

Government of Telangana
Registration And Stamps Department

5971/12

Payment Details - Citizen Copy - Generated on 17/08/2017, 01:34 PM

RO Name: 1530 Keesara

Receipt No: 6521

Receipt Date: 17/08/2017

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 2804000
Bank Name:
-Challan Bank Name: SBH
DD No:
DD Dt:
Bank Branch:
E-Challan No: 54193W160817
E-Challan Dt: 16-AUG-17
CS No/Doct No: 6220 / 2017
Challan No:
Challan Dt:
E-Challan Bank Branch: SBH INB

| Account Description | Amount Paid By | | | |
|---|----------------|---------|----|-----------|
| | Cash | Challan | DD | E-Challan |
| Registration Fee | | | | 14020 |
| Transfer Duty /TPT | | | | 42060 |
| Deficit Stamp Duty | | | | 112060 |
| User Charges | | | | 100 |
| Total: | | | | 168240 |
| In Words: RUPEES ONE LAKH SIXTY EIGHT THOUSAND TWO HUNDRED FORTY ONLY | | | | |

Prepared By: RAJANI

Signature by SR

SCANNED

Doc No: 5971/12

6220/5



తెలంగాణ తెలంగాణ TELANGANA

S.No. 1748 Date:15-07-2017

Sold to: RAMESH

S/o.: Late NARSING RAO

For Whom: M/s. PARAMOUNT ESTATES

H 524612

T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Carntt. Sec'bad. Ph:7842562342

SALE DEED

This Sale deed is made and executed on this the 17th day of August 2017 at S.R.O, Keesara, Medchal-Malkajgiri District by and between:

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

IN FAVOUR OF

Mr. Vijaya Bhaskar Jami, Son of Mr. Satyanarayana Jami, aged about 40 years, Occupation: Service residing at Flat 303, Pramada Nivas, Jayasree Gardens, AVA Road Rajahmundry, East Godavari District - 533 103 - 500 062 {Pan No. AFZPJ0403L, Aadhaar No. 7002 8551 8836}, hereinafter referred to as the 'Purchaser'

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





For Paramount Estates

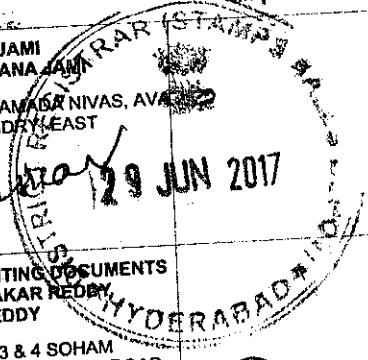
For Paramount Estates


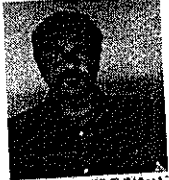


Presentation Endorsement

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14020/- paid between the hours of 7 and 11 on the 17th day of AUG, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression



| SI No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|---|---|--|------------------------------------|
| 1 | CL |  |  VIJAYA BHASKAR JAMI:17 [1530-1-2017-6220] | VIJAYA BHASKAR JAMI S/O. SATYANARAYANA JAMI R/O. FL NO 303, PRANAV NIVAS, AVA ROAD., RAJAHMUNDRY EAST GODAVARI DIST | <i>G. V. Shetty</i> 29 JUN 2017 |
| 2 | EX |  |  GPA FOR PRESENTING DOC [1530-1-2017-6220] | GPA FOR PRESENTING DOCUMENTS REPHY K. PRABHAKAR REDDY, S/O. K. PADMA REDDY O/O. H.NO 5-4-187/3 & 4 SOHAM MANSION, 2ND FLOOR, M.G.R ROAD, SEC-BAD. | <i>P. Prabhakar</i> |



| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|--|---|---|-----------------------|
| 1 |  |  D. HARISH KIRSHMA:11 [1530-1-2017-6220] | D. HARISH KIRSHMA R/O ECIL KAPRA HYD | <i>Harish Kirshma</i> |
| 2 |  |  D. RAMA KRISHNA:11 [1530-1-2017-6220] | D. RAMA KRISHNA R/O ECIL KAPRA HYD | <i>Rama Krishna</i> |

