



Government of Telangana
Registration And Stamps Department

9698/17

Payment Details - Citizen Copy - Generated on 23/11/2017, 12:13 PM

SRO Name: 1530 Keesara

Receipt No: 10518

Receipt Date: 23/11/2017

Name: SOHAM MODI

CS No/Doct No: 10073 / 2017

Transaction: Sale Deed

Challan No:

E-Challan No: 104TQD1

Chargeable Value: 2743000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 15-NOV-...

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: SBH INB

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				13715
Transfer Duty /TPT				41145
Deficit Stamp Duty				109620
User Charges				100
Total:				164580

RETURN

Date: _____

In Words: RUPEES ONE LAKH SIXTY FOUR THOUSAND FIVE HUNDRED EIGHTY ONLY

Prepared By: GKSAINATH

Signature of SR
Registrar
KEESARA

SCANNED

Doct. NO - 9698/2017



తెలంగాణ తెలంగాణ TELANGANA

S.No. 23546 Date: 21-10-2017

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: PARAMOUNT ESTATES

K. SATISH KUMAR

M 830875

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 the 16th day of November 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

1. Mr. Ezharul Hasan Ansari, Son of Mr. Amir Hasan, aged about 32 years, Occupation: Service {Pan No. AMMPA0718K, Aadhaar No. 6599 3498 9605} and,
2. Mrs. Nilufar Yasmin, Wife of Ezharul Hasan Ansari, aged about 29 years both are residing at H. No. 1-10-104/17/1, Mayuri Marg, Begumpet, Hyderabad {Pan No. ADIPY8338G, Aadhaar No. 5559 1125 1546}, 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.

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,

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. 13715/- paid between the hours of 12 and 12 on the 23rd day of NOV, 2017 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1530-1-2017-10073]CL	K. PRABHAKAR REDDY[RJNILUFAR YASMIN . EZHARUL HASAN ANSARI R/O. 5-4-187/3AND 4 SOHAM MANSION 2ND FLOOR M.G ROAD SEC-BAD.,	
2	CL		 [1530-1-2017-10073]CL	K. PRABHAKAR REDDY[RJEZHARUL HASAN ANSARI . AMIR HASAN R/O. 5-4-187/3AND 4 SOHAM MANSION 2ND FLOOR M.G ROAD SEC-BAD.,	
3	EX		 [1530-1-2017-10073]EX	GPA FOR PRESENTING DOCUMENTS REPBY 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.	

Identified by Witness:

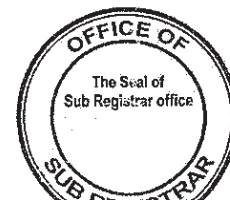
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 N. SRINIVASULU::23/11 [1530-1-2017-10073]	N. SRINIVASULU R/O UPPAL HYD	
2		 V. VADAIL::23/11/2 [1530-1-2017-1007]	V. VADAIL R/O MUSHEERABAD	

23rd day of November, 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: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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Bk-1, CS No 10073/2017 & Doct No 9698/12017. Sheet 1 of 16 Sub Registrar Keesara

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:
- a. Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri. Veerayya.
 - b. Shri. Bijja Yadaiah alias Bijja Yadaiah Goud, S/o. Shri. Veerayya.
- 1.4 Shri. Bijja Sathaiah alias Sathaiah Goud, S/o. Shri Veerayya and Shri Bijja Yadaiah alias Yadaiah Goud, S/o. Shri Veerayya were the original pattedars of agricultural land admeasuring about Ac. 2-30 Gt., in survey no. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, .
- 1.5 As per the proceedings of the MRO bearing no. B/828/86 dated 4.5.1988 the name of the original pattedars was mutated in the revenue records. Pahanis for the year 2001-02 reflect the name of the original pattedars as owners and possessors of land admeasuring about Ac. 2-30 Gts., in survey no. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, Patta passbook and title book have been issued in favour of the Vendor by the Mandal Revenue office, Keesara Mandal, Medchal-Malkajgiri District, as per the details given below.

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

2. DETAILS OF PERMITS:

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

For Paramount Estates

Partner

For Paramount Estates

Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	109620	0	0	0	109720
Transfer Duty	NA	0	41145	0	0	0	41145
Reg. Fee	NA	0	13715	0	0	0	13715
User Charges	NA	0	100	0	0	0	100
Total	100	0	164580	0	0	0	164680

Rs. 150765/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13715/- towards Registration Fees on the chargeable value of Rs. 2743000/- was paid by the party through E-Challan/BC/Pay Order No ,104TQD131117 dated 15-NOV-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 164580/-, DATE: 15-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 075101527,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI,CLAIMANT NAME: MR.EZHARUL HASAN ANSARI AND NILUFARYASIM).

Date:

23rd day of November,2017

Signature of Registering Officer
Keesara

అమ్మదేవుని 20 గా (క్రా.శ. 1939) నిర్మాణం
9698 మంబరూరి రిజిస్ట్రేషన్ చేయబడినది. స్వామింగి
విజయ గుర్తింపు నెంబరు 1530 9698 2017
ఇవ్వబడినది.
2017 సం. నవంబరు 23 వ తేది.

M.F. RAHMAN
Sub-Registrar
Keesara

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Bk-1, CS No 10073/2017 & Doct No
9698/2017. Sheet 2 of 16
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

BK - 1, CS No 10073/2017 & Doct No
9698 12017. Sub Registrar
Keesara

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

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk -1, CS No 10073/2017 & Doct No

9698/2017. Sheet 4 of 16

Sub Registrar
Keesara



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5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.

5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.

6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION:

7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.

7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.

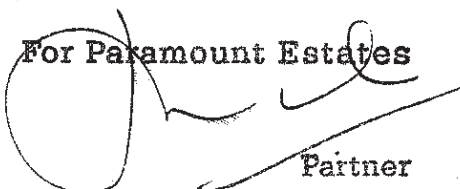
7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.

