



Government of Telangana
Registration And Stamps Department

18353/12

Payment Details - Citizen Copy - Generated on 26/11/2018, 12:53 PM

SRO Name: 1530 Keesara

Receipt No: 19417

Receipt Date: 26/11/2018

Name: SOHAM MODI
Transaction: Sale Deed
Chargeable Value: 1930000
Bank Name:
E-Challan Bank Name: YESB
DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch:
CS No/Doct No: 19009 / 2018
Challan No:
Challan Dt:
E-Challan No: 5546L8241118
E-Challan Dt: 24-NOV-18

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				9650
Transfer Duty /TPT				28950
Deficit Stamp Duty				77100
User Charges				100
Total:				115800
In Words: RUPEES ONE LAKH FIFTEEN THOUSAND EIGHT HUNDRED ONLY				

Prepared By: RAJINI REDDY

Signature by SR

RECEIVED
Date: 26/11/2018

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U 401558

S.No. 20887 Date: 09-11-2018

Sold To: RAMESH

S/o. Late NARASING RAO

For Whom: PARAMOUNT ESTATES

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
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 24th day of November 2018 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

Mrs. Naina P. Rohra, Wife of Mr. Prakash H. Rohra, aged about 38 years residing at No. 4, 2nd Cross, R. V. Shetty Layout, Seshadripuram, Bangalore - 560 020 {Pan No. ALVPN1586E, Aadhaar No. 4109 4870 4912}, hereinafter referred to as the 'Purchaser'

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

For Paramount Estates

Partner

For Paramount Estates

Partner

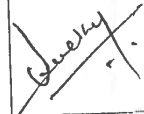
Bk-1 CS No 19009/2018 & Doct No
10353/22/B. Sub Registrar
Keesara

1	CL		 NAINA P.ROHRA::26/1 [1530-1-2018-19009]	R/O.H.NO 4 2ND CROSS, R.V. SHETTY LAYOUT, SESHADRIPURAM, BANGALORE 560 020
2	EX		 [1530-1-2018-19009]EX-5	GPA FOR PRESENTING DOCUMENTS REPPY 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.

Naina.



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 ANITHA S MAKHIYA::26/11/ [1530-1-2018-19009]	ANITHA S MAKHIYA R/O MALKAJGIRI	
2		 LUCKY THAKUR::26/11/2 [1530-1-2018-19009]	LUCKY THAKUR R/O OLD BHOIGUDA SEC BAD	

26th day of November, 2018

Signature of Sub Registrar
Keesara

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4912 Name: Naina P Rohra	W/O Prakash H Rohra, Bangalore North, Bangalore, Karnataka, 560003	

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

1. TITLE OF PROPERTY:

- 1.1 The Vendor is the absolute owner, possessor and in peaceful enjoyment of the land forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District admeasuring about Ac.2-00 Gts, by virtue of a registered sale deed bearing document no.4988/2007 dated 4th April 2007 registered at S.R.O. Shamirpet.
- 1.2 The total land admeasuring Ac.2-00 Gts., forming a part of Sy. No. 233 of Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, is hereinafter referred to as the Scheduled Land and is more particularly described in the Schedule given under.
- 1.3 The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:
- 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

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18353/2018 Sheet 2 of 17 Sub Registrar
Keesara

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

Description of Fee/Duty	In the Form of						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	77100	0	0	0	77200
Transfer Duty	NA	0	28950	0	0	0	28950
Reg. Fee	NA	0	9650	0	0	0	9650
User Charges	NA	0	100	0	0	0	100
Total	100	0	115800	0	0	0	115900

Rs. 106050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9650/- towards Registration Fees on the chargeable value of Rs. 1930000/- was paid by the party through E-Challan/BC/Pay Order No ,5546L8241118 dated 24-NOV-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 115800/-, DATE: 24-NOV-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3310442924720, PAYMENT MODE: NB-1000200, ATRN: 3310442924720, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: PARAMOUNT ESTATES REP BY SOHAM MODI, CLAIMANT NAME: MRS. NAINA R. ROHRA) .

