

SCANNED

Handy 5835/12



5066

తెలంగాణ తేలంగానా TELANGANA

H 524610

S.No. 1746 Date: 15-07-2017

T. LALITHA

Sold to: RAMESH

LICENSED STAMP VENDOR

S/o. Late NARSING RAO

LIC.No.16-09-074/2012,

R.No.16-05-028/2015,

For Whom: M/s. PARAMOUNT ESTATES

Plot No.32, H.No.3-48-266,

Kakaguda, Karkhana,

Canmtt. Sec'bad. Ph:7842562342

### SALE DEED

This Sale deed is made and executed on this the 5<sup>th</sup> day of August 2017 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

M/s. PARAMOUNT ESTATES {Pan No. AAJFP4202C}, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties Pvt. Ltd (formerly known as M/s. Modi Properties & Investments Pvt. Ltd.) a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 47 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 46 years, Occupation: Business hereinafter referred to as the 'Vendor'.

### IN FAVOUR OF

Mr. Banda Hanumantha Rao Bhargava, Son of Mr. Banda Hanmantha Rao, aged about 33 years, residing at H. No. 1-10-28-231/7A, Nagarjuna Nagar Colony, Road No. 1, Opp. M. R. R. High School, Kusaiguda, Hyderabad - 500 062 {Pan No. ALCPB3639H, Aadhaar No. 8965 2990 7939}, 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



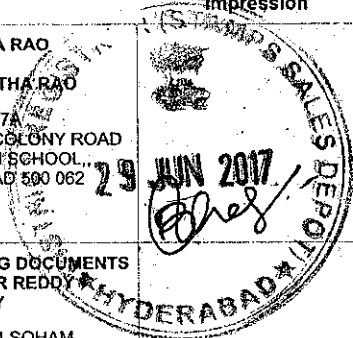

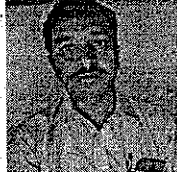
For Paramount Estates

Partner



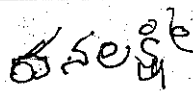


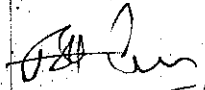
Partner

**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. 14020/- paid between the hours of 3 and 4 on the 10th day of AUG, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 BANDA HANUMANTHA RAO [1530-1-2017-6066]	BANDA HANUMANTHA RAO BHARGAVA S/O. BANDA HANMANTHA RAO R/O. H.NO 1-10-28/231/7A NAGARJUNA NAGAR COLONY ROAD NO 1 OPP:M R.R. HIGH SCHOOL, KUSHAIGUDA, HYD-BAD 500 062	
2	EX		 [1530-1-2017-6066]EX-99	GPA FOR PRESENTING DOCUMENTS REPHY 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		 VANALAXMI:10/08/2017 [1530-1-2017-6066]	VANALAXMI R/O KUSHAIGUDA ECIL	
2		 HANUMANTHA RAO:1 [1530-1-2017-6066]	HANUMANTHA RAO R/O KUSHAIGUDA HYD	

10th day of August, 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: XXXXXXXX7939 Name: BANDA BHARGAVA	S/O Banda Hanumantharao, Hyderabad, Hyderabad, Andhra Pradesh, 500040	

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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.

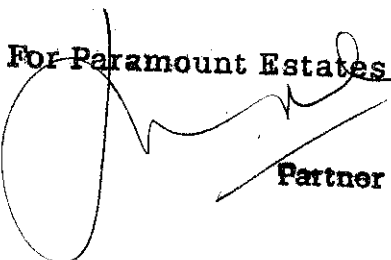
1. TITLE OF PROPERTY:

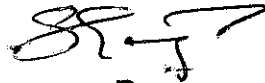
- 1.1 The Vendor is the absolute owner, possessor and in peaceful enjoyment of the land forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, admeasuring about Ac. 2-00 Gts by virtue of a registered sale deed bearing document no.4988/2007 dated 4<sup>th</sup> 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:
- Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri. Veerayya.
  - Shri. Bijja Yadaiah alias Bijja Yadaiah Goud, S/o. Shri. Veerayya.
- 1.4 Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri Veerayya and Shri Bijja Yadaiah alias Yadaiah Goud, S/o. Shri Veerayya were the original pattedars of agricultural land admeasuring about Ac. 2-30 Gt., in survey no. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, .
- 1.5 As per the proceedings of the MRO bearing no. B/828/86 dated 4.5.1988 the name of the original pattedars was mutated in the revenue records. Pahanis for the year 2001-02 reflect the name of the original pattedars as owners and possessors of land admeasuring about Ac. 2-30 Gts., in survey no. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, . Patta passbook and title book have been issued in favour of the Vendor by the Mandal Revenue office, Keesara Mandal, Medchal-Malkajgiri District, as per the details given below.

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

2. DETAILS OF PERMITS:

- 2.1 The Vendors have obtained permission from HMDA/ Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no. 741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

For Paramount Estates  
  
Partner

For Paramount Estates  
  
Partner

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	112060	0	0	0	112160
Transfer Duty	NA	0	42060	0	0	0	42060
Reg. Fee	NA	0	14020	0	0	0	14020
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>168240</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>168340</b>

Rs. 154120/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14020/- towards Registration Fees on the chargeable value of Rs. 2804000/- was paid by the party through E-Challan/BC/Pay Order No ,979DSP030817 dated 05-AUG-17 of SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 168240/-, DATE: 05-AUG-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 027638996, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. BANDA HANUMANTHA RAO BHARGAVA).

Date:

10th day of August, 2017

Signature of Registering Officer  
Keesara

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I ప్రామాణము 2017 సం. (క్రా. నె. 1909) సంఖ్య  
5835 మంబరుగా రిజిస్టరు చేయబడినది. స్థానిక  
సంఖ్య గుర్తింపు సంఖ్య 1530 5835 2017  
ఇప్పుడేమైతే.  
2017 సం. ఆగస్టు నె. 10 వ తేది.

M.Y. RAJAMAN  
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**

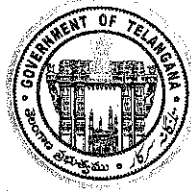
**For Paramount Estates**

**Partner**



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Keesara





TSGGAA 18575728

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

App No : 451647

MeeSeva App No : ECM021704672058

Date : 17-Aug-17

Statement No : 27510851

Sri/Smt.: B BHARGAVA : 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: 313 , Apartment: PARAMOUNT AVENUE , Ward :  
2-Block : 2 VILLAGE: NAGARAM , Survey No : , 233, East: OPEN TO SKY West: OPEN TO SKY  
South: OPEN TO SKY North: 6-6 WIDE CORRIDOR

A search is made in the records of SRO(s) of KEESARA relating there to for 10 years from 01-10-2007 To 14-08-2017 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 No/Year [ScheduleNo]	CD No Doct No [ScheduleNo]
1 --- 2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 313 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: 6'-6" WIDE CORRIDOR [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY <b>This document Link Doct 1530, 4988/2007 of SRO 1516;/ 2007</b>	(R) 10-08-2017 (E) 05-08-2017 (P) 10-08-2017		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 1013000 Cons.Value:Rs. 2804000	1 .1.(CL)BANDA HANUMANTHA RAO BHARGAVA 2.(EX)M/S PARAMOUNT ESTATES REPBY ITS PARTNERS M/S MODI PROPERTIES AND INVESTMENTS PVT LTD., REPBY SOHAM MODI 3.(EX)M/S PARAMOUNT ESTATES REPBY SAMIT GANGWAL 4.(EX)GPA FOR PRESENTING DOCUMENTS REPBY K.PRABHAKAR REDDY	0/0 5835/ 2017 [1] of SROKEESARA	
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 <b>1516,</b>	(R) 04-04-2007 (E) 04-04-2007 (P) 04-04-2007		<b>0101</b> (Sale Deed ) Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1 .1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADATAH alias BIJJA YADATAH 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: MD 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 నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

