

SALE DEED

This Sale Deed is made and executed on this 4<sup>th</sup> day of January 2013 at SRO, Keesara, Ranga Reddy District., by and between:

Mr. GAURANG MODY, SON OF Mr. JAYANTILAL MODY, aged about 44 years, Occupation: Business, residing at # Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016., hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

IN FAVOUR OF

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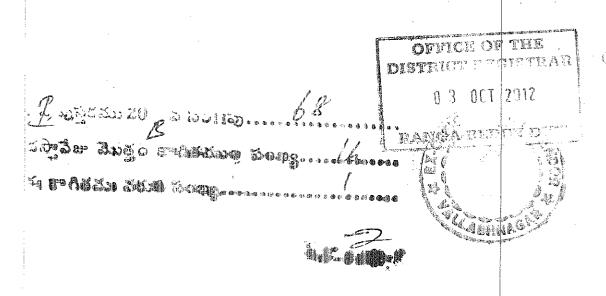
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Mr. KRISHAN KUMAR JOSHI, SON OF Mr. RAMANAND JOSHI, aged about 39 years, Occupation: Service, residing at # Plot No. 34, Road No.14, Near DAV Public School, Santoshima Nagar, R. K. Puram, Secunderabad - 500 056., hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.).

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## ENDORSEMENT

cartified that the following amounts have been paid in respect of this document

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### WHEREAS:

- A. The Vendor is the absolute and exclusive owner, and possessor of luxury apartment flat no. 308 on the third floor, in block no. 'A' admeasuring about 1600 sft., of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District by virtue of registered sale deed dated 06.03.2009, bearing no. 1364 of 2009 registered at the office of the Sub-Registrar, Keesara, R. R. District, hereinafter referred as Scheduled flat and is more fully described at the foot of the document.
- B. Whereas M/s. Paramount Builders (herein after referred to as the Builder) and Shri B. Anand Kumar and Others (hereinafter referred to as the Owners) have agreed to develop land admeasuring about Ac. 3-04 Gts., forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, hereinafter referred to as the Scheduled Land, as per the terms and conditions of the Joint Development Agreement bearing document no. 16768/06, dated 31.10.2006 registered at SRO Shamirpet.
- C. The Original Owner M/s. Paramount Builders developed the Scheduled Land into residential apartments in a group housing scheme name and styled as 'PARAMOUNT RESIDENCY' and obtained necessary technical approval from Hyderabad Urban Development Authority vide their Proceeding No.6008/P4/Plg/HUDA/2006, dated 14.09.2006. The development consisting of 260 number of flats in 6 blocks with certain common amenities is named as 'PARAMOUNT RESIDENCY'.
- D. The Buyer is desirous of purchasing a luxury apartment bearing flat no 308 on the third floor, in block no. 'A', in the proposed group hosing scheme known as PARAMOUNT RESIDENCY and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- E. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Apartment and the Buyer upon such inspection etc., is satisfied as to the title of the Scheduled Apartment.
- F. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) and the Buyer has agreed to purchase the same.
- G. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

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### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the luxury apartment bearing flat no.308 on the third floor, in block no. 'A', having a super built-up area of 1600 sft., (i.e., 1280 sft. of built-up area & 320 sft. of common area) in building known as Paramount Residency together with:
  - a. Undivided share in scheduled land to the extent of 104.93 sq. yds.
  - b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively.

situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment 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.15,00,000/-(Rupees Fifteen Lakhs Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. The Vendor hereby admits and acknowledges the receipt of the said consideration.

- 2. The Vendor hereby declares that she has absolute right to sell the Scheduled Apartment.
- 3. The Vendor further covenant that the Scheduled Apartment 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 Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
- 4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.
- 5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
- 6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
- 7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment 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.

LANNING.

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Hs 104700 towards stamp duty including I.D under section 41 of the I.S. Act 1999. Tawards Registration fee on the chargeable value of Rs. 1500000 were paid by the party through reals CYC1 401 vide chargen/DD/BC/Pay order No 4/1/13 date.

