



**Government of Telangana  
Registration And Stamps Department**

18942/12

Payment Details - Citizen Copy -Generated on 12/12/2018, 01:36 PM

SRO Name: 1530 Keesara

Receipt No: 20025

Receipt Date: 12/12/2018

Name: SOHAM MODI

Transaction: Sale Deed

CS No/Doct No: 19614 / 2018

Chargeable Value: 2622500

DD No:

Challan No:

E-Challan No: 1513DH111218

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 11-DEC-18

E-Challan Bank Name: YESB

Bank Branch:

E-Challan Bank Branch:

**Account Description**

| Account Description | Amount Paid By |         |    |               |
|---------------------|----------------|---------|----|---------------|
|                     | Cash           | Challan | DD | E-Challan     |
| Registration Fee    |                |         |    | 13115         |
| Transfer Duty /TPT  |                |         |    | 39345         |
| Deficit Stamp Duty  |                |         |    | 104820        |
| User Charges        |                |         |    | 100           |
| <b>Total:</b>       |                |         |    | <b>157380</b> |

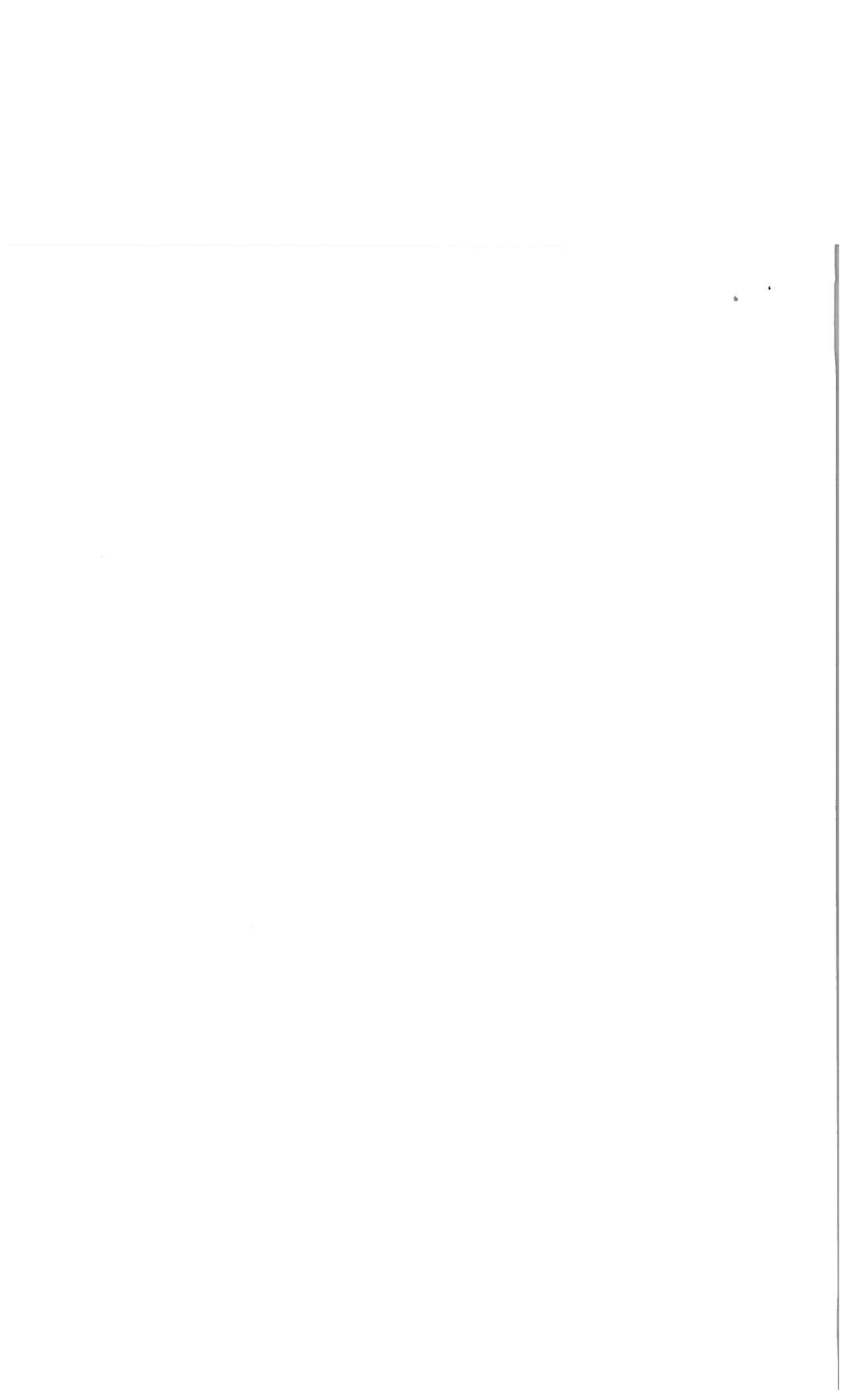
*Handwritten:* PMR B-508  
**RETURNED**  
Date: \_\_\_\_\_