For Paramount Estates



Partner

For Paramount Estates



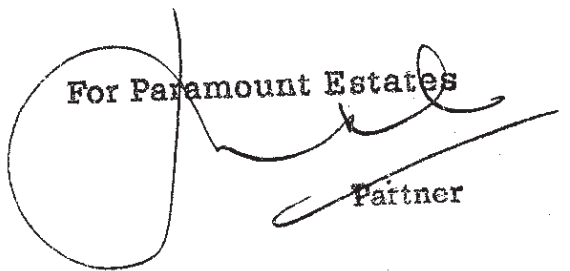
Partner

BK - 1, CS No 10073/2017 & Doct No
1698 / 2017 Sheet 5 of 16 Sub Registrar
Keesara

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

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk - 1, CS No 10073/2017 & Doct No
9698/2017. Sub Registrar
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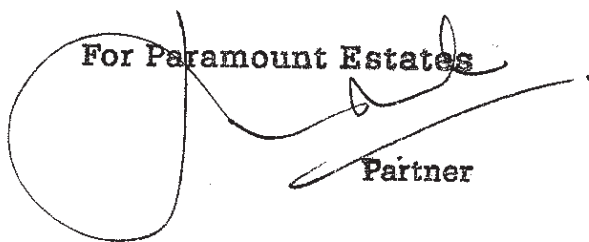
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- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

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

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk - 1, CS No 10073/2017 & Doct No
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10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

11.1.1 The defense services or allied organizations.

11.1.2 Airports Authority of India.

11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

11.1.4 Fire department.

11.1.5 Electricity and water supply board.

11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.

11.1.7 Irrigation department.

11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk - 1 CS No 10073/2017 & Doct No 9698/2017. Sub Registrar Keesara

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12 GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled 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

or Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

Eghand Hasan Jassori

N. Yasmin

PURCHASER

BK-1, CS No 10073/2017 & Doct No

9698/12017. Sheet 9 of 16

Sub Registrar
Keesara



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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Ezharul Hasan Ansari 2. Mrs. Nilufar Yasmin
2.	Purchaser's residential address:	R/o. H. No. 1-10-104/17/1, Mayuri Marg, Begumpet, Hyderabad.
3.	Pan no. of Purchaser:	1. AMMPA0718K & 2. ADIPY8338G
4.	Aadhaar card no. of Purchaser:	1. 6599 3498 9605 & 2. 5559 1125 1546
5.	Name address & registration no. of Owners Association	M/s. Paramount Avenue Owners Association having its red. Office at Sy. No.233, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, vide regd.no.1276 of 2015
6.	Details of Scheduled Flat:	
	a. Flat no.:	712 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	852 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs. 27,43,000/- (Rupees Twenty Seven Lakhs Forty Three Thousand Only)
8.	Details of payment:	
	i.	Rs. 11,94,000/- (Rupees Eleven Lakhs Ninety Four Thousand Only) paid by way of D. D. No. 030142, dated 21.11.2016 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	ii.	Rs. 6,32,000/- (Rupees Six Lakhs Thirty Two Thousand Only) paid by way of D. D. No. 009378, dated 03.05.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	iii.	Rs. 2,34,000/- (Rupees Two Lakhs Thirty Four Thousand Only) paid by way of D. D. No. 011352, dated 31.10.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	iv.	Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of D. D. No. 011351, dated 31.10.2017 drawn on State Bank of India, Secunderabad issued by SBI, RACPC, Hyderabad.
	v.	Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.000017, dated 01.11.2017 drawn on HDFC Bank, Begumpet Branch, Hyderabad.
	vi.	Rs. 1,00,000/- (Rupees One Lakhs Only) paid by way of cheque no.000018, dated 01.11.2017 drawn on HDFC Bank, Begumpet Branch, Hyderabad.
	vii.	Rs. 1,33,000/- (Rupees One Lakhs Thirty Three Thousand Only) paid by way of cheque no.000010, dated 30.09.2016 drawn on HDFC Bank, Begumpet Branch, Hyderabad.

For Paramount Estates

Partner

VENDOR

(Soham Modi)

For Paramount Estates

Partner

VENDOR

(Samit Gangwal)

Ezharul Hasan Ansari

Nilufar Yasmin

PURCHASER

Bk - 1, CS No 10073/2017 & Doct No
7698/2017 Sheet 10 of 16


Sub Registrar
Keesara



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9.

Description of the Schedule Flat:

All that portion forming a deluxe apartment bearing flat no. 712 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, Medchal-Malkajgiri District marked and bounded as under:

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

ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 712 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 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. 27,43,000/-

Date: 16.11.2017

For Paramount Estates

Partner

For Paramount Estates

Signature of the Vendor

C E R T I F I C A T E

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

For Paramount Estates

Partner

For Paramount Estates

Signature of the Vendor

Egharaj Ghasan Desai
N. Yashmi

Signature of the Purchaser

Date: 16.11.2017

Bk -1, CS No 10073/2017 & Doct No

9698 No 12 Sheet 11 of 16

Sub Registrar

Keesara

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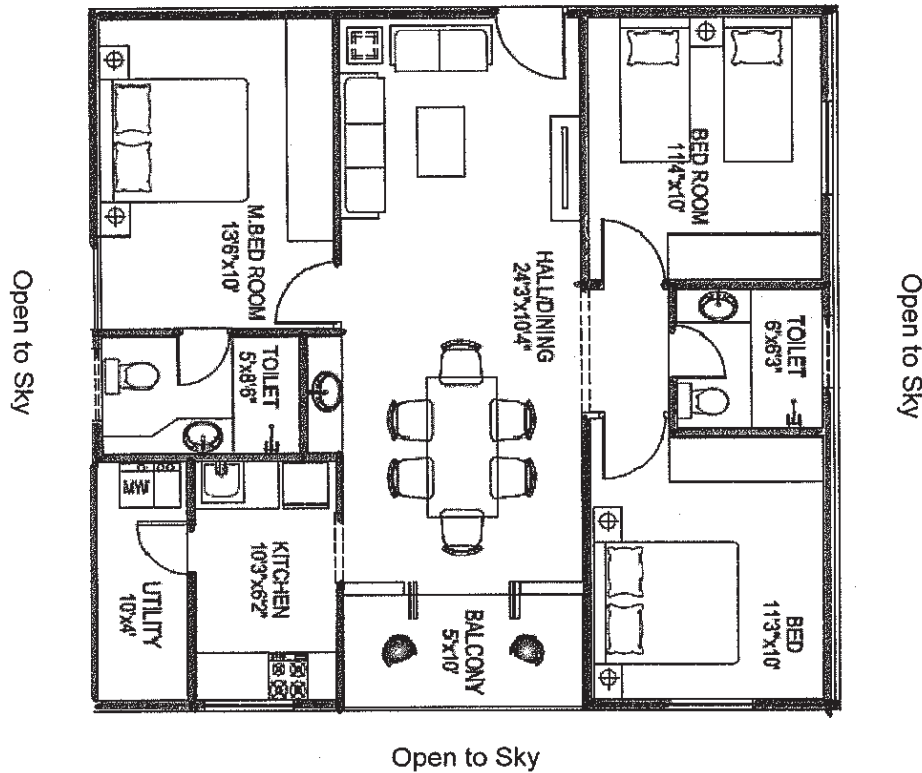


