

SCANNED

7/28/17



403

తెలంగాణ తెలంగాణ TELANGANA
S.No. 20697 Date:12-09-2017

Sold to: RAMESH
S/o. LATE NARSING RAO
For Whom: PARAMOUNT ESTATES

K.SATISH KUMAR 021520
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SALE DEED

This Sale deed is made and executed on this the 15th day of September 2017 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

M/s. PARAMOUNT ESTATES {Pan No. AAJFP4202C}, 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 Pvt. Ltd (formerly known as 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, II floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri 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 years, Occupation: Business hereinafter referred to as the 'Vendor'.

IN FAVOUR OF

Mr. B. Fernandez, Son of Mr. B. J. S. Christopher, aged about 47 years, Occupation: Service residing at H. No. 12-5-90/2/A, Vijayapuri Colony, Tarnaka, Secunderabad - 500 017 {Pan No. ABPPF4748N, Aadhaar No. 4583 3584 0180}, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser 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, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13570/- paid between the hours of 2 and 3 on the 16th day of SEP, 2017 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 |  |  | B. FERNANDEZ S/O. B.J.S CHRISTOPHER R/O.HNO 12-5-90/2/A VIJAYAPURI COLONY,, TARNAKA, SEC-BAD. | <i>B Fernandez</i> |
| 2 | EX |  |  | GPA FOR PRESENTING DOCUMENTS REPLY K.PRABHAKAR REDDY S/O. K. PADMA REDDY O/O.H.NO 5-4-187/3 & 4 SOHAM MANSION, 2ND FLOOR, M.G.R. ROAD, SEC-BAD. | <i>K. Padma Reddy</i> |



Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|---|---|--------------------------|
| 1 |  |  | N. LAZARUS VICTOR R/O BIBLE HOUSE SECBAD | <i>N. Lazarus Victor</i> |
| 2 |  |  | ROSE CATHERINE R/O TARNAKA SECBAD | <i>Rose Catherine</i> |

16th day of September, 2017

Signature of Sub Registrar
Keesara

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 | 108460 | 0 | 0 | 0 | 108560 |
| Transfer Duty | NA | 0 | 40710 | 0 | 0 | 0 | 40710 |
| Reg. Fee | NA | 0 | 13570 | 0 | 0 | 0 | 13570 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 162840 | 0 | 0 | 0 | 162940 |

Rs. 149170/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13570/- towards Registration Fees on the chargeable value of Rs. 2713250/- was paid by the party through E-Challan/BC/Pay Order No .912N6D130917 dated 14-SEP-17 of ,SBH/SBH INB



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Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

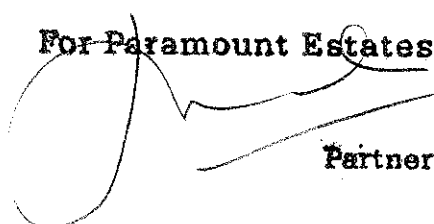
1. TITLE OF PROPERTY:


- 1.1 The Vendor is the absolute owner, possessor and in peaceful enjoyment of the land forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri 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.
- 1.2 The total land admeasuring Ac. 2-00 Gts., forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, is hereinafter referred to as the Scheduled Land and is more particularly described in the Schedule given under.
- 1.3 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.
- 1.4 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, Medchal-Malkajgiri District.
- 1.5 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, Medchal-Malkajgiri District, Patta passbook and title book have been issued in favour of the Vendor by the Mandal Revenue office, Keesara Mandal, Medchal-Malkajgiri 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., |

2. DETAILS OF PERMITS:

- 2.1 The Vendors have 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.

For Paramount Estates

Partner

For Paramount Estates

Partner

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 162840/-, DATE: 14-SEP-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 050646675,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI,CLAIMANT NAME: MR. B. FERNANDEZ).

