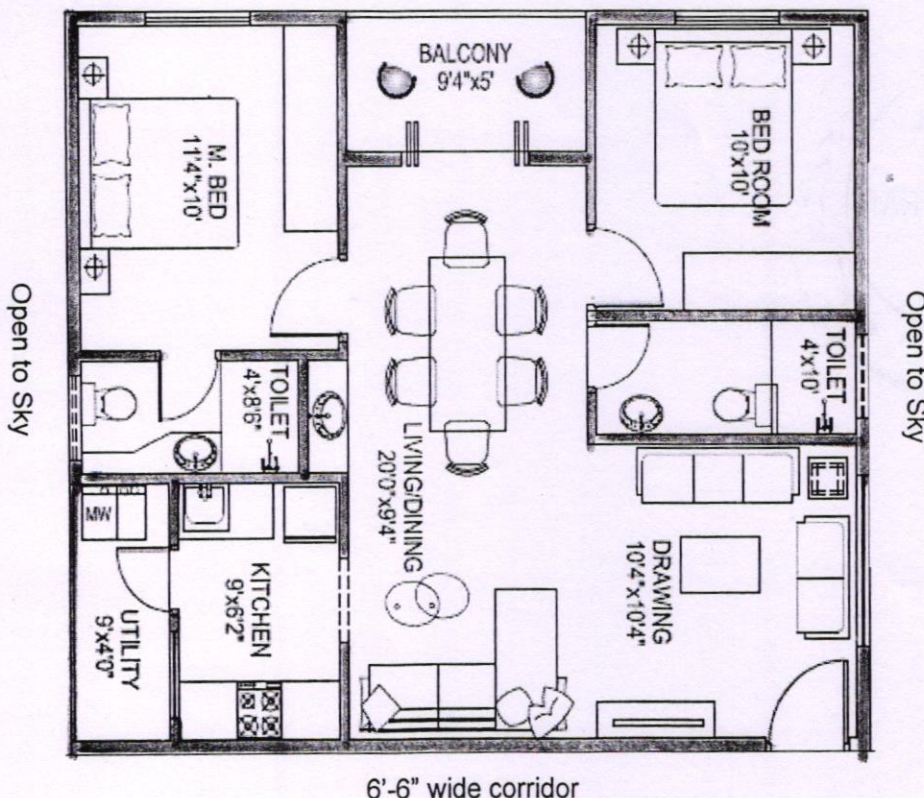
2. MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

VENDEE: MR. C. CHANDAN, SON OF MR. C. KRISHNA**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.

Open to Sky



6'-6" wide corridor

For Paramount Estates

Partner

For Paramount Estates

Partner

WITNESSES:

1. S. Jayashankar
2. Noorshah

SIG. OF THE VENDOR

SIG. OF THE VENDEE

Bk - 1, CS No 6243/2016 & Doct No
6044/2016. Sheet 8 of 11 Sub Registrar
Kapra

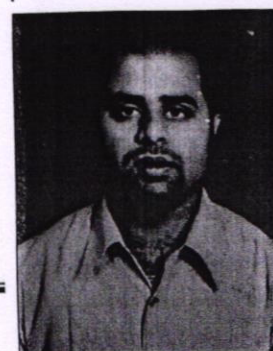
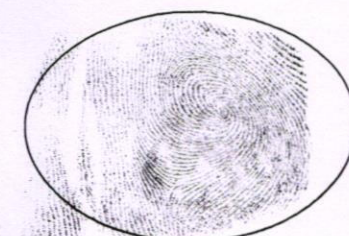
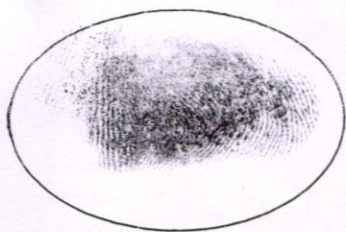


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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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 OFFICE AT
5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, SEC-BAD REP. BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. LATE SATISH MODI
2. MR. SAMIT GANGWAL
S/O. MR. S. K. GANGWAL
R/O. PLOT NO. 1211
ROAD NO. 60, JUBILEE HILLS
HYDERABAD - 500 034.

