

Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 29/06/2017, 06:45 PM

SRO Name: 1530 Keesara

Receipt No: 4710

Receipt Date: 29/06/2017

Name: SOHAM MODI

CS No/Doct No: 4441 / 2017 Challan No: 1700712922

E-Challan No: 433HWY280617

164640

Chargeable Value: 2743500

DD No:

DD Dt;

Challan Dt: 24/06/2017 E-Challan Dt: 28-JUN-17

Bank Name:

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

E-Challan Bank Name: SBH

Transaction: Sale Deed

Account Description

Bank Branch:

E-Challan Bank Branch: SBH INB

Amount Paid By

Cash Challan DD E-Challan

13720
41160
109660
100

User Charges Value Added Tax

34,294

34,294

In Words: RUPEES ONE LAKH NINETY EIGHT THOUSAND NINE HUNDRED THIRTY FOUR ONLY

711 - Arindamsengupla

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Date:

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Sold to: RAMESH

S/o:Late NARASING RAO

For Whom: PARAMOUNT ESTATES

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 28th day of June 2017 at S.R.O, Keesara, Medchal-Malkajgiri District 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, 2nd Floor, M. G. Road, Secunderabad, represented by its Managing Director, Sri Soham Modi, Son of Late Satish Modi, aged about 47 years, Occupation: Business and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 46 years, Occupation: Business hereinafter referred to as the "Vendor".

IN FAVOUR OF

- 1. Mr. Arindam Sengupta, Son of Mr. Bibhas Sengupta, aged about 33 years and {Pan No.BVVPS7841C, Aadhaar No 2002 0576 0720},
- 2. Mrs. Preeti Sengupta, Wife of Mr. Arindam Sengupta, aged about 30 years, both are residing at Flat No. 201, Lotus Apartments, Near Parivar Function Hall, Housing Board - Phase II, Moulali, Hyderabad (Pan No. AFWPN5899P, Aadhaar No 7768 7597 9154), 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. For Paremount B

For Paramount Estat

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 4th 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,
 - 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
- 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	Title	book	Extent of land in
	Bijja Sathaiah Bijja Yadaiah	191 192	No. 29139 29140	No. 251887		Sy. No. 233 Ac. 1-15 Gts.,
The W	1 .	· · · · · · · · · · · · · · · · · · ·	20110	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,
- 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 semi-deluxe apartment bearing flat no.711 on the seventh floor, admeasuring 1210 sft. of super built-up 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 proposed group housing scheme known as 'Paramount Avenue' and has approached the Vendor.

For Paramount Estates Partner

For Paramount Estates

- 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 to the entire project of PARAMOUNT AVENUE. The Vendee upon such inspection to the title and competence of the Vendor.
- 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.27,43,500/- Rupees Twenty Seven Lakhs Forty Three Thousand 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, transer and sell the semi-deluxe apartment bearing flat no.711 on the seventh floor having a super leaft-up area of 1210 sft.(i.e., 968 sft. of built-up area & 242 sft. of common area) in building krown as 'Paramount Avenue' together with:
 - a) An undivided share in the Schedule Land to the extent of 55.46 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.27,43,500/-(Rupees Twenty Seven Lakhs Forty Three Thousand Five Hundred Only) loan availed ICICI Bank 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 Flatto the Vendee.

For Paramount Estates

Partner

For Paramount Estates

- 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:
 - i. 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.

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- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recordinal facilities, gardens, drainage, water supply, electricity and other such services) other properties of common enjoyment in the Paramount Avenue, shall vest jointly the the owners of the various tenements/ flats / parking space and shall be maintained, and administered collectively by the said owners of the various tenements/flat/stort rking space and/or by the said association and the Vendor shall in no manner by iable, accountable or responsible for the management, administration, maintenance or use of the aforesaid building(s) or the common facilities etc., or on any other account what
- v. The Vendee alone shall be liable and responsible for payment of all levies, rate 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 deliver of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and article 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 there. The Vendor shall have absolute rights to deal with the same in any manner he deems five it thout any objection whatsoever from the Vendee.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Incl., and ownership of areas not specifically sold or allotted to any person shall belong on 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 ojection 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 eight floors that is proposed to be constructed by the Vendor.
- viii. That the residential flats shall always be called 'PARAMOUNT AVENUE' and be mame 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 deen t 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 & bus iness 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.