ANNEXURE- B

Plan of the Scheduled Flat:



Open to Sky & 6'-6" wide corridor



For Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

Egharal Hasan Ahori
Niyasmi

PURCHASER

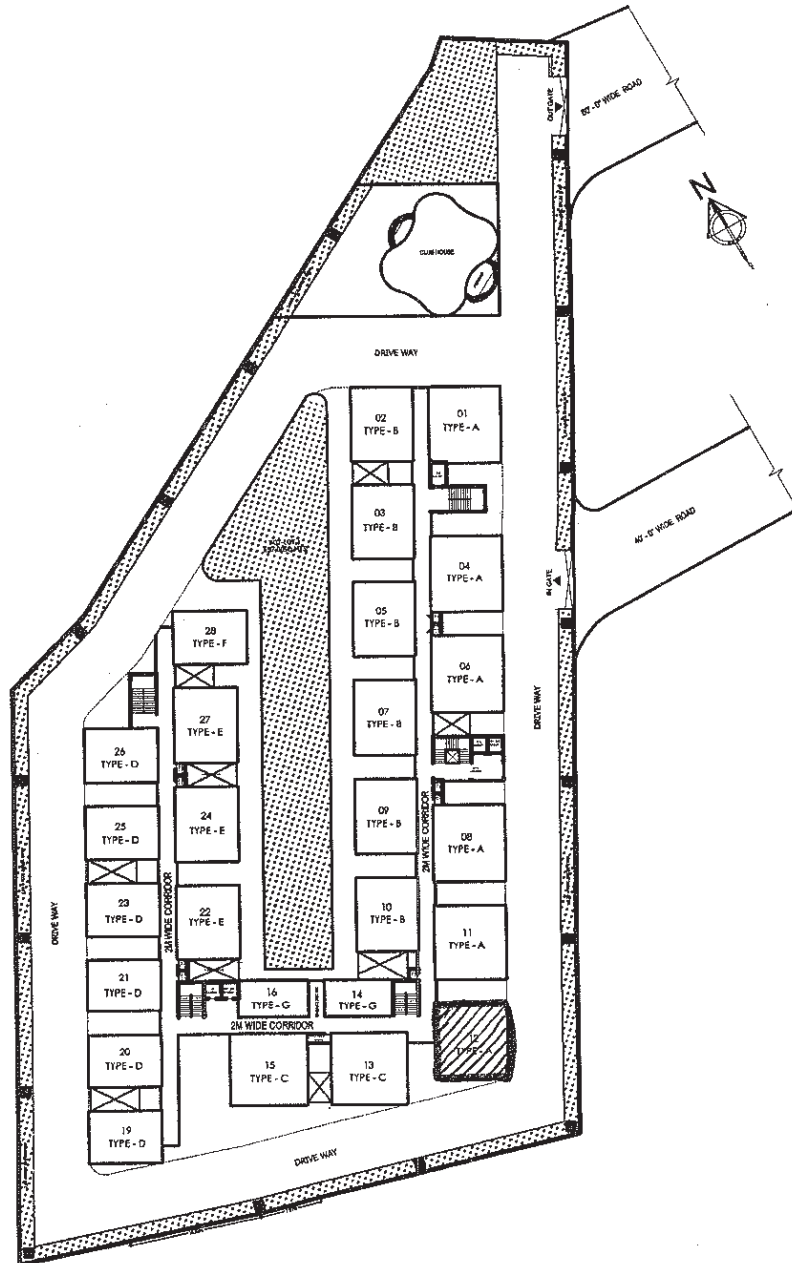
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9694/2012 Sheet 12 of 16 Sub Registrar
Keesara

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ANNEXURE - C

Layout plan of the Housing Project:



For Paramount Estates

Partner

VENDOR
(Soham Modi)

For Paramount Estates

Partner

VENDOR
(Samit Gangwal)

Eghand Hason Jhosi
Niyamiz
PURCHASER

BK - 1, CS No 10073/2017 & Doct No

9698 12012. Sheet 13 of 16

Sub Registrar

Keesara

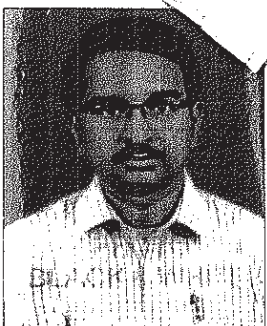
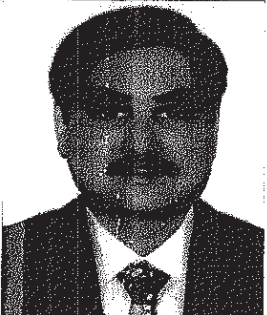
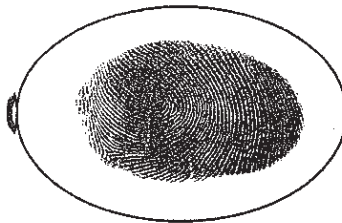
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PHOTOGRAPHS A

FINGER PRINT
IN BLACK
(LEFT THUMB)

SL. NO.

**PRINTS AS PER SECTION 32A OF
IN 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

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:
AT SRO, KEESARA:

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.

PURCHASER:

1. MR. EZHARUL HASAN ANSARI
S/O. MR. AMIR HASAN,
R/O. H. NO. 1-10-104/17/1
MAYURI MARG
BEGUMPET
HYDERABAD.
2. MRS. NILUFAR YASMIN
W/O. EZHARUL HASAN ANSARI
R/O. H. NO. 1-10-104/17/1
MAYURI MARG
BEGUMPET
HYDERABAD.