Date:

26th day of November, 2018

Signature of Registering Officer
Keesara

I have received Rs. 115800/-
18353
26

Sub Registrar
Keesara

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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

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. 9650/- paid between the hours of 12 and 12 on the 26th day of NOV. 2018 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 NAINA P.ROHRA::26/1 [1530-1-2018-19009]	NAINA P.ROHRA W/O. PRAKASH H.ROHRA R/O.H.NO 4 2ND CROSS, R.V. SHETTY LAYOUT, SESHADRIPURAM, BANGALORE 560 020	Naina
2	EX		 [1530-1-2018-19009]EX-5	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.	Repby K. Prabhakar Reddy

Identified by Witness:

No	Thumb Impression	Photo	Name & Address	Signature
1		 ANITHA S MAKHLJA::26/11/ [1530-1-2018-19009]	ANITHA S MAKHLJA R/O MALKAJGIRI	Anitha S.
2		 LUCKY THAKUR::26/11/2 [1530-1-2018-19009]	LUCKY THAKUR R/O OLD BHOIGUDA SEC BAD	Lucky

26th day of November, 2018

Signature of Sub Registrar
Keesara**E-KYC Details as received from UIDAI:**

No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4912 Name: Naina P Rohra	W/O Prakash H Rohra, Bangalore North, Bangalore, Karnataka, 560003	

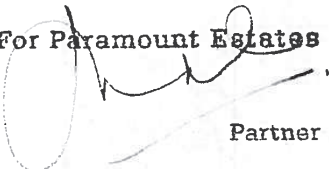
Bk-1, CS No 19009/2018 & Doct No
1853 / 2018
Sub Registrar
Keesara

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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

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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.

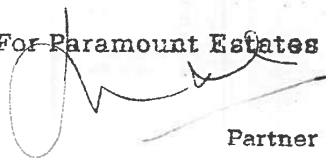
7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively 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 19009/2018 & Doct No
1853 / 2018 Sub Registrar
Keesara

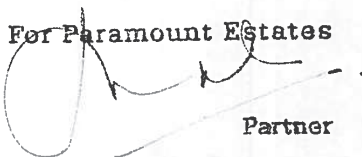


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- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined 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

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Keesara

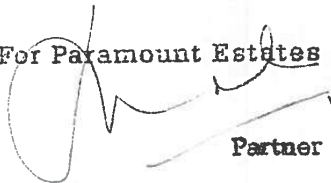


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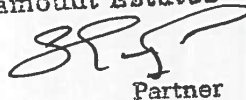
- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / 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

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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 19009/2018 & Doct No
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Keesara



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 (formerly known as 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

For Paramount Estates

VENDOR
(Soham Modi)

Partner

For Paramount Estates

VENDOR
(Samit Gangwal)

Partner

Naina.
PURCHASER

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18353/2018 Sub Registrar
Keesara



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ANNEXURE- A

1.	Names of Purchaser:	Mrs. Naina P. Rohra
2.	Purchaser's residential address:	R/o. No. 4, 2 nd Cross, R. V. Shetty Layout, Seshadripuram, Bangalore – 560 020.
2.	Pan no. of Purchaser:	ALVPN1586E
3.	Aadhaar card no. of Purchaser:	4109 4870 4912
4.	Name address & registration no. of Owners Association	M/s. Paramount Avenue Owners Association having its office at Sy. No.233, Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District, vide regd. no.1276 of 2015.
5.	Details of Scheduled Flat:	
	a. Flat no.:	419 on the fourth floor
	b. Undivided share of land:	38.50 Sq. yds.
	c. Super built-up area:	840 Sft.
	d. Built-up area + common area:	672+ 168 Sft.
	e. Carpet area	583 Sft.
	f. Car parking area	100 Sft.
7.	Total sale consideration:	Rs.19,30,000/ (Rupees Nineteen Lakhs Thirty Thousand Only)
8.	<u>Details of payment:</u> i. Rs.16,10,256/-(Rupees Sixteen Lakhs Ten Thousand Two Hundred and Fifty Six Only) paid by way of RTGS / NEFT. ii. Rs.2,05,000/-(Rupees Two Lakhs and Five Thousand Only) paid by way of cheque no.173449, dated 20.11.2018 drawn on Canara Bank, Vyalikaval, Bangalore. iii. Rs.1,14,744/-(Rupees One Lakhs Fourteen Thousand Seven Hundred and Forty Four Only) paid by way of cheque no.160528, dated 20.11.2018 drawn on Syndicate Bank, Seshadripuram, Bangalore.	