Sub-Registrar Collector U/S 41 of I.S. Act

ত্যুদ্রহ্ম 2013 সভা (কান্তা ৪৩৪) সভাল্য প্রত্থি নাত্যুদ্রকা বিশ্বভূতি উপ্তাল্ড কিন্তু নিশ্বভূতি সহাজুল সাত্রুকা উভাল্ড 1830— প্রত্রী নিশ্বভূতি মহাজুলীয়ুসন্ত

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SUBMESSION ARESANA

- 8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer 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 apartments under this sale deed.
- 9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-
- a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment 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 apartment/parking space in PARAMOUNT RESIDENCY.
- b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer 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 Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
- d. 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 RESIDENCY, shall vest jointly with the owners of the various tenements/apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor/Builder 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.
- e. The Buyer 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 Apartment from the date of delivery of its possession by the Vendor to the Buyer.

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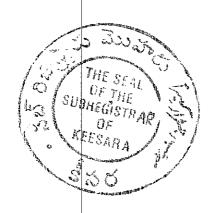


- f. That the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Buyer shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.
- h. The Büyer further covenant(s) with the Builder and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Builder or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building; (i) install cloths drying stands or other such devices on the external side of the building.

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## SCHEDULE 'A'

### SCHEDULE OF LAND

ALL THAT THE TOTAL OPEN LAND being Sy. No.176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts., and bounded by:

|          |                              |   | <br>· · · · · · · · · · · · · · · · · · · |
|----------|------------------------------|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |   | <br>                                      |
| South By | Sy. Nos. 175, 174 & 167      |   | <br>                                      |
| East By  | Sy. No. 159                  | - | <br>                                      |
| West By  | Sy. No. 198                  |   | <br>                                      |
|          |                              |   |   |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming a luxury apartment flat no.308 on the third floor, in block no. 'A' admeasuring about 1600 sft., of super built-up area (i.e., 1280 sft., of built-up area & 320 sft., of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds., and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively., in residential apartment named as "Paramount Residency", forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

| North By | Flat No. 307     |     |          | <u> </u> |                                       |   |
|----------|------------------|-----|----------|----------|---------------------------------------|---|
| South By | Flat No. 309     |     | <u> </u> |          |                                       |   |
| East By  | Open to Sky      |     |          | <u>:</u> |                                       |   |
| West By  | 6' wide corridor | . " |          |          | · · · · · · · · · · · · · · · · · · · | _ |
|          | TO ALLOWS        |     | :        |          |                                       | : |

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:

## WITNESESS:

- 1. Meen A-roshi

**VENDOR** 

BUYER

SUSMESSMAR, ST.

## ANNEXTURE-1-A

1. Description of the Building

: LUXURY APARTMENT bearing flat no.308 on the third floor, in block 'A' of Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District.

(a) Nature of the roof

: R. C. C. (G+5)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: New

3. Total Extent of Site

: 104.93 sq. yds., U/S Out of Ac. 3-04 Gts.

4. . Built up area Particulars:

a) In the Stilt Floor

: 115 sft., Parking space for scooter and one car

b) In the First Floor

c) In the Second Floor

d) In the Third Floor

: 1600 sft

e) In the Fourth Floor

f) In the Fifth Floor

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 15,00,000/-

Date: 04.01.2013

Signature of the Executants

## CERTIFICATE

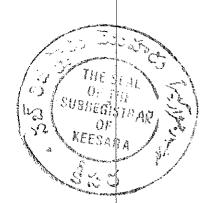
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

