

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

M/s Payamunt Estates Reg
K. Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	26/2	F
దస్తావేజు విలువ	2395000		Nagaram
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	801/16	Mat - 29938	
రిజిస్ట్రేషన్ రుసుము	11975	8765	26/2
లోటు స్థాంపు (D.S.D.)			
GHMC (T.D.)	95700		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు		185500	26/2
5 x	35925		
	1		
మొత్తం	143700		

(అక్షరాల

15/1

తేది

26/2

వాపసు తేది

రూపాయలు మాత్రమే

సబ్ రిజిస్ట్రారు

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.

ORIGINAL

నెం.

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	24/2	F
దస్తావేజు విలువ	2395000		Nagaram
స్థాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	801/16	Mat - 29938	
రిజిస్ట్రేషన్ రుసుము	11975	8765	24/2
లోటు స్థాంపు (D.S.D.)			
GHMC (T.D.)	95700		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు		185500	24/2
5 x	35921		
	1		
మొత్తం	143700		

(అక్షరాల

14/2

తేది

26/2

వాపసు తేది

రూపాయలు మాత్రమే

సబ్ రిజిస్ట్రారు

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.

STAMPED

28/820

D: 30: 801 of 2016



తెలంగాణ తెలంగాణ TELANGANA

CH. SHRAVANI

A 046597

S.No. 204 Date: 24-02-2016

Sold to: RAMESH

S/o.: NARSING RAO

For Whom: PARAMOUNT ESTATES

CH. SHRAVANI
 LICENSED STAMP VENDOR
 LIC.No.15-31-029/2013,
 R.No. 15-31-027/2016
 House on P.No.21, W.S.Colony,
 R.R.Dist-501512. Ph:7842562342

SALE DEED

This Sale Deed is made and executed on this 26th day of February 2016 at SRO, Keesara 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. Peri Padmaja, Wife of Mr. Peri Rama Krishna, aged about 43 years {Pan No. BIRPP5715P}
2. Mr. Peri Rama Krishna, Son of Late Peri Kasinadha Sastry, aged about 46 years, Occupation: Service, both are residing at Flat No. D-2503, Lloyds Estates, Sangam Nagaram, Wadala East, Mumbai - 37 {Pan No. AANPP7778B}, 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.

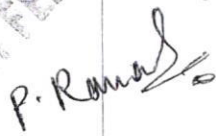
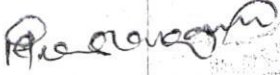
For Paramount Estates

For Paramount Estates

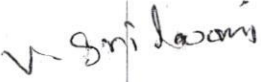
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11975/- paid between the hours of 3 and 4 on the 26th day of FEB, 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		 SELF & SPA PERI RAMA [1526-1-2016-820]	SELF & SPA PERI RAMA KRISHNA S/O. LATE. PERI KASINADHA SASTRY FLAT NO. D-2503 LLOYDS ESTATES, SANGAM NAGARAM MUMBAI	
2	EX		 [1526-1-2016-820]EX-9	REP BY GPA K. PRABHAKAR REDDY S/O. K. PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION, M.G. ROAD SEC BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 V. BABU RAO::26, [1526-1-2016-820]	V. BABU RAO H.NO. 12-26, ANNAPURNA COLONY, NAGARAM, HYD.	
2		 V. SRILAXMI::26/02/20 [1526-1-2016-820]	V. SRILAXMI H.NO. 12-26, ANNAPURNA COLONY, NAGARAM, HYD.	

26th day of February, 2016

Signature of


Joint Sub Registrar
Kapra

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102616 Sheet 1 of 13
Joint Sub Registrar
Kapra



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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'.

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					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	131625	131725
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	11975	11975
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	143700	143800

Rs. 131625/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11975/- towards Registration Fees on the chargeable value of Rs. 2395000/- was paid by the party through DD No ,185500 dated ,24-FEB-16 of ,HDFC BANK/HYD

Date

26th day of February, 2016

T. Nagaraj
Signature of Registering Officer
Kapra

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801/2016. Sheet 2 of 13

Joint SubRegistrar
Kapra

16 పుస్తకము 801/16 నం./ ర.న. 1232
801/16 నం./ ర.న. 1232
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801/16 నం./ ర.న. 1232
801/16 నం./ ర.న. 1232

T. Nagaraj
Signature of Registering Officer
Kapra



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- C. The Vendee is desirous of purchasing a semi-deluxe apartment bearing flat no.204 on the second floor, admeasuring 1210 sft. of super built-up area together with proportionate undivided share of land to the extent of 55.46 sq. yds., and a reserved parking space for single car in the stilt floor / basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Paramount Avenue' and has approached the Vendor.
- 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.23,95,000/- (Rupees Twenty Three Lakhs Ninety Five 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.

