

Government of Telangana
Registration And Stamps Department

19977/12 ✓



Payment Details - Citizen Copy - Generated on 24/12/2018, 03:23 PM

SRO Name: 1530 Keesara

Receipt No: 21072

Receipt Date: 24/12/2018

Name: SOHAM MODI

CS No/Doct No: 20374 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 52679U191218

Chargeable Value: 2025000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 19-DEC-18

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				10125
Transfer Duty /TPT				30375
Deficit Stamp Duty				80900
User Charges				100
Total:				121500

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

Prepared By: RAJINIREDDY

Signature by SR

SCANNED

19977/18



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తెలంగాణ తెలంగాణ TELANGANA

U 532709

S.No. 23335 Date:17-12-2018

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom:M/s. PARAMOUNT ESTATES

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
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 20th day of December 2018 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 48 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 47 years, Occupation: Business hereinafter referred to as the 'Vendor'.

IN FAVOUR OF

1. Mr. K. Ekambareswara Swamy, Son of Late V. K. Subramanyam Achari, aged about 38 years, Occupation: Service {Pan No. ALBPK2516K, Aadhaar No. 7089 5889 2168} and
2. Mrs. K. Puja Sree, Wife of Mr. K. Ekambareswara Swamy, aged about 35 years both are residing at Qtr. No. C1/73, Mahashakti Nagar, NTPC Kudgi Township, Bijapur District - 586 121, Karnataka {Aadhaar No. 6610 6789 6900}, 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,





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. 10125/- paid between the hours of 3 and 4 on the 24th day of DEC, 2018 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		 K. PUJA SREE::24/12/2018 [1530-1-2018-20374]	K. PUJA SREE W/O. K. EKAMBAESWARA SWAMY R/O.QTR NO C1/73 MAHASHAKTI NAGAR., NTPC KUDGI TOWNSHIP, BIJAPUR, DIST. KARNATAKA	<i>K. puja sree</i>
2	CL		 K. EKAMBAESWARA S [1530-1-2018-20374]	K. EKAMBAESWARA SWAMY S/O. LATE V.K. SUBRAMANYAM ACHARI R/O.QTR NO C1/73 MAHASHAKTI NAGAR., NTPC KUDGI TOWNSHIP, BIJAPUR, DIST. KARNATAKA	<i>K. Ekambareswar</i>
3	EX		 [1530-1-2018-20374]EX-5	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>Prabha...</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K SUBBAMMA::24/12/2018 [1530-1-2018-20374]	K SUBBAMMA R/O KARIM NAGAR	<i>K. Subbamma</i>
2		 K KALYANI::24/12/2018 [1530-1-2018-20374]	K KALYANI R/O RAMANTHAPUR	<i>K. Kalyani</i>

24th day of December, 2018

Signature of Sub Registrar
Keesara

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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:
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

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	80900	0	0	0	81000
Transfer Duty	NA	0	30375	0	0	0	30375
Reg. Fee	NA	0	10125	0	0	0	10125
User Charges	NA	0	100	0	0	0	100
Total	100	0	121500	0	0	0	121600

Rs. 111275/- towards Stamp Duty including T.D under Section 41 of I.S. Act. 1899 and Rs. 10125/- towards Registration Fees on the chargeable value of Rs. 2025000/- was paid by the party through E-Challan/BC/Pay Order No .52679U191218 dated .19-DEC-18 of .YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 121500/-, DATE: 19-DEC-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3243279129902, PAYMENT MODE: NB-1000200, ATRN: 3243279129902, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR.E. EKAMBARESWARA SWAMY AND OTHERS).

Date:
24th day of December, 2018

Signature of Registering Officer
Keesara

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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

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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.

For Paramount Estates.

Partner

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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.
- 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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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



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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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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.