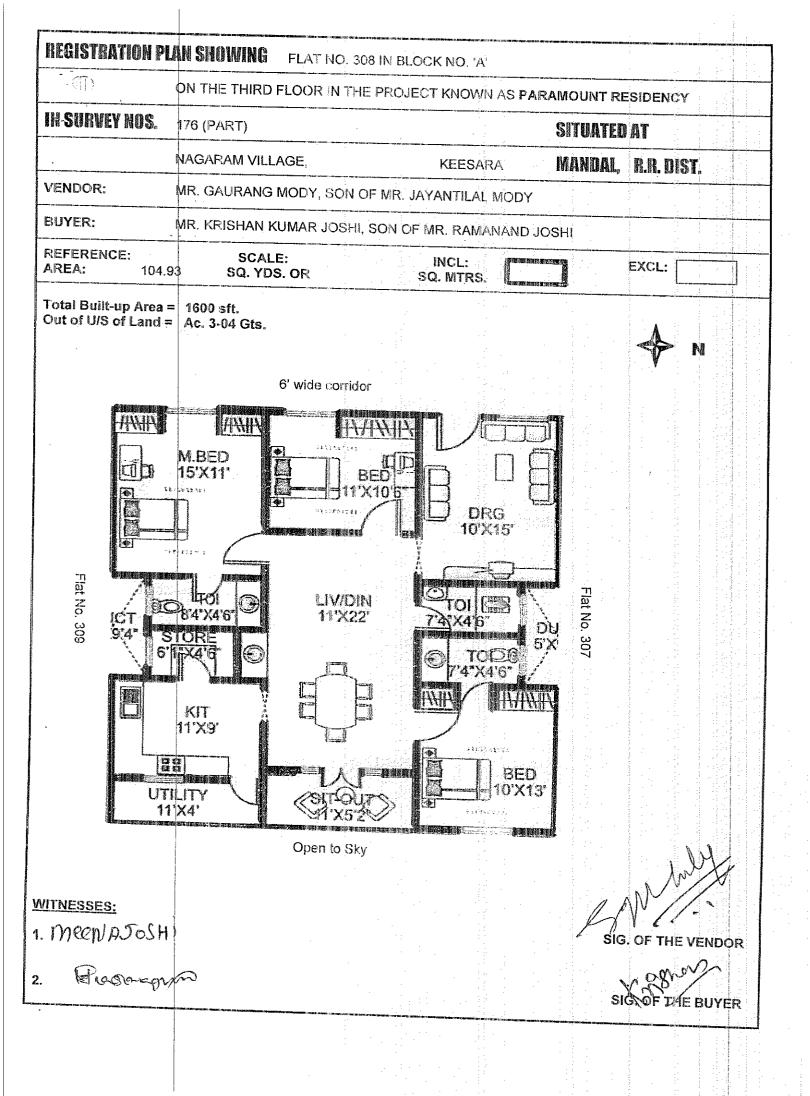
Date:04.01.2013

Signature of the Executants

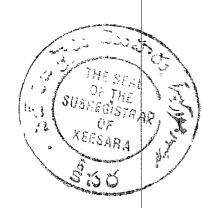
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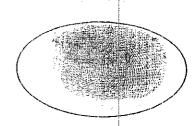
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





#### VENDOR:

MR. GAURANG MODY S/O. MR. JAYANTILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS BEGUMPET HYDERABAD - 500 016,





### BUYER:

MR. KRISHAN KUMAR JOSHI S/O. MR. RAMANAND JOSHI R/O. # PLOT NO. 34, ROAD NO.14 NEAR DAV PUBLIC SCHOOL SANTOSHIMA NAGAR R. K. PURAM SECUNDERABAD - 500 056

### SIGNATURE OF WITNESSES:

1. MERNA JOSHI

2. Pragaregno

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

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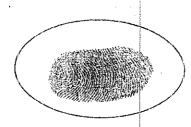
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SL.NO.

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PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER







### WITNESSESS:

- 2. MR. K. PLABHARAR REDDY

  Slo. K. PADMA REDDY

  RIO: # 5-4-187 | 3 & Y

  G vd Floor, SOHAM MANSION

  M. G. ROAD,

  SEC BAD 003.

