9312 ms Paramount Estates శ్రీమతి / శ్రీ ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుమము పుచ్చుకోవడమైనర్స్తి దస్తావేజు న్వభావము 13000 దస్తావేజు విలువ 2000 500 స్టాంపు విల్మవ రూ. దస్తావేజు నెంబరు రిజీ(ప్టేషన్ రుసుము లోటు స్టాంపు(D.S.D.) QHMC (T.D.) 100 యూజర్ ఛార్జీలు అదనపు షీట్లు 120030 మొత్తం (అక్షరాల రూపాయలు మాత్రమే) ම්ඩ . వాపసు తేది If Document is not claimed within 10 days from the date of Registration, safe custody fee of Fevery thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be

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S.No. 13109 Date:07-10-2015

Sold to: RAMESH

S/o. NARSING RAO

For Whom: M/s. PARAMOUNT ESTATES

D 503794

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

### SALE DEED

This Sale Deed is made and executed on this 7<sup>th</sup> day of November 2015 at SRO, Keesara by and between:

M/s. PARAMOUNT ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> Floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 43 years, Occupation: Business hereinafter referred to as the "Vendor".

### **IN FAVOUR OF**

- 1. Mr. P. Lalit Kumar Ganesh, Son of Mr. Ganesh Parate, aged about 29 years, Occupation: Service and
- 2. Mrs. Amruta Parate, Wife of Mr. P. Lalit Kumar Ganesh, aged about 26 years, both are residing at Flat No. D-403, Paramount Residency, Near Shilpa Layout, Nagaram, Keesara, Hyderabad., hereinafter referred to as the 'Vendee'

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

For Paramount Estates

For Paramount Estates Page

## WHEREAS:

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

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

- A. The Vendor has obtained permission from HMDA/Nagaram Grampanchayat in file no. 15238/P4/PLG/HMDA/2008, permit no.741/2012-13 dated 02.09.2014 for developing the Scheduled Land into a residential complex of 208 flats, consisting of basement, stilt and eight upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.
- B. The proposed development consisting of 208 flats in one block with certain common amenities is named as 'PARAMOUNT AVENUE'.
- C. The Vendee is desirous of purchasing a semi-deluxe apartment bearing flat no.303 on the third floor, admeasuring 1010 sft. of super built-up area together with proportionate undivided share of land to the extent of 46.29 sq. yds., and a reserved parking space for single car in the stilt floor / basement, admeasuring about 100 sft., in the proposed group housing scheme known as 'Paramount Avenue' and has approached the Vendor.

For Paramount Estates

Partner

For Paramount Estates

· Page 2

Partner

- D. The Vendee has inspected all the title documents of the Vendor in respect of the Scheduled Land
  and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of PARAMOUNT AVENUE. The Vendee upon such inspection etc., is satisfied as to the title and competence of the Vendor.
- E. The Vendor has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 20,00,500/- (Rupees Twenty Lakhs Five Hundred Only) and the Vendee has agreed to purchase the same.
- F. The Vendor and the Vendee are desirous of reducing into writing the terms of sale.

# NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no.303 on the third floor having a super built-up area of 1010 sft. (i.e., 808 sft. of built-up area & 202 sft. of common area) in building known as 'Paramount Avenue' together with:
  - a) An undivided share in the Schedule Land to the extent of 46.29 sq. yds.
  - b) A reserved parking space for single car in the basement / still floor admeasuring about 100 sft.

situated at Sy. No.233, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled flat and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.20,00,500/-(Rupees Twenty Lakhs Five Hundred Only) loan availed from HDFC Ltd., Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendor hereby covenants that the undivided share in Scheduled Land & the Scheduled Flat belongs absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Flat.
- 3. The Vendor further covenants that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Flat it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Flat, the Vendors shall indemnify the Vendee fully for such losses.
- 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Flat to the Vendee.

For Paramount Estates

Partner

For Paramount Estates

Partner

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- 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Vendee without any let or hindrance from the Vendor or anyone claiming through them.
- 6. The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Vendee in the concerned departments.
- 7. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any Statutory authorities, it shall be the responsibility of the Vendor to clear the same.
- 8. That it is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the flats under this sale deed.
- 9. The Vendee do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Avenue as follows:-
  - The Vendee shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Flat is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective flat/parking space in Paramount Avenue.
  - ii. That the Vendee has examined the title deeds, plans, extent of the flat, permissions and other documents and is fully satisfied with the same and the Vendee shall not hereafter, raise any objection on this account.
  - iii. That the Vendee shall become a member of the Paramount Avenue Owners Association that has been / shall be formed by / for the Owners of the flats in Paramount Avenue constructed on the Schedule Land. As a member, the Vendee shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Vendee ever fails to pay maintenance charges for his flat, the association shall be entitled to disconnect and stop providing all or any services to the schedule flat including water, electricity, etc.
  - iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Paramount Avenue, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Paramount Estates