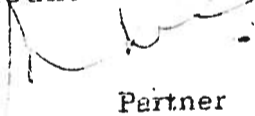
13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the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

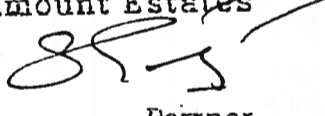
For Paramount Estates



Partner

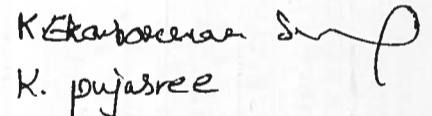
VENDOR
(Soham Modi)

For Paramount Estates



Partner

VENDOR
(Samit Gangwal)



K. Pujasree

PURCHASER

Bk.-1, CS No 20374/2018 & Doct No
10975/108. Sheet 9 of 18 Sub Registrar
Keesara



ANNEXURE- A

1.	Names of Purchaser:	1. Mr. K. Ekambareswara Swamy 2. Mrs. K. Puja Sree
2.	Purchaser's residential address:	R/o. Qtr. No. C1/73, Mahashakti Nagar, NTPC Kudgi Township, Bijapur District - 586 121, Karnataka
2.	Pan no. of Purchaser:	1. ALBPK2516K
3.	Aadhar card no. of Purchaser:	1. 7089 5889 2168 & 2. 6610 6789 6900
4.	Name address & registration no. of Owners Association	M/s. Paramount Avenue Owners Association having its office at Sy. No.233, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, vide regd. no.1276 of 2015.
5.	Details of Scheduled Flat:	
	a. Flat no.:	726 on the seventh floor
	b. Undivided share of land:	38.50 Sq. yds.
	c. Super built-up area:	840 Sft.
	d. Built-up area + common area:	673+ 167 Sft.
	e. Carpet area	583 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs.20,25,000/-(Rupees Twenty Lakhs Twenty Six Thousand Only)
8.	<u>Details of payment:</u>	
	i.	Rs.12,00,000/-(Rupees Twelve Lakhs Only) paid by way of banker cheque no.095170, dated 06.07.2018 issued by State Bank of India, RACPC, Hyderabad.
	ii.	Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way of D. D. No.770838, dated 10.12.2018 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
	iii.	Rs.2,32,456/-(Rupees Two Lakhs Thirty Two Thousand Four Hundred and Fifty Six Only) paid by way of wire transfer.
	iv.	Rs.1,92,544/-(Rupees One Lakhs Ninety Two Thousand Five Hundred and Forty Four Only) paid by way of D. D. No.770839, dated 10.12.2018 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.

For Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

K. Ekambareswara Swamy

K. puja sree

PURCHASER

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~~19972~~ / 2018. Sheet 10 of 18

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Keesara



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9. Description of the Schedule Flat:

All that portion forming a deluxe apartment bearing flat no.726 on the seventh floor, admeasuring 840 sft. of super built-up area (i.e., 673 sft. of built-up area & 167 sft. of common area) together with proportionate undivided share of land to the extent of 38.50 sq. yds. and a reserved parking space for single car in the 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-Malkajiri District (formerly known as Ranga Reddy District) marked 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

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 726 on the seventh floor,, of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajiri District (formerly known as Ranga Reddy 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 : 38.50 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 Seventh Floor : 840 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 20,25,000/-

For Paramount Estates

Partner

For Paramount Estates

Partner

Signature of the Vendor

Date: 20.12.2018

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

Date: 20.12.2018

For Paramount Estates

Partner

Signature of the Vendor

K. Ekabalewar

Signature of the Purchaser

K. pujasree

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19977 / 2018. Sheet 11 of 18