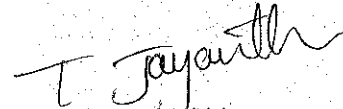
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

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

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

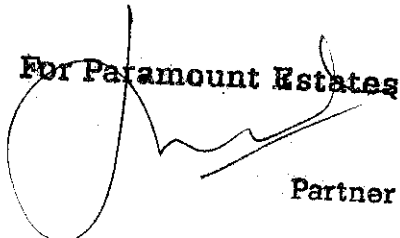
  
సంతకము  
Signature

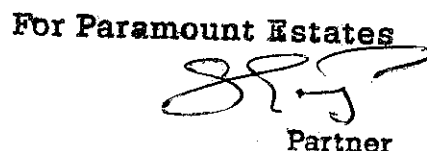
SRIVEN NET DEN  
SDP-SRND

Opp: Amberpet Police Station  
TIRUMALANAGAR  
AMBERPET  
HYDERABAD-500013  
TELANGANA



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

**For Paramount Estates**  
  
**Partner**

**For Paramount Estates**  
  
**Partner**



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Keesara



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

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

6. SALE CONSIDERATION:

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

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

7. COMPLETION OF CONSTRUCTION & POSSESSION:

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

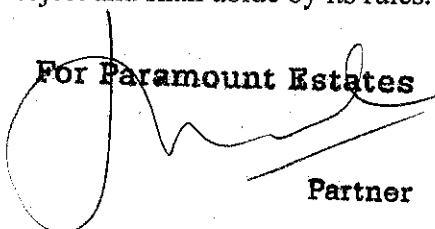
7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such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


7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the 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.

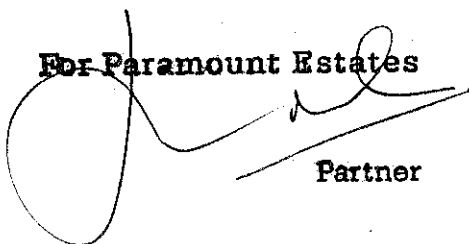
For Paramount Estates  
  
Partner

For Paramount Estates  
  
Partner

Bk - 1, CS No 6066/2017 & Doct No  
5835/2017 Sub Registrar  
Keesara



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

**For Paramount Estates**  
  
**Partner**

**For Paramount Estates**  
  
**Partner**

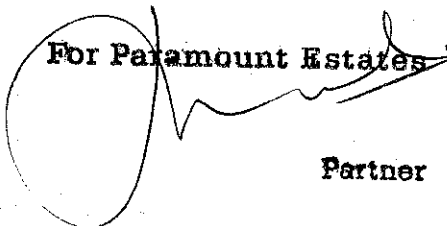
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Keesara



- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

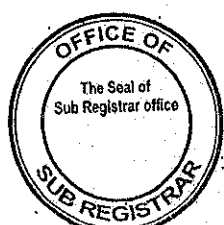
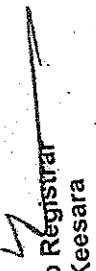
- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents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

  
**For Paramount Estates**  
**Partner**

  
**For Paramount Estates**  
**Partner**

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Keesara

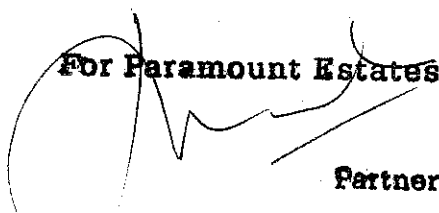




- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
- 10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

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

**For Paramount Estates**  
  
**Partner**

**For Paramount Estates**  
  
**Partner**

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Sub Registrar  
Keesara



12 GUARANTEE OF TITLE:

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

13. OTHER TERMS:

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

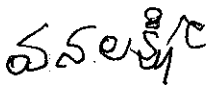
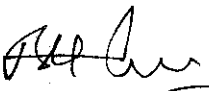
13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the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

**DESCRIPTION OF THE SCHEDULED LAND**

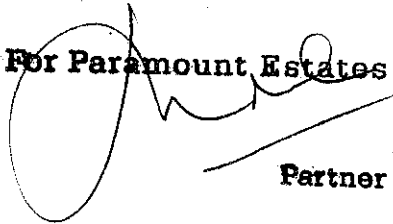
All that portion of the land area to the extent of Ac. 2-00 Gts, in Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District and bounded by:

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

WITNESSES:

1. 
2. 