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

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

VENDEE:

MR. C. CHANDAN
S/O. MR. C. KRISHNA
R/O. H. NO. 2-10-104/1/4, 2ND FLOOR
ROAD NO. 1, EAST KALYANPURI
UPPAL
HYDERABAD - 500 039

SIGNATURE OF WITNESSES:

1 S. Jayaprakashmi.

2 Niroshu S

For Paramount Estates

Partner

For Paramount Estates

Partner

SIGNATURE OF THE VENDOR

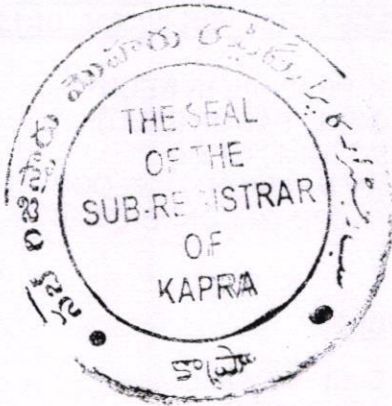
SIGNATURE OF THE VENDEE

Bk-1, CS No 6243/2016 & Doct No

Sub Registrar

Kapra

6044/2016. Sheet 9 of 11



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

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
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAPI6776200357
F.P Shop No : 762
शुद्ध नाम : गंगवाल समित

Name of Head of Household : Gangwal Samit
शुद्ध नाम : गंगवाल समित

Father/Husband name : Sushil Kumar
पुद्गल/Date of Birth : 20/Oct/71
वयस/Age : 35
व्यवसाय/Occupation : Own Business

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

10062008

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
DPL Incharge

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

Signature
Prabha

10062008

For Paramount Estates

Partner

For Paramount Estates

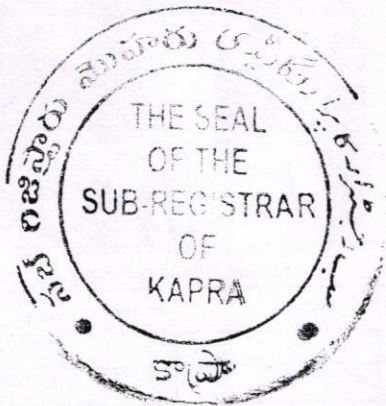
Partner

Bk - 1, CS No 6243/2016 & Doct No

6044 / 2016. Sheet 10 of 11

Sub Registrar

Kapra



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भारत सरकार
GOVERNMENT OF INDIA

సి చంద్ర
C Chandar

పుట్టిన తేదీ/ DOB: 05/11/1983

పురుషుడు / MALE



3263 2400 8473



भारत सरकार
GOVERNMENT OF INDIA

సి చంద్ర
C Chandar

పుట్టిన తేదీ/ DOB: 05/11/1983

పురుషుడు / MALE



3263 2400 8473



भारत सरकार
GOVERNMENT OF INDIA

ఎ. జయలక్ష్మి
S. Jayalakshmi

పతి : ఎ. వి. నరసింహం
Husband : S. V. Narasimham

జన్మ సంవత్సరం / Year of Birth : 1965

స్త్రీ / Female



5257 2841 2489



भारत सरकार
GOVERNMENT OF INDIA

ఎ. జయలక్ష్మి
S. Jayalakshmi

పతి : ఎ. వి. నరసింహం
Husband : S. V. Narasimham

జన్మ సంవత్సరం / Year of Birth : 1965

స్త్రీ / Female



5257 2841 2489



भारत सरकार
GOVERNMENT OF INDIA

ఎ. నిరోషా
S. Nirosha

పితా : ఎ. వి. నరసింహం
Father : S. V. Narasimham

జన్మ సంవత్సరం / Year of Birth : 1989

స్త్రీ / Female



4382 0954 2873



भारत सरकार
GOVERNMENT OF INDIA

ఎ. నిరోషా
S. Nirosha

పితా : ఎ. వి. నరసింహం
Father : S. V. Narasimham

జన్మ సంవత్సరం / Year of Birth : 1989

స్త్రీ / Female



4382 0954 2873

Bk - 1, CS No 6243/2016 & Doct No
6044/2016. Sheet 11 of 11 Sub Registrar
Kapra



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ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 15593

