

**Government of Karnataka  
Registration And Stamps Department**

9698/17

Payment Details - Citizen Copy - Generated on 23/11/2017, 12:13 PM

SRO Name: 1530 Keesara

Receipt No: 10518

Receipt Date: 23/11/2017

Name: **SOHAM MODI**

CS No/Doct No: **10073 / 2017**

Transaction: **Sale Deed**

Challan No:

E-Challan No: **104TQD1**

Chargeable Value: **2743000**

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: **15-NOV-...**

Bank Name:

Bank Branch:

E-Challan Bank Name: **SBH**

E-Challan Bank Branch: **SBH INB**

**Account Description**

**Amount Paid By**

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				13715
Transfer Duty /TPT				41145
Deficit Stamp Duty				109620
User Charges				100
<b>Total:</b>				<b>164580</b>

**RETURN**

~~Date:~~

In Words: **RUPEES ONE LAKH SIXTY FOUR THOUSAND FIVE HUNDRED EIGHTY ONLY**

Prepared By: **GKSAINATH**

Signature by SR  
Registrar  
**KEESARA**



SCANNED

Doct. NO - 9698/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 23546 Date: 21-10-2017

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: PARAMOUNT ESTATES

K.SATISH KUMAR M 830875  
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 16<sup>th</sup> day of November 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

1. Mr. Ezharul Hasan Ansari, Son of Mr. Amir Hasan, aged about 32 years, Occupation: Service {Pan No. AMMPA0718K, Aadhaar No. 6599 3498 9605} and,
2. Mrs. Nilufar Yasmin, Wife of Ezharul Hasan Ansari, aged about 29 years both are residing at H. No. 1-10-104/17/1, Mayuri Marg, Begumpet, Hyderabad {Pan No. ADIPY8338G, Aadhaar No. 5559 1125 1546}, 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.

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,

For Paramount Estates

For Paramount Estates

**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. 13715/- paid between the hours of 12 and 12 on the 23rd day of NOV, 2017 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1530-1-2017-10073]CL	K. PRABHAKAR REDDY[R]NILUFAR YASMIN . EZHARUL HASAN ANSARI  R/O. 5-4-187/3AND 4 SOHAM MANSION 2ND FLOOR M.G ROAD SEC-BAD.,	
2	CL		 [1530-1-2017-10073]CL	K. PRABHAKAR REDDY[R]EZHARUL HASAN ANSARI . AMIR HASAN  R/O. 5-4-187/3AND 4 SOHAM MANSION 2ND FLOOR M.G ROAD SEC-BAD.,	
3	EX		 [1530-1-2017-10073]EX	GPA FOR PRESENTING DOCUMENTS REPBY 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.	



**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 N. SRINIVASULU::23/11 [1530-1-2017-10073]	N. SRINIVASULU  R/O UPPAL HYD	
2		 V. VADAIL::23/11/2 [1530-1-2017-1007]	V. VADAIL  R/O MUSHEERABAD	

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23rd day of November, 2017

Signature of Sub Registrar  
Keesara

**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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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 4<sup>th</sup> 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:
- a. Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri. Veerayya.
- b. 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-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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	109620	0	0	0	109720
Transfer Duty	NA	0	41145	0	0	0	41145
Reg. Fee	NA	0	13715	0	0	0	13715
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>164580</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>164680</b>

Rs. 150765/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13715/- towards Registration Fees on the chargeable value of Rs. 2743000/- was paid by the party through E-Challan/BC/Pay Order No ,104TQD131117 dated 15-NOV-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 164580/-, DATE: 15-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 075101527, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR.EZHARUL HASAN ANSARI AND NILUFARYASIM).

Date:

23rd day of November, 2017

Signature of Registering Officer  
Keesara

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అమ్మదమ్మి 20 ఏ ఎం (ఆ.కె. 1939) ఏ ఎం  
9698 మంబరగా రిజిస్టరు చేయబడినది. స్టాంపు  
వివరం గుర్తింపు నెంబరు 1530 9698 2017  
ఇవ్వబడినది.  
2017 నవంబరు 23 వ తేదీ.

M. F. HANJAN  
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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Keesara

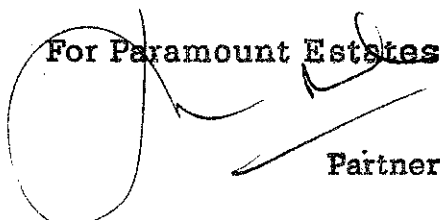



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- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, 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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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.