For Paramount Estates



Partner

For Paramount Estates



Partner

VENDOR  
  
PURCHASER

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Sub Registrar  
Keesara



**ANNEXURE- A**

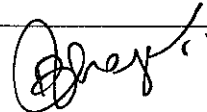
1.	Names of Purchaser:	Mr. Banda Hanumantha Rao Bhargava
2.	Purchaser's residential address:	H. No. 1-10-28-231/7A, Nagarjuna Nagar Colony, Road No. 1, Opp. M. R. R. High School, Kushaiguda, Hyderabad
3.	Pan no. of Purchaser:	ALCPB3639H
4.	Aadhar card no. of Purchaser:	8965 2990 7939
5.	Name address & registration no. of Owners Association	1278 of 2015
6.	Details of Scheduled Flat:	
	a. Flat no.:	313 on the third 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	850 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	28,04,000/- (Rupees Twenty Eight Lakhs and Four Thousand Only)
8.	Details of payment:	
	i.	Rs. 6,65,500/- (Rupees Six Lakhs Sixty Five Thousand and Five Hundred Only) paid by way of chq. no. 164663, dated 23.09.2016 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
	ii.	Rs. 5,62,500/- (Rupees Five Lakhs Sixty Two Thousand and Five Hundred Only) paid by way of chq. no. 172252, dated 19.12.2016 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
	iii.	Rs. 3,72,000/- (Rupees Three Lakhs Seventy Two Thousand Only) paid by way of chq. no. 164664, dated 23.09.2016 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
	iv.	Rs. 2,02,320/- (Rupees Two Lakhs Two Thousand Three Hundred and Twenty Only) paid by way of chq. no. 188379, dated 09.06.2017 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
	v.	Rs. 10,01,680/- (Rupees Ten Lakhs One Thousand Six Hundred and Eighty Only) already received.
9.	Description of the Schedule Flat:	
		All that portion forming a deluxe apartment bearing flat no. 313 on the third 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 basement / stilt floor 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	6'-6" wide corridor
	South By	Open to Sky
	East By	Open to Sky
	West By	Open to Sky

**For Paramount Estates**

VENDOR  
(Soham Modi) Partner

**For Paramount Estates**

VENDOR  
(Samit Gangwar) Partner



PURCHASER

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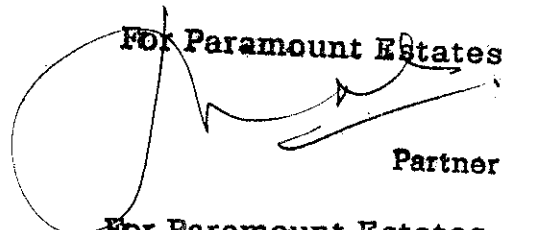
Sub Registrar  
Keesara




**ANNEXURE - 1 - A**

1. Description of the Building : DELUXE apartment bearing flat no. 313 on the third 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 Stilt Floor / Basement : 100 sft. Parking space for one car
- b) In the Third Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 28,04,000/-