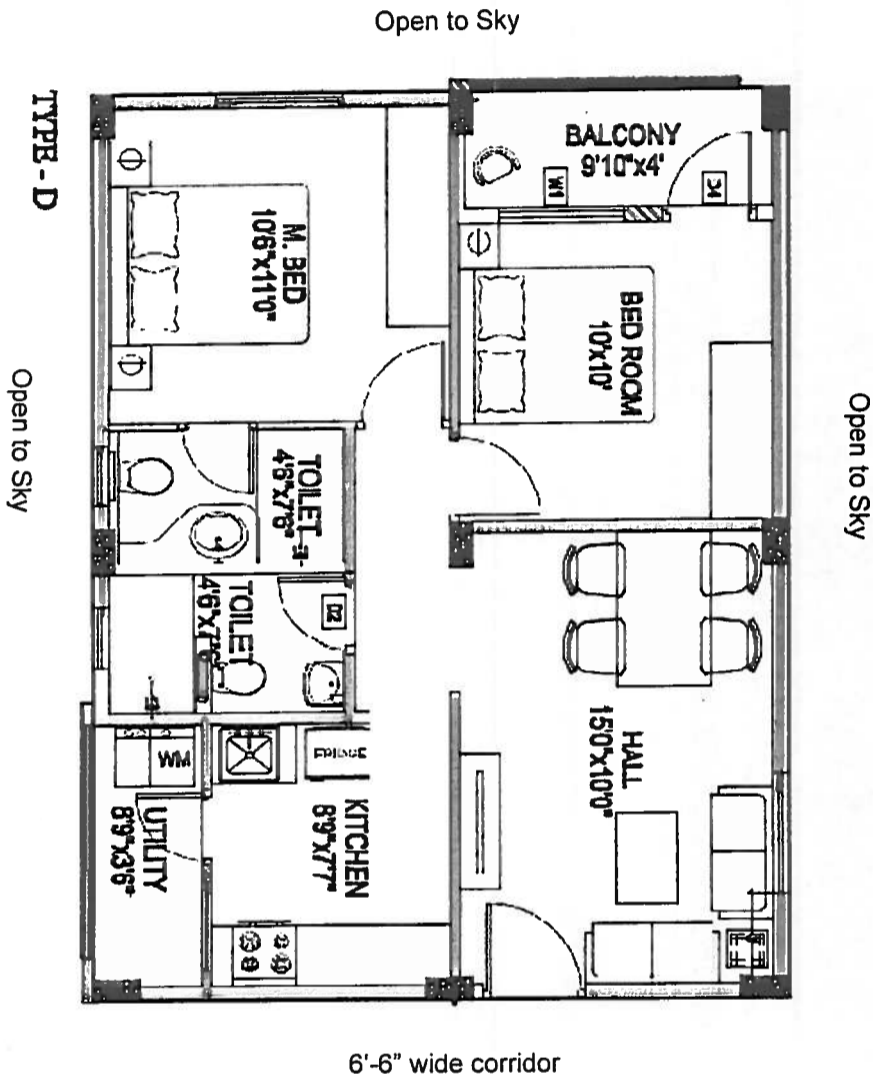

Sub Registrar
Keesara

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ANNEXURE- B

Plan of the Scheduled Flat:



For Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

K. Shankaraveer Singh

K. Pujasree
PURCHASER

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10977 r 2018. Sheet 12 of 18