శ్రీమతి / శ్రీ C. Chandan

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	DoT	27/12		
దస్తావేజు విలువ	1600000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	6047/16			
రిజిస్ట్రేషన్ రుసుము	1600			
లోటు స్టాంపు (D.S.D.)	7900			
GHMC (T.D.)	100			
యూజర్ ఛార్జీలు				
అదనపు షీట్లు				
5 x				
మొత్తం	9600			

(అక్షరాల

Ni/

రూపాయలు మాత్రమే)

తేది 28/12

వాపసు తేది

సబ్ రిజిస్ట్రార్
Sub-Registrar

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.

6244 W. No. 6043/2016

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

781280

1138 27/12/2016 50/-

C. CHANDAN. S/o. C. Krishna.

Self Ho. Hyderabad.

A)

Ex-Officio Stamp Value
STRYALCUD

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit Title Deeds is made and executed on the 28th day of December 2016 by:

Mr. C. Chandan, Son of Mr. C. Krishna, aged about 33 years, Occupation: Service residing at H. No. 2-10-104/1/4, 2nd Floor, Road No. 1, East Kalyanpuri, Uppal, Hyderabad - 500 039.

Here in after called/referred to as the BORROWER/FIRST PART, which expression shall unless the context otherwise requires include its successors and assign of the First party.

INFAVOUR OF

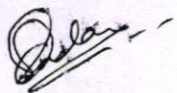
CANFIN HOMES LIMITED a company registered under the companies Act 1956 and having its registered office at #29/1. Sir M. N. Krishna Rao Road, Basavangudi, Bangalore - 560 004.

Which expression shall unless the context otherwise requires, include its successors and assigns, having branches amongst Others at Kompally, Hyderabad. Rep. by its Senior Manager having office at Flat No. 101 , SMR Complex, behind More Super Market, Suchitra Junction, Jeedimetla Village, Ranga Reddy Dist.

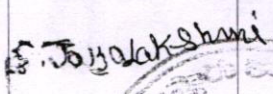
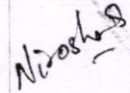
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1600/- paid between the hours of 3 and 4 on the 28th day of DEC, 2016 by Sri C.Chandan

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	MR		 C.CHANDAN::28/12/ [1526-1-2016-6244]	C.CHANDAN S/O. C.KRISHNA HNO.2-10-104/1/4 2 ND FLOOR, ROAD NO.1 EAST KALYANPURI UPPAL HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 S.JAYALAKSHMI::28/ [1526-1-2016-6244]	S.JAYALAKSHMI R/O.QTR.NO.IV, A- 11/3,KHORDHA,ORISSA.	
2		 S.NIROSHTA::28/12/2 [1526-1-2016-6244]	S.NIROSHTA R/O.QTR.NO.IV, A- 11/3,KHORDHA,ORISSA.	

28th day of December, 2016

Signature of Sub Registrar
Kapra
Exercising the powers of
Registrars under Section 30

Endorsement: Stamp Duty, Transfer 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	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	7900	0	0	0	8000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1600	0	0	0	1600
User Charges	NA	0	100	0	0	0	100
Total	100	0	9600	0	0	0	9700

