

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SATHEESH KUMAR TAMMALA		
Flat / Bungalow No.	210	Area	1010
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	20,52,500
B	Add : Stamp duty & registration charges and mutation exp	1,27,450
C	Add: Service Tax @ 4.5% on 19,94,762/-	89,764
D	Add: VAT @ 1.25% on 57,738/-	6,351
E	Total Taxes (B + C + D)	2,23,565
F	Total amount payable (A+E)	22,76,065
G	Total Amount Paid	19,94,762
H	Balance Amount Payable (F-G)	2,81,303

I	Sale Deed Value	20,52,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	13,00,000	9,95,887	3,04,113
L	Own contribution (including taxes)	9,76,065	9,98,875	(22,810)

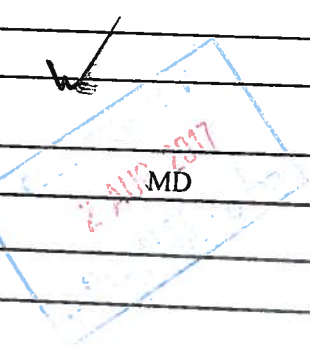
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		(22,810)	Security cq.received
			Not required
Balance HL Amount			Collect cq.at the time of registration
		3,04,113	Security cq.received
			Not required
			Collect cq.at the time of registration

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	01/08/17	01/08/17	01/08/17	01/08/17



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: T. S. Srinivas

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Details of my villa:

1. Flat no.: 210
2. Sale deed date: 05-08-2017
3. Sale deed document no. 5384 /2017

**ANNEXURE - D**

**MEMBERSHIP ENROLMENT FORM**

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

Date:

Dear Sir,

I am the owner of flat no. 210 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 January 2018 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: T. S. Kumar

Name: \_\_\_\_\_

Address for correspondence:

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

Enclosed: Copy of ownership documents.

For Office Use Only

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

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

Letter of confirmation

From,  
Mr. Satheesh Kumar Tammala  
S/o. Late T. Komarelli,  
H. No. 25-40/3/18, Adarsh Nagar,  
East Anandbagh, Malkjgiri,  
Hyderabad - 500 047.

Date: 15/12/12

To,  
The Managing Partner,  
M/s. Paramount Estate,  
5-4-187/3 & 4, II Floor, Soham Mansion,  
M. G. Road, Secunderabad – 500 003.

We have purchased a flat from you, the details of which are given under:

Flat no.: 210  
Housing Project Name: Paramount Avenue  
Address: Sy. Nos. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District  
Developer: Paramount Estate,  
Agreement of sale dated: 13-04-2016.  
Sale deed date and document no.:5384 / 2017

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.
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 time 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,

*T. Satheesh*

Mr. Satheesh Kumar Tammala



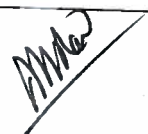
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Villa / Flat No.	210
Name of Buyer	T. SATHEESH KUMAR

A.	Total sale consideration.	Rs. 20,52,500/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,23,180/-
E.	Add: VAT	Rs. 24,935/-
F.	Add: Service Tax	Rs. 88,966/-
G.	Add : GST	Rs. 6,929 + 2,664 = 9,593 /-
H.	Add: Extra Specs Charges	Rs. 14,798/- <i>Subject to approval</i>
I.	Add: Misc. Charges	Rs. 4,300 + 390 + 15,000 + 7,578 + 50 = 27,318/-
J.	Less: Amount paid	Rs. 23,49,422/-
K.	Balance amount Due	Rs. (-) 8,132
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 8,132
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 4,967/- <i>Subject to approval</i>
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. (8,132)
O	Tally balance	Rs. (8,132)
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement..	

Check List	Yes / No
1. Buyer has signed the Association Membership Form /paid fees	<input checked="" type="checkbox"/>
2. No Due Certificate signed	<input checked="" type="checkbox"/>
3. 6 PDC for Maintenance Charges collected (from 1 <sup>st</sup> February 2018)	<input checked="" type="checkbox"/>
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5. Corpus fund collected	<input checked="" type="checkbox"/>
6. VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

 K. Krishna Prasad	 Accountant	 Samba Siwa Rao	Managing Partner: Soham Modi
Date: 15/12/17	Date: 15/12/17	Date: 15/12/17	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.  
3. Mention details of eligibility of special offers in remarks column.



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



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: 31/12/12

**LETTER OF POSSESSION**

To,  
Mr. Satheesh Kumar Tammala  
S/o. Late T. Komarelli,  
H. No. 25-40/3/18, Adarsh Nagar,  
East Anandbagh, Malkjgiri, Hyderabad - 500 047

Sub: Letter of Possession for flat no. 210 on the 2<sup>nd</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: T. Satheesh

Name: \_\_\_\_\_

Date: \_\_\_\_\_