For Paramount Estates

VENDOR
(Soham Modi)

Partner

For Paramount Estates

VENDOR
(Samit Gangwal)

Partner

Naina

PURCHASER

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18353/2018 Sheet 10 of 17 Sub Registrar
Keesara



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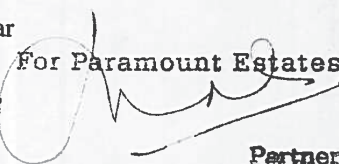


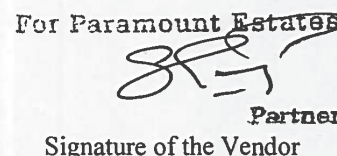
9.	<u>Description of the Schedule Flat:</u> All that portion forming a semi-deluxe apartment bearing flat no.419 on the fourth floor admeasuring 840 sft. of super built-up area (i.e., 672 sft. of built-up area & 168 sft. of common area) together with proportionate undivided share of land to the extent of 38.50 sq. yds. and a reserved parking space for single car in the basement / stilt floor admeasuring about 100 sft. in the residential complex named as "Paramount Avenue", forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked and bounded as under: <table> <tr> <td>North By</td><td>Open to Sky</td></tr> <tr> <td>South By</td><td>Open to Sky</td></tr> <tr> <td>East By</td><td>Open to Sky & 6'-6" wide corridor</td></tr> <tr> <td>West By</td><td>Open to Sky</td></tr> </table>	North By	Open to Sky	South By	Open to Sky	East By	Open to Sky & 6'-6" wide corridor	West By	Open to Sky
North By	Open to Sky								
South By	Open to Sky								
East By	Open to Sky & 6'-6" wide corridor								
West By	Open to Sky								

ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 419 on the fourth floor of "Paramount Avenue", Residential Localities, forming part of Sy. No.233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy 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 : 38.50 sq. yds, U/s Out of Ac. 2-00 Gts.
4. **Built up area Particulars:**
 - a) In the Stilt Floor / Basement : 100 sft. Parking space for one car
 - b) In the Fourth Floor : 840 Sft,
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs. 19,30,000/-