Date:
16th day of September,2017

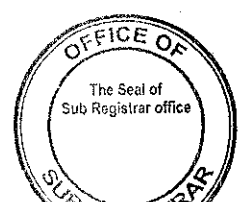
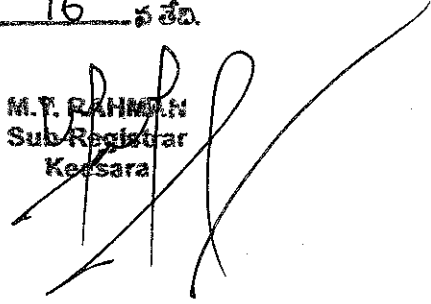
Signature of Registering Officer
Keesara

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Sub Registrar
Keesara

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అక్షయము 2017 సం॥ (క్రా.శ. 1039 సం॥పు
7128 మెంబరుల బిజినసు చేయబడినది. స్వామింగి
విజయ నుర్తింపు నెంబరు 1530 7128 2017
జిల్లా కేసు నెంబరు 16 వ శేషి
2017 సం॥ సెప్టెంబరు 16 వ తేది.

M. F. RAHMAN
Sub Registrar
Keesara

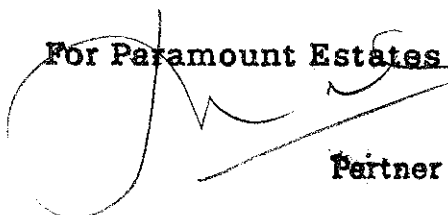



3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. A single block of flats is proposed to be constructed.
 - 3.1.2. The building shall consist of basement + stilt floor + 8 upper floors.
 - 3.1.3. Parking is proposed to be provided in one basement and one stilt floor.
 - 3.1.4. Total of 208 flats are proposed to be constructed.
 - 3.1.5. The building is proposed to be constructed in phases. The phases in order of completion are:
 - i. Phase A – flat nos. 1 to 7 (56 flats)
 - ii. Phase B – flat nos. 8 to 14 (56 flats).
 - iii. Phase C – flat nos. 15 to 21 (40 flats).
 - iv. Phase D – flat nos. 22 to 28 (56 flats).
 - 3.1.6. Clubhouse consisting of ground + 3 upper floors admeasuring about 6000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.7. Each flat shall have a separately metered electric power connection.
 - 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant.
 - 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
 - 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Paramount Avenue' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Paramount Avenue shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.

For Paramount Estates

Partner

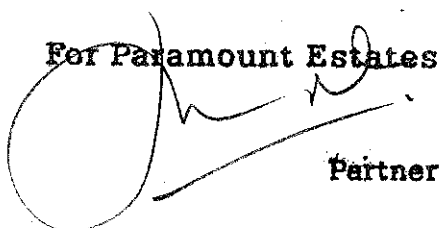
For Paramount Estates

Partner




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- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 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 Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.
5. DETAIL OF FLAT BEING SOLD:
- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure –A attached to this deed. Hereinafter, the flat mentioned in Annexure – A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 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 Purchaser in the concerned departments.
- 5.4 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 department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.

For Paramount Estates

Partner

For Paramount Estates

Partner



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Keesara



5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.

5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.

6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION:

7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.

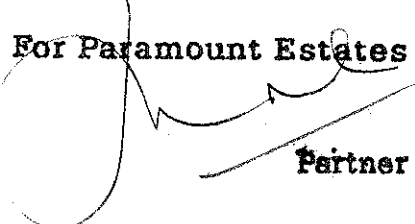
7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.

7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.

For Paramount Estates

Partner

For Paramount Estates

Partner

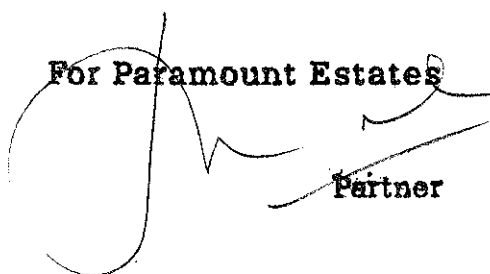



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Keesara



- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.
9. RESTRICTION ON ALTERATIONS & USE:
- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

For Paramount Estates

Partner

For Paramount Estates

Partner



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Keesara



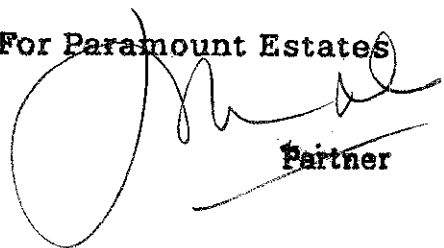
9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, 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 Housing Project (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 (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