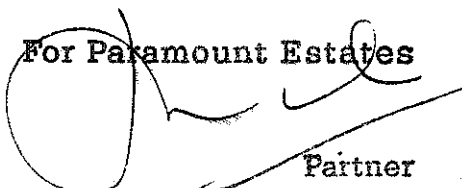
7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively 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:

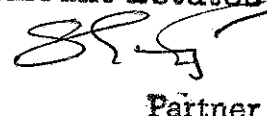
8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.

For Paramount Estates



Partner

For Paramount Estates



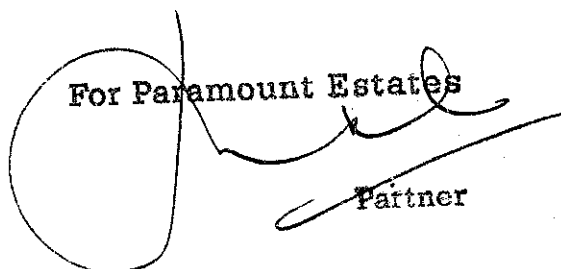
Partner


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- 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 objections / objections.

For Paramount Estates  
  
Partner

For Paramount Estates  
  
Partner

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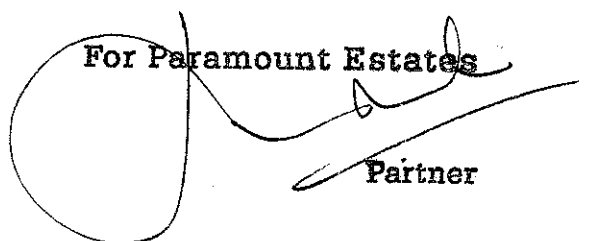



9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / 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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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.

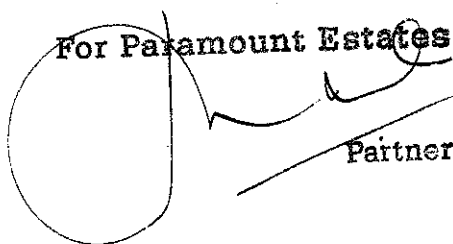
11.1.5 Electricity and water supply board.

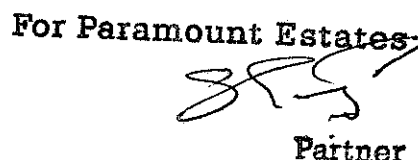
11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.

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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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:

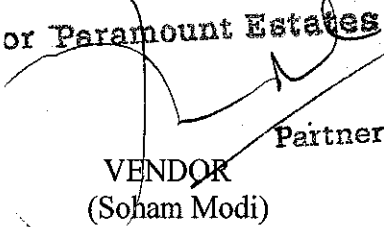
13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account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

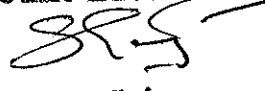
13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the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

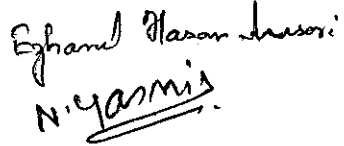
**DESCRIPTION OF THE SCHEDULED LAND**

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

or Paramount Estates  
  
Partner  
VENDOR  
(Soham Modi)

For Paramount Estates  
  
Partner  
VENDOR  
(Samit Gangwal)

Eyhamul Hasan Inasori  
  
N. Yasmin  
PURCHASER

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Keesara



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**ANNEXURE- A**

1.	Names of Purchaser:	1. Mr. Ezharul Hasan Ansari 2. Mrs. Nilufar Yasmin
2.	Purchaser's residential address:	R/o. H. No. 1-10-104/17/1, Mayuri Marg, Begumpet, Hyderabad.
3.	Pan no. of Purchaser:	1. AMMPA0718K & 2. ADIPY8338G
4.	Aadhaar card no. of Purchaser:	1. 6599 3498 9605 & 2. 5559 1125 1546
5.	Name address & registration no. of Owners Association	M/s. Paramount Avenue Owners Association having its red. Office at Sy. No.233, Nagaram Village, Keesara Mandal, Medchal-Malkajiri District, vide regd.no.1276 of 2015
6.	Details of Scheduled Flat:	
	a. Flat no.:	712 on the seventh 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. 27,43,000/- (Rupees Twenty Seven Lakhs Forty Three Thousand Only)
8.	Details of payment:	
	i.	Rs. 11,94,000/-(Rupees Eleven Lakhs Ninety Four Thousand Only) paid by way of D. D. No. 030142, dated 21.11.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	ii.	Rs. 6,32,000/-(Rupees Six Lakhs Thirty Two Thousand Only) paid by way of D. D. No. 009378, dated 03.05.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	iii.	Rs. 2,34,000/-(Rupees Two Lakhs Thirty Four Thousand Only) paid by way of D. D. No. 011352, dated 31.10.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	iv.	Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of D. D. No. 011351, dated 31.10.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	v.	Rs.2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.000017, dated 01.11.2017 drawn on HDFC Bank, Begumpet Branch, Hyderabad.
	vi.	Rs.1,00,000/-(Rupees One Lakhs Only) paid by way of cheque no.000018, dated 01.11.2017 drawn on HDFC Bank, Begumpet Branch, Hyderabad.
	vii.	Rs.1,33,000/-(Rupees One Lakhs Thirty Three Thousand Only) paid by way of cheque no.000010, dated 30.09.2016 drawn on HDFC Bank, Begumpet Branch, Hyderabad.