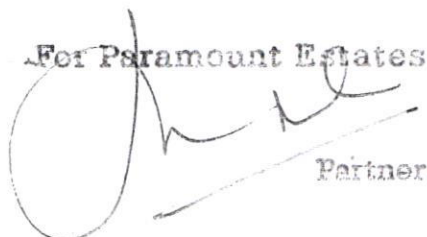
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

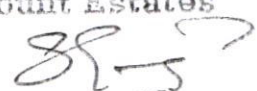
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.204 on the second floor having a super built-up area of 1210 sft. (i.e., 968 sft. of built-up area & 242 sft. of common area) in building known as 'Paramount Avenue' together with:

- a) An undivided share in the Schedule Land to the extent of 55.46 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. 23,95,000/-(Rupees Twenty Three Lakhs Ninety Five Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration in the following manner:

- i. Rs.7,87,000/-(Rupees Seven Lakhs Eighty Seven Thousand Only) paid by way of D. D. No.326033, dated 16.04.2014 issued by Oriental Bank of Commerce, Dr. A. S. Rao Nagar, Branch, Sec-bad.
- ii. Rs.7,15,000/-(Rupees Seven Lakhs Fifteen Thousand Only) paid by way of D. D. No.922081, dated 13.10.2015 issued by Oriental Bank of Commerce, Dr. A. S. Rao Nagar, Branch, Sec-bad.

For Paramount Estates

Partner

For Paramount Estates

Partner

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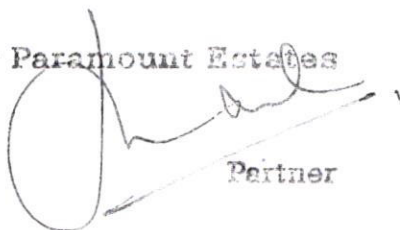


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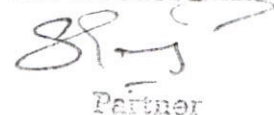
- iii. Rs.4,32,000/-(Rupees Four Lakhs Thirty Two Thousand Only) paid by way of D. D. No.326430, dated 08.09.2014 issued by Oriental Bank of Commerce, Dr. A. S. Rao Nagar, Branch, Sec-bad.
- iv. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of D. D. No.326821, dated 14.02.2014 issued by Oriental Bank of Commerce, Dr. A. S. Rao Nagar, Branch, Sec-bad.
- v. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of RTGS
- vi. Rs.36,000/-(Rupees Thirty Six Thousand Only) paid by way of D. D. No.922397, dated 24.02.2016 issued by Oriental Bank of Commerce, Dr. A. S. Rao Nagar, Branch, Sec-bad.
- vii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.000060, dated 14.12.2013 drawn on Andhra Bank.
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.

For Paramount Estates



Partner

For Paramount Estates



Partner

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Kapra

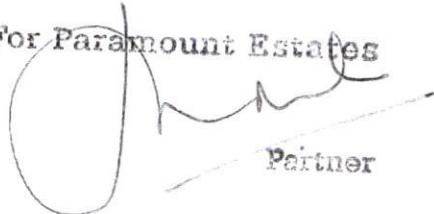


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9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Avenue as follows:-
- i. The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the 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.
 - 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.

For Paramount Estates



Partner

For Paramount Estates



Partner

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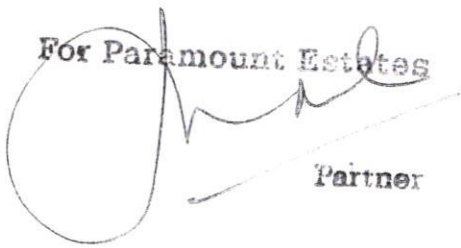
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- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim 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