9.4 The Vendor/association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

For Paramount Estates



Partner

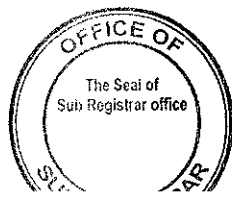
For Paramount Estates



Partner



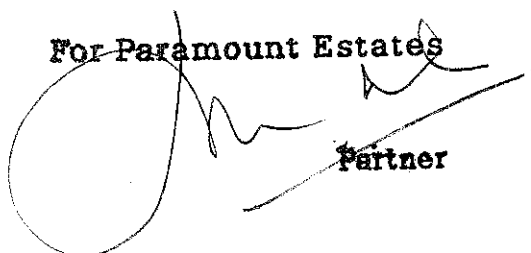
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Keesara



- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser 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 Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

- 11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 11.1.1 The defense services or allied organizations.
 - 11.1.2 Airports Authority of India.
 - 11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 11.1.4 Fire department.
 - 11.1.5 Electricity and water supply board.
 - 11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
 - 11.1.7 Irrigation department.
 - 11.1.8 Environment department and pollution control board.
- 11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

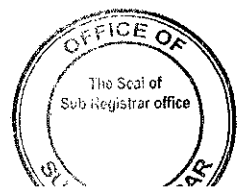
For Paramount Estates

Partner

For Paramount Estates

Partner



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Keesara



12 GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13. OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac. 2-00 Gts, in Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri 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 |

For Paramount Estates

For Paramount Estates

VENDOR
(Soham Modi)

Partner

VENDOR
(Samit Gangwal)

Partner

PURCHASER



7128 / 2017
Sub Registrar
Keesara

Doc No 7403/2017 & Doct No

Sheet 5 of 16

[Handwritten Signature]




ANNEXURE- A

| | | |
|----|---|--|
| 1. | Names of Purchaser: | Mr. B. Fernandez |
| 2. | Purchaser's residential address: | H. No. 12-5-90/2/A, Vijayapuri Colony, Tarnaka, Secunderabad - 500 017 |
| 3. | Pan no. of Purchaser: | ABPPF4748N |
| 4. | Aadhaar card no. of Purchaser: | 4583 3584 0180 |
| 5. | Name address & registration no. of Owners Association | M/s. Paramount Avenue Owners Association Sy. No.233, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, vide regd.no.1276 of 2015 |
| 6. | Details of Scheduled Flat: | |
| | a. Flat no.: | 212 on the second floor |
| | b. Undivided share of land: | 55.46 Sq. yds. |
| | c. Super built-up area: | 1210 Sft. |
| | d. Built-up area + common area: | 968 + 242 Sft. |
| | e. Carpet area | 852 Sft. |
| | f. Car parking area | 100 Sft. |
| 7. | Total sale consideration: | Rs. 27,13,250/- (Rupees Twenty Seven Lakhs Thirteen Thousand Two Hundred Fifty Only) |
| 8. | Details of payment: | |
| | i. | Rs. 18,00,000/-(Rupees Eighteen Lakhs Only) paid by way of cheque no. 465462, dated 10.02.2017 drawn on State Bank of India, Patny Branch, Secunderabad issued by SBI, RACPC-1, Hyderabad. |
| | ii. | Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of cheque no.537974, dated 06.12.2016 drawn on State Bank of India, Bible House Branch, R. P. Road, Secunderabad. |
| | iii. | Rs. 2,00,000/-(Rupees Two Lakhs Only) paid by way of D. D. No. 010777, dated 12.09.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad. |
| | iv. | Rs. 2,00,000/-(Rupees Two Only) paid by way of cheque no.537973, dated 01.11.2016 drawn on State Bank of India, Bible House Branch, R. P. Road, Secunderabad. |
| | v. | Rs.1,13,250/-(Rupees One Lakhs Thirteen Thousand Two Hundred and Fifty Only) paid by way of cheque no.898937, dated 12.09.2017 drawn on State Bank of India, Bible House Branch, R. P. Road, Secunderabad. |

For Paramount Estates

For Paramount Estates


VENDOR Partner
(Soham Modi)


VENDOR
(Samit Gangwal)