In Words: RUPEES ONE LAKH FIFTY SEVEN THOUSAND THREE HUNDRED EIGHTY ONLY

Prepared By: RAJINIREDDY

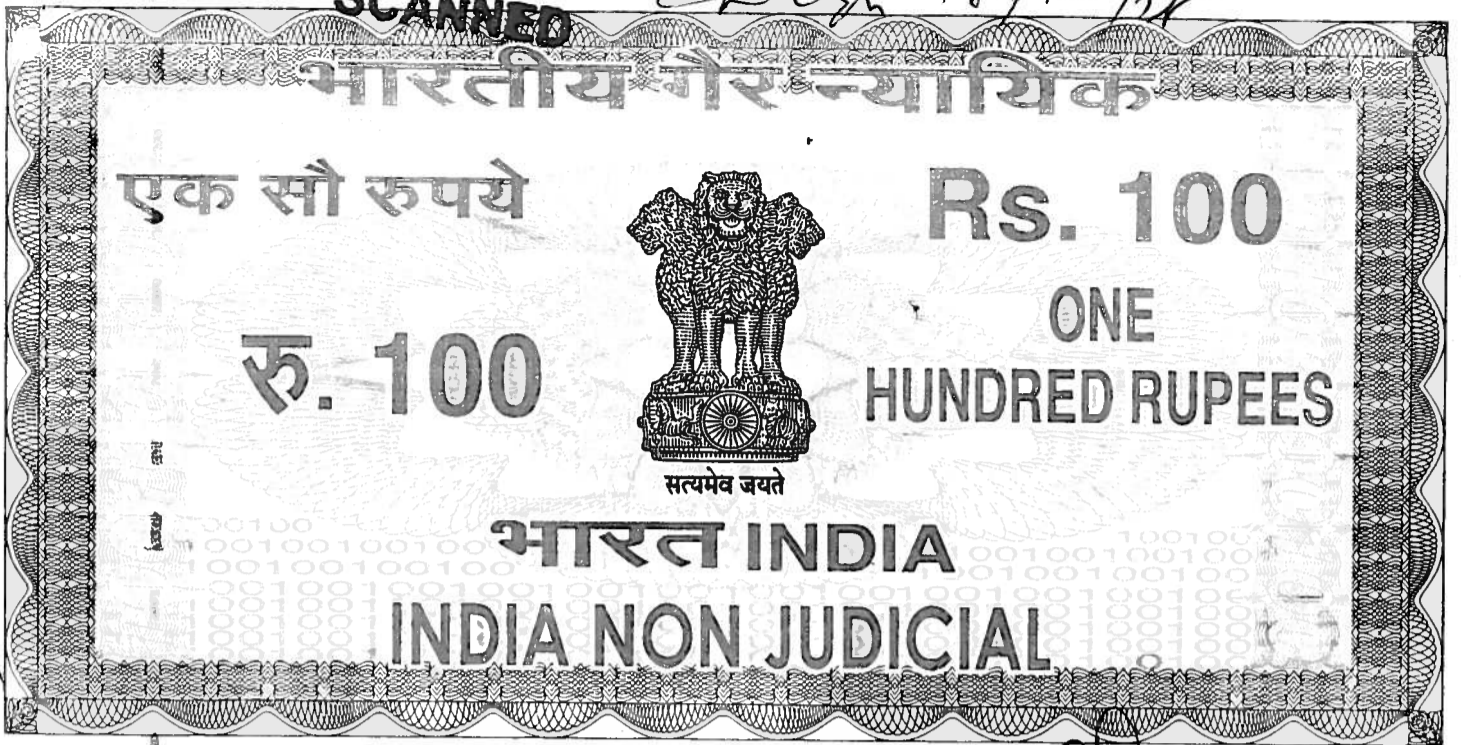
*Signature*  
Signature by SR

*File No: Phr000802202865*



SCANNED

18942/12



తెలంగాణ తెలంగాణ TELANGANA

S.No. 21820 Date:22-11-2018

Sold to: RAMESH

S/o. LATE. NARSING RAO

For Whom M/s. PARAMOUNT ESTATES

U 456375

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 10<sup>th</sup> 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 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. James Steevens Durgam, Son of Mr. Satya Raj Durgam, aged about 40 years, Occupation: Service residing at Flat No. 101, Jagan Krishna Residency, Karthikeya Nagar, Nacharam, Hyderabad - 500 076 {Pan No. AKEPD0157D, Aadhaar No. 4714 5854 1501}, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For Paramount Estates.

Partner



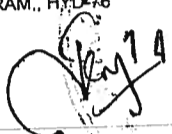


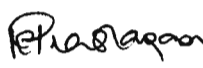
For Paramount Estates

Partner







**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13115/- paid between the hours of 2 and 3 on the 12th 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   |   | <br>JAMES STEEVENS DUR<br>[1530-1-2018-19614]     | JAMES STEEVENS DURGAM<br>S/O. SATYA RAJ DURGAM<br><br>R/O. FLAT NO 101, JAGAN KRISHNA<br>RESI, NACHARAM., HYD-76                                                 |    |
| 2     | EX   |  | <br>GPA FOR PRESENTING DC<br>[1530-1-2018-19614] | GPA FOR PRESENTING DOCUMENTS<br>REPB K.PRABHAKAR REDDY<br>S/O. K. PADMA REDDY<br><br>O/O.H.NO 5-4-187/3 & 4 SOHAM<br>MANSION, 2ND FLOOR, M.G.R ROAD,<br>SEC-BAD. |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                                       | Name & Address                    | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|
| 1     |  | <br>DURGAM SATYA R<br>[1530-1-2018-196]  | DURGAM SATYA RAJ<br><br>HYDERABAD |  |
| 2     |  | <br>G MEGAMALA::12/<br>[1530-1-2018-196] | G MEGAMALA<br><br>HYDERABAD       |  |

12th day of December, 2018

Signature of Sub Registrar  
Keesara

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of |                          |           |      |                             |                  | Total         |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|---------------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |               |
| Stamp Duty              | 100            | 0                        | 104820    | 0    | 0                           | 0                | 104920        |
| Transfer Duty           | NA             | 0                        | 39345     | 0    | 0                           | 0                | 39345         |
| Reg. Fee                | NA             | 0                        | 13115     | 0    | 0                           | 0                | 13115         |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100           |
| <b>Total</b>            | 100            | 0                        | 157380    | 0    | 0                           | 0                | <b>157480</b> |

Rs. 144165/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13115/- towards Registration Fees on the chargeable value of Rs. 2622500/- was paid by the party through E-Challan/BC/Pay Order No ,1513DH111218 dated ,11-DEC-18 of ,YESB/

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

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

2. DETAILS OF PERMITS:

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

For Paramount Estates.