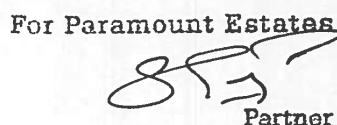
Date: 24.11.2018

For Paramount Estates

 Partner

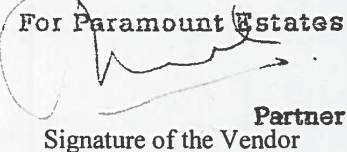
For Paramount Estates

 Partner
 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

Date: 24.11.2018

For Paramount Estates

 Partner
 Signature of the Vendor

Naina.
 Signature of the Purchaser

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6353/2018

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Keesara

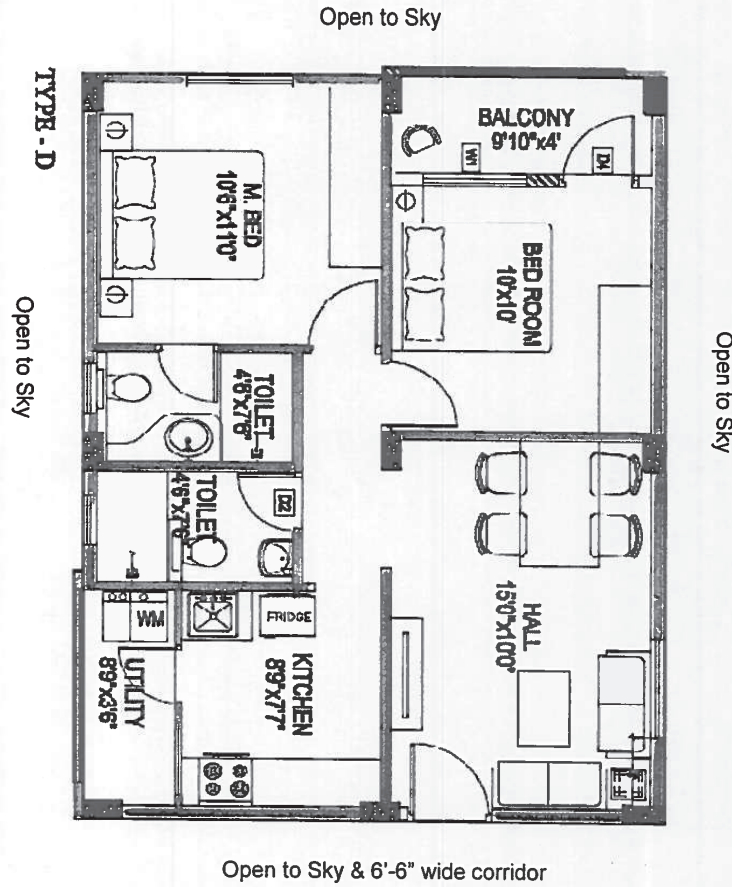
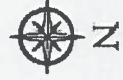


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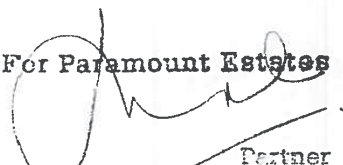


ANNEXURE- B

Plan of the Scheduled Flat:



For Paramount Estates


Partner
VENDOR
(Soham Modi)

For Paramount Estates


Partner
VENDOR
(Samit Gangwal)

Naina.
PURCHASER

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PARAMOUNT ESTATES

5-4-187/3 & 4, II floor,
Soham Mansion, M G Road,
Secunderabad – 500 003. Ph: +91 40 66335551.

RESOLUTION

Name of Firm: Paramount Estates

Address of Firm: 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm: Partnership firm

Meeting held at: Office of Firm - 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.

Date of meeting: 1st November, 2018.

Partners present in the meeting: Mr. Soham Modi and Mr. Samit Gangwal.

The following resolution was passed with the consent of the Partners present in the meeting on 10th November 2018 at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.

1. Clause no. 15 of Partnership Deed of Paramount Estates agreement dated 31st March 2013, it was provided that sale deed shall be executed by two Partners jointly i.e., M/s. Modi Properties Pvt. Ltd., (formerly known as M/s. Modi Properties & Investments Pvt. Ltd.), rep by its Managing Director Mr. Soham Modi and Mr. Samit Gangwal.
2. M/s. Paramount Estates rep by the above partners has executed a sale deed for sale of flat no. 419 on the fourth floor admeasuring 840 sft. of super built-up area (i.e., 672 sft. of built-up area & 168 sft. of common area) together with proportionate undivided share of land to the extent of 38.50 sq. yds. and a reserved parking space for single car in the basement / still floor admeasuring about 100 sft. in the residential complex named as "Paramount Avenue", forming part of Sy. No. 233, situated at Nagaram Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) in favour of Mrs. Naina P. Rohra, Wife of Mr. Prakash H. Rohra, aged about 38 years residing at No. 4, 2nd Cross, R. V. Shetty Layout, Seshadripuram, Bangalore – 560 020.
3. The Partners of the Firm are preoccupied with their day to day activities and are unable to personally appear for registration of the said sale deed at the office of the SRO Keesara. Accordingly, the Partners have hereby nominated Mr. Prabhakar Reddy, Sr. Manager Customer Relations, Modi Properties Pvt. Ltd., to represent the Partners solely for the purpose of presenting the above referred sale deed for registration at the office of the Sub-Registrar, Keesara.
4. The Partners have already executed a General Power of Attorney registered as document no. 53/BK-IV/2015, dated 15.10.2015 at the SRO Secunderabad authorizing Mr. Prabakar Reddy to represent the Partners for the above purpose.

