

SALE DEED AUTHORIZATION FORM

Prjct	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. VIBHA KAPOOR		
Flat / Bungalow No.	203	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	20,91,000
B	Stamp duty & registration charges	1,29,760
C	Service Tax @ 3.5% on CA	73,185
D	VAT @ 1.25% on Sale Consideration	26,138
E	Total Taxes (B + C + D)	2,29,083
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	23,20,083
I	Total Amount Paid	20,81,000
J	Balance Amount Payable (H-I)	2,39,083

K	Amount for Sale Deed	20,91,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Monety (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	SBI		HL Cq. Amount 2,00,000

FINAL RELEASE

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,00,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		39,083	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		2,29,083	<input checked="" type="checkbox"/> Paid Through HL
			Security cq.received
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Nani</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	12/11/15	12/11/15	12/11/15

APPROVED BY
13 NOV 2015
SOHAM MOULI
MANAGING DIRECTOR

LETTER OF POSSESSION

Date: 15-04-2016

To,
Ms. Vibha Kapoor
D/o. Mr. Kailash Chandra Kapoor
22 D, Pocket 6, Green View Apartments,
Sector 82, Noida, (U P) - 201 304.

Sub: Letter of Possession for Flat no. 203 in our project known as 'Paramount Avenue' situated at Survey No. 223, Nagaram Village, Keesara Mandal, R. R. District.

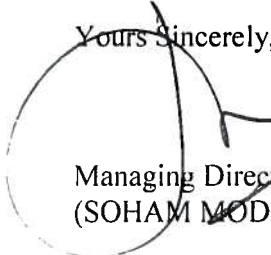
Dear Sir / Madam,

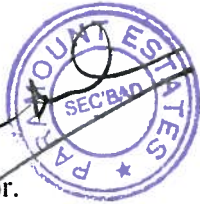
We hereby hand over possession of the above mentioned Flat to you as per the terms and conditions of our sale deed / agreement.

You shall become a member of 'Paramount Avenue Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Managing Director.
(SOHAM MODI)



Accepted & confirmed:

Signature: Vibha Kapoor
15-4-16

Name: Ms. Vibha Kapoor

NO DUE CERTIFICATE

To,
Ms. Vibha Kapoor
D/o. Mr. Kailash Chandra Kapoor
22 D, Pocket 6, Green View Apartments,
Sector 82, Noida, (U P) - 201 304.

Date: 11.6.16

Dear Sir / Madam,

This is to certify that the total sale consideration, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 203 in our project known as 'Paramount Avenue' situated at Survey No. 223, Nagaram Village, Keesara Mandal, R. R. District. However, stamp duty and registration charges are to be paid by you at the time of execution of sale deed.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Managing Partner.
(SOHAM MODI)



Accepted & confirmed:

Signature: 
11.6.16

Name: Ms. Vibha Kapoor

UNDERTAKING

Date:

From,
Vibha Kapoor
D/o. Mr. Kailash Chandra Kapoor
22 D, Pocket 6, Green View Apartments,
Sector 82, Noida, (U P) - 201 304.

To,
The Managing Partner,
M/s. Paramount Avenue,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of flat no. **203** in the project known as Paramount Avenue, situated at Sy. No.233, Nagaram Village, Keesara Mandal, R.R District.

Dear Sir / Madam,

I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I 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 said 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 air conditioners or other appliances that may effect the external appearance of the building. *front side*
- (h) Install copper piping or wires for air conditioning that may affect the external appearance of the building. *front side*
- (i) Install cloths drying stands or other such devices on the external side of the flats.
- (j) Dry cloths on the external side of the flats that may effect the appearance of the flats.
- (k) To use the corridors or passages or parking area for storage of material.
- (l) Place shoe racks, pots, plants or other such material in the corridors or passages or roads of common use.
- (m) Install communication lines/wires/equipment for TV, telephone, internet, etc., that may affect the external appearance of the building.
- (n) Run exposed wires on the external elevation of the building or through common passages for TV, telephone, internet, etc.

I also certify that these conditions shall be imposed on all occupants of the said flat including tenant's future purchasers.

Thank you.

Yours sincerely,

map
Place: Hyderabad
Date: 11.6.16