SIGNATURE OF WITNESSES:

N. S. Reddy
Wardendai

For Paramount Estates

[Signature]
Partner

For Paramount Estates

[Signature]
Partner

SIGNATURE OF THE VENDOR

Egharul Hasan Ansari
Niyamin

SIGNATURE OF THE PURCHASER

We send here with our photograph(s) and 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, Medchal-Malkajgiri District.

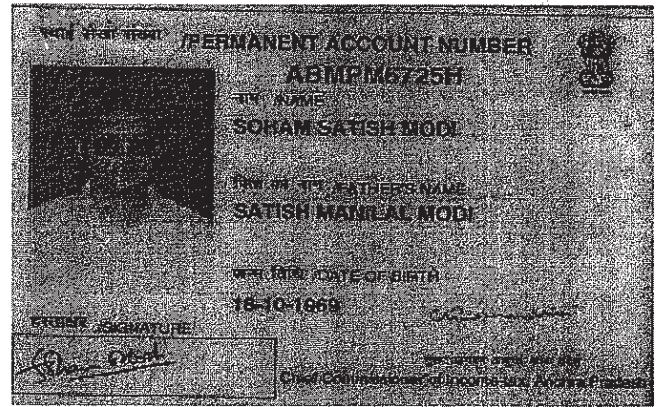
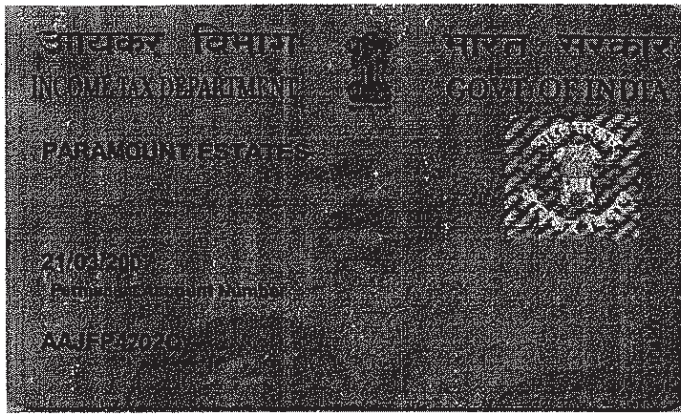
SIGNATURE OF THE REPRESENTATIVE

Bk - 1, CS No 10073/2017 & Doct No
1698/2012 Sheet 14 of 16 Sub Registrar
Keesara

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VENDOR:

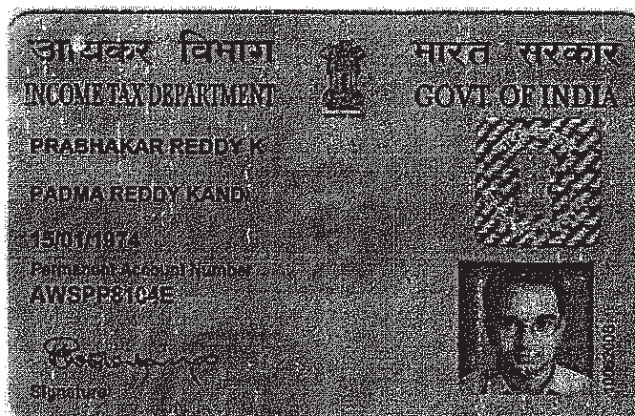


HOUSEHOLD CARD	
Card No	PAP1577620457
F.P. Shop No	1762
Name of Head of Household	Gangwal Samit
Father/Husband name	Sushil Kumar
Date of Birth	20/Oct/71
Age	35
Occupation	Own Business
House No.	8-2-293/82/A/1211
Street	ROAD NO 60
Colony	JUBILEE HILLS
Ward	Ward-8
Circle	77 / Circle VII
District	Hyderabad
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
DPL in Charge



Aadhaar No 3287 6953 9204

For Paramount Estates

Partner

For Paramount Estates

Partner

Bk - 1, CS No 10073/2017 & D
1698/2012 Sheet 15



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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సంఖ్య / Enrollment No. : 1118/60056/03814

To
Ezharul Hasan Ansari
ఎజారుల్ హసన్ అంసరి
S/O: Amir Hasan
40A
A N Deo Path
Purana Bazar
Siddheswarbati
Titagarh, North 24 Parganas
West Bengal - 700119
9704977696

Ezharul Hasan Ansari



KL193800573FT

19380057



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6599 3498 9605

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

ఎజారుల్ హసన్ అంసరి
Ezharul Hasan Ansari



పుట్టిన సంవత్సరం / Year of Birth: 1985
పురుషుడు / Male



6599 3498 9605

ఆధార్ - సామాన్యని హక్కు

भारत सरकार
Government of India

Nilufar Yasmin
DOB: 19/08/1987
FEMALE

5559 1125 1546

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O: Ezharul Hasan Ansari,
40/A, PURANI BAZAR A. N.DEV
PATH, Titagarh (M), North 24
Parganas,
West Bengal - 700119

5559 1125
1546

1847

help@uidai.gov.in

www.uidai.gov.in

*attested for
Property Registration*



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమూహ సంఖ్య / Enrollment No. : 2189/64039/03544

To
Vandanadevi Vadali
వందనదేవి వడలి
W/O Vadali Bhaskara Subrahmanyam
2-2-1130/1, FLAT NO-9, 2ND FLOOR, DIGAVALLI MANSIC
NEW NALLAKUNTA
NALLAKUNTA
Musheerabad
New Nallakunta, Musheerabad, Hyderabad,
Telangana - 500044
9493425155

15/11/2011



KA224129496FH

22412649



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7672 4006 3922

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

వందనదేవి వడలి
Vandanadevi Vadali

పుట్టిన తేదీ / DOB: 09/05/1974

స్త్రీ / Female

7672 4006 3922

నా ఆధార్, నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: N. Laxmi Narayana, 4-7-
10/6 shanthi gardens, block-f,
raghavendra nagar nacharam,
Uppal, I.e.nacharam,
K.V.Rangareddy
Andhra Pradesh, 500076

విద్యుదాహిత
S/O: N. Laxmi Narayana,
4-7-10/6 శాంతి గార్డెన్స్ బ్లాక్-ఫ,
రాఘవేంద్ర నగర్ నాచరం,
ఉప్పల, ఐ.ఎ.నాచరం,
కె.వి.రంగారెడ్డి
ఆంధ్రప్రదేశ్, 500076