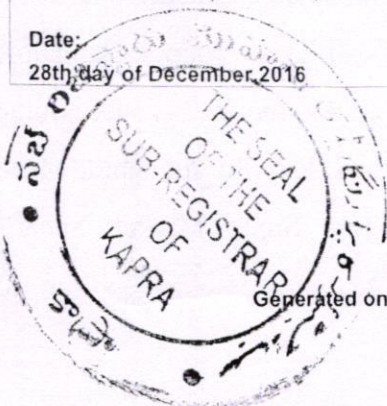
Rs. 7900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1600/- towards Registration Fees on the chargeable value of Rs. 1600000/- was paid by the party through E-Challan/BC/Pay Order No .625WUW261216 dated .28-DEC-16 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 9600/-, DATE: 28-DEC-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 001448443, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: MR. C. CHANDAN, CLAIMANT NAME: CANFIN HOMES LIMITED).

Date:
28th day of December, 2016

Signature of Registering Officer
Kapra



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6047 / 2016. Sheet 1 of 4 Sub Registrar
Kapra

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

781281

1139 27/12/2016 50/-
C. Chandan. S/o. C. Krishna.
Self. R/o. Hyderabad,

Sub-Registrar
Office Stamp Vendor
MIRYALOUDA
Proper

Hereinafter called/referred to as the BANK /HOUSING FINANCE COMPANY/SECOND PARTY, which term shall wherever the context mean and include his/its/their heirs ,executors, administrators, legal representatives, successors and assigns.

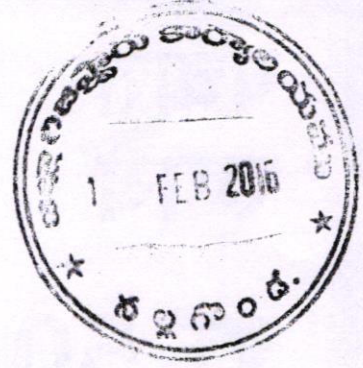
WHEREAS Mr. C. Chandan, Son of Mr. C. Krishna, has applied for loan of Rs.16,00,000 (Rupees Sixteen Lakhs Only) for the purpose of Housing Loan and whereas CANFIN HOMES LTD., is willing to advance /already advanced the said loan and the Borrower has agreed that the repayment of the said loans of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) together with interest and other monies thereon that become due and payable the Borrower on dated 28.12.2016 deposited with CANFIN HOMES LTD., at their branch at Kompally, Hyderabad. The title deeds more fully described in the Schedule- A hereunder as security thereby intended to create an equitable by deposit of title deed of the said property together with all structures standing thereon infavour of

CANFIN HOMES LTD to secure the loans of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) due and owing by the borrower ,including interest, penal interest, costs, charge, and other monies that become due and payable from time to time to CANFIN HOMES LTD. The Borrower hereby covenants that the said property is not subject to any prior Mortgage, Lien, charge, pending litigation; the borrower is the absolute owner of the same and the borrower further agrees to keep CANFIN HOMES LTD indemnified against all claims and demands whatsoever by any person lawfully or equitable claiming under him and by any other person whomsoever.

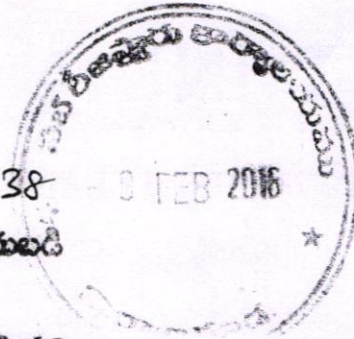
Chandan

Bk - 1, CS No 6244/2016 & Doct No
6047/2016. Sheet 2 of 4

Sub Registrar
Kapra



1 వ పుస్తకము 2016 సం./త.శ.19 38
పు. 6047 సెంట్రల్ రిజిస్ట్రారు చేయబడి
స్టాంపింగ్ విలువ 1526 ..
2. 6047 /2016 యిచ్చబడినది
2016 నం.డిసెంబర్ 28 వ తేది



పబ్లిక్ రిజిస్ట్రార్
కాప్రా
మేజర్, మల్కాజ్గిరి



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SCHEDULE – A LIST OF DOCUMENTS