PURCHASER



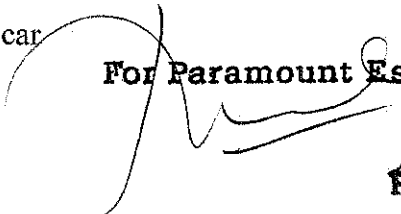

7128 / 2017
FF-1 CC Uc7403/2017 & Doct No
Sub Registrar
Neesara



| | | | | | | | | | |
|----------|---|----------|-------------|----------|-------------|---------|-------------|---------|-----------------------------------|
| 9. | <p>Description of the Schedule Flat:</p> <p>All that portion forming a deluxe apartment bearing flat no. 212 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, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked and bounded as under:</p> <table style="margin-left: 40px;"> <tr> <td>North By</td> <td>Open to Sky</td> </tr> <tr> <td>South By</td> <td>Open to Sky</td> </tr> <tr> <td>East By</td> <td>Open to Sky</td> </tr> <tr> <td>West By</td> <td>Open to Sky & 6'-6" wide corridor</td> </tr> </table> | North By | Open to Sky | South By | Open to Sky | East By | Open to Sky | West By | Open to Sky & 6'-6" wide corridor |
| North By | Open to Sky | | | | | | | | |
| South By | Open to Sky | | | | | | | | |
| East By | Open to Sky | | | | | | | | |
| West By | Open to Sky & 6'-6" wide corridor | | | | | | | | |

ANNEXURE - 1 - A

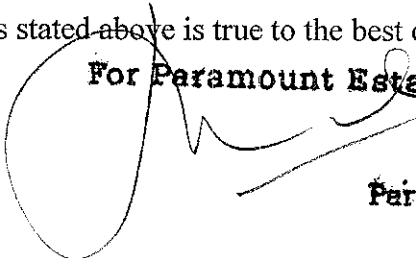
1. Description of the Building : DELUXE apartment bearing flat no. 212 on the second floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Stilt Floor + 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 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. 27,13,250/-



For Paramount Estates
 Partner

For Paramount Estates
 Partner
 Signature of the Vendor

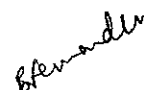
Date: 15.09.2017

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

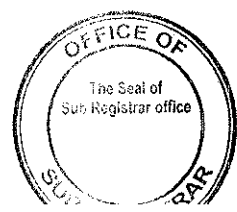

For Paramount Estates
 Partner
 Signature of the Vendor


 Signature of the Purchaser

Date: 15.09.2017



7128/2012
7403/2017 & Doc No
Sub Registrar
Keesara

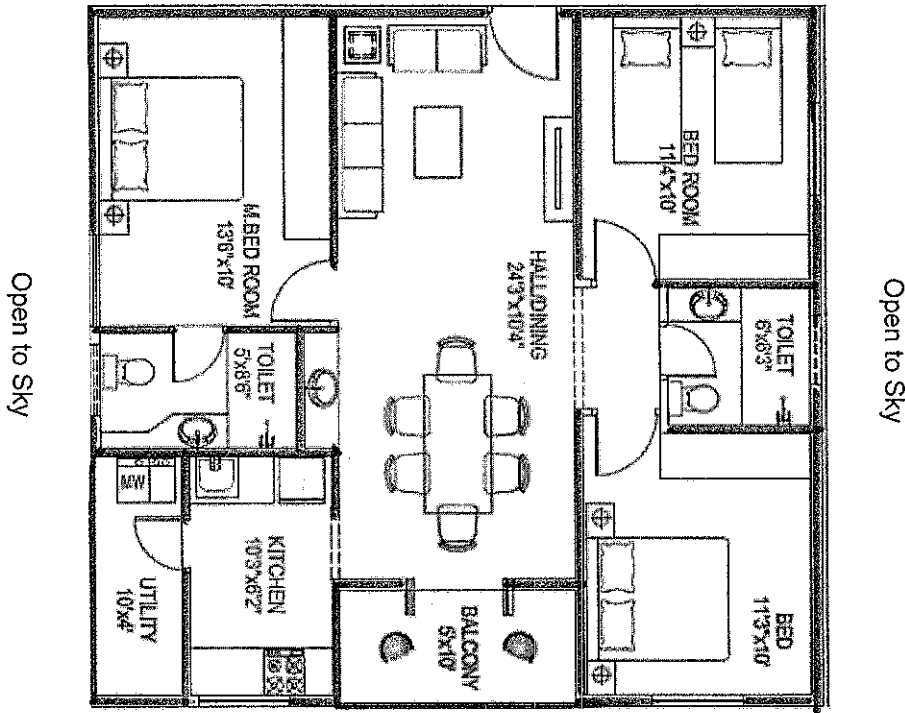


ANNEXURE- B

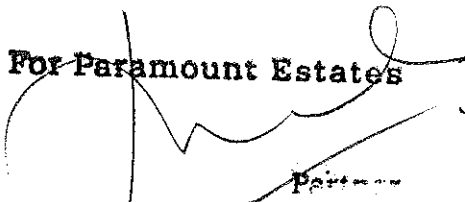
Plan of the Scheduled Flat:




6'-6" wide corridor & Open to Sky



Open to Sky

For Paramount Estates

Partner
VENDOR
(Soham Modi)

For Paramount Estates

Partner
VEDNOR
(Samit Gangwal)

B. Fenander
PURCHASER

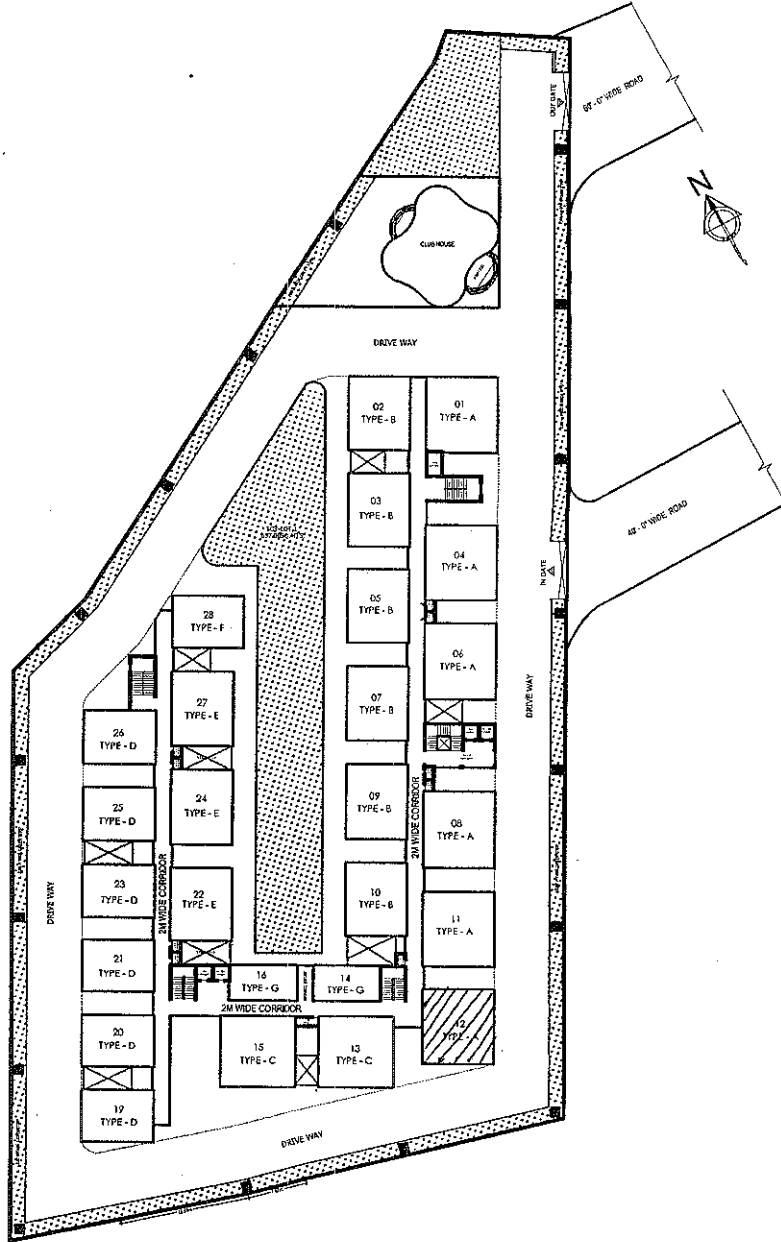


7128/2017
ER-1, CS No 7403/2017 & Doct No
Sub Registrar
Keesara



ANNEXURE - C

Layout plan of the Housing Project:



For Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

Bhander

PURCHASER



7128/2017
PLI, CS No 7463/2017 & DCC No
Sub Registrar
Keesara



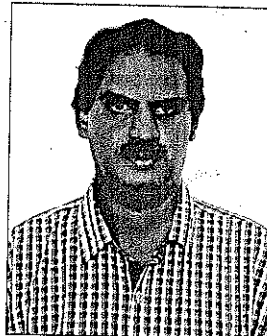
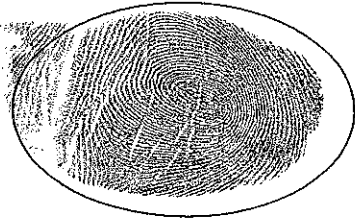
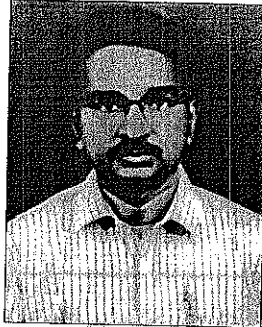
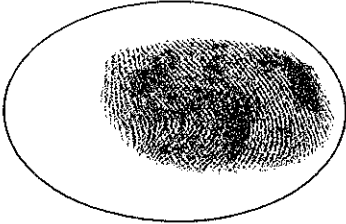
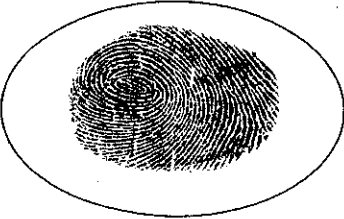
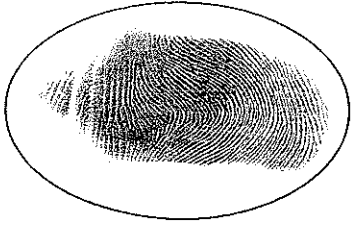
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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. 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.

VENDEE:

MR. B. FERNANDEZ
S/O. MR. B. J. S. CHRISTOPHER
R/O. H. NO. 12-5-90/2/A
VIJAYAPURI COLONY
TARNAKA
SECUNDERABAD - 500 017

SIGNATURE OF WITNESSES:

1.

2. Rose Catherine

For Paramount Estates

Partner

For Paramount Estates

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Plot No 7403/2017 & Plot No

7128/2017 Sub Plot 14 of 10

Sulfa Keesara

Sub Registrar
Keesara

7128/2017



VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT
PARAMOUNT ESTATES
भारत सरकार
GOVT OF INDIA
21/03/2007
 Permanent Account Number
AAJFP4202C

PERMANENT ACCOUNT NUMBER
ABNFM6728H
श्री नाम
SOHAM SATISH MODI
श्री नाम (पारिवारिक नाम)
SATISH MANILAL MODI
श्री तिथि (DATE OF BIRTH)
18-10-1969
Signature
Chief Executive Officer of Income Tax, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAPI6776200157
F.P Shop No : 1762
Name of Head of Household : Gangwal Samit
Father/ Husband name : Sushil Kumar
Date of Birth : 20/Oct/71
Age : 35
Occupation : Own Business
House No./Street : 8-2-293/82/A/1211
ROAD NO.60
Colony : JUBILEE HILLS
Ward : 8 / Ward-8
Circle : 67 / Circle VII
District : Hyderabad
Annual Income (Rs.) : 100,000
LPG Consumer No. (1) : 2620316(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
Incharge

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPP8104E
Signature
भारत सरकार
GOVT OF INDIA

Prabakaran

Aadhaar No 3287 6953 9204

For Paramount Estates

[Signature]
Partner

For Paramount Estates

[Signature]
Partner



7128 2012
Sub Registrar
Keesara





భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు క్రమనంబ్బ/Enrolment No.: 1027/00109/17580

To: Nariapati Lazarus Victor
(నరిపతి లాజరస్ విక్టర్)
S/O N Lazarus
5-2-105/1
Hyder Basfi
Bible House
Secunderabad
Hyderabad
Andhra Pradesh - 500003

Date: 06/07/2011

Ref. No : 00000726-00000011-00000009.