17th day of August, 2017

Signature of Sub Registrar
Keesara

| E-KYC Details as received from UIDAI: | | | |
|---------------------------------------|---|---|---|
| SI No | Aadhaar Details | Address: | Photo |
| 1 | Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy | Amberpet, Amberpet, Hyderabad, Telangana, 500013 |  |
| 2 | Aadhaar No: XXXXXXXX8836 Name: Vijaya Bhaskar Jami | S/O Jami Satyanarayana, Visakhapatnam (Urban), Visakhapatnam, Visakhapatnam, Andhra Pradesh, 530017 |  |

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Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

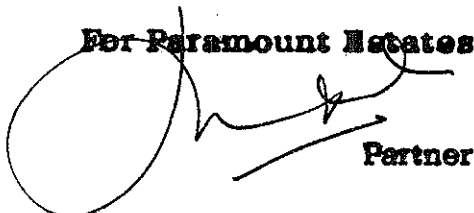
1. TITLE OF PROPERTY:

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

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

2. DETAILS OF PERMITS:

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

For Paramount Estates

Partner

For Paramount Estates

Partner

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

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

Rs. 154120/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14020/- towards Registration Fees on the chargeable value of Rs. 2804000/- was paid by the party through E-Challan/BC/Pay Order No ,54193W160817 dated 16-AUG-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 168240/-, DATE: 16-AUG-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 047947944,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI,CLAIMANT NAME: MR.VIJAYA BHASKAR JAMI).

Date:
17th day of August,2017

Signature of Registering Officer
Keesara

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ఇవ్వకము 2017 సం. (తా.చ. 1986) సం.పు
5971 మొబయూరి రిజిస్ట్రేషన్ కేసును పూర్తి చేసి, స్వాధీనం
జిల్లా కేసు నెంబరు 1530 5971/2017
ఇవ్వబడినది.
2017 సం. ఆగస్టు నెం 17 వ తేది.

M. Y. RAJMAN
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

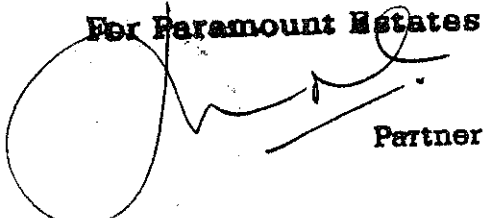
Partner

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Keesara



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

For Paramount Estates



Partner

For Paramount Estates



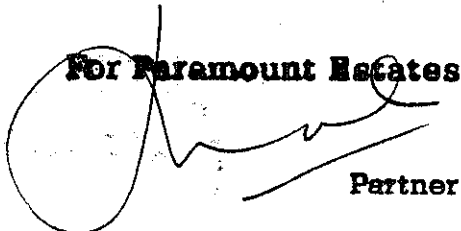
Partner

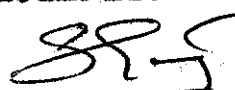


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Keesara



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

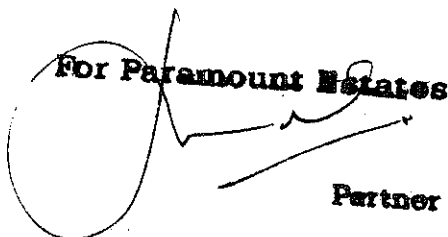
For Paramount Estates

Partner


For Paramount Estates

Partner

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Keesara



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


For Paramount Estates
Partner


For Paramount Estates
Partner

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Sub Registrar

Keesara

5971-12012

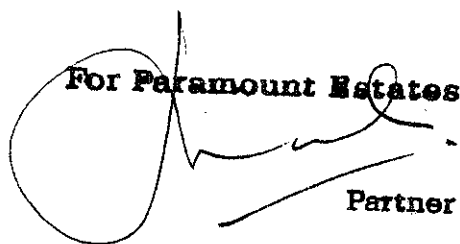


9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities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

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

10. NOC FOR SURROUNDING DEVELOPMENT :

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

For Paramount Estates

Partner

For Paramount Estates

Partner

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Keesara



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


11 COMPLIANCE OF STATUTORY LAWS:

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

For Paramount Estates


Partner

For Paramount Estates


Partner

Bk-1, CS No 6220/2017 & Doct No

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Sub Registrar
Keesara

5971/2012



12 GUARANTEE OF TITLE:

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

13. OTHER TERMS:

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

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

DESCRIPTION OF THE SCHEDULED LAND

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

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

WITNESSES:

1. *Hanish*

2. *Raag Ugle*

[Signature]
For Paramount Estates
Partner

[Signature]
For Paramount Estates
Partner
VENDOR

[Signature]
PURCHASER



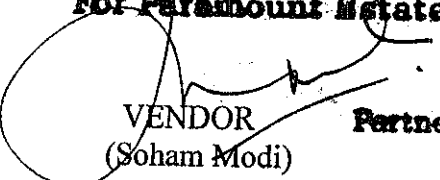
Bk. 1, CS No 6220/2017 & Doct No
59712012 Sheet 9 of 16 Sub Registrar
Keesara




ANNEXURE- A

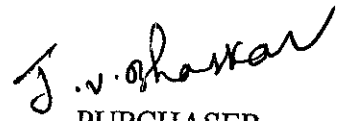
| | | |
|----|---|--|
| 1. | Names of Purchaser: | Mr. Vijaya Bhaskar Jami |
| 2. | Purchaser's residential address: | Flat No. 303, Pramada Nivas, Jayasree Gardens, AVA Road Rajahmundry, East Godavari District - 533 103 |
| 3. | Pan no. of Purchaser: | AFZPJ0403L |
| 4. | Aadhar card no. of Purchaser: | 7002 8551 8836 |
| 5. | Name address & registration no. of Owners Association | 1278 of 2015 |
| 6. | Details of Scheduled Flat: | |
| | a. Flat no.: | 713 on the seventh floor |
| | b. Undivided share of land: | 55.46 Sq. yds. |
| | c. Super built-up area: | 1210 Sft. |
| | d. Built-up area + common area: | 968 + 242 Sft. |
| | e. Carpet area | 850 Sft. |
| | f. Car parking area | 100 Sft. |
| 7. | Total sale consideration: | Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand Only) |
| 8. | Details of payment: | |
| | i. | Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) paid by way of chq. no. 960483, dated 01.08.2017 drawn on State Bank of India, Kunjavan, Tripura. |
| | ii. | Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) paid by way of chq. no. 960484, dated 01.08.2017 drawn on State Bank of India, Kunjavan, Tripura. |
| | iii. | Rs. 4,20,600/- (Rupees Four Lakhs Twenty Thousand and Six Hundred Only) paid by way of chq. no. 489453, dated 18.03.2017 drawn on HDFC Bank Ltd., |
| | iv. | Rs. 2,34,200/- (Rupees Two Lakhs Thirty Four Thousand and Two Hundred Only) paid by way of chq. no. 960485, dated 01.08.2017 drawn on State Bank of India, Kunjavan, Tripura. |
| | v. | Rs. 2,49,200/- (Rupees Two Lakhs Forty Nine Thousand and Two Hundred Only) paid by way of chq. no. 489454, dated 09.08.2017 drawn on HDFC Bank Ltd., JAIPUR, Rajasthan. |
| 9. | Description of the Schedule Flat: | |
| | | All that portion forming a deluxe apartment bearing flat no. 713 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 basement / stilt floor admeasuring about 100 sft. in the residential complex named as Paramount Avenue, forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District marked and bounded as under: |
| | North By | 6'-6" wide corridor |
| | South By | Open to Sky |
| | East By | Open to Sky |
| | West By | Open to Sky |

For Paramount Estates


VENDOR
(Soham Modi) Partner

For Paramount Estates


VENDOR
(Samit Gangwal) Partner


PURCHASER



5971-12012 BK - 1, CS No 6220/2017 & Doct No
Sub Registrar
Keesara

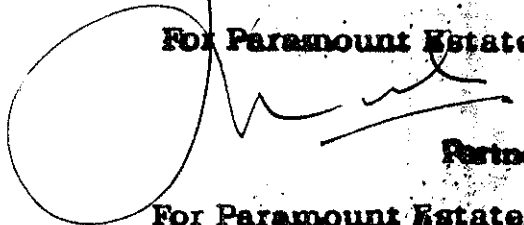
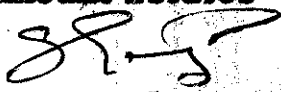


ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 713 on the seventh floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District.
- (a) Nature of the roof : R. C. C. (Basement + Stilt Floor + 8 Upper Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 55.46 sq. yds, U/s Out of Ac. 2-00 Gts.
4. Built up area Particulars:

- a) In the Stilt Floor / Basement : 100 sft. Parking space for one car
- b) In the Seventh Floor : 1210 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 28,04,000/-

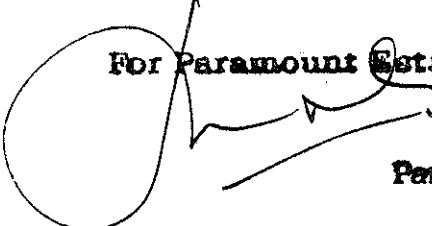

Date: 17.08.2017

For Paramount Estates

Partner
For Paramount Estates

Partner
Signature of the Executants

C E R T I F I C A T E

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

Date: 17.08.2017

For Paramount Estates

Partner
For Paramount Estates

Partner
Signature of the Executants

G. v. Phasakar

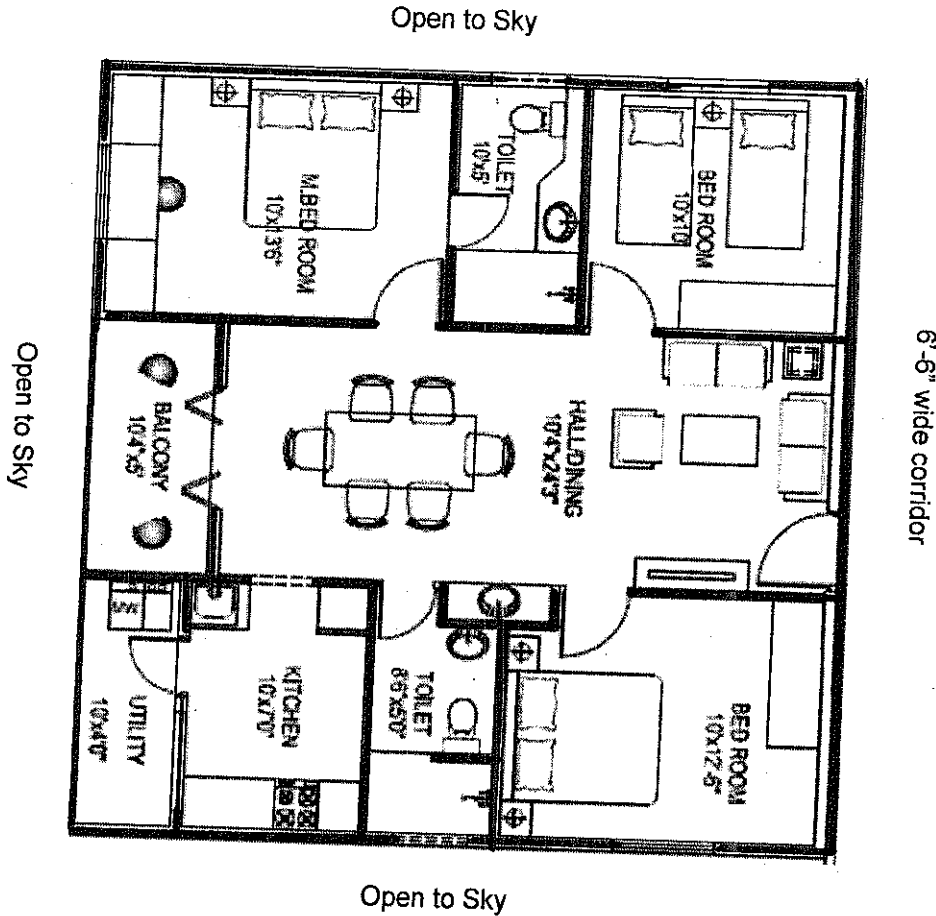
BK - 1, CS No 6220/2017 & Doct No
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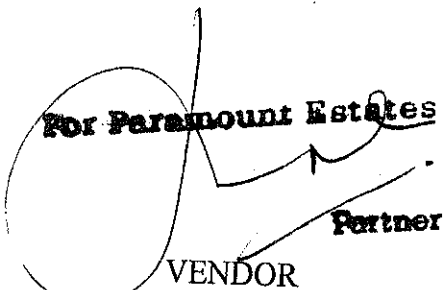
Sub Registrar
Keşara