Date: 05.08.2017

**For Paramount Estates**  
  
Partner

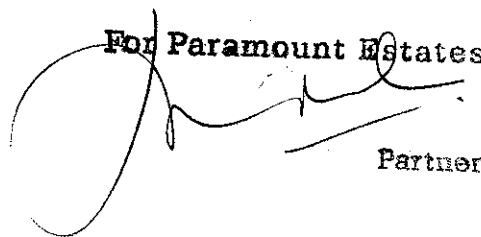
**For Paramount Estates**  
  
Partner


Signature of the Executants

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


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

Date: 05.08.2017

**For Paramount Estates**  
  
Partner

**For Paramount Estates**  
  
Partner

Signature of the Executants





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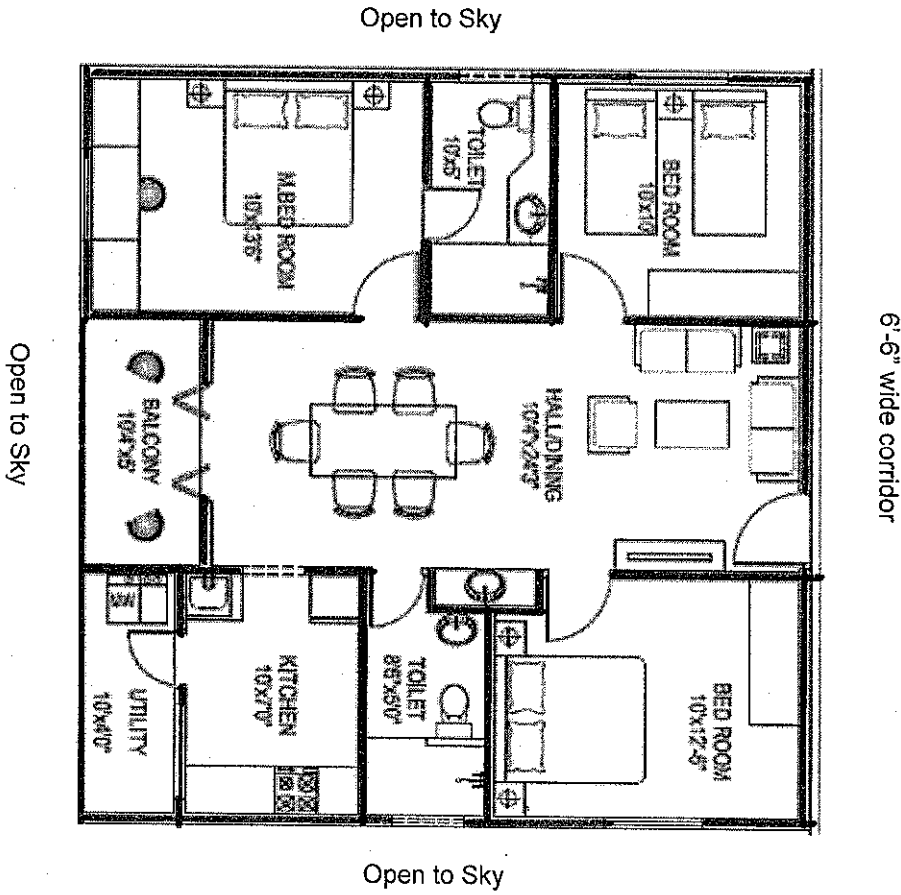
Sub Registrar  
Keesara

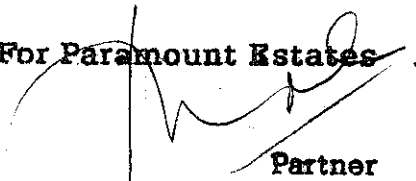





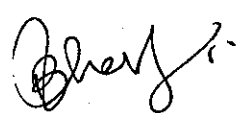
**ANNEXURE- B**

Plan of the Scheduled Flat:



**For Paramount Estates**  
  
**Partner**  
**VENDOR**  
(Soham Modi)

**For Paramount Estates**  
  
**Partner**  
**VEDNOR**  
(Samit Gangwal)

  
**PURCHASER**

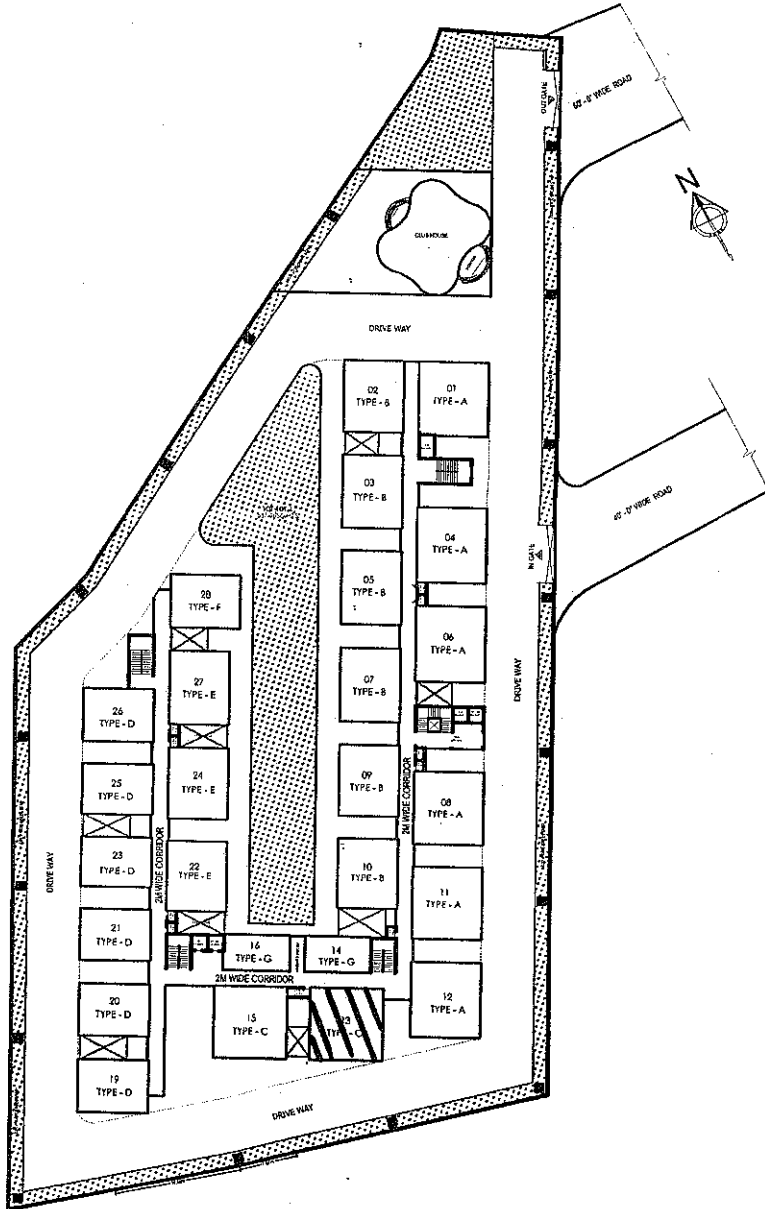
Bk - 1, CS No 6066/2017 & Doct No  
5835 / 2017 Sheet 12 of 15

Sub Registrar  
Keesara



**ANNEXURE - C**

Layout plan of the Housing Project:



For Paramount Estates -

*[Signature]*  
Partner  
VENDOR  
(Soham Modi)

For Paramount Estates -

*[Signature]*  
Partner  
VEDNOR  
(Samit Gangwal)





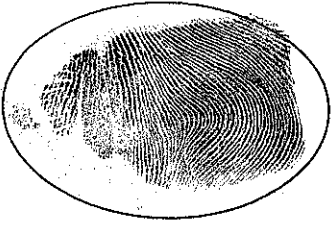

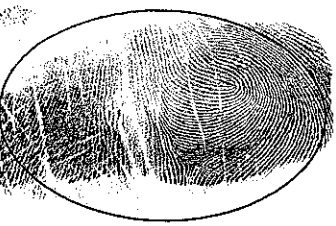

*[Signature]*  
PURCHASER

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~~5835/2017~~ Sheet 13 of 15



Sub Registrar  
Keesara

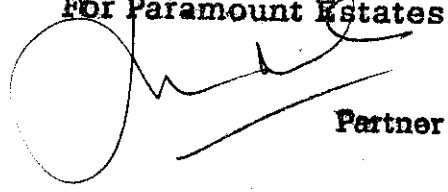


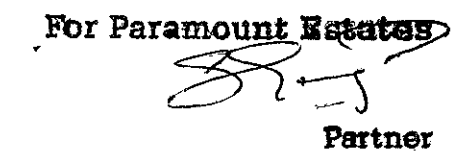
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