For Paramount Estates

Partner

VENDOR  
(Soham Modi)

For Paramount Estates

Partner

VENDOR  
(Samit Gangwal)

Ezharul Hasan Ansari

Nilufar Yasmin

PURCHASER

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Sub Registrar  
Keesara



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9.

**Description of the Schedule Flat:**

All that portion forming a deluxe apartment bearing flat no. 712 on the seventh 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 marked and bounded as under:

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. 712 on the seventh 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 Seventh Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 27,43,000/-

Date: 16.11.2017

Signature of the Vendor

**C E R T I F I C A T E**

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 16.11.2017

For Paramount Estates

Partner

For Paramount Estates

Signature of the Vendor

Egharal Hasan Masari  
Niyasmiy  
Signature of the Purchaser

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Keesara



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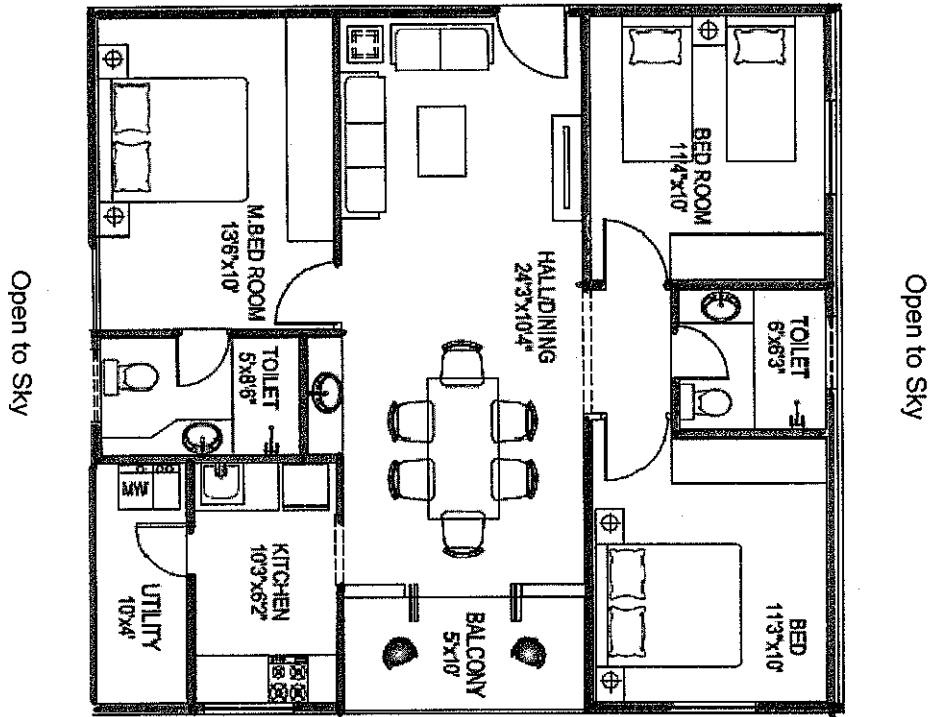


**ANNEXURE- B**

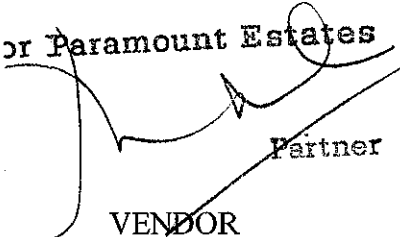
Plan of the Scheduled Flat:




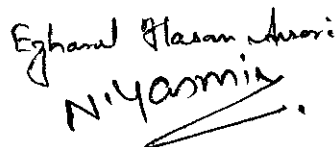
Open to Sky & 6'-6" wide corridor



Open to Sky

For Paramount Estates  
  
Partner  
VENDOR  
(Soham Modi)

For Paramount Estates  
  
Partner  
VENDOR  
(Samit Gangwal)

Eghand Hasan Ansari  
  
PURCHASER

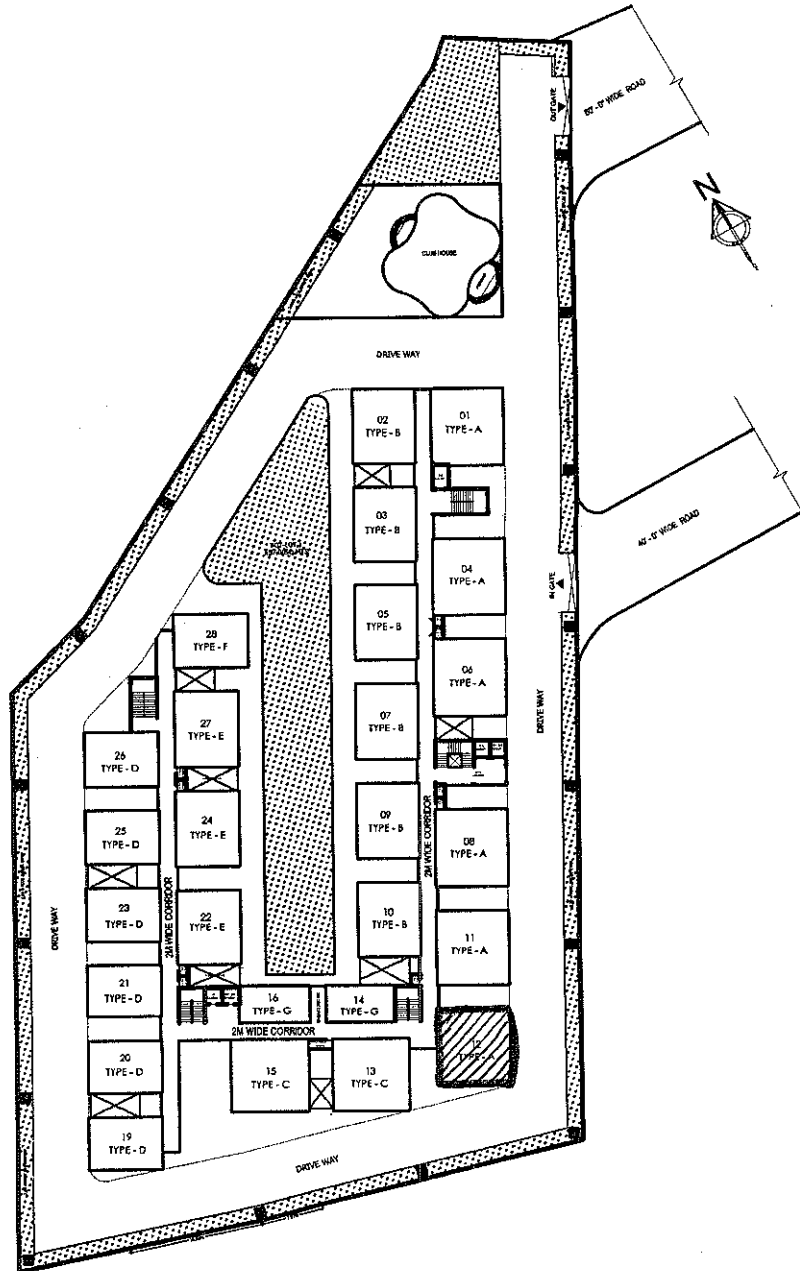
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Keesara

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**ANNEXURE - C**

Layout plan of the Housing Project:



For Paramount Estates  
*[Signature]*  
Partner  
VENDOR  
(Soham Modi)

For Paramount Estates  
*[Signature]*  
Partner  
VENDOR  
(Samit Gangwal)

*[Signature]*  
PURCHASER

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Keesara

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**PHOTOGRAPHS AND**

**PRINTS AS PER SECTION 32A OF  
IN ACT, 1908.**

**FINGER PRINT  
IN BLACK  
(LEFT THUMB)**

**S.L. NO.**



**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  
2<sup>ND</sup> 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:**  
**AT SRO, KEESARA:**

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

**PURCHASER:**

1. MR. EZHARUL HASAN ANSARI  
S/O. MR. AMIR HASAN,  
R/O. H. NO. 1-10-104/17/1  
MAYURI MARG  
BEGUMPET  
HYDERABAD.
2. MRS. NILUFAR YASMIN  
W/O. EZHARUL HASAN ANSARI  
R/O. H. NO. 1-10-104/17/1  
MAYURI MARG  
BEGUMPET  
HYDERABAD.