Partner

For Paramount Estates

Partner

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 157380/-, DATE: 11-DEC-18. BANK NAME: YESB, BRANCH NAME: . BANK REFERENCE NO: 2669226144318. PAYMENT MODE: NB-1000200, ATRN: 2669226144318, REMITTER NAME: PRABHAKA REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MR. JAMES STEEVENS DURGAM)

Date:

12th day of December, 2018

Signature of Registering Officer  
Keesara

BK: 1 CS No 19614/2018 & Doct No 18947/2018  
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18947  
18947  
12

*[Handwritten Signature]*  
Sub Registrar  
Keesara



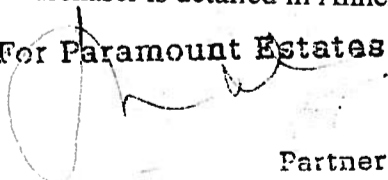
3. PROPOSED DEVELOPMENT:

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

4. SCHEME OF SALE / PURCHASE :

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

For Paramount Estates



Partner

For Paramount Estates



Partner

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Keesara




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

For Paramount Estates

  
Partner

For Paramount Estates

  
Partner

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- 5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.
- 5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.
6. SALE CONSIDERATION:
- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
7. COMPLETION OF CONSTRUCTION & POSSESSION:
- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.
8. OWNERS ASSOCIATION:
- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.

For Paramount Estates

Partner

For Paramount Estates

Partner

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

For Paramount Estates

Partner

For Paramount Estates

Partner



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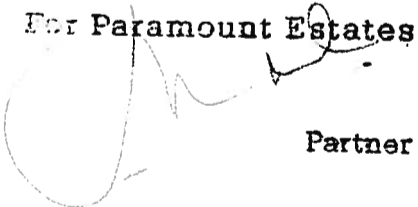
9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

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

10. NOC FOR SURROUNDING DEVELOPMENT :

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

For Paramount Estates



Partner

For Paramount Estates



Partner

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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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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

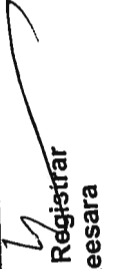
VENDOR  
(Samit Gangwal)



PURCHASER

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Sub Registrar  
Keesara



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**ANNEXURE- A**

|    |                                                       |                                                                                                                                                                                             |
|----|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Names of Purchaser:                                   | Mr. James Steevens Durgam                                                                                                                                                                   |
| 2. | Purchaser's residential address:                      | Flat No. 101, Jagan Krishna Residency, Karthikeya Nagar, Nacharam, Hyderabad - 500 076.                                                                                                     |
| 3. | Pan no. of Purchaser:                                 | AKEPD0157D                                                                                                                                                                                  |
| 4. | Aadhaar card no. of Purchaser:                        | 4714 5854 1501                                                                                                                                                                              |
| 5. | Name address & registration no. of Owners Association | M/s. Paramount Avenue Owners Association having its registered office at Sy. No.233, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, vide regd.no.1276 of 2015                |
| 6. | Details of Scheduled Flat:                            |                                                                                                                                                                                             |
|    | a. Flat no.:                                          | 508 on the fifth floor                                                                                                                                                                      |
|    | b. Undivided share of land:                           | 55.46 Sq. yds.                                                                                                                                                                              |
|    | c. Super built-up area:                               | 1210 Sft.                                                                                                                                                                                   |
|    | d. Built-up area + common area:                       | 968 + 242 Sft.                                                                                                                                                                              |
|    | e. Carpet area                                        | 852 Sft.                                                                                                                                                                                    |
|    | f. Car parking area                                   | 100 Sft.                                                                                                                                                                                    |
| 7. | Total sale consideration:                             | Rs.26,22,500/ (Rupees Twenty Six Lakhs Twenty Two Thousand Five Hundred Only)                                                                                                               |
| 8. | Details of payment:                                   |                                                                                                                                                                                             |
|    |                                                       | 1. Rs.9,76,675/-(Rupees Nine Lakhs Seventy Six Thousand Six Hundred and Seventy Five Only) paid by way of D. D. No.523553, dated 03.04.2017 issued by Axis Bank Ltd, Hyderabad.             |
|    |                                                       | 2. Rs.9,00,000/-(Rupees Nine Lakhs Only) paid by way of D. D. No.521825, dated 06.01.2017 issued by Axis Bank Ltd, Hyderabad.                                                               |
|    |                                                       | 3. Rs.3,43,700/-(Rupees Three Lakhs Forty Three Thousand and Seven Hundred Only) paid by way of cheque no.479175, dated 23.11.2018 drawn on State Bank of India, Vavilalapalli, Karimnagar. |
|    |                                                       | 4. Rs.3,00,000/-(Rupees Three Lakhs Only) paid by way of cheque no.707904, dated 09.02.2018 drawn on State Bank of India, Vavilalapalli, Karimnagar.                                        |
|    |                                                       | 5. Rs.1,02,125/-(Rupees One Lakhs Two Thousand One Hundred and Twenty Five Only) paid by way of cheque no.3963981, dated 17.07.2016 drawn on HDFC Bank, Nacharam Branch, Hyderabad.         |