S.NO	Date of Document	Regd Doc. No	Nature of Document	Original/Xerox
01	28.12.2016	6044/2016 at SRO, Kapra.	SALE DEED	ORIGINAL

SCHEDULE - B PROPERTY

(Description of the Immovable Property)

(WITHOUT MORTGAGE)

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 OF FLAT

All that portion forming a semi-deluxe apartment bearing flat no.310 on third 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 (Now under Medchal-Malkajgiri District) marked in red in the plan enclosed and bounded as under:

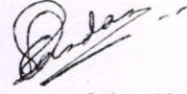
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

IN WITNESS WHEREOF, the PARTIES herein set hands on this Deed on this the 28th day of December 2016, aforementioned.

WITNESSES:

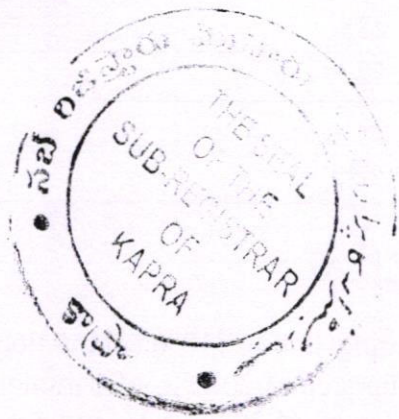
1. S. Jayalakshmi.

2. Nirosha S


Signature of the First Party

Bk - 1, CS No 6244/2016 & Doct No
6047/2016. Sheet 3 of 4

Sub Registrar
Kapra



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भारत सरकार
GOVERNMENT OF INDIA

సిద్ధుడు

C Chandan

పుట్టిన తేదీ/ DOB: 05/11/1983

పురుషుడు / MALE



3263 2400 8473

అధికారి - సామాన్య సమాచార పాత్ర



आधिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సి కృష్ణ, 2-19-104/1/4,

త్యాగభవాని వ్యవస్థ

వసుధ కమ్యూనిటీ హాల్

కృష్ణ, మృగ, మృగ,

కె.వి.రామస్వామి

అంధ్రప్రదేశ్ - 500039

Address:
S/O: C. Krishna, 2-19-104/1/4, Bank
Xony Extension, Beside SBH
community hall, uppala, Uppala,
K.V.Rangareddy,
Andhra Pradesh - 500039

3263 2400 8473



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



ଭାରତ ସରକାର
GOVERNMENT OF INDIA

ଏ. జయలక్ష్మి

S. Jayalakshmi

తల్లి : ఎ. వి. నరసింహ

Husband : S. V. Narasimham

జన్మ సంవత్సరం / Year of Birth : 1965

స్త్రీ / Female



5257 2841 2489

ଆଧାର - ସାଧାରଣ ଜନతାର ଅଧିକାର



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ନିର୍ଦ୍ଦేశ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

W/O ଏ. ବି. ନରସିଂହ, ଭୁବନେଶ୍ୱର -

ଆଇ. ଭି. ଏ - ୧୧ / ୩, କଂଗ୍ରେସ୍ ଭବନ

ପାଖରେ, ଯୁନିଟ୍ - ୨, ଅଶୋକ ନଗର,

ଭୁବନେଶ୍ୱର, ଖୋର୍ଦ୍ଧା, ଓଡ଼ିଶା, 751009

Address:

W/O S. V. Narasimham, Qtr

No- IV A- 11 / 3, Near

Congress Bhawan, Unit - 2,

Ashok Nagar, Bhubaneswar,

Khordha, Orissa, 751009



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bengaluru-560 001



ଭାରତ ସରକାର
GOVERNMENT OF INDIA

ଏ. ନିରୋଶା

S. Nirosha

ପିତା : ଏ. ବି. ନରସିଂହ

Father : S. V. Narasimham

ଜନ୍ମ ବର୍ଷ / Year of Birth : 1989

ମହିଳା / Female



4382 0954 2873

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



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