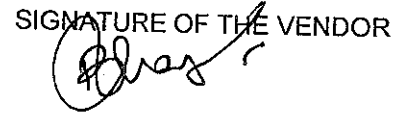
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR:</b> M/S. PARAMOUNT ESTATES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 SOHAM MANSION, II FLOOR, M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS PARTNERS</p> <p>1. M/S. MODI PROPERTIES &amp; INVESTMENTS PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 &amp; 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</p> <p>2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60, JUBILEE HILLS HYDERABAD - 500 034.</p>
			
			<p><b>GPA FOR PRESENTING DOCUMENTS</b> <u>VIDE GPA NO.53/BK-IV/2015, Dt:15.10.2015:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 &amp; 4 SOHAM MANSION, 2<sup>ND</sup> FLOOR M. G. ROAD, SECUNDERABAD.</p>
			<p><b>VENDEE:</b></p> <p>MR. BANDA HANUMANTHA RAO BHARGAVA S/O. MR. BANDA HANMANTHA RAO R/O. H. NO. 1-10-28-231/7A NAGARJUNA NAGAR COLONY ROAD NO. 1, OPP. M. R. R. HIGH SCHOOL KUSHAIGUDA, HYDERABAD - 500 062.</p>

SIGNATURE OF WITNESSES:

- 
- 

For Paramount Estates  
  
Partner

For Paramount Estates  
  
Partner

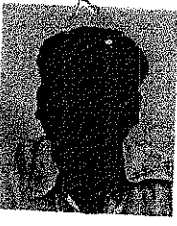
SIGNATURE OF THE VENDOR  


SIGNATURE OF THE VENDEE

Bk-1, CS No 6066/2017 & Doct No  
5835/2017 Sheet 14 of 15 Sub Registrar  
Keesara




**GOVERNMENT OF INDIA**



బండ భార్గవ  
**BANDA BHARGAVA**

పుట్టిన సంవత్సరం/Year of Birth : 1985  
పురుషుడు / Male

**8965 2990 7939**



**ఆధార్ - సామాన్యుని హక్కు**

**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

చిరునామా: S/O బండ హనుమంతరావు, 42-753/1/1, నో పీ నగర కాలనీ, మౌలా అలీ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500040

Address: S/O Banda Hanumantharao, 42-753/1/1, s p nagar colony, MOULA ALI, Hyderabad, Andhra Pradesh, 500040

1947 1800 180 1847 help@uidai.gov.in www.uidai.gov.in పి.ఎ. ట్యాక్ నెం. 1947, బెంగళూరు-560001

**आयकर विभाग**  
INCOME TAX DEPARTMENT

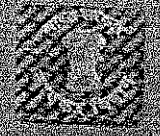

**भारत सरकार**  
GOVT OF INDIA

**BANDA HANUMANTHA RAO BHARGAVA**  
**HANUMANTHARAO BANDA**

08/04/1985  
Permanent Account Number

**ALCPB3839H**

*Bhargava*  
Signature


*Bhargava*

**భారత ప్రభుత్వం**  
Unique Identification Authority of India  
Government of India

సమాచార సంఖ్య/ Enrollment No. : 1190/00185/02444

To  
Banda Hanumantha Rao  
బండ హనుమంత రావు  
S/O Late Banda Uppalash  
1-10-28-231/7A  
NAGARJUNA NAGAR COLONY  
kushalguda ECIL post  
R R Dist  
Hyderabad  
Andhra Pradesh - 500082