For Paramount Estates

Partner

VENDOR  
(Soham Modi)

For Paramount Estates

Partner

VENDOR  
(Samit Gangwal)

PURCHASER

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|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |             |          |             |         |             |         |                     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|----------|-------------|---------|-------------|---------|---------------------|
| 9.       | <p><b>Description of the Schedule Flat:</b></p> <p>All that portion forming a deluxe apartment bearing flat no.508 on the fifth floor, admeasuring 1210 sft. of super built-up area (i.e., 968 sft. of built-up area &amp; 242 sft. of common area) together with proportionate undivided share of land to the extent of 55.46 sq. yds, and a reserved parking space for single car in the stilt floor / basement admeasuring about 100 sft. in the residential complex named as 'Paramount Avenue', forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked and bounded as under:</p> <table style="margin-left: 40px;"> <tr> <td>North By</td> <td>Open to Sky</td> </tr> <tr> <td>South By</td> <td>Open to Sky</td> </tr> <tr> <td>East By</td> <td>Open to Sky</td> </tr> <tr> <td>West By</td> <td>6'-6" wide corridor</td> </tr> </table> | North By | Open to Sky | South By | Open to Sky | East By | Open to Sky | West By | 6'-6" wide corridor |
| North By | Open to Sky                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |             |          |             |         |             |         |                     |
| South By | Open to Sky                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |             |          |             |         |             |         |                     |
| East By  | Open to Sky                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |             |          |             |         |             |         |                     |
| West By  | 6'-6" wide corridor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |             |          |             |         |             |         |                     |

**ANNEXURE - 1 - A**

- 1. Description of the Building : DELUXE apartment bearing flat no. 508 on the fifth floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri 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 : New
- 3. Total Extent of Site : 55.46 sq. yds, U/s Out of Ac. 2-00 Gts.
- 4. **Built up area Particulars:**
  - a) In the Basement : 100 sft. Parking space for one car
  - b) In the Fifth Floor : 1210 Sft,
- 5. Annual Rental Value : ---
- 6. Municipal Taxes per Annum : ---
- 7. Executant's Estimate of the MV of the Building : Rs. 26,22,500/-