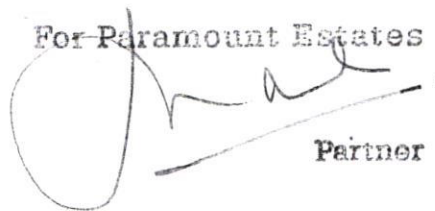
All that portion forming a semi-deluxe apartment bearing flat no.204 on the second floor, admeasuring 1210 sft. of super built-up area (i.e., 968 sft. of built-up area & 242 sft. of common area) together with proportionate undivided share of land to the extent of 55.46 sq. yds. and a reserved parking 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:

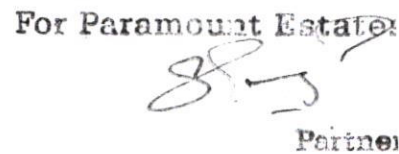
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

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:

WITNESSES:

1. V. Babu
2. V. Sri Laxmi

For Paramount Estates

Partner

For Paramount Estates

Partner

VENDOR

P. Ramal
VENDEE

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Joint SubRegistrar
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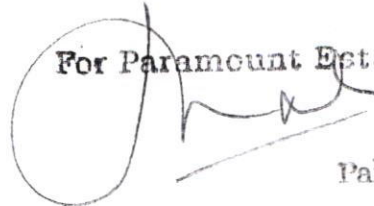


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ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 204 on the second 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 : 55.46 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 Second Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 23,95,000/-

For Paramount Estates

Partner

For Paramount Estates

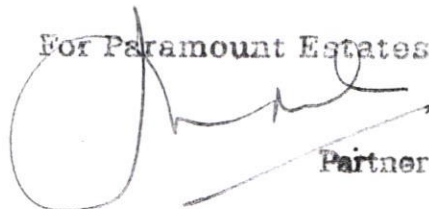
Partner

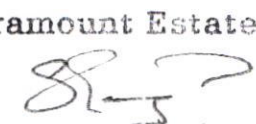
Date: 26.02.2016

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: 26.02.2016

Signature of the Executants


P. Ramas

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80/12016. Sheet 8 of 13

Joint SubRegistrar
Kapra



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REGISTRATION PLAN SHOWING

FLAT NO. 204 ON THE SECOND 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

VENDEE:

1. MRS. PERI PADMAJA, WIFE OF MR. PERI RAMA KRISHNA

2. MR. PERI RAMA KRISHNA, SON OF LATE PERI KASINADHA SASTRY

REFERENCE:**AREA:**

55.46

SCALE:

SQ. YDS. OR

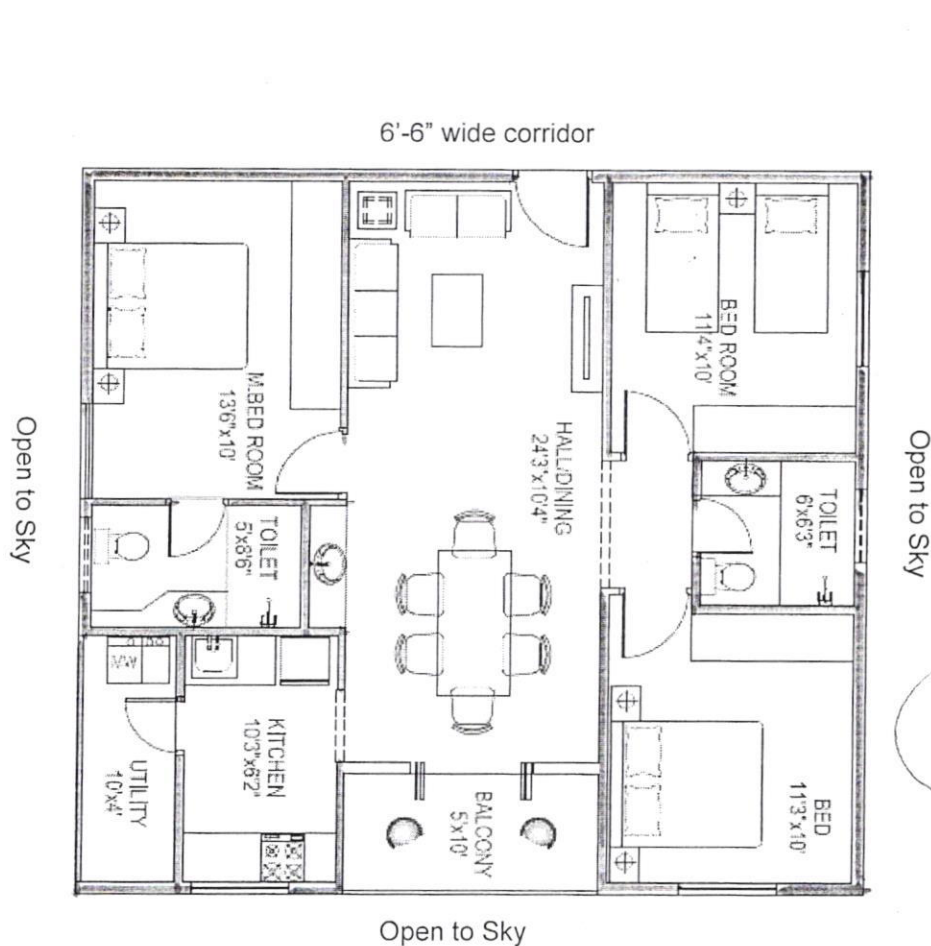
INCL:

SQ. MTRS.

**EXCL:**

Total Built-up Area = 1210 sft.

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



For Paramount Estates

Partner

For Paramount Estates

Partner

WITNESSES:

1. V. Babu
2. V. Sri Laxmi

SIG. OF THE VENDOR

P. Ramas

SIG. OF THE VENDEE

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20/100/16. Sheet 9 of 13

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Kapra



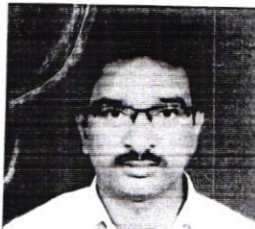
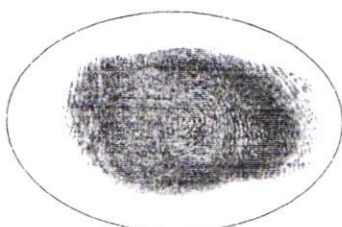
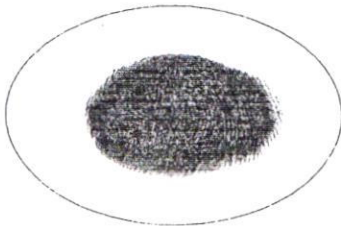
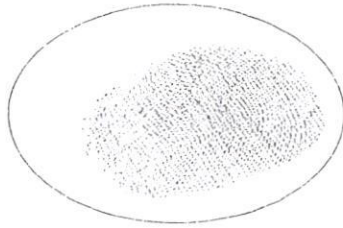
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PHOTOGRAPHS /

INTS AS PER SECTION 32A OF N ACT, 1908.

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(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

BUYER NO.1:

MRS PERI PADMAJA
W/O. MR. PERI RAMA KRISHNA
R/O. FLAT NO. D-2503, LLOYDS ESTATES
SANGAM NAGARAM
WADALA EAST
MUMBAI - 37.

BUYER NO.2 CUM REPRESENTATIVE:

MR. PERI RAMA KRISHNA
S/O. LATE SHRI PERI KASINADHA SASTRY
R/O. FLAT NO. D-2503, LLOYDS ESTATES
SANGAM NAGARAM
WADALA EAST
MUMBAI - 37.

SIGNATURE OF WITNESSES

1. V. Babu

2. V. Sri Lakshmi

For Paramount Estates For Paramount

[Signature]

[Signature]

SIGNATURE OF THE EXECUTANTS

I send here with my photograph(s) and finger prints in the form prescribed, through my representative Mr. Peri Rama Krishna, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District

[Signature]

SIGNATURE OF THE REPRESENTATIVE

[Signature]
* *[Signature]*
SIGNATURE(S) OF BUYER(S)

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Kapra



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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

ABMPMG725H

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

Jointly with the
Joint Commissioner at Income Tax, Andhra Pradesh

HOUSEHOLD CARD	
Card No	: PAP167776200357
F.P Shop No	: 762
नाम	: गंगवाल, समीत
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
वयस / Age	: 35
व्यवसाय / Occupation	: Own Business
घर नं./ House No.	: 8-2-293/82/A/1211
सड़ / Street	: ROAD NO 60
Colony	: JUBILEE HILLS
Ward	: 8 / Ward- 8
Circle	: 7 / Circle VII
ज़िला / 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

