

Government of Telangana
Registration And Stamps Department

4287/17

Payment Details - Citizen Copy - Generated on 29/06/2017, 07:10 PM

RO Name: 1530 Keesara

Receipt No: 4716

Receipt Date: 29/06/2017

Name: SOHAM MODI

Transaction: Sale Deed

CS No/Doct No: 4437 / 2017

Chargeable Value: 2227250

DD No:

Challan No: 1700712899

E-Challan No:

Bank Name:

DD Dt:

Challan Dt: 24/06/2017

E-Challan Dt:

-Challan Bank Name:

Bank Branch:

E-Challan Bank Branch:

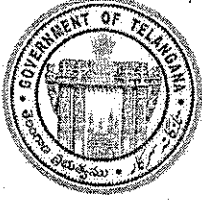
Account Description

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Value Added Tax		27,841		0
Total:		27,841		0
In Words: RUPEES TWENTY SEVEN THOUSAND EIGHT HUNDRED FORTY ONE ONLY				

Prepared By: RAJANI

Signature by SR

RETURN
Date: 11/7/17



Government of Telangana
Registration And Stamps Department

4287/17

Payment Details - Citizen Copy - Generated on 29/06/2017, 07:07 PM

SRO Name: 1530 Keesara

Receipt No: 4709

Receipt Date: 29/06/2017

Name: SOHAM MODI

Transaction: Sale Deed

CS No/Doct No: 4437 / 2017

Chargeable Value: 2227250

DD No:

Challan No: 1700712899

E-Challan No: 821M8A280617

Bank Name:

DD Dt:

Challan Dt: 24/06/2017

E-Challan Dt: 28-JUN-17

E-Challan Bank Name: SBH

Bank Branch:

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				11140
Transfer Duty /TPT				33420
Deficit Stamp Duty				89020
User Charges				100
Value Added Tax				0
Total:		27,841		133680

In Words: RUPEES ONE LAKH SIXTY ONE THOUSAND FIVE HUNDRED TWENTY ONE ONLY

✓

SCANNED

D. J. No. 4287/17



432
తెలంగాణ తెలంగాణ TELANGANA
S.No. 14247 Date:09-06-2017

Sold to: RAMESH

S/o: Late NARASING RAO

For Whom: PARAMOUNT ESTATES

K. SATISH KUMAR K 459234
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 28th day of June 2017 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

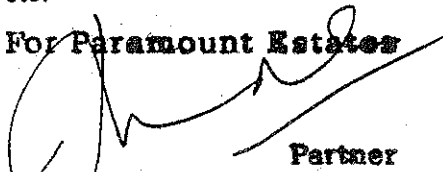
M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered 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 47 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

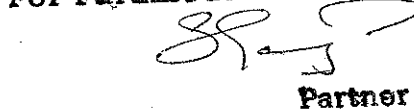
1. Mr. Aparup Chowdhury, Son of Mr. Ashok Kumar Chowdhury, aged about 34 years, Occupation: Service {Pan No. ALCPA1219J, Aadhaar No. 8311 5984 6499},
2. Mrs. Meenakshi, Wife Mr. Aparup Chowdhury, aged about 27 years both are residing at Flat No. B-307, Gulmohar Gardens, Shakthi Sai Nagar, F C I Road, Hyderabad {Pan No. BQFPP2901R, Aadhaar No. 2716 6501 5927} 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

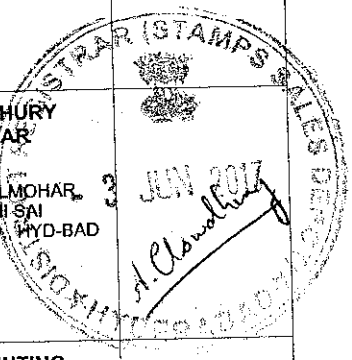

Partner

Presentation Endorsement:





Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11140/- paid between the hours of 2 and 3 on the 29th day of JUN, 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		 MEENAKSHI::29/06/2017 [1530-1-2017-4437]	MEENAKSHI W/O. APARUP CHOWDHURY R/O.H.NO B-307 GULMOHAR GARDENS, SHAKTHI SAI NAGAR, F C I ROAD,, HYD-BAD	<i>Meenakshi Chowdhury</i>
2	CL		 APARUP CHOWDHURY::29/06/2017 [1530-1-2017-4437]	APARUP CHOWDHURY S/O. ASHOK KUMAR CHOWDHURY R/O.H.NO B-307 GULMOHAR, GARDENS, SHAKTHI SAI NAGAR, F C I ROAD, HYD-BAD	<i>A. Chowdhury</i>
3	EX		 GPA FOR PRESENTING D [1530-1-2017-4437]	GPA FOR PRESENTING DOCUMENTS REPPY 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. Prabhakar Reddy</i>



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 SURENDER SINGH::29/06/2017 [1530-1-2017-4437]	SURENDER SINGH R/O HYD	<i>Surender Singh</i>
2		 SABYASACHI ::29/06/2017 [1530-1-2017-4437]	SABYASACHI R/O HYD	<i>Sabyasachi</i>

29th day of June, 2017

Signature of *W* Sub Registrar
Keesara

Bk 1, CS No 4437/2017 & Doct No 4287/2017. Sheet 1 of 11 Sub Registrar Keesara



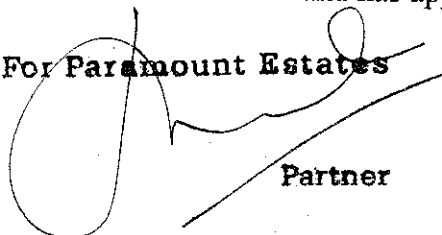
WHEREAS:

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

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

- A. The Vendor has obtained permission from HMDA/Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no.741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats, consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- B. The proposed development consisting of 208 flats in one block with certain common amenities is named as 'PARAMOUNT AVENUE'.
- C. The Vendee is desirous of purchasing a semi-deluxe apartment bearing flat no.610 on the sixth floor, admeasuring 1010 sft. 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 sft., 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	89020	0	0	0	89120
Transfer Duty	NA	0	33420	0	0	0	33420
Reg. Fee	NA	0	11140	0	0	0	11140
User Charges	NA	0	100	0	0	0	100
Total	100	0	133680	0	0	0	133780

Rs. 122440/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11140/- towards Registration Fees on the chargeable value of Rs. 2227250/- was paid by the party through Challan/BC/Pay Order No ,1700712899 dated, 24-JUN-17 through E-Challan No ,821M8A280617 dated ,28-JUN-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 133680/-, DATE: 28-JUN-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 060519595, REMITTER NAME: MR. PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. ARARUP CHOWDHURY AND MEENAKSHI).

Signature of Registering Officer
Keesara

Date:
29th day of June, 2017

Bk-1, CS No 4437/2017 & Doct No
4287-1-2017. Sheet 2 of 11 Sub Registrar
Keesara

29th day of June, 2017 (Rs. 133680) received
4287. Amount of Rs. 133680/- received from Mr. Prabhakar Reddy K.
Sub Registrar Keesara. Rs. 133680/- received from Mr. Prabhakar Reddy K.
2017 No. 4287-1-2017

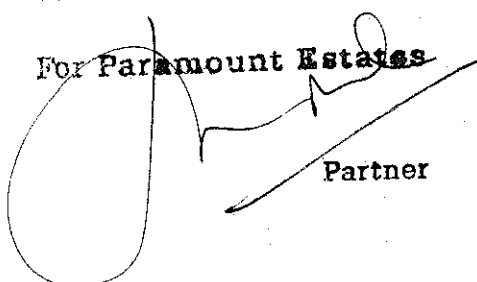
M.Y. RAHMAN
Sub-Registrar
Keesara




- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of PARAMOUNT AVENUE. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- E. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 22,27,250/- (Rupees Twenty Two Lakhs Twenty Seven Thousand and Two Hundred Fifty 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.

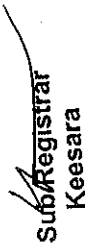
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no.610 on the sixth floor having a super built-up area of 1010 sft. (i.e., 808 sft. of built-up area & 202 sft. of common area) in building known as 'Paramount Avenue' together with:
 - a) An undivided share in the Schedule Land to the extent of 46.29 sq. yds.
 - b) A reserved parking space for single car in the basement/still floor admeasuring about 100 sft.situated at Sy. No.233, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 22,27,250/- (Rupees Twenty Two Lakhs Twenty Seven Thousand and Two Hundred Fifty Only) loan availed from ICICI Bank Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.
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.