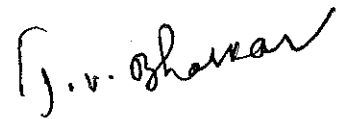
ANNEXURE- B

Plan of the Scheduled Flat:




For Paramount Estates

Partner
VENDOR
(Soham Modi)

For Paramount Estates

Partner
VENDOR
(Samit Gangwal)

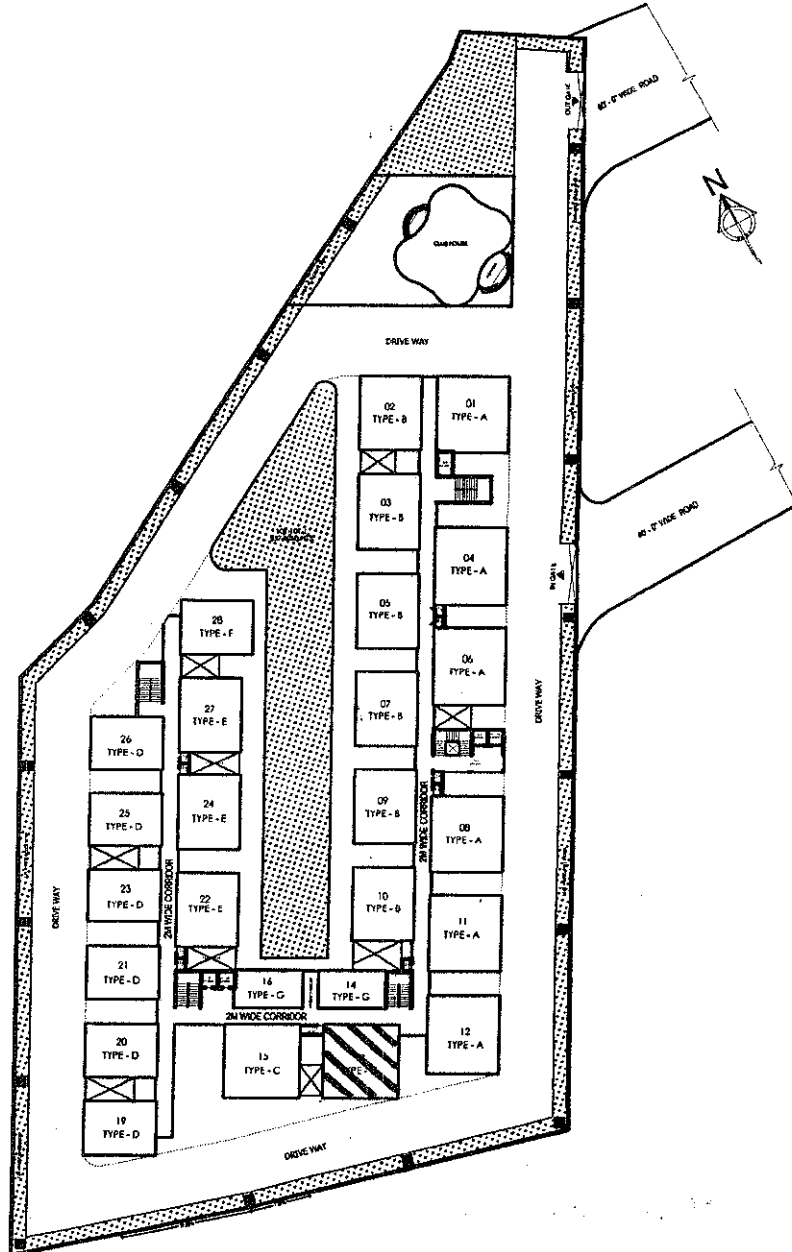

PURCHASER

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Keesara



ANNEXURE - C

Layout plan of the Housing Project:



For Paramount Estates.