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Keesara

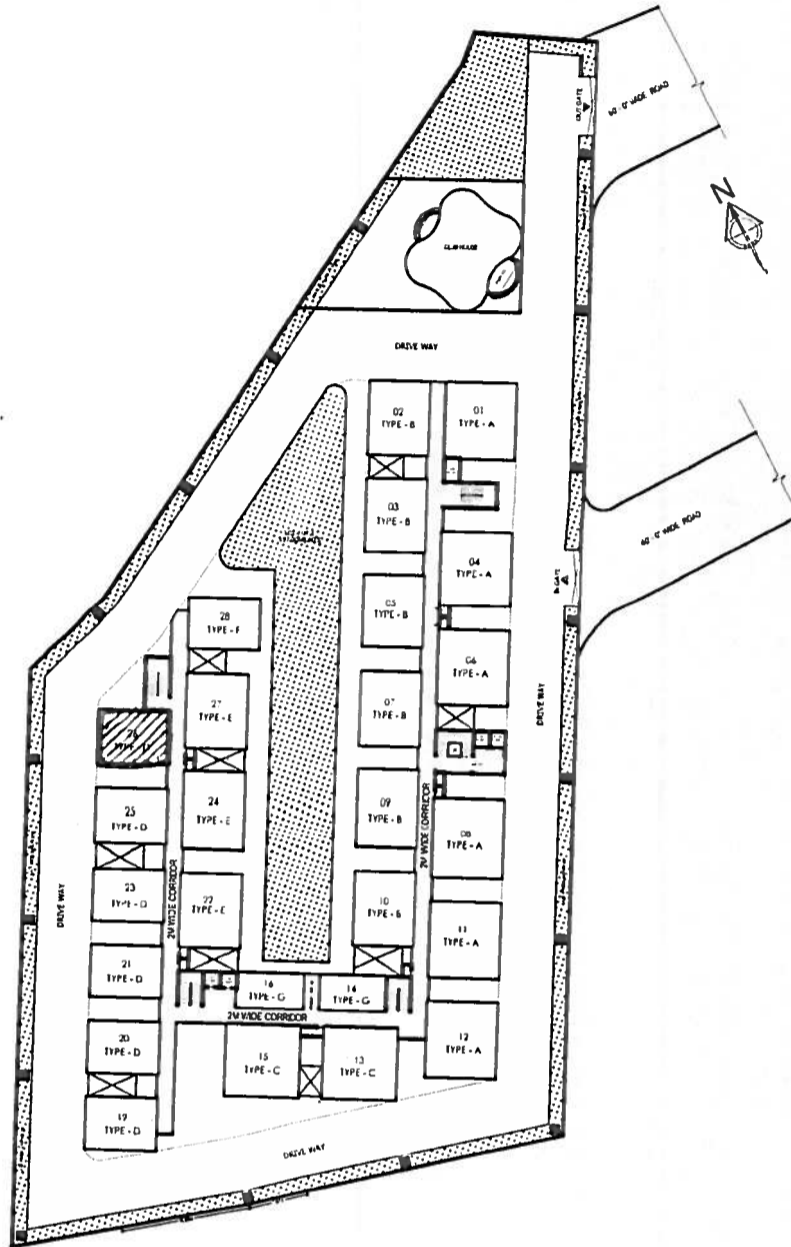


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ANNEXURE - C

Layout plan of the Housing Project:



of Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

K. Ekambaram Singh

K. Pujasree

PURCHASER

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6997 / 2018.

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Keesara

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RESOLUTION

Name of Firm: Paramount Estates

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm: Partnership firm

Meeting held at: Office of Firm - 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.

Date of meeting: 1st December, 2018.

Partners present in the meeting: Mr. Soham Modi and Mr. Samit Gangwal.

The following resolution was passed with the consent of the Partners present in the meeting on 1st December, 2018 at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.


1. Clause no. 15 of Partnership Deed of Paramount Estates agreement dated 31st March 2013, it was provided that sale deed shall be executed by two Partners jointly i.e., M/s. Modi Properties Pvt. Ltd., (formerly known as M/s. Modi Properties & Investments Pvt. Ltd.,) rep by its Managing Director Mr. Soham Modi and Mr. Samit Gangwal.
2. M/s. Paramount Estates rep by the above partners has executed a sale deed for sale of flat no. 726 on the seventh floor, admeasuring 840 sft. of super built-up area (i.e., 673 sft. of built-up area & 167 sft. of common area) together with proportionate undivided share of land to the extent of 38.50 sq. yds. and a reserved parking space for single car in the 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) in favour of Mr. K. Ekambareswara Swamy, Son of Late V. K. Subramanyam Achari, aged about 38 years and Mrs. K. Puja Sree, Wife of Mr. K. Ekambareswara Swamy, aged about 35 years both are residing at Qtr. No. C1/73, Mahashakti Nagar, NTPC Kudgi Township, Bijapur District - 586 121, Karnataka
3. The Partners of the Firm are preoccupied with their day to day activities and are unable to personally appear for registration of the said sale deed at the office of the SRO Keesara. Accordingly, the Partners have hereby nominated Mr. Prabhakar Reddy, Sr. Manager Customer Relations, Modi Properties Pvt. Ltd., to represent the Partners solely for the purpose of presenting the above referred sale deed for registration at the office of the Sub-Registrar, Keesara.
4. The Partners have already executed a General Power of Attorney registered as document no. 53/BK-IV/2015, dated 15.10.2015 at the SRO Secunderabad authorizing Mr. Prabhakar Reddy to represent the Partners for the above purpose.