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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.711 on the seventh floor, admeasuring 1210 sft. of super built-up area (i.e., 968 sft. of built-up area & 242 sft. of common area) together with proportionate undivided share of land to the extent of 55.46 sq. yds, and a reserved parking space for single car in the stilt floor / basement admeasuring about 100 sft. in the residential complex named as 'Paramount Avenue', forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, R. R. District now under Medchal-Malkajgiri District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky	
South By	Open to Sky	
East By	Open to Sky	F 8
West By	6'-6" wide corridor	•

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:

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For Paramount Retates

Partner

. For Paramount Estate

Partner

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ANNEXURE-1-A

1. Description of the Building :SEMI-DELUXE apartment bearing flat no.711 on the

seventh floor of "Paramount Avenue". Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, R. R. District now under

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 Seventh Floor

: 1210 Sft,

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building

Date: 28.06.2017

: Rs. 27,43,500/-

Partner

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Signature of the Executants

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<u>CERTIFICATE</u>

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

For Paramount Estates

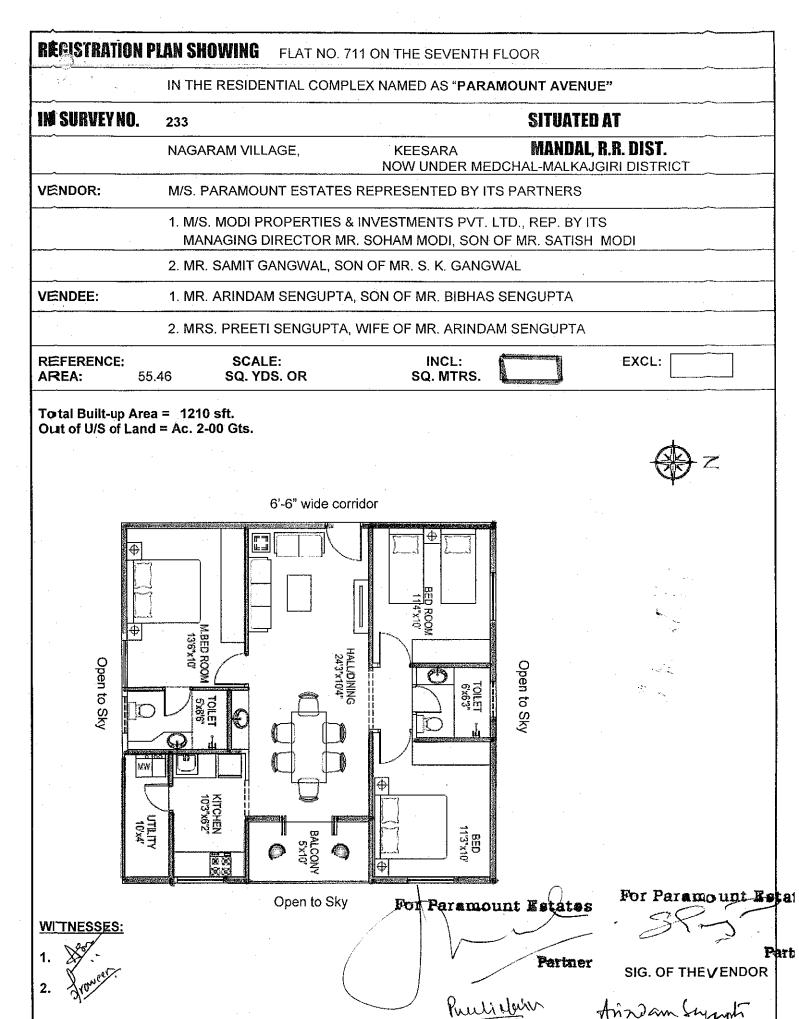
For Paramount Estates

Pertner

Partner

Signature of the Executarits

Date: 28.06.2017

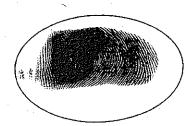


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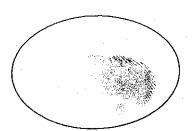
HOTOGRAPHS A

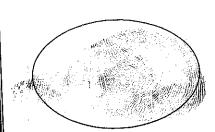
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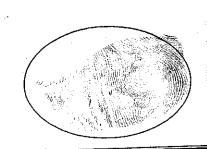
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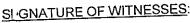
























RINTS AS PER SECTION 32A OF N ACT, 1908.

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

VENDOR:

M/S. PARAMOUNT ESTATES HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS PARTNERS

- M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2ND FLOOR, M. G. ROAD, SEC-BAD REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. LATE SATISH MODI
 - 2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60 JUBILEE HILLS HYDERABAD - 500 034.

GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 53/BK-IV/2015, Dt:15.10.2015

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

VENDEE:

- 1. MR. ARINDAM SENGUPTA S/O. MR. BIBHAS SENGUPTA /_ R/O. FLAT NO. 201, LOTUS APARTMENTS NEAR PARIVAR FUNCTION HALL HOUSING BOARD - PHASE II MOULALI, HYDERABAD.
- 2. MRS. PREETI SENGUPTA W/O. MR. ARINDAM SENGUPTA R/O. FLAT NO. 201, LOTUS APARTMENTS NEAR PARIVAR FUNCTION HALL HOUSING BOARD - PHASE II MOULALI, HYDERABAD.

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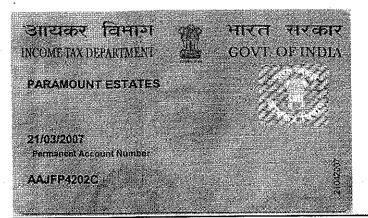
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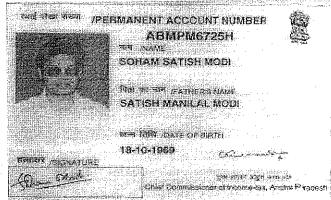
Partner

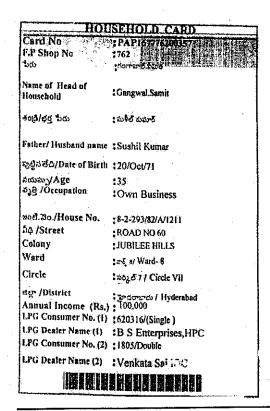
SIGNATURE OF THE VENDOR

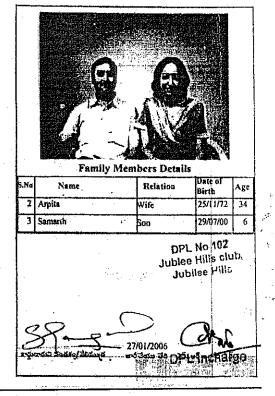
SIGNATURE OF THE VENDEE

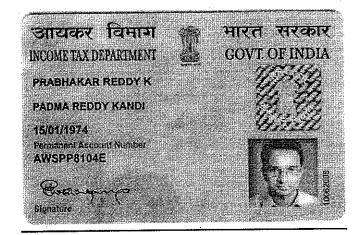
VENDOR:









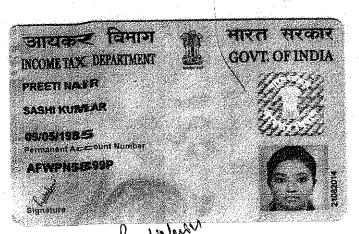


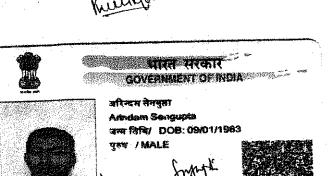
For Paramount Estates

Partner

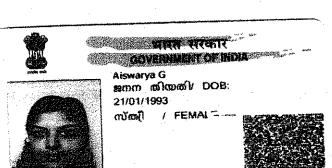
For Paramount Retates

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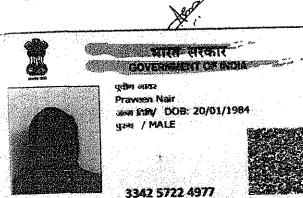


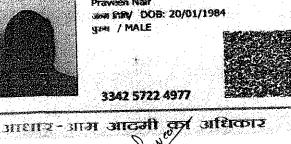
आधार-आ**म आदमी का अधिकार**

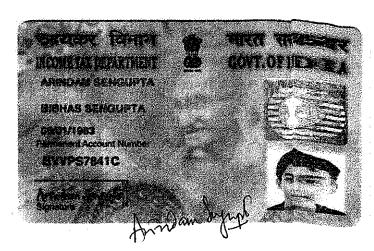


आधार-आम आढमी का/अधिकार

3653 8249 1035

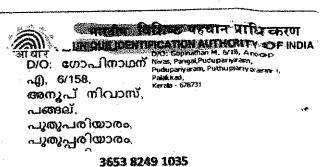








आसार-आ**म आदमी का अधिकार** President





S/O: Social Kumur, RZ-9, FLAT NO. 2, SUKHI RAM PARK, KIRAN GARDEN, NEAR TIRUPATI CONSTRUCTION, D.K. Mohan Garden, West Drehi, Dahi - 11059 S/O: अश्री कूमार, आरजेड-9,क्टीट ज-2, सूखी अप एक, किएन गाउँन, जन्दीक तिरुपति कन्द्रवस्त्व, डी के मेरान मार्डन, पश्चिम दिस्सी, दिली - 110059

3342 5722 4977