[Signature]
Partner
VENDOR
(Soham Modi)

For Paramount Estates

[Signature]
Partner
VENDOR
(Samit Gangwal)

[Signature]
PURCHASER

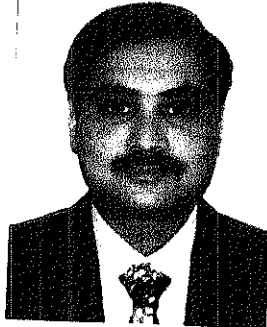
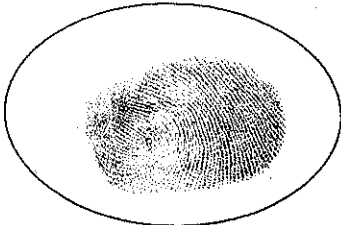
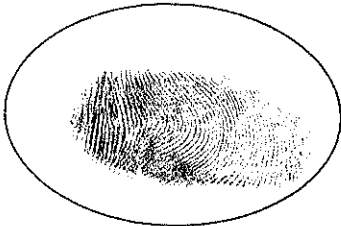
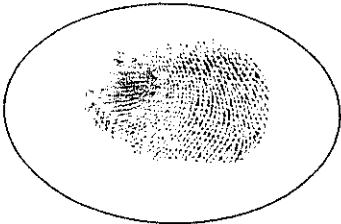
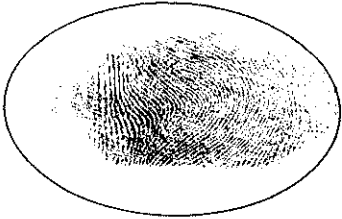
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Sub Registrar
Keesara



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

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



**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER**

VENDOR:

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

1. M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., HAVING ITS OFFICE AT
5-4-187/3 & 4, SOHAM MANSION
2ND FLOOR, M. G. ROAD, SEC-BAD REP. BY
ITS MANAGING DIRECTOR
SRI SOHAM MODI
S/O. 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, 2ND FLOOR
M. G. ROAD
SECUNDERABAD.

VENDEE:

MR. VIJAYA BHASKAR JAMI
S/O. MR. SATYANARAYANA JAMI
R/O. FLAT 303, PRAMADA NIVAS
JAYASREE GARDENS
AVA ROAD RAJAHMUNDRY
EAST GODAVARI DISTRICT - 533 103.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Paramount Estates

Partner

For Paramount Estates

Partner

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk - 1, CS No 6220/2017 & Doct No
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Keesara



VENDOR:

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

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

HOUSEHOLD CARD
Card No : PAPI6776100157
F.P. Shop No : 762
Name of Head of Household : Gangwal Samit
Father/ Husband name : Sushil Kumar
Date of Birth : 20/Oct/71
Age : 35
Occupation : Own Business
House No./Street : 8-2-293/82/A/1211
Colony : JUBILEE HILLS
Ward : 8
District : Hyderabad
Annual Income (Rs.) : 100,000
LPG Consumer No. (1) : 620316/(Single)
LPG Dealer Name (1) : B S Enterprises, HPC
LPG Consumer No. (2) : 1805/Double
LPG Dealer Name (2) : Venkata Sai

Family Members Details

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

DPL No 102
Jubilee Hills club,
Jubilee Hills
 27/01/2006
 In Charge

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPR8104E
भारत सरकार
GOVT OF INDIA

Andhar No
 328769539204

For Paramount Estates
 Partner

For Paramount Estates
 Partner

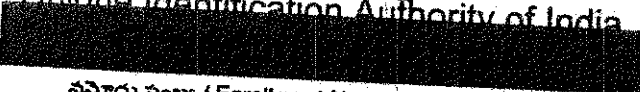
Bk-1, CS No 6220/2017 & Doct No
5971 2017 Sheet 15 of 16 Sub Registrar
Keesara





భారత ప్రభుత్వం

Unique Identification Authority of India



నమోదు సంఖ్య / Enrollment No.: 2017/60451/04875

To
విజయ భాస్కర్ జామి
Vijaya Bhaskar Jami
S/O: Jami Satyanarayana
FLAT NO 3 C R K enclave tamil street
near ramalayam chinawaltair
Visakhapatnam (Urban)
L B Colony
Visakhapatnam (urban) Visakhapatnam
Andhra Pradesh 530017
9010183344