This resolution is being attested by the Partners present in the meeting on the date and venue of the meeting as mentioned above.

For Paramount Estates


Partner
Soham Modi
(Partner)

For Paramount Estates


Partner
Samit Gangwal
(Partner)

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1917 / 2018.

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Keesara



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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
THE REGISTRATIONS 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 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.



PURCHASER:

1. MR. K. EKAMBARESWARA SWAMY
S/O. LATE V. K. SUBRAMANYAM ACHARI
R/O. QTR. NO. C1/73
MAHASHAKTI NAGAR
NTPC KUDGI TOWNSHIP
BIJAPUR DISTRICT - 586 121
KARNATAKA.



2. MRS. K. PUJA SREE
W/O. MR. K. EKAMBARESWARA SWAMY
R/O. QTR. NO. C1/73
MAHASHAKTI NAGAR
NTPC KUDGI TOWNSHIP
BIJAPUR DISTRICT - 586 121
KARNATAKA.

SIGNATURE OF WITNESSES:

1. K. Kalyani

2. K. Kalyani

Paramount Estates

Partner

K. Pujasree

For Paramount Estates

Partner

SIGNATURE OF THE VENDOR

K. Ekambareswara Swamy

SIGNATURE OF THE PURCHASER

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Keesara



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VENDOR:

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H
नाम / NAME
SOHAM SATISH MODI
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI
जन्म तिथि / DATE OF BIRTH
18-10-1969
हस्ताक्षर / SIGNATURE
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAPI5776204157
F.P Shop No : 762
Name of Head of Household : Gangwal.Samit
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
सड़क / Street : ROAD NO 60
Colony : JUBILEE HILLS
Ward : 8 / Ward-8
Circle : 7 / Circle VII
ज़िला / District : 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	Samanth	Son	29/07/00	6

DPL No 102
Jubilee Hills club,
Jubilee Hills

27/01/2006
DPL In Charge

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E
भारत सरकार
GOVT. OF INDIA
Signature
10062008

For Paramount Estates
 Partner

For Paramount Estates
 Partner

Aadhaar No 3287 6953 9204

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Keesara

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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమోద సంఖ్య / Enrollment No.: 0000/0030303/81567

To
కాకుమాని ఏకాంబరేశ్వర స్వామి
Kakumani Ekambareswara Swamy
C/O.D.S Mendegar
Shiva Parvathi Nilaya,plot. B3/18 Viveknagar East
Panchamukhi Anjaneya Temple
Bijapur
Bijapur Hudco Colony
Vijayapura
Kamataka 586109
9440918748
394975591
MA949755911FT



C. Ekambareswara Swamy

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7089 5889 2168

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

కాకుమాని ఏకాంబరేశ్వర స్వామి
Kakumani Ekambareswara Swamy
పుట్టిన తేదీ / DOB : 06/07/1980
పురుషుడు / Male



7089 5889 2168

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమోద సంఖ్య / Enrollment No.: 1094/91071/00362

To
కాకుమాని పూజ శ్రీ
Kakumani Puja Sree
W/O: Kakumani Ekambareswara Swamy
Q No C-11/23 PTS NTPC
jyothi nagar ramagundam
Somanapalle
A.p.colony
Ramagundam Karim Nagar
Andhra Pradesh 505215
7382617520
88709401
MN887094014FT



K. puja sree

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6610 6789 6900

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

కాకుమాని పూజ శ్రీ
Kakumani Puja Sree
పుట్టిన తేదీ / DOB : 05/06/1983
స్త్రీ / Female



6610 6789 6900

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమోద సంఖ్య / Enrollment No. : 1094/91071/00364