**SIGNATURE OF WITNESSES:**

*M. Prabhakar Reddy*  
*Wardendai*

**For Paramount Estates**

*[Signature]*  
**Partner**

**For Paramount Estates**

*[Signature]*  
**Partner**

**SIGNATURE OF THE VENDOR**

*Egharul Hasan Ansari*  
*Niyamin*

**SIGNATURE OF THE PURCHASER**

We send here with our photograph(s) and finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Medchal-Malkajgiri District.

*[Signature]*

**SIGNATURE OF THE REPRESENTATIVE**

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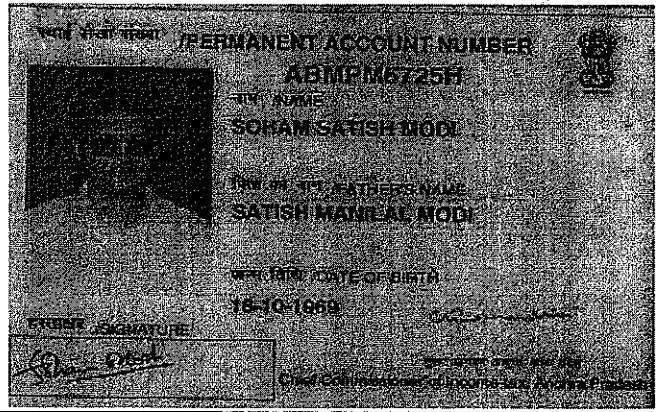
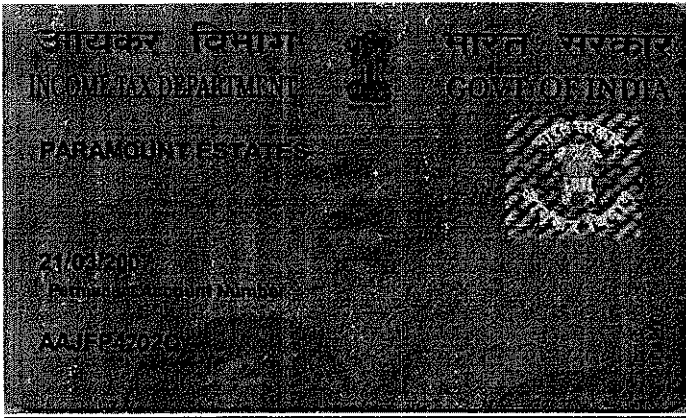
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**VENDOR:**



**HOUSEHOLD CARD**

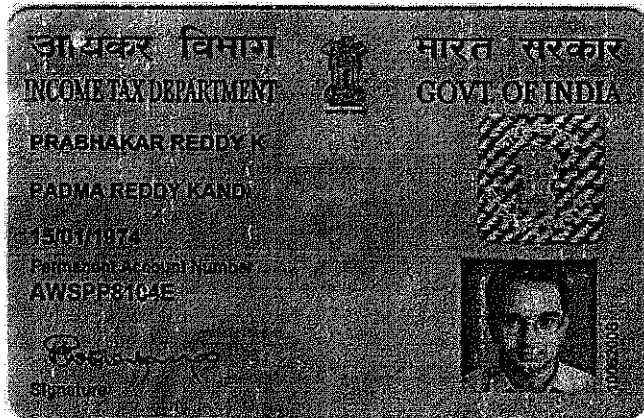
Card No : PAPI6776206157  
 FP Shop No : 1762  
 Name of Head of Household : Gangwal Samit  
 Father/Husband name : Sushil Kumar  
 Date of Birth : 20/Oct/71  
 Age : 35  
 Occupation : Own Business  
 House No. : 8-2-293/82/A/1211  
 Street : ROAD NO 60  
 Colony : JUBILEE HILLS  
 Ward : Ward-8  
 Circle : Circle VII  
 District : Hyderabad / 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 Sol