06/12/2018

89225311



MN892253115FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

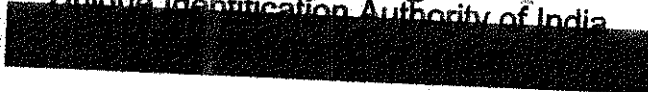
7002 8551 8836

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

Unique Identification Authority of India



నమోదు సంఖ్య / Enrollment No. : 1427/01600/01746

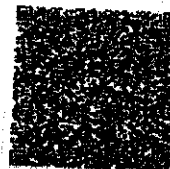
To
Dakamarri Harish Krishna
డాకమర్రి హరిష్ కృష్ణ
Flat No G3 Navan Enclave
Mahesh Nagar
Near Radhika Theater
ECIL kapra
Secunderabad
Ecl, Secunderabad, Hyderabad,
Telangana - 500062
9550695916

11/03/2017



KA134893146FH

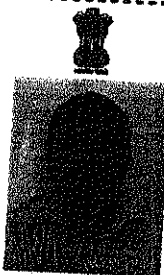
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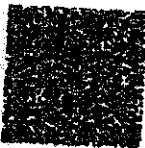
6656 0641 3869

నా ఆధార్, నా గుర్తింపు



విజయ భాస్కర్ జామి
Vijaya Bhaskar Jami
పుట్టిన తేదీ / DOB : 26/08/1976
పురుషుడు / Male

V. V. Shankar



7002 8551 8836

ఆధార్ - సామాన్యుని హక్కు



డాకమర్రి హరిష్ కృష్ణ
Dakamarri Harish Krishna
తండ్రి : డాకమర్రి రామ కృష్ణ
Father : Dakamarri Rama Krishna

Harish Krishna

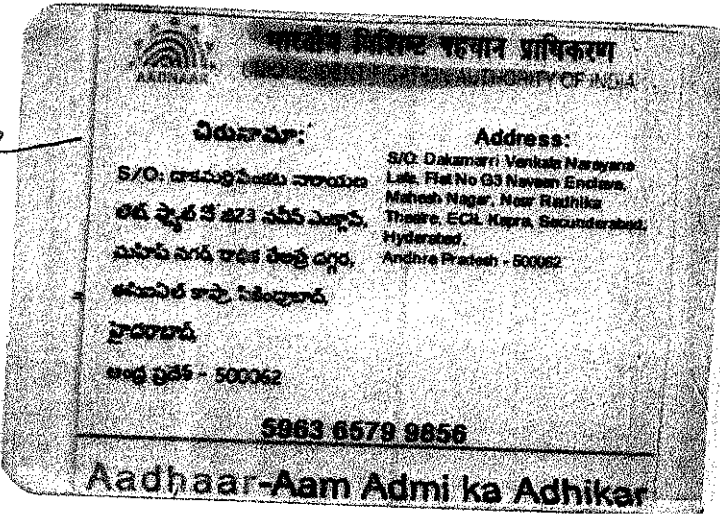
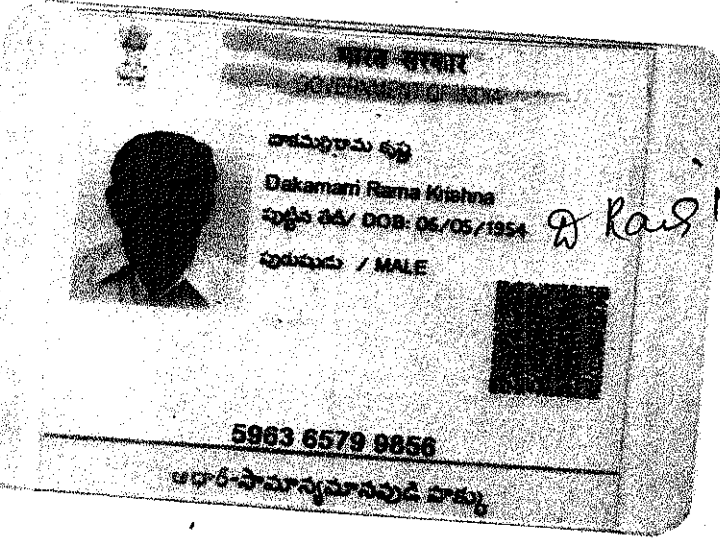
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పురుషుడు / Male



6656 0641 3869

నా ఆధార్, నా గుర్తింపు





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Keesara