To
కాకుమాని Subbamma
కాకుమాని సుబ్బమ్మ
W/O: Veyabrahmana Kakumani Subramanyam Achari
Q.No C-1/23
PTS NTPC
jyothi nagar
ramagundam
Somanapalle
A.p.colony Karim Nagar
Andhra Pradesh - 505215
9441628870
16/10/2013



KL60921817FT
4382181

K. సుబ్బమ్మ

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2813 9178 4425

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

కాకుమాని సుబ్బమ్మ
Kakumani Subbamma



పుట్టిన తేదీ / DOB : 01/01/1949
స్త్రీ / Female



2813 9178 4425

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Keesara



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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/10194/01091

To
Kakumani Kalyani

31/08/2011

3-14-36/7/37/A
Vivek nagar
Ramanthapur
Ramanthapur
Hyderabad,
Andhra Pradesh - 500013

k.kalyani



UF250978355IN

25097835



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8100 4950 3760

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Kakumani Kalyani



పుట్టిన సంవత్సరం/Year of Birth: 1987
స్త్రీ / Female

8100 4950 3760



ఆధార్ - సామాన్యని హక్కు

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Sub Registrar
Keesara

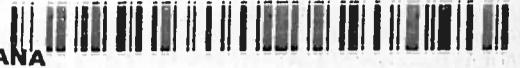


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TSVSAA 50443885



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

App No : 884885

MeeSeva App No : ECM021906040554

Date : 03-Jan-19

Statement No : 36281766

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

VILLAGE: NAGARAM, House No: , , Flat No: 726 ,Apartment: PARAMOUNT AVENUE ,Ward :
2-Block : 1 VILLAGE: NAGARAM ,Survey No : ,233, East: 6-6 WIDE CORRIDOR West: OPEN TO
SKY South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KEESARA relating there to for 12 years from 01-10-2007 To 01-01-2019 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No C D No Doct No/Year [Schedule No]
1	VILL/COL: NAGARAM/NAGARAM W B: 2 2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 726 EXTENT: 38.55SQ.Yds BUILT: 940SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY This document Link Doct 1530, 4988/ 2007 of SRO 1516/ 2007	(R) 24-12-2018 (E) 20-12-2018 (P) 24-12-2018		0101 (Sale Deed) Mkt.Value:Rs. 717000 Cons.Value:Rs. 2025000	1 .1.(CL)K. EKAMBARESWARA SWAMY 2.(CL)K. PUJA SREE 3.(EX)M/S PARAMOUNT ESTATES REPBY ITS PARTNERS M/S MODI PROPERTIES PVT LTD., REPBY SOHAM MODI 4.(EX)M/S PARAMOUNT ESTATES REPBY SAMIT GANGWAL 5.(EX)GPA FOR PRESENTING DOCUMENTS REPBY K.PRABHAKAR REDDY	0/0 1997// 2018 [1] of SROKEESARA
2	VILL/COL: NAGARAM/NAGARAM W B: 0 0 SURVEY: 233 EXTENT: 2 Acres Boundires: [N]: SY.NO. 234 & SY.NO. 235 [S] SY. NO. 226 & 227 [E]: SY. NO. 232 [W]: BALANCE PART OF SY. NO. 233 1516,	(R) 04-04-2007 (E) 04-04-2007 (P) 04-04-2007		0101 (Sale Deed) Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1 .1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADIAIAH alias BIJJA YADIAIAH GOUD 3.(EX)BIJJA SRINU GOUD 4.(EX)BIJJA VIJAY KUMAR 5.(EX)BIJJA DASHARATH GOUD 6.(EX)BIJJA SRINU GOUD 7.(CL)M/S. PARAMOUNT ESTATES 8.(CL)Rep.by:- SOHAM MODI	0/0 CD Volume: 200 4988/ 2007 [1] of SROSHAMIRPET

Certified By

Name: MOHD YOUSUF UR
RAHMAN
Designation: SUB
REGISTRAR
SRO: KEESARA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ సుండి నేను సొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.
- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ సుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.
- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.
- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏదైనా నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

T. Jayanthi

సంతకము
Signature

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