For Paramount Estates  
  
 Partner

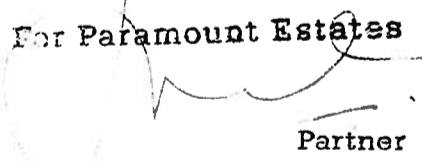
For Paramount Estates  
  
 Partner

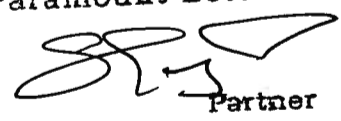
Signature of the Vendor

Date: 10.12.2018

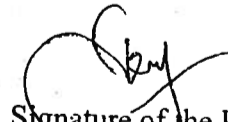
**C E R T I F I C A T E**

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

For Paramount Estates  
  
 Partner

For Paramount Estates  
  
 Partner  
 Signature of the Vendor

Date: 10.12.2018

  
 Signature of the Purchaser

Bk. 1 CS No. 19614/2018 & Doct No  
180719019

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Keesara



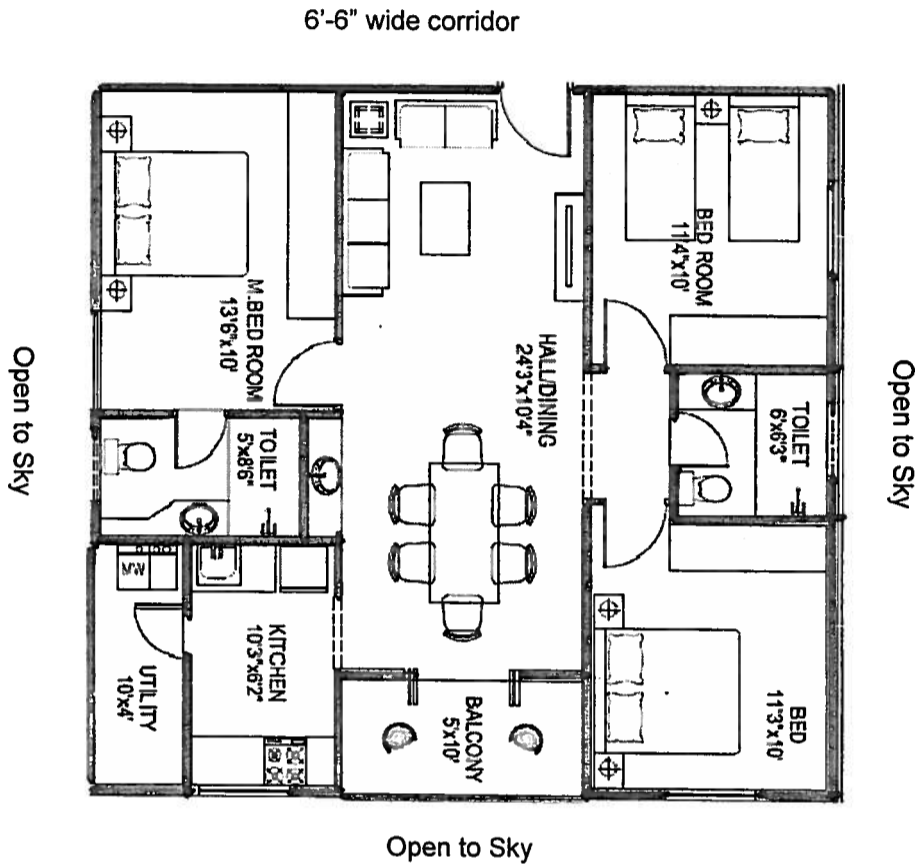
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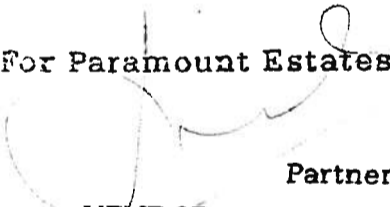


**ANNEXURE- B**


Plan of the Scheduled Flat:



For Paramount Estates

  
Partner  
VENDOR  
(Soham Modi)

For Paramount Estates

  
Partner  
VENDOR  
(Samit Gangwal)

  
PURCHASER



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Sheet 12 of 16 Sub Registrar  
Keesara