BK-1, CS No 10073/2017 & Doc No
69812017
Sub Registrar
Keesara

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA

నముదూరి శ్రీనివాసులు
Namuduri Srinivasulu
పుట్టిన సం./YoB: 1962
పురుషుడు Male



9911 1971 5151

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



CS No: 6959/2017

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :14-12-2017 12:06:30

App No :160387

Statement No :28922310

Sri/Smt.:K. PRABHAKAR REDDY having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: NAGARAM OR NAGARAM, Ward - Block:2 - 2, House No:,, Apartment:PARAMOUNT AVENUE, Flat No:712, SURVEY NO: ,233, Bounded by NORTH :OPEN TO SKY, SOUTH :OPEN TO SKY, EAST :OPEN TO SKY, WEST :OPEN TO SKY & 6-6 WIDE CORRIDOR

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto S.R.O. KEESARA for years 10 from 01-10-2007 to 03-12-2017 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/2	VILL/COL: NAGARAM/NAGARAM W-B: 2-2 SURVEY: 233 APARTMENT: PARAMOUNT AVENUE FLAT: 712 EXTENT: 55.46SQ.Yds BUILT: 1310SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: OPEN TO SKY AND 6'-6" WIDE CORRIDOR Link Doct:4988/2007 of SRO 1516	(R) 23-11-2017 (E) 16-11-2017 (P) 23-11-2017	0101 Sale Deed Mkt.Value:Rs. 1013000 Cons.Value:Rs. 2743000	1.(EX)M/S PARAMOUNT ESTATES REPBY ITS PARTNERS M/S MODI PROPERTIES PVT LTD., REPBY SOHAM MODI 2.(EX)M/S PARAMOUNT ESTATES REPBY SAMIT GANGWAL 3.(EX)GPA FOR PRESENTING DOCUMENTS REPBY K.PRABHAKAR REDDY 4.(CL)EZHARUL HASAN ANSARI 5.(CL)NILUFAR YASMIN	0/0 9698/2017 [1] of SRO KEESARA(1530)
2/2	VILL/COL: NAGARAM/NAGARAM W-B: 0-0 SURVEY: 233 EXTENT: 2 Acres Boundires: [N]: SY.NO. 234 & SY.NO. 235 [S] SY. NO. 226 & 227 [E]: SY. NO. 232 [W]: BALANCE PART OF SY. NO. 233	(R) 04-04-2007 (E) 04-04-2007 (P) 04-04-2007	0101 Sale Deed Mkt.Value:Rs. 2000000 Cons.Value:Rs. 13200000	1.(EX)BIJJA SATHAIAH alias BIJJA SATHAIAH GOUD 2.(EX)BIJJA YADIAH alias BIJJA YADIAH GOUD 3.(EX)BIJJA SRINU GOUD 4.(EX)BIJJA VIJAY KUMAR 5.(EX)BIJJA DASHARATH GOUD 6.(EX)BIJJA SRINU GOUD 7.(CL)M/S. PARAMOUNT ESTATES 8.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 200 4988/2007 [1] of SRO SHAMIRPET(1516)

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Gksainath

4. Search verified and certificate examined by /

5.Result : '2 out of 14 are included in the statement.'

Received Rs. 200+20 towards EC-Fee against Cash Receipt No.

OFFICE SEAL & DATE
Register Officer

Signature of Registrar
KEESARA

Sub Registrar Office

Keesara

Print back





1-10-60/3, BEGUNPET
SURYODAYA, HYDERABAD-500016, ANDHRA PRADESH
RTGS / NEFT IFSC : HDFC0000621

Pay **Paramount Estates**

Rupees only **Two Laks only**

शेरा फरे

₹ 200000/-

A/c No. 06211050113330

Brm: 0621 Pdt: 105
SB A/C

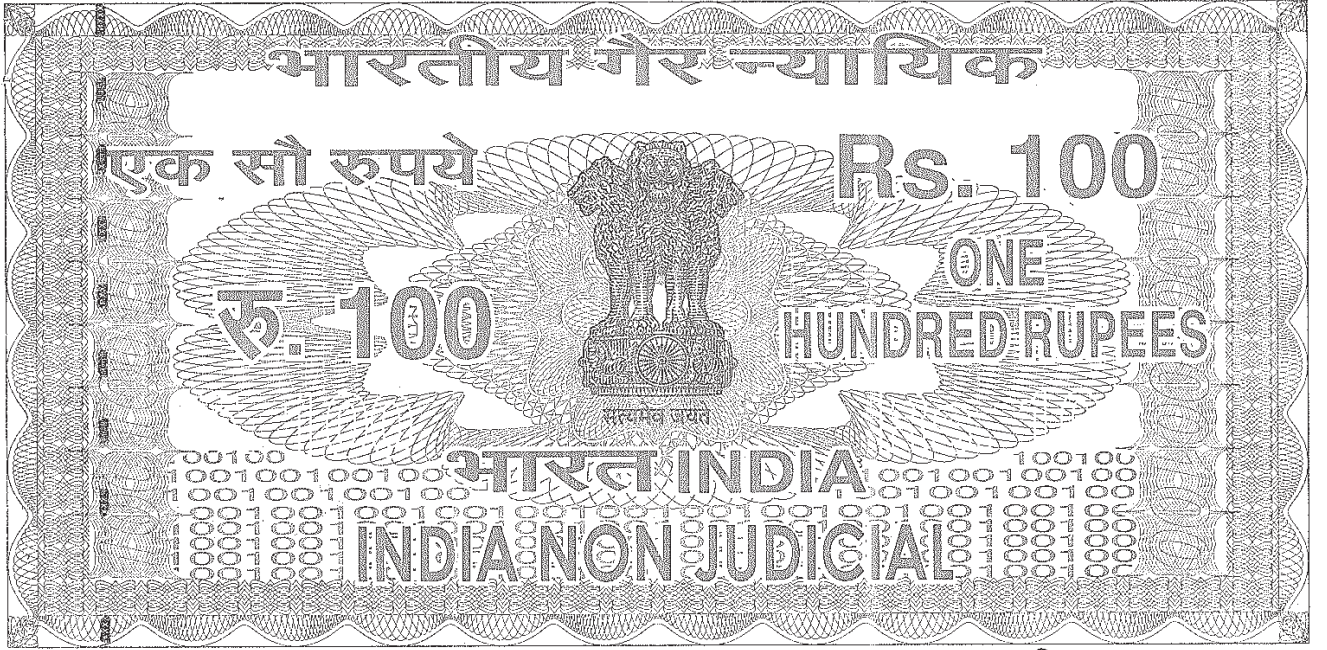
Payable at par through clearing/transfer at all branches of HDFC BANK LTD