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk - 1, CS No 4437/2017 & Doct No
4287-12017 Sheet 3 of 11


Sub Registrar
Keesara



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.
 - 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.

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk. 1, CS No 4437/2017 & Doct No
4289/2017 Sheet 4 of 11

Sub Registrar
Keesara



- 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 sixth 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

Bk - 1 CS No 4437/2017 & Doct No
4287/2017 Sheet 5 of 11

Sub Registrar
Keesara



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'


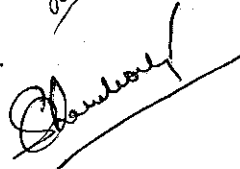
SCHEDULE OF FLAT

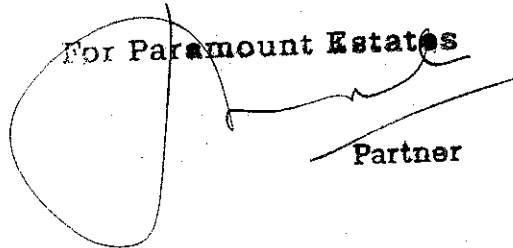
All that portion forming a semi-deluxe apartment bearing flat no.610 on the sixth floor, admeasuring 1010 sft. of super built-up area (i.e.,808 sft. of built-up area & 202 sft. of common area) together with proportionate undivided share of land to the extent of 46.29 sq. yds, and a reserved parking space 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:

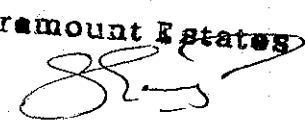
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

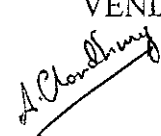
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

For Paramount Estates

Partner

For Paramount Estates

Partner

VENDOR

Meerakshi Chowdhury
VENDEE

BK-1, CS No 4437/2017 & Doct No
4287-12017 Sheet 6 of 11 Sub Registrar
Keesara



ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 610 on the sixth floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, R.R. District now under 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 : 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 Sixth Floor : 1010 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 22,27,250/-

For Paramount Estates

Partner

For Paramount Estates

Partner

Date: 28.06.2017

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: 28.06.2017

Signature of the Executants

Bk. 1, CS No 4437/2017 & Doct No
4289/2017 Sheet 7 of 11 Sub Registrar
Keesara



REGISTRATION PLAN SHOWING FLAT NO. 610 ON THE SIXTH FLOOR

IN THE RESIDENTIAL COMPLEX NAMED AS "PARAMOUNT AVENUE"

IN SURVEY NO. 233

SITUATED AT

NAGARAM VILLAGE,

KEESARA **MANDAL, R.R. DIST.**
NOW UNDER MEDCHAL-MALKAJGIRI DISTRICT

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 LATE SATISH MODI

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

VENDEE:

1. MR. APARUP CHOWDHURY, SON OF MR. ASHOK KUMAR CHOWDHURY

2. MRS. MEENAKSHI, WIFE MR. APARUP CHOWDHURY

REFERENCE:
AREA: 46.29

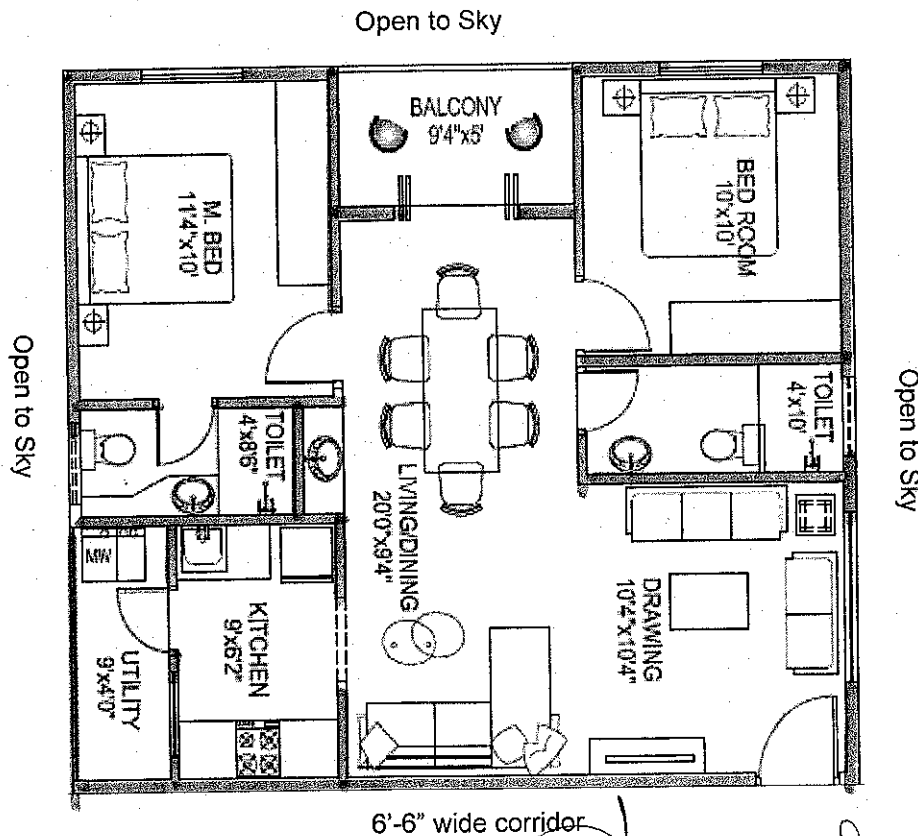
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

Total Built-up Area = 1010 sft.
Out. of U/S of Land = Ac. 2-00 Gts.



For Paramount Estates For Paramount Estates

[Signature]
Partner

[Signature]
Partner

WITNESSES:

1. *[Signature]*
2. *[Signature]*

Meenakshi Chowdhury

SIG. OF THE VENDOR
A. Chowdhury
SIG. OF THE VENDEE

Bk-1, CS No 4437/2017 & Doct No
4287-1207. Sheet 8 of 11

Sub Registrar
Keesara



4437

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

SL. NO. FINGER PRINT IN BLACK (LEFT THUMB)

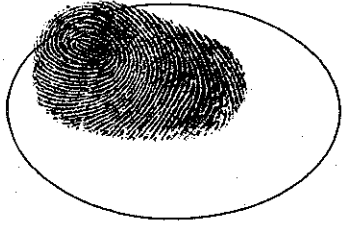
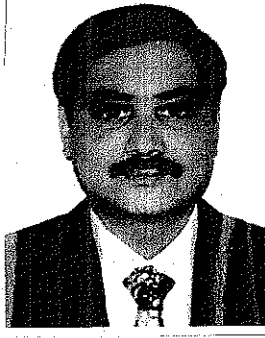
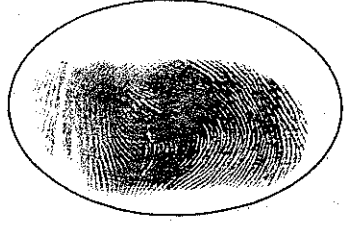


NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

VENDOR:

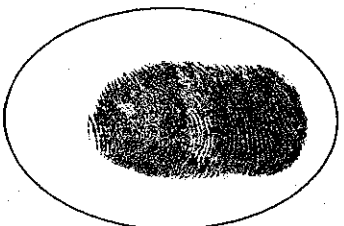
M/S. PARAMOUNT ESTATES
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR,
M. G. ROAD, SECUNDERABAD - 500 003.
REP. BY ITS PARTNERS

1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS 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.



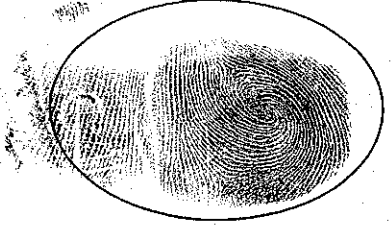
GPA FOR PRESENTING DOCUMENTS VIDE GPA NO.53/BK-IV/2015, Dt:15.10.2015:

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:

1. MR. APARUP CHOWDHURY S/O. MR. ASHOK KUMAR CHOWDHURY R/O. FLAT NO. B-307, GULMOHAR GARDENS SHAKTHI SAI NAGAR F C I ROAD HYDERABAD.
2. MRS. MEENAKSHI W/O. MR. APARUP CHOWDHURY R/O. FLAT NO. B-307, GULMOHAR GARDENS SHAKTHI SAI NAGAR F C I ROAD HYDERABAD



SIGNATURE OF WITNESSES:

- 1.
- 2.