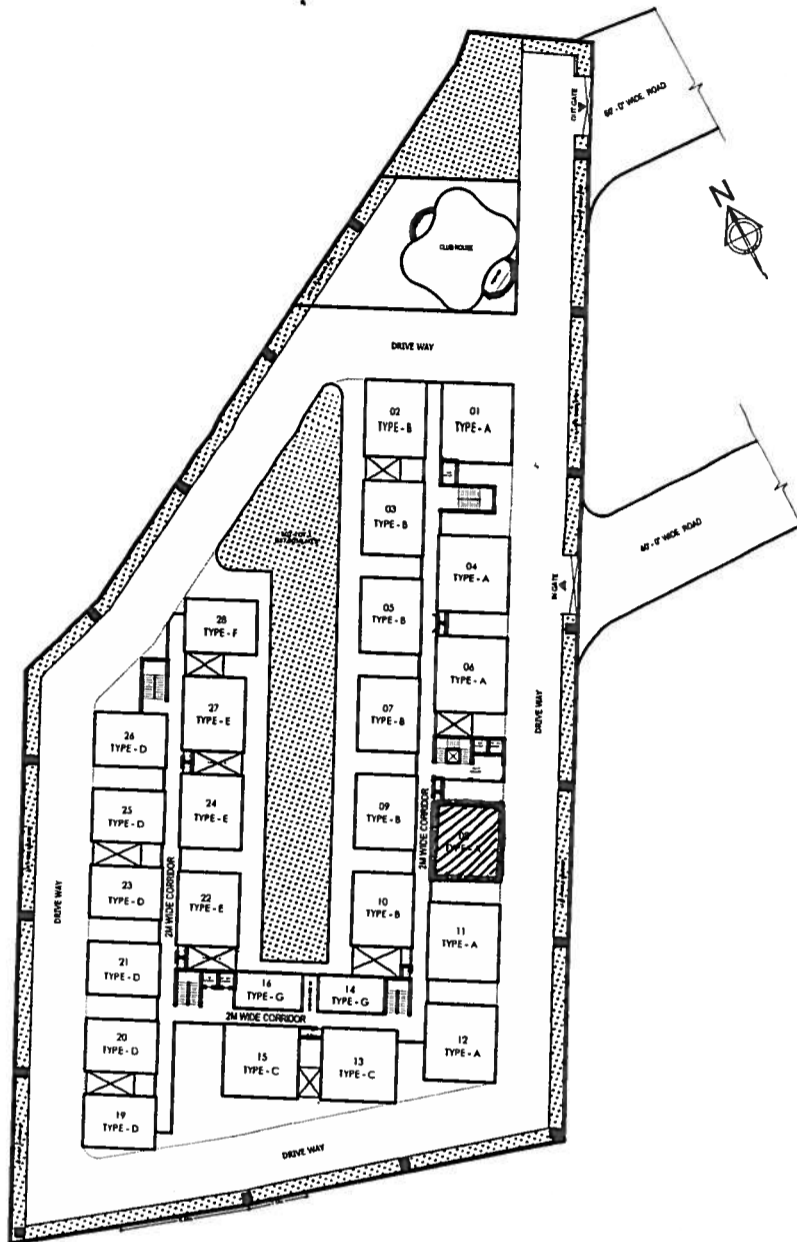
(Signature)

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**ANNEXURE - C**

Layout plan of the Housing Project:



For Paramount Estates

Partner

VENDOR  
(Soham Modi)

For Paramount Estates

Partner

VENDOR  
(Samit Gangwal)

PURCHASER

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10614/2018

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

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

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



**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  
2<sup>ND</sup> 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, 2<sup>ND</sup> FLOOR  
M. G. ROAD  
SECUNDERABAD.

**VENDEE:**

MR. JAMES STEEVENS DURGAM  
S/O. MR. SATYA RAJ DURGAM  
R/O. FLAT NO. 101  
JAGAN KRISHNA RESIDENCY  
KARTHIKEYA NAGAR  
NACHARAM  
HYDERABAD - 500 076

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

For Paramount Estates  
Partner

For Paramount Estates  
  
Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

10Bk-1 CS No 19614/2018 & Doct No

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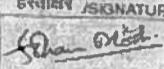


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**VENDOR:**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**PARAMOUNT ESTATES**  
**भारत सरकार**  
**GOVT. OF INDIA**  
**21/03/2007**  
 Permanent Account Number  
**AAJFP4202C**  
 21/04/2007

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, 612, 537  
 Chief Commissioner of Income-tax, Andhra Pradesh

**HOUSEHOLD CARD**

Card No : PAPI5776204157  
 F.P Shop No : 2762  
 Name of Head of Household : Gangwal Samit  
 पिता/पति का नाम : सशिल कुमार  
 Father/ Husband name : Sushil Kumar  
 जन्म तिथि / Date of Birth : 20/Oct/71  
 आयु / Age : 35  
 व्यवसाय / Occupation : Own Business  
 मकान सं. / House No. : 8-2-293/82/A/1211  
 स्ट्रीट / Street : ROAD NO 60  
 कॉलोनी : JUBILEE HILLS  
 वार्ड : 8 / Ward-8  
 सिटी : 7 / Circle VII  
 जिला / District : हैदराबाद / Hyderabad  
 वार्षिक आय (रु.) : 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 HPC