Partner

Partner

- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee. It is specifically agreed between the Vendor and the Vendee that the Vendee shall not raise any objections to the construction of sixth to eighth floors that is proposed to be constructed by the Vendor.
- viii. That the residential flats shall always be called PARAMOUNT AVENUE and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Paramount Avenue. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Paramount Avenue (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

For Paramount Estates

Partner

For Paramount Estates

Partner

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#### SCHEDULE 'A'

### SCHEDULE OF LAND

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

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

### SCHEDULE 'B'

### SCHEDULE OF FLAT

All that portion forming a semi-deluxe apartment bearing flat no.303 on the third floor, admeasuring 1010 sft. of super built-up area (i.e., 808 sft. of built-up area & 202 sft. of common area) together with proportionate undivided share of land to the extent of 46.29 sq. yds, and a reserved parking space for single car in the stilt floor/basement admeasuring about 100 sft. in the residential complex named as 'Paramount Avenue', forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, R. R. District marked in red in the plan enclosed and bounded as under:

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

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

**WITNESSES:** 

1. Char

2. M.S. Chanter selling

For Paramount Estate

Partner

For Paramount Estate

Partne

**VENDOR** 

**BUYER** 

# ANNEXURE-1-A

1. Description of the Building

: SEMI-DELUXE apartment bearing flat no.303 on the third floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara

Mandal, R.R. District.

(a) Nature of the roof

: R. C. C. (Basement + Stilt Floor + 8 Upper Floors)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: Under Construction

3. Total Extent of Site

: 46.29 sq. yds, U/s Out of Ac. 2-00 Gts.

# 4. Built up area Particulars:

a) In the Stilt Floor / Basement : 100 sft. Parking space for one car

b) In the Third Floor

: 1010 Sft,

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

: Rs. 20,00,500/-

For Paramour

Partner

Partner

Partner

Date: 07.11.2015

Date: 07.11.2015

Signature of the Executants

### CERTIFICATE

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

For Paramount Estates

Partner

Signature of the Executants

For Paramount

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REGISTRATION PLAN SHOWING	FLAT NO. 303 ON	THE THIRD FLOOR	
IN THE RESIDEN	ITIAL COMPLEX NA	AMED AS "PARAMO	UNT AVENUE"
IN SURVEY NO. 233			SITUATED AT
NAGARAM VILLA	AGE,	KEESARA	MANDAL, R.R. DIST.
VENDOR: M/S. PARAMOUI	NT ESTATES REPR	ESENTED BY ITS PA	ARTNERS
1. M/S. MODI PR MANAGING D	OPERTIES & INVE	STMENTS PVT. LTD AM MODI, SON OF I	., REP. BY ITS MR. SATISH MODI
2. MR. SAMIT GA	ANGWAL, SON OF	MR. S. K. GANGWAL	
BUYER: 1. MR. P. LALIT	KUMAR GANESH,	SON OF MR. GANES	H PARATE
2. MRS. AMRUT.	A PARATE, WIFE C	F MR. P. LALIT KUM	AR GANESH
REFERENCE: SCAL AREA: 46.29 SQ. YD		INCL: SQ. MTRS.	EXCL:
Total Built-up Area = 1010 sft. Out of U/S of Land = Ac. 2-00 Gts.   M. BED  M. BED  11'4'x10'  Open to Sky  Open to Sky  Open to Sky	Open to Sky  BALCONY 9'4"x5'  LMING/DINING 200'x9'4"	BED ROCM 15x10  DRAWING 10'4'x 0'4"	9
WITNESSES:	6'-6" wide corridor		Por Paramount Estates Partner SIG. OF THE VENDOR
2. M.S. Chandra Sel	chan		SIG. OF THE BUYER

INTS AS PER SECTION 32A OF PHOTOGRAPHS . I ACT, 1908. NAME & PERMANENT FINGER PRINT POSTAL ADDRESS OF SL.NO. IN BLACK PRESENTANT / SELLER / BUYER (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 & INVESTMENTS
PVT. LTD., HAVING ITS REGISTERED OFFICE
AT 5-4-187/3 & 4, SOHAM MANSION 2<sup>ND</sup>
FLOOR, M. G. ROAD, SEC-BAD REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI SATISH MODI 2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034. GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 53/BK-IV/2015, Dt:15,10,2015 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. **BUYERS**; 1. MR. P. LALIT KUMAR GANESH S/O. MR. GANESH PARATE R/O. FLAT NO. D - 403 PARAMOUNT RESIDENCY NEAR SHILPA LAYOUT, NAGARAM VILLAGE KEESARA, HYDERABAD. 2. MRS. AMRUTA PARATE W/O. MR. P. LALIT KUMAR GANESH R/O. FLAT NO. D - 403 PARAMOUNT RESIDENCY NEAR SHILPA LAYOUT, NAGARAM VILLAGE KEESARA, HYDERABAD.. For Paramount Este romount Fete SIGNATURE OF WITNESSES: 1. CLA SIGNATURE OF THE EXECUTANTS