**Family Members Details**

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

DPL No 102  
 Jubilee Hills club,  
 Jubilee Hills

27/01/2006  
 D. Vinchabbe



*Prabhakar*

**Aadhaar No 3287 6953 9204**

For Paramount Estates  
*[Signature]*  
 Partner

For Paramount Estates  
*[Signature]*  
 Partner

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1698/2012 Sheet 15



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భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

సంఖ్య / Enrollment No. : 1118/60056/03814

18/07/2013

To  
Ezharul Hasan Ansari  
ఎజారుల్ హాసన్ అంసరి  
S/O: Amir Hasan  
40A  
A N Deo Path  
Purana Bazar  
Siddheswarbati  
Titagarh, North 24 Parganas  
West Bengal - 700119  
9704977696

*Ezharul Hasan Ansari*



KL193800573FT

19380057



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**6599 3498 9605**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
Government of India

ఎజారుల్ హాసన్ అంసరి  
Ezharul Hasan Ansari



జన్మ సంవత్సరం / Year of Birth: 1985  
పురుషుడు / Male





6599 3498 9605

ఆధార్ - సామాన్యని హక్కు

భారత सरकार  
Government of India

Nilufar Yasmin

DOB: 19/08/1987  
FEMALE

5559 1125 1546

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
W/O: Ezharul Hasan Ansari,  
40/A, PURANI BAZAR A. N.DEV  
PATH, Titagarh (M), North 24  
Parganas,  
West Bengal - 700119

*N.Yasmin*

5559 1125  
1546

1847

help@uidai.gov.in

www.uidai.gov.in

*attested for  
Property Registration*



భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

సమీకరణ సంఖ్య / Enrollment No. : 2189/64039/03544

To  
Vandanadevi Vadali  
వందనదేవి వడలి  
W/O Vadali Bhaskara Subrahmanyam  
2-2-1130/1, FLAT NO-9, 2ND FLOOR, DIGAVALLI MANSIC  
NEW NALLAKUNTA  
NALLAKUNTA  
Mushaerabad  
New Nallakunta, Mushaerabad, Hyderabad,  
Telangana - 500044  
9493425155

15/11/2011



KA224128496FH

22412649



Vandanadevi

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7672 4006 3922

నా ఆధార్, నా గుర్తింపు

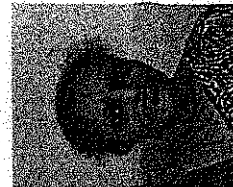
భారత ప్రభుత్వం  
Government of India

వందనదేవి వడలి  
Vandanadevi Vadali

పుట్టిన తేదీ / DOB: 09/05/1974

లింగం / Gender: స్త్రీ / Female

7672 4006 3922



నా ఆధార్, నా గుర్తింపు

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విద్యార్థి పేరు: S/O N. Laxmi Narayana, 4-7-10/6 shanthi gardens ,block-f, raghavendra nagar nacharam, Uppal, I.e.nacharam, K.V.Rangareddy, Andhra Pradesh, 500076

Sub Registrar  
Kaesara

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ఆధార్ - Aam Aadmi ka Adhikar

भारत सरकार  
GOVERNMENT OF INDIA

నముదూరి శ్రీనివాసులు  
Namuduri Srinivasulu  
పుట్టిన సం./YoB:1962  
పురుషుడు Male

9911 1971 5151

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

N. Srinivasulu



CS NO: 6959/2017

Registration and Stamps Department

## STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :14-12-2017 12:06:30

App No :160387

Statement No :28922310

Sri/Smt.:K. PRABHAKAR REDDY 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:712 , 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 03-12-2017 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 Doct No/Year {ScheduleNo}
1/2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 712 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY AND 6'-6" WIDE CORRIDOR Link Doct:4988/2007 of SRO 1516	(R) 23-11-2017 (E) 16-11-2017 (P) 23-11-2017	0101 Sale Deed Mkt.Value:Rs. 1013000 Cons.Value:Rs. 2743000	1.(EX)M/S PARAMOUNT ESTATES REPBY ITS PARTNERS M/S MODI PROPERTIES 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)EZHARUL HASAN ANSARI 5.(CL)NILUFAR YASMIN	0/0 9698/2017 [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 deseleting 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

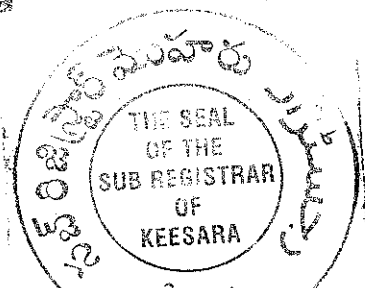
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