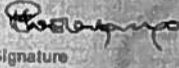
**Family Members Details**

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

DPL No 102  
 Jubilee Hills club,  
 Jubilee Hills  
 27/01/2006  
 Dy. Incharge

For Paramount Estates

Partner

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**  
 Signature  
  
 भारत सरकार  
**GOVT. OF INDIA**  
 10/06/2008

Aadhaar No 3287 6953 9204

For Paramount Estates

Partner

*Prabhaakar Reddy K*

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(80072018)

Sub Registrar  
Keesara



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Unique Identification Authority of India


Address: S/O Jayaraj Durgam. FLAT NO -4  
 008 VISTA HOMES, NAGARJUNA  
 NAK R COLONY, KUSHAGUDA  
 Secunderabad, Hyderabad.  
 Telangana - 530062

వినియోగదారు: S/O జయరాజ్ దుర్గాం  
 ఫ్లాట్ నెంబర్ - 4-008  
 విస్టా హోమ్స్, నాగార్జున  
 నాకర్ కలనీ, కుషాగూడ  
 సెకండరాబాద్, హైదరాబాద్  
 తెలంగాణ - 530062



4714 5854 1501

భారత ప్రభుత్వం  
 Government of India



జేమ్స్ స్టీవెన్స్ దుర్గాం  
 James Stevens Durgam  
 పుట్టిన తేదీ/DOB: 29/03/1979  
 పురుషుడు / MALE

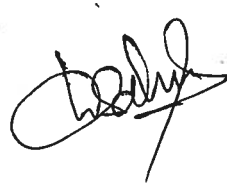
4714 5854 1501

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
 Unique Identification Authority of India

వినియోగదారు: S/O దుర్గాం ఐసాక్ లేట్.  
 30/285/25/80/బి, గీతా  
 నగర్, మల్కాజ్ గిరి,  
 మల్కాజ్ గిరి,  
 సెకండరాబాద్,  
 రామకృష్ణ పురాం,  
 హైదరాబాద్,  
 ఆంధ్ర ప్రదేశ్,  
 500056

Address: S/O Durgam Isaac Late,  
 30/285/25/80/B, GEETHA  
 NAGAR, MALKAJGIRI,  
 Secunderabad, Ramakrishna  
 Puram, Hyderabad, Andhra  
 Pradesh, 500056




1947  
 1800 180 1947

help@uidai.gov.in  
 www.uidai.gov.in

పి.సి. లాన్ నెం. 1947,  
 హైదరాబాద్-500091

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 Government of India



దుర్గాం సత్యరాజ్  
 Durgam Satyaraj

పుట్టిన సంవత్సరం/Year of Birth: 1952  
 పురుషుడు / Male

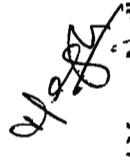
5721 2516 7820

ఆధార్ - సామాన్యుని హక్కు

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 Unique Identification Authority of India

ఆధార్ నెంబర్/Enrolment No.: 2189/64223/74905


To  
 మేఘమాల గోదారి  
 Meghamala Godari  
 W/O Durgam James Stevens  
 FLAT NO -H-008, VISTA HOMES  
 NAGARJUNA NAGAR COLONY  
 KUSHAGUDA  
 Secunderabad  
 Ecil  
 Hyderabad Telangana - 500062  
 9985677780

Signature valid  


Download Date: 06/09/2017 Generation Date: 19/08/2017

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
**2083 6593 3881**  
 నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
 Government of India



మేఘమాల గోదారి  
 Meghamala Godari  
 పుట్టిన తేదీ/DOB: 11/07/1984  
 స్త్రీ / FEMALE

2083 6593 3881

నా ఆధార్, నా గుర్తింపు



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