This resolution is being attested by the Partners present in the meeting on the date and venue of the meeting as mentioned above.

For Paramount Estates

Soham Modi
(Partner)

Partner

For Paramount Estates

Samit Gangwal
(Partner)

Partner

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ANNEXURE - C

Layout plan of the Housing Project:



For Paramount Estates

VENDOR
(Soham Modi)

Partner

For Paramount Estates

VENDOR
(Samit Gangwal)

Partner

Naina.
PURCHASER

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(853_12018) Sub Registrar
Keesara



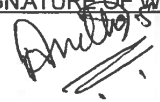
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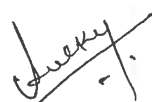


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

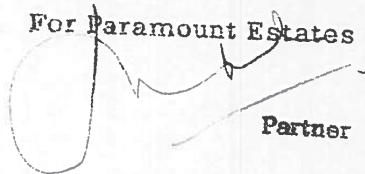
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. PARAMOUNT ESTATES HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS PARTNERS 1. M/S. MODI PROPERTIES PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD, SEC-BAD REP.BY ITS MANAGING DIRECTOR SRI SOHAM MODI, S/O. LATE SATISH MODI 2. MR. SAMIT GANGWAL S/O. MR. S. K. GANGWAL R/O. PLOT NO. 1211 ROAD NO. 60, JUBILEE HILLS HYDERABAD – 500 034.
			
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO.53/BK-IV/2015, Dt:15.10.2015:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION, 2 ND FLOOR M. G. ROAD SECUNDERABAD.
			<u>PURCHASER:</u> MRS. NAINA P. ROHRA W/O. MR. PRAKASH H. ROHRA R/O. NO. 4, 2 ND CROSS R. V. SHETTY LAYOUT SESHADRIPURAM BANGALORE – 560 020.

SIGNATURE OF WITNESSES:

1. 

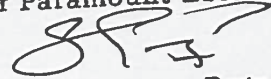
2. 

For Paramount Estates



Partner

For Paramount Estates



Partner

SIGNATURE OF THE VENDOR

Naina .

SIGNATURE OF THE PURCHASER

Bk-1, CS No 19009/2018 & Doct No

(0353/2018)

Sub Registrar
Keesara



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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARAMOUNT ESTATES

21/03/2007
Permanent Account Number
AAJFP4202C

21/03/2007

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE
Soham Modi

मुख्य आयुक्त, आयकर, अन्धरा प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

HOUSEHOLD CARD

Card No : PAP/7/2001/7
F.P. Shop No : 2762

Name of Head of Household : Gangwal Samit

सोई/सोई : सुनील कुमार

Father/Husband name : Sushil Kumar

जन्म तिथि/Date of Birth : 20/Oct/71

वय/Age : 35

व्यवसाय/Occupation : Own Business

घर नं./House No. : 8-2-293/82/A/1211

सड़/Street : ROAD NO 60

Colony : JUBILEE HILLS

Ward : 8 / Ward- 8

Circle : 7 / Circle VII

ज़िल्ला/District : जयपुरा / 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	25/1/72	34
3	Samarth	Son	29/07/00	6