UA 00000726 4 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

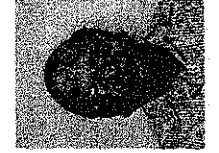
5506 2874 5641

ఆధార్ - సామాన్యుని హక్కు



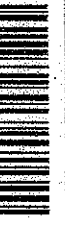
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

నరిపతి లాజరస్ విక్టర్
Nariapati Lazarus Victor




పుట్టిన సంవత్సరం / Year of Birth : 1942
పురుషుడు / Male

5506 2874 5641




ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బేతల ఫెర్నాండెస్
Bethala Fernandes
పుట్టిన తేదీ/ DOB: 27/08/1969
పురుషుడు / MALE



4583 3584 0180
ఆధార్-సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారతీయ విశిష్ట గుర్తింపు ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


చిరునామా:
S/O బీ జె సి క్రిస్టోఫర్, 5-2-105/2,
గంపా/2, రాజ్ కుమారి రోడ్,
సెకండరాబాద్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500003

Address:
S/O B J S Christopher, 5-2-105/2,
Rashtrapati Road, Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh - 500003


B Fernandes

4583 3584 0180
Aadhaar-Aam Admi ka Adhikar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రోజ్ క్యాథరిన్
Rose Catherine
పుట్టిన తేదీ/ DOB: 02/03/1971
స్త్రీ / FEMALE



2300 3545 2583
ఆధార్-సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారతీయ విశిష్ట గుర్తింపు ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
బి.బి.ఎ. బేతల ఫెర్నాండెస్, 12-5-90/2/A,
ప్రియా ఎన్క్లేవ్, విజయపురి కాలనీ,
తారనాకా, సెకండరాబాద్, హైదరాబాద్,
తెలంగాణ - 500017

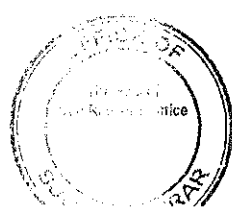
Address:
W/O Bethala Fernandes, 12-5-90/2/A,
Priya Enclave, Vijayapuri Colony,
Tarnaka, Secunderabad, Hyderabad,
Telangana - 500017

Rose Catherine

2300 3545 2583
Aadhaar-Aam Admi ka Adhikar



Bk - 1, CS No 7403/2017 & Doct No
712 & 7013 Sheet 16 of 16 Sub Registrar
Keesara



HS NO:- 4957/2017

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :23-09-2017 12:10:26 App No :173407 Statement No :28109463

Sri/Smt.:B. FERNANDEZ having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: NAGARAM OR NAGARAM , Ward - Block:2 - 2, House No:, , Apartment:PARAMOUNT AVENUE , Flat No:212 , SURVEY NO: ,233, Bounded by NORTH :OPEN TO SKY , SOUTH :OPEN TO SKY , EAST :OPEN TO SKY , WEST :OPEN TO SKY & 6-6 WIDE CORRIDOR

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto S.R.O. KEESARA for years 10 from 01-10-2007 to 22-09-2017 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doc No/Year [ScheduleNo] |
|--------|--|--|--|---|---|
| 1/2 | VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 212 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY & 6'-6" WIDE CORRIDOR Link Doct:4988/2007 of SRO 1516 | (R) 16- 09-2017 (E) 15- 09-2017 (P) 16- 09-2017 | 0101 Sale Deed Mkt.Value:Rs. 1013000 Cons.Value:Rs. 2713250 | 1.(EX)M/S PARAMOUNT ESTATES REPBY ITS PARTNERS M/S MODI PROPERTIES AND INVESTMENTS PVT LTD., REPBY SOHAM MODI 2.(EX)M/S PARAMOUNT ESTATES REPBY SAMIT GANGWAL 3.(EX)GPA FOR PRESENTING DOCUMENTS REPBY K.PRABHAKAR REDDY 4.(CL)B. FERNANDEZ | 0/0 7128/2017 [1] of SRO KEESARA(1530) |
| 2/2 | 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 | (R) 04- 04-2007 (E) 04- 04-2007 (P) 04- 04-2007 | 0101 Sale Deed Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000 | 1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADIAH alias BIJJA YADIAH 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 SRO SHAMIRPET(1516) |

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Gksainath

4. Search verified and certificate examined by /

5.Result : '2 out of 14 are included in the statement.'

Received Rs. 200+20 towards EC-Fee against Cash Receipt No.

OFFICE SEAL & DATE
Register Officer

Print back

Signature of
Sub-Registrar
KEESARA

Sub Registrar Office
Keesara