Paramount Estates

Partner
Meenakshi Chowdhury

For Paramount Estates

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk-1, CS No 4437/2017 & Doct No
4287-12012 Sheet 9 of 11 Sub Registrar
Keesara



VENDOR:

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

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम / NAME
SOHAM SATISH MODI
पिता/पति / FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH
18-10-1969
हस्ताक्षर / SIGNATURE
 Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAPI677608357
F.P Shop No : 762
Name of Head of Household : Gangwal Samit
पिता/पति/पति : सतिश मणिलाल
Father/ Husband name : Sushil Kumar
जन्म तिथि/Date of Birth : 20/Oct/71
वय/Age : 35
व्यवसाय/Occupation : Own Business
घर नं./House No. : 8-2-293/82/A/1211
स्ट्रीट/Street : ROAD NO 60
कोलोनी/Colony : JUBILEE HILLS
वार्ड/Ward : 8 / Ward-8
सर्किल/Circle : 7 / Circle VII
जिल्ला/District : హైదరాబాద్ / Hyderabad
Annual Income (Rs.) : 100,000
LPG Consumer No. (1) : 620316/(Single)
LPG Dealer Name (1) : B S Enterprises,HPC
LPG Consumer No. (2) : 1805/Double
LPG Dealer Name (2) : Venkata Sai

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	25/11/72	34
3	Samarth	Son	29/07/00	6

DPL No 102
Jublee Hills club,
Jubilee Hills
 27/01/2006
 D. L. Incharge

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E
 Signature

For Paramount Estates
 Partner
 For Paramount Estates
 Partner



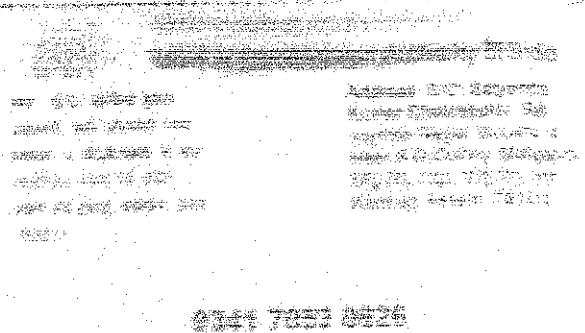
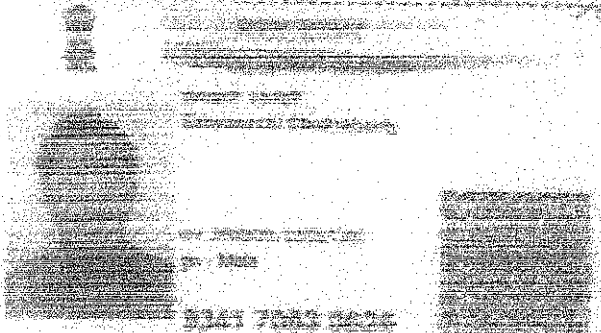
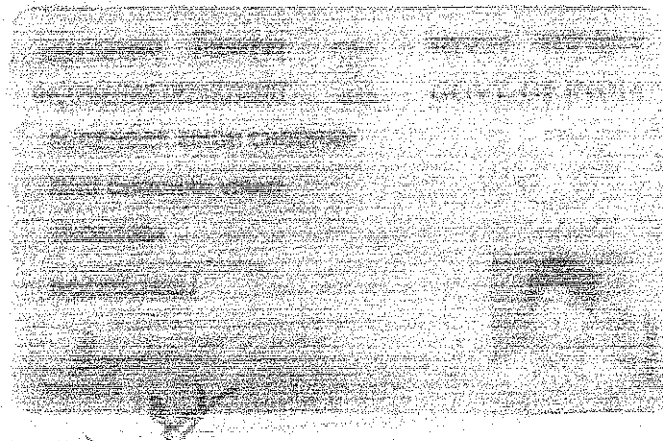
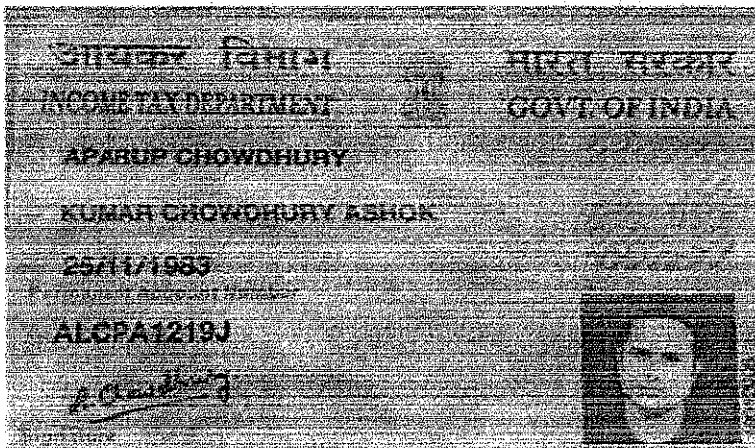
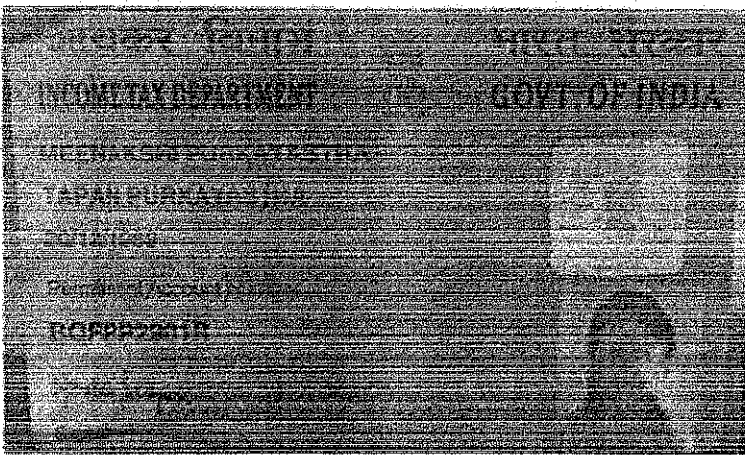
Bk - 1, CS No 4437/2017 & Doct No