EZHARUL HASAN ANSARI

Please sign above / शेरा फरे शेरा फरे

500240002: 451630 31

Pme II - 712



తెలంగాణ తెలంగాణ TELANGANA

S.No. 3981 Date: 08-02-2017

Sold to: RAMESH

S/o.: late NARSING RAO

For Whom: PARAMOUNT ESTATES

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

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 22nd day of February 2017 at Secunderabad 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 Managing Partners, Mr. Soham Modi, Son of Shri. Satish Modi, aged about 47 years and Mr. Samit Gangwal, Son of Mr. S. K. Gangwal, aged about 44 years, hereinafter referred to as the "Vendor".

IN FAVOUR OF

Mr. Vijaya Bhaskar Jami, son of Mr. Satyanarayana Jami, aged about 40 years, residing at Flat 303, Pramada Nivas, Jayasree Gardens, AVA Road Rajahmundry, East Godavari District - 533103, 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

Partner

For Paramount Estates

Partner

J.V. Bhaskar

WHEREAS:

- A. The Vendor is the absolute owner, possessor 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 a part of survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District 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 Vendor 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 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.,

- F. The Vendor has obtained permission from HMDA/ Nagaram Grampanchayat in file no. 15238/P4/Plg/HMDA/2008 dated 02.09.2014 and Gpn/65/2014-2015 dated 09.12.2014, 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. The total proposed construction consists of basement, stilt and eight upper floors.
- G. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and it is absolutely entitled to sell the flats to any intending purchaser.
- H. The Vendor proposes to develop the Scheduled Land by constructing about 208 flats of similar elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, CC roads, street lighting, landscaped gardens, etc. The proposed flats will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.

For Paramount Estates

Partner

For Paramount Estates

Partner

G.v. Shankar

- I. The proposed project of development on the entire Scheduled Land is styled as 'Paramount Avenue'.
- J. The Vendee has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land and Flat no. 713 and also about the capacity, competence and ability of the Vendor to construct the flats 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 is satisfied as to the title and competency of the Vendor.
- K. The Vendee is desirous of purchasing flat/apartment no. 713 on the seventh floor and car parking space as a package in the proposed residential complex known as Paramount Avenue and has approached the Vendor.
- L. The Vendee has made a provisional booking vide booking form no. 1238 dated 14.01.2017 for the above referred flat and has paid a booking amount of Rs. 25,000/- to the Vendor.
- M. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

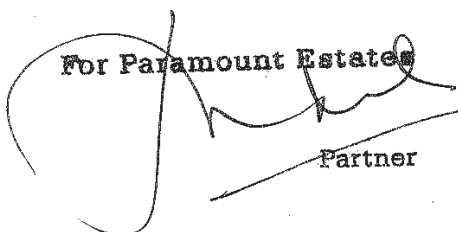
1. That the Vendor agrees to sell for a consideration and the Vendee agrees to purchase a Deluxe flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Paramount Avenue, being constructed on the Scheduled Land (such a flat hereinafter is referred to as Scheduled Flat) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Flat will be as per the specifications given in Schedule 'C'.

Schedule of Flat

- a) Deluxe Flat No. 713 on the seventh floor admeasuring 1210 sft. of super built up area.
- b) An undivided share in the Scheduled Land to the extent of 55.46 Sq. yds.
- c) A reserved parking space for single car in the basement / stilt floor admeasuring about 100 sft.
2. That the total sale consideration for the above shall be Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand only).
3. That the Vendee in pursuance of this agreement has paid the following amounts towards sale consideration to the Vendor which is hereby admitted and acknowledged by the Vendor.

Date	Mode of Payment	Amount
27.01.2017	Cheque 489451	Rs.25,000

4. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. 27,79,000 to the Vendor as under. The Vendor shall intimate the Vendee the stage of construction for payment of the installments given below in writing to their last known address or by email (to jamivijju@yahoo.co.in or as specified in the booking form). The Vendee shall not raise any objections for non-receipt of such intimation and delay the payment of installments on that count.

For Paramount Estates

Partner

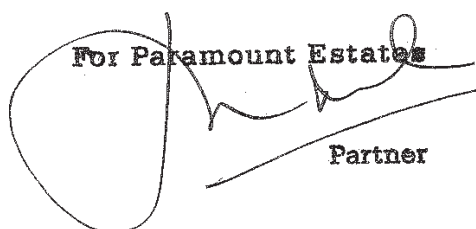
For Paramount Estates

Partner

G.v.ghawan

Installment	Due date for payment	Amounts
I	Within 15 days from date of booking	Rs. 2,00,000/-
II	Within 30 days from date of booking	Rs. 4,20,600/-
III	Within 7 days of completing slab	Rs. 10,79,200/-
IV	Within 7 days of completing brick work and internal plastering	Rs. 6,47,520/-
V	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	Rs. 2,31,680/-
VI	On completion	Rs. 2,00,000/-

5. That the Vendee shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Vendee shall pay such installments on or before the due dates.
6. In case the Scheduled Flat is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned above. The Vendee shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Flat, notwithstanding the installments and due dates mentioned above.
7. That the Vendor shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Vendee. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
8. That the Vendee at his discretion and cost may avail housing loan from bank / financial institutions. The Vendee shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Vendee for whatsoever reason. The payment of installments to the Vendor by the Vendee shall not be linked with housing loan availed / to be availed by the Vendee.
9. That for the purposes of creating a charge in favour of the bank / financial institutions on the flat being constructed so as to enable the Vendee to avail housing loan, the Vendor will execute a sale deed in favour of the Vendee for semi-finished/finished flat. In the event of execution of sale deed before the flat is fully completed, the Vendee shall be required to enter into a separate agreement of construction with the Vendor for completing the unfinished flat and the Vendee shall not raise any objection for execution of such an agreement.
10. That in the event the Vendee is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Scheduled Flat and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Vendee for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Vendee and the consequence as regards default in payments as contained under this Agreement shall become operative.
11. That any time given to the Vendee for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Vendee other than the time so granted. Such granting of the time etc. shall not prejudice the rights of the Vendor in any manner whatsoever.

