

**ANNEXURE -A**

Date: 10.1.2019

**NO DUE CERTIFICATE**

To.  
Mrs. Grace Pakyanadhan and Mr. N. Jaya Lazarus  
H. No. 6-4-509, Opp. Sai Pushpa Restaurant,  
Old Kallu Compound. New Boiguda,  
Secunderabad - 500003.

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, GST, 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. 315 in our project known as "Paramount Avenue" situated in Survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.

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.

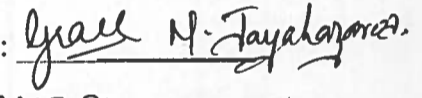
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,

  
**Soham Modi.**  
Managing Director.

Accepted & confirmed:

Signature:   
Name: GRACE PAKYANADHAN  
H. Jaya Lazarus.  
Date: 08/12/2018

**PARAMOUNT**  
AVENUE

Site Office : Sy. No. 233, Nagaram,  
Hyderabad - 500 083. ☎ +91-40-6453 7111.  
pmr@modiproperties.com  
Owned & Developed by : PARAMOUNT ESTATES



**MODI**  
**PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,  
Secunderabad - 500 003. ☎ +91 40 66335551,  
✉ info@modiproperties.com www.modiproperties.com

**ANNEXURE -B**

Date: 10-1-2019

**LETTER OF POSSESSION**

To,  
Mrs. Grace Pakyanadhan and Mr. N. Jaya Lazarus  
H. No. 6-4-509, Opp. Sai Pushpa Restaurant,  
Old Kallu Compound, New Boiguda,  
Secunderabad - 500003.

Sub: Letter of Possession for flat no. 315 on the 3<sup>rd</sup> floor in the project known as "Paramount Avenue" situated in Survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.

Dear Sir / Madam,

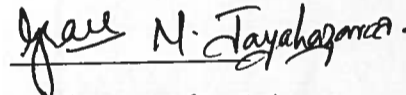
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,

  
**Soham Modi.**  
Managing Partner.

Accepted & confirmed:

Signature:   
Name: GRACE PAKYAN ADHAN  
N. Jaya Lazarus.  
Date: 08/12/2018

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the flat or the layout in the project known as 'Paramount Avenue' situated at Sy. Nos. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District subject to the condition that the plans of my flat (details given below) are not changed and a suitable road access to my flat is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.

Yours Sincerely,

Signature: Jyoti N. Jayaharan.

Name: Grace Pakyanadhan and N. Jaya Lazarus

Date: 08/12/2018

Details of my flat:

1. Flat no.: 315
2. Agreement of sale dated: 05<sup>th</sup> day of December 2016
3. Sale deed date: 19<sup>th</sup> day of October 2018
4. Sale deed Doc No. Doc No. 16298/2018

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 10.1.2019

To,  
The President,  
Paramount Avenue Owners Association,  
Survey no. 233 of Nagaram Village,  
Keesara Mandal, Ranga Reddy District.

Dear Sir,

I am the owner of flat no. 315 in the housing project known as Paramount Avenue forming part of survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.

I request you to enrol me as a member of the '**Paramount Avenue Owners Association**'.

I have paid an amount of Rs. 50/- towards membership enrolment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

I agree to pay maintenance charges from the month of 1<sup>st</sup> January 2019 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: Grace N. Jayalazarus

Name: Grace Pakyanadhan and N. Jaya Lazarus

Address for correspondence:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: \_\_\_\_\_

Sale Deed doc. no. & date: \_\_\_\_\_

Letter of confirmation

From,  
Grace Pakyanadhan and N. Jaya Lazarus  
H. No. 6-4-509, Opp. Sai Pushpa Restaurant,  
Old Kallu Compound, New Boiguda,  
Secunderabad - 500003.

Date: 10.1.2019

To,  
M/s. Paramount Avenue  
5-4-187/3 & 4, II Floor, M. G. Road,  
Secunderabad - 500 003.

I/We have purchased a Flat from you, the details of which are given under:

Flat no. 315  
Project Name: Paramount Avenue  
Address: Survey no. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.

Developer: M/s. PARAMOUNT ESTATES.  
Agreement of sale dated: 05<sup>th</sup> day of December 2016  
Sale deed date: 19<sup>th</sup> day of October 2018, Doc No. 16298/2018

I/We hereby confirm the following:

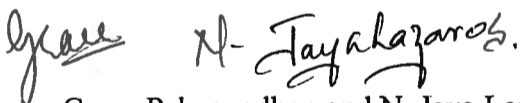
1. The said flat was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said flat, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure -A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said flat has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure -B herein.
6. We have no objection to any development being carried out by the Developer in and around the said flat.
7. We have no objection to change in design of the housing project including other flats or blocks of flats.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure -C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure -D.
11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.

*N. Jaya Lazarus*

12. The basic common amenities and utility services required for occupation of the said flat have been provided by the Developer. We are aware that other amenities like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the last block of flats. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said flat and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
14. We agree not to store furniture and fixtures in the common passages or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
15. We are aware that the total sale consideration paid for the said flat 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.
16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
17. We undertake to assess the said flat for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said flat.
18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Grampanchayat, govt. bodies, environment board, etc.
19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website ([www.modiproperties.com](http://www.modiproperties.com)). We agree to not make any oral complaints.
20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from to time, as a consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific flat. We agree to not raise objections on this count.

Thank You.

Yours sincerely,



Name: Grace Pakyanadhan and N. Jaya Lazarus