4287-12017

Sheet 10 of 11

Sub Registrar
Keesara





Bk - 1, CS No 4437/2017 & Doct No
4287/2017. Sheet 11 of 11 Sub Registrar
Keesara



Letter of confirmation

From,
Mr. Aparup Chowdhury & Mrs. Meenakshi
Flat No. B-307, Gulmohar Gardens, Shakthi Sai Nagar,
F C I Road, Hyderabad

Date:

To,
The Managing Partner,
M/S. Paramount Estates,
5-4-187/3 & 4, II Floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003.

We have purchased a villa from you, the details of which are given under:

Flat no.: 610
Housing Project Name: Paramount Avenue
Address: Sy. Nos. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.
Developer: Paramount Estate,
Agreement of sale dated: 16-08-2017.
Sale deed date and document no.:

I/We hereby confirm the following:

1. The said flat was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said flat, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects, that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure –A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said flat has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure –B herein.
6. We have no objection to any development being carried out by the Developer in and around the said flat.
7. We have no objection to change in design of the housing project including other flats or blocks of flats.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure –C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure –D.
11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.

12. The basic common amenities and utility services required for occupation of the said flat have been provided by the Developer. We are aware that other amenities like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the last block of flats. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said flat and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
14. We agree not to store furniture and fixtures in the common passages or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
15. We are aware that the total sale consideration paid for the said flat 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.
16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
17. We undertake to assess the said flat for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said flat.
18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Grampanchayat, govt. bodies, environment board, etc.
19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website (www.modiproperties.com). We agree to not make any oral complaints.
20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from to time, as a consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific flat. We agree to not raise objections on this count.

Thank You.

Yours sincerely,

Mr. Aparup Chowdhury & Mrs. Meenakshi

Letter of confirmation

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Mr. Aparup Chowdhury & Mrs. Meenakshi
Flat No. B-307, Gulmohar Gardens, Shakthi Sai Nagar,
F C I Road, Hyderabad To,

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