For Paramount Estates

 Partner

For Paramount Estates

 Partner



12. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges as under:
- a) In case of failure of the Vendee to obtain housing loan within 30 days of this agreement, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-
 - b) In case of request for cancellation in writing within 60 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
 - c) In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.
13. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendor need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.
14. The Vendor shall be entitled to re-allot / sell the said Scheduled Flat thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Vendee to take action as stated herein, and such action shall be at the sole prerogative and discretion of the Vendor and the defaulting Vendee shall have no say in or to object to the same.
15. That the Vendee 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 Vendee shall not hereafter, raise any objection on this count. That the Vendor covenants with the Vendee that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc. and they along with the Owners confirm 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 Vendee only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled Flat.
16. Except under the circumstances mentioned in Clause 9 above viz., the Vendee is availing a housing loan, the Vendor will execute and register sale deed and /or agreement of construction in favour of the Vendee only after the receipt of the total sale consideration given herein along with other charges payable by the Vendee to the Vendor.
17. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.
18. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, service tax or any other similar levy that is leviable or may become leviable with respect to the sale or construction of the Scheduled Flat, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.

For Paramount Estates

Partner

For Paramount Estates

Partner

J. V. Shastri

19. That the possession of the Scheduled Flat shall be delivered by the Vendor to the Vendee only upon registration of the Sale Deed. The Vendee immediately thereafter shall handover the Scheduled Flat back to the Vendor for the purposes of carrying out construction of the flat thereon and for providing other amenities which are part and parcel of the Paramount Avenue. The Vendor shall re-deliver the possession of the completed flat to the Vendee only upon payment of entire sale consideration and other dues by the Vendee to the Vendor.
20. The Vendor agrees to deliver the Scheduled Flat completed in all respects on or before 31.03.2018 with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Vendee shall be entitled to compensation for delay in completion at the rate of Rs. 5/- per sft per month, being the average expected rent for the Scheduled Flat. The Vendee shall be entitled to such a compensation for delay in completion, if and only if, the Vendee has paid the entire sale consideration to the Vendor. The Vendee agrees to limit their claims for delay in completion to the said amount.
21. That in event of any delay in the completion of the construction of the Scheduled Flat and delivery of possession of the said flat by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Vendee shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
22. That upon completion of construction of the Scheduled Flat the Vendor shall intimate to the Vendee the same at his last known address and the Vendee shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Vendee shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association.
23. That from the intimation as to possession or completion of the Scheduled Flat or date of receipt of possession of the flat, whichever is earlier the Vendee 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 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.
24. The Vendor at his discretion may withhold the final finishing works like last coat of paint, floor polish; installation of CP and sanitary ware, etc. till such time the Vendee confirms his readiness to take possession of the Scheduled Flat. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed flat is handed over to the Vendee in a brand new condition.
25. That the Vendee shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the flat before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement.

For Paramount Estates

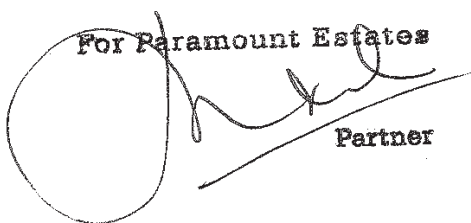
Partner

For Paramount Estates

Partner

G. V. Ghannar

26. That it is specifically understood and agreed by the Vendee that the Sale Deed executed in favour of the Vendee and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Vendee therefore shall not be entitled to alienate in any manner the Scheduled Flat registered in his favour and / or enter into an Agreement for Construction in respect of the flat with any other third parties. However, the Vendee with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Flat as a security for obtaining housing loan for the purposes of purchase and construction of the proposed flat.
27. 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.
28. That the Vendee 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. up to the ending of year 2025 and all the flats in the project of Paramount Avenue shall have a similar elevation, color scheme, etc. for which the Vendee shall not raise any obstructions / objections.
29. That the Vendor shall construct the flat on the Scheduled Land in the proposed building according to the plans and designs made out and according to the specifications mentioned in Scheduled C hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Vendee shall be paid by the Vendee.
30. 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 it deems fit without any objection whatsoever from the Vendee.
31. That rights of further construction in and around the Scheduled Flat, 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.
32. That the Vendee agrees that under no circumstances including that of any disputes or misunderstandings, the Vendee shall seek or cause the stoppage or stay of construction or related activity in the Paramount Avenue project or cause any inconvenience or obstructions whatsoever. However, the claim of the Vendee against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the sale consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
33. That the Vendee 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 Paramount Avenue project and in respect to the Scheduled Flat and also the adjoining flats.

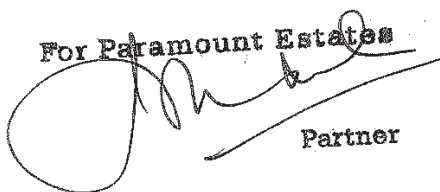
For Paramount Estates

Partner

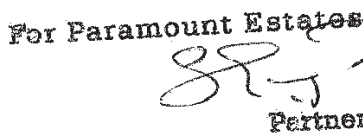
For Paramount Estates

Partner

J. v. oghanean

34. That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement has been examined and is duly approved by the Vendee.
35. That the Vendee shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Vendee 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 Paramount Avenue.
36. That the Vendee shall become a member of the association / society which shall be formed to look after the maintenance of the Paramount Avenue and shall abide by its rules. Until the society / association is formed the Vendee 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. If the Vendee ever fails to pay maintenance charges for his/her house, the association / Vendor shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. The Vendee shall pay a sum of Rs. 15,000/- for one and two bedroom flats and Rs. 20,000/- for three bedroom flats by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed flat.
37. 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.
38. That the Vendee 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 same by a number of persons.
39. That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and agreement of construction, as amended from time to time, shall be deemed to be the part of this agreement unless otherwise specifically waived and /or differently agreed upon in writing.
40. That the Vendee shall impose all the conditions laid down in the agreement 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.