## SIGNATURE OF WITNESSES:

1. MEONA JOSHI

2. Pragayo

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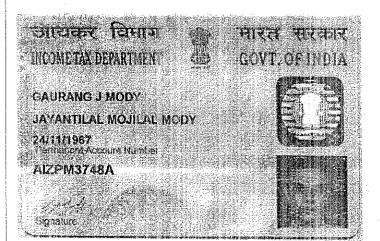
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## <u>VENDOR:</u>

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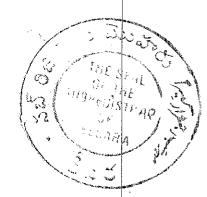


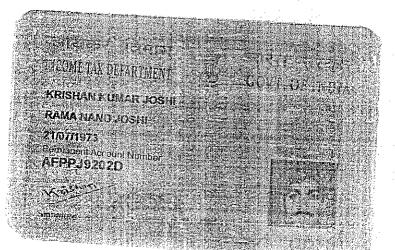
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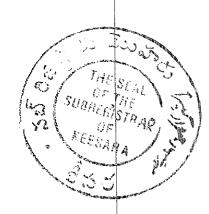
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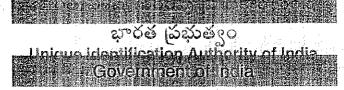
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Neena Joshi โมสา ซีรี้ฉั W/O Krishan Kumar Joshi PLOT NO 34 RD 14 SANTHOSHIMA NAGAR NEAR D A V PUBLIC SCHOOL NEREDMET MALKAJGIRI Hyderabad Andhra Pradesh - 500056



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మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

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Civel Commissioner of maximumax, Anglista Pradesh

आत्यकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

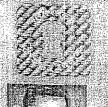
PADNA REDDY KANDI

15/01/1974 Permanent Account Number AWSPP8104E

Signature

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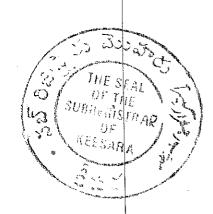
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## Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000064/2013 of SRO: 1530(KEESARA)

Presentant Name(Capacity): GAURANG MODY(EX)

Report Date: 04/01/2013 13:02:25

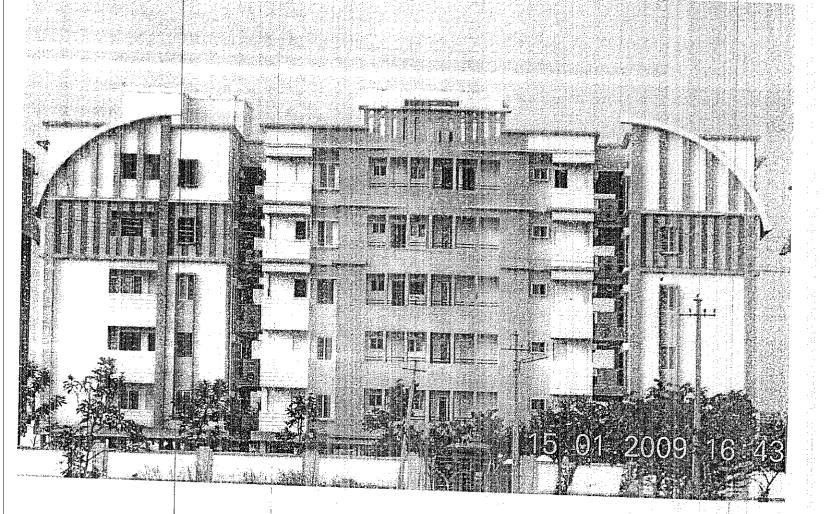
This report prints the Photos and FPs taken on 04/01/2013 13:01:05

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|--|---------------------|-------|---|--|
| <b>Quant</b>   |                     |       | (CL) KRISHAN<br>KUMAR JOSHI<br>R/O. # P.NO 34<br>ROAD NO 14<br>NEAR<br>DAVPUBLIC<br>SCHOOL,<br>R.K.PURAM,<br>SEC-BAD. | Kognas   |
| , and the state of |                     |       | (EX) MR. GAURANG MODY R/O. # F.NO 105 SAPPHIRE APTS,CHIKOTI, GARDENS BEGUMPET, HYD-BAD.                               | Mark Market Mark |

Identified by MO2NAJOSH)
Photos and TIs
Witness 1
Witness 2

Capture of Photos and TIs done in my presence





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