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

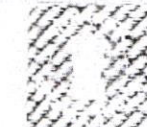
15/01/1974

Permanent Account Number

AWSP8104E

Signature

Prabha Kar Reddy K



10062008

Prabha Kar Reddy K

For Paramount Estates

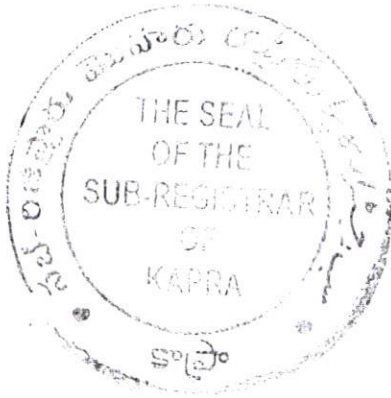
Partner

For Paramount Estates

Partner

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201/2016. Sheet 11 of 13

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Kapra



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PADMAJA PERI

SURYA PRAKASHA RAO DHAVALA

26/12/1971

Permanent Account Number

BIRPP5715P

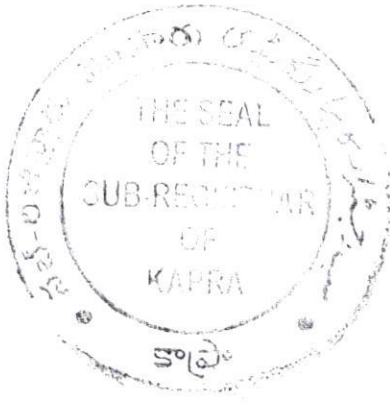
P. Padmeja
Signature

P. Padmeja



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PERI RAMA KRISHNA
KASINADHA SASTRY PERI
06/05/1968
Permanent Account Number
AANPP7778B

P. Ramakrishna
Signature

P. Ramakrishna

भारत सरकार
GOVERNMENT OF INDIA

Vishwanatha Sri Lakshmi
Vishwanatha Sri Lakshmi
जन्म वर्ष / Year of Birth : 1964
महिला / Female

2952 5338 4587

V. Sri Lakshmi

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O Vishwanatha Babu
Rao, 12-26 annapurna colony,
keesara mandal, Nagaram,
Rangareddi, Andhra Pradesh,
500083

Address: W/O Vishwanatha Bai
Rao, 12-26 annapurna colony,
keesara mandal, Nagaram,
Rangareddi, Andhra Pradesh,
500083

भारत सरकार
GOVERNMENT OF INDIA

Vishwanatha Babu Rao
Vishwanatha Babu Rao
जन्म वर्ष / Year of Birth : 1955
पुरुष / Male

7764 9466 4551

V. Babu Rao

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O V Varahalu, 12-26
annapurna colony, keesara
mandal, Nagaram, Rangareddi,
Andhra Pradesh, 500083

Address: S/O V Varahalu, 12-26
annapurna colony, keesara
mandal, Nagaram, Rangareddi,
Andhra Pradesh, 500083

आधार — आम आदमी का अधिकार

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

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Kapra



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TS00AA

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

App No : 433051

MeeSeva App No : ECM021603058919

Date : 01-Mar-16

Statement No : 14703576

Sri/Smt.: PERI RAMA KRISHNA : 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: 204 ,Apartment: PARAMOUNT AVENUE ,Ward : 2-Block : 2 VILLAGE: NAGARAM ,Survey No : ,233, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KEESARA relating there to for 9 years from 01-10-2007 To 27-02-2016 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 Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1	VILL/COL: NAGARAM/NAGARAM W- B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 204 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6' WIDE CORRIDOR This document Link Doct 1526, 4988/2007 of SRO 1516;/ 2007	(R) 26-02-2016 (E) 26-02-2016 (P) 26-02-2016		0101 (Sale Deed) Mkt.Value:Rs. 762450 Cons.Value:Rs. 2395000	1.1.(CL)PERI PADMAJA 2.(CL)SELF & SPA PERI RAMA KRISHNA 3.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER SAMIT GANGWAL 4.(EX)REP BY GPA K.PRABHAKAR REDDY 5.(EX)M/S.PARAMOUNT ESTATES REP BY PARTNER M/S.MODI PROPERTIES & INVESTMENTS PVT LTD REP BY MD SOHAM MODI	0/0 801/ 2016 [1] of SROKAPRA
2	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 YADIAIAH alias BIJJA YADIAIAH 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 SROSHAMIRPET

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 ఏవిధమైన 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