02/12/2011



UF0A3204160IN  
4320416

**మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 3775 5180 8467**

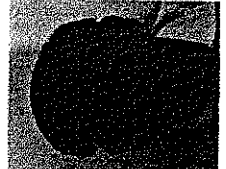
**ఆధార్ - సామాన్యుని హక్కు**

**భారత ప్రభుత్వం**  
Unique Identification Authority of India  
Government of India

బండ హనుమంత రావు  
Banda Hanumantha Rao

పుట్టిన సంవత్సరం/Year of Birth : 1985  
పురుషుడు / Male

**3775 5180 8467**




**ఆధార్ - సామాన్యుని హక్కు**

**భారత ప్రభుత్వం**  
Unique Identification Authority of India  
Government of India

సమాచార సంఖ్య/ Enrollment No. : 1190/00185/02445

To  
Banda Vanalaxmi  
బండ వనలక్ష్మి  
W/O Banda Hanumantha Rao  
1-10-28-231/7A  
NAGARJUNA NAGAR COLONY  
kushalguda ECIL post  
R R Dist  
Hyderabad  
Andhra Pradesh - 500082

02/12/2011



UF0A32161172N  
4321011

**మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 9832 9280 1613**

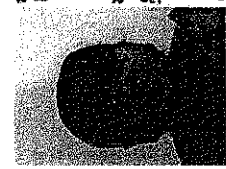
**ఆధార్ - సామాన్యుని హక్కు**

**భారత ప్రభుత్వం**  
Unique Identification Authority of India  
Government of India

బండ వనలక్ష్మి  
Banda Vanalaxmi

పుట్టిన సంవత్సరం/Year of Birth : 1980  
స్త్రీ / Female

**9832 9280 1613**



**ఆధార్ - సామాన్యుని హక్కు**

**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

ABMPMG725H



नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

*[Signature]*

Chief Commissioner of Income-tax, Andhra Pradesh

**HOUSEHOLD CARD**

Card No : PAF1577520357  
F.P Shop No : 762

Name of Head of Household : Gangwal Samit  
पिता/पति का नाम : सुशिल कुमार

Father/ Husband name : Sushil Kumar  
जन्म तिथि / Date of Birth : 20/Oct/71  
वय / Age : 35  
व्यवसाय / Occupation : Own Business

घर नं. / House No. : 8-2-293/22/A/1211  
रस्ता / Street : ROAD NO 60  
Colony : JUBILEE HILLS  
Ward : 8  
Circle : Circle VII

जिला / District : Hyderabad  
Annual Income (Rs.) : 100,000  
HPG Consumer No. (1) : 620316/(Single)  
HPG Dealer Name (1) : B S Enterprises, HPC  
HPG Consumer No. (2) : 1805/Double  
HPG Dealer Name (2) : Venkata Sa



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Arpita	Wife	23/11/72	34
3	Samarth	Son	29/07/00	6

DPL No 102  
Jubilee Hills club,  
Jubilee Hills

*[Signatures]*  
27/01/2006  
Officer Incharge

Bk : 1, CS No 6066/2017 & Doct No  
58351 2017 Sub Registrar  
Keesara

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

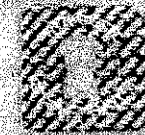
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSP8104E

*[Signature]*  
Signature



*[Handwritten Signature]*

For Paramount Estates

Partner

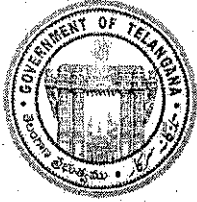
For Paramount Estates

Partner





3/3



# Government of Telangana Registration And Stamps Department

5835/12

Payment Details - Citizen Copy - Generated on 10/08/2017, 01:01 PM

SRO Name: 1530 Keesara

Receipt No: 6369

Receipt Date: 10/08/2017

Name: SOHAM MODI

CS No/Doc No: 6066 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 979DSP030817

Chargeable Value: 2804000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-AUG-17

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: TREASURY BRANCH HYDERABAD

**Account Description**

**Amount Paid By**

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				14020
Transfer Duty /TPT				42060
Deficit Stamp Duty				112060
User Charges				100
<b>Total:</b>				<b>168240</b>

In Words: RUPEES ONE LAKH SIXTY EIGHT THOUSAND TWO HUNDRED FORTY ONLY

Prepared By: GKSAINATH

  
Signature by SR

  
KEESARA