2. M.S. Chandra Selano finger prints in the form prescribed, through our representative, Mr. K. Prabhakar Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District. 2 ZIETVULT , (Hagate

Petrongan SIGNATURE OF THE REPRESENTATIVE

0

SIGNATURE(S) OF BUYER(S)

Par

आयकर विभाग INCOME TAX DEPARTMENT AMRUTA LALIT PARATE



भारत सरकार GOVT. OF INDIA

RAMESH KHETADE

22/11/1989, Permanent account Númber CRJPP4839R

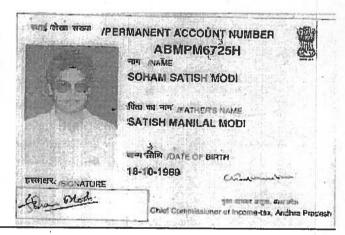


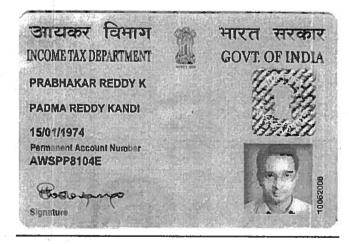


Sinzuta

### **VENDOR:**







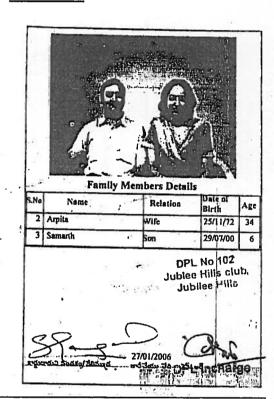
For Paramount Escates
Partner



Gaeate

# **VENDOR:**

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Household	: Gangwal.Samh
ಕಂಡಿ/ಭರ್ತ ಕುರು	ి సుశీల్ కుమార్
Father/ Husband usme	:Sushil Kumar
ಸುಲ್ಲಿಸನ್ದರ/Date of Birtin	:20/Oct/71
ಪಯಸ್ಸು/Age	:35
ನ್ನತ್ತಿ /Occupation	Own Business
ಾಂಟಿ.ನಂ./House No.	: 8-2-293/82/A/1211
마수 /Street	ROAD NO 60
Colony	:JUBILEE HILLS
Word.	:= 5 a/ Ward- 8
Circle	: 50g 57 / Circle VII
್ಲೇ /District	: Indowed / Hudershad
Annual Income (Rs.)	: ಹಾರ್ಯಾದು / Hyderabad : T00.000
" ( Consumer No. (1)	:620316/(Single )
.PG Dealer Name (1)	:B S Enterprises HPC
.PG Consumer No. (2)	: 1805/Double
PG Dealer Name (2)	: Venkata Sai 150
I FREE ENDING	



For Paramount Estates
Partner



PISONIE TAX DEPARTMENT . + Trravachandra Murthy Rama - Cathagannatha HINTAPE 9 ((01/1974 Parmariah(Account Numb V DIC PC4417A

W MNEW

भारत सरकार OVERNMENTOF INDIA

మునుకుట్ల సాయిచంద్ర శేఖర్ Munukutla Sai Chandra Sekhar పుట్టిన **చే**ది/ DOB: 24/08/1974

పురుషుడు / MALE



9573 1403 2333

### भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

#### చిరునామా:

S/O: మునుకుట్ల పెంకట నరసింహ స్కూర్య నారాయణా, ఏచ్ నే-6-7-3/2, కనర బ్యాంకు స్ట్రీట్, నిడదవోలు, నిదదవోల్, పశ్చిమ గోదావర్తి

ఆంధ్ర ప్రదేశ్ - 53430!

Address: S/O: Munukutla Venkata Narsimha Surya Narayana, H no-6-7-3/2, Canara Bank Street, Nidadavolu, Nidadavole, West Godavari, Andhra Pradesh - 534301

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. : ఆధార్ – సామాన్యుని హక్కు 3409 9933 2794

ವಿಂಮಂಟ ಕ್ಷಿಲ್ ಎಂದ್ರ ಮುತ್ತಿ Chinthapenta Srirama Chandra Murthy ande natualo



ನಿಮ್ಮನ್ನನಿ ಭಾಕ್ರ 3409 9933 2794 ವೃಷ್ಣಿನ ಶರ್ನ/DOB: 21/01/1974 ವೃಶ್ಯಮ್ಮದ್ರು / Male පෙතුර් – ;

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ನವಿಸ್ ಸಂತ್ಯು / Enrollment No. : 1189/04080/00036

04/10/2013

To Chinthapenta Srirama Chandra Murthy Chinthapenta Srirama Chandra Murthy Joseph Svo. Chinthapenta Jagannatha Rama Rao 2-6-17 new mint colony near rail way station cherlapally Uppal Hindustan Cables Ltd.K.V.Rangareddy Andhra Pradesh - 500051