For Paramount Estates

Partner

For Paramount Estates

Partner

J. V. Bhawan

41. That the Vendor shall cause this Agreement of sale to be registered in favour of the Vendee as and when the Vendee intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
42. That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
43. Wherever the Vendee is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Vendee shall be read and construed as 'She, Her, Herself'.
44. These expressions shall also be modified and read suitably wherever the Vendee is a Firm, Joint Stock Company or any Corporate Body.
45. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

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 APARTMENT

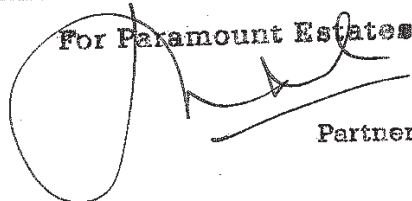
All that portion forming a Deluxe flat bearing no. 713 on the seventh floor admeasuring 1210 sft. of super built-up area (i.e., 968 sft. of built-up area & 242 sft. of common area) together with proportionate undivided share of land to the extent of 55.46 sq. yds. and reserved parking space for single 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, R.R. District marked in red in the plan enclosed 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

WITNESSES:

- 1.
- 2.

For Paramount Estates


Partner

For Paramount Estates


Partner
VENDOR


VENDEE

SCHEDULE C

Specifications

Semi-deluxe flat:

- Structure: RCC
- Walls: 4"/6" solid cement blocks
- External painting: Exterior emulsion
- Internal painting: Smooth finish with OBD
- Flooring: 12" ceramic tiles
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted flush doors
- Electrical: Copper wiring with modular switches
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Standard ceramic tiles – 4 / 7 ft height
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand
- CP fittings: Branded quarter turn ceramic disc type.
- Kitchen platform: Granite slab with 2 ft dado and SS sink

Deluxe flat (same as semi-deluxe flat with following alterations):

- Flooring: 24" vitrified tiles
- Other doors: Painted panel doors
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height
- Kitchen: Modular kitchen of specified design

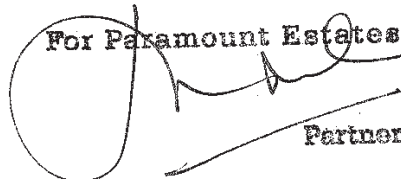
Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice

WITNESSES:

1.

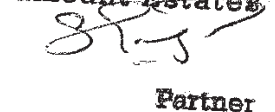
For Paramount Estates



Partner

2.

For Paramount Estates



Partner

VENDOR



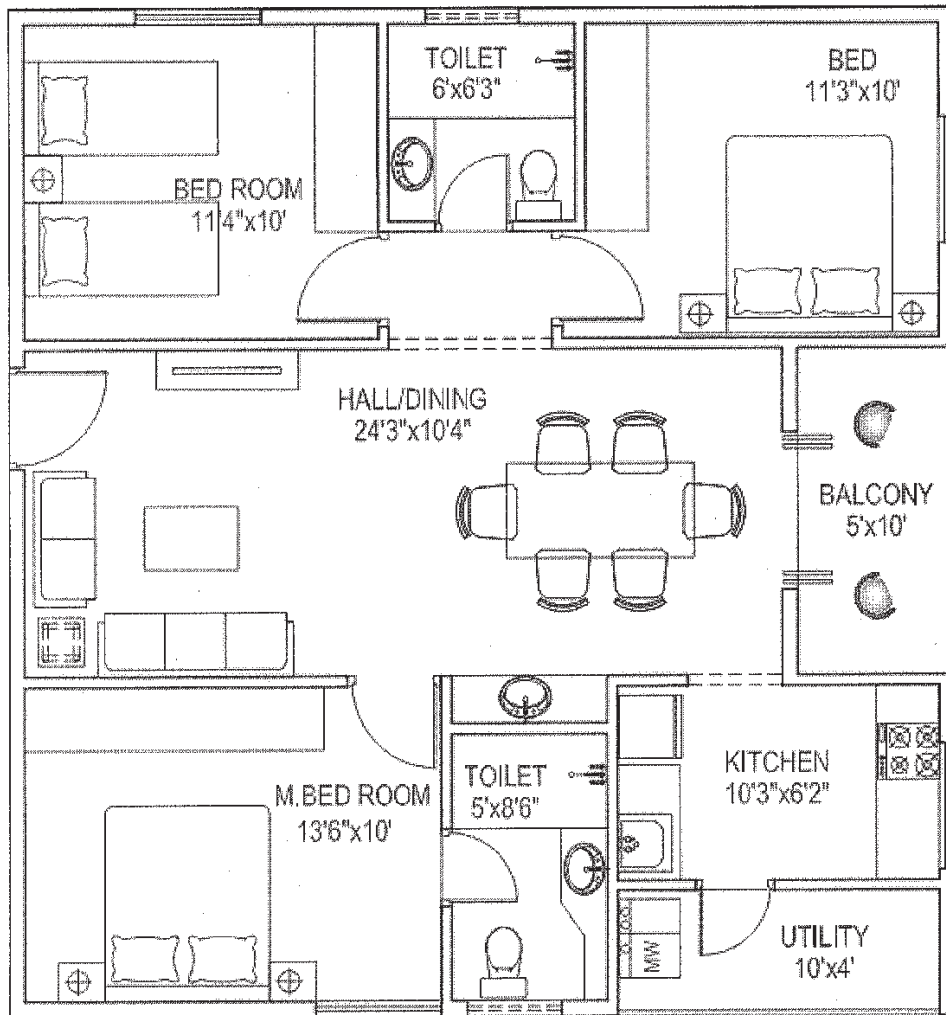
VENDEE

Plan showing Flat No. 713 on the seventh floor of Paramount Avenue at Survey No. 233, situated at Nagaram village, Keesara Mandal, Ranga Reddy District.

Vendor:	M/s. Paramount Avenue
Buyer:	Mr. Vijaya Bhaskar Jami
Flat area:	1210 sft.
Undivided share of land:	55.46 sq.yds

Boundaries :

North by:	6'-6" wide corridor
South by:	Open to sky
East by:	Open to sky
West by:	Open to sky



WITNESSES:

- 1.
- 2.

For Paramount Estates

[Signature]
Partner

For Paramount Estates

[Signature]
Partner

VENDOR

[Signature]
VENDEE