DPL No 102
Jubilee Hills club,
Jubilee Hills

27/01/2006
DPL Incharge

For Paramount Estates

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

Signature

10002008

For Paramount Estates

Partner

Aadhaar No 3287 6953 9204

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Keesara



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भारत सरकार
GOVERNMENT OF INDIA



नैना पी रोहरा
Naina P Rohra
DOB: 15-01-1980
Gender: Female



4109 4870 4912

आधार - आम आदमी का अधिकार

Naina



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O: प्रकाश एच रोहरा, 5, 10ನೇ
ಕ್ರಾಸ್ ರೋಡ್, ಮಾರುತಿ ವಿಸ್ತಾರ,
ವಯಲಿಕಾವಲ್ ಪಾಲ್ಸೆ, ಗುತ್ತಾಹಳ್ಳಿ,
ಬೆಂಗಳೂರು ನಗರ, ಮಲ್ಲೇಶ್ವರಂ,
ಬೆಂಗಳೂರು, 560003

Address:
W/o: Prakash H Rohra, 5, 10th
Cross Road, Maruthi Extension,
Vyalikaval Palace Guttahalli,
Bangalore North, Malleswaram,
Bangalore North, Bangalore,
Karnataka, 560003



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



ಭಾರತ ಸರ್ಕಾರ
GOVERNMENT OF INDIA



ಅನಿತಾ ಎಸ್ ಮಥಿಜಾ
Anitha S Mathija

ಪುಣ್ಯ ಸಂವತ್ಸರ / Year of Birth : 1971
ಸ್ತ್ರೀ / Female

8137 0386 4002



ಆಧಾರ್ - ಸಾಮಾನ್ಯನಿ ಹಕ್ಕು



ಭಾರತ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ ಸಂಸ್ಥೆ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ಬಿರುದಾಪು:

W/O ಸಂಜಯ್ ಕುಮಾರ್ ಕೆ ಮಥಿಜಾ
ಗು-ನಂ/ನಂ ಪ್ಲಾಟ್ ನಂ-305 ಸಾಿ ಲಕ್ಷ್ಮಿ ಎ
ಒಪ್ಪ ಪ್ರೇಕ್ಷಾ ಟವರ್ಸ್
ಮಲ್ಕಾಂಗಿರಿ, ರಂಗರೇಡ್ಡಿ,
ರಂಗರೇಡ್ಡಿ, ಆಂಧ್ರ ಪ್ರದೇಶ, 500047

Address :

W/O Sanjay Kumar K Mathija
14-119/120 FLAT NO-305 SAI LAKSHMI E
OPP PREKSHA TOWERS
MALKANGIRI, Hyderabad
Rangareddi, Andhra Pradesh, 500047

Aadhaar - Saamanyuni Hakku



ಭಾರತ ಸರ್ಕಾರ
GOVERNMENT OF INDIA



ಲಕ್ಶ್ಮಿ ಥಾಕುರ್
Lucky Thakur

ಪುಣ್ಯ ಸಂವತ್ಸರ / Year of Birth : 1981
ಪುರುಷ / Male

8532 7752 5886



ಆಧಾರ್ - ಸಾಮಾನ್ಯನಿ ಹಕ್ಕು



ಭಾರತ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ ಸಂಸ್ಥೆ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O ವಿನೋದ್ ಕುಮಾರ್ ಥಾಕುರ್, 4-2-134, ಓಲ್ಡ್ ಬೊಲಗುಡಾ, ಸೆಕುಂಡರಾಬಾದ್,
ಸೆಕುಂಡರಾಬಾದ್, ಆಂಧ್ರ ಪ್ರದೇಶ, 500003

Address : S/O Vinod Kumar Thakur, 4-2-134, Old Bholguda, secunderabad,
Secunderabad, Hyderabad, Andhra Pradesh, 500003

Aadhaar - Saamanyuni Hakku

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10853/2018. Sub Registrar
Keesara



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