

SALE DEED AUTHORIZATION FORM

Prpject	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. BALA VIJAYA BHASKER		
Flat / Bungalow No.	A-105	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	21,52,000
B	Stamp duty & registration charges	1,33,420
C	Service Tax @ 3.5% on CA	75,320
D	VAT @ 1.25% on Sale Consideration	26,900
E	Total Taxes (B + C + D)	2,35,640
F	Interest agreed to be paid	-
G	Other charges / extra spectcs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	23,87,640
J	Balance Amount Payable (H-I)	21,52,000
		2,35,640
K	Amout for Sale Deed	21,52,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	16,62,000
O	Margin Monety (A-N)	4,90,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	ANDHRA		
			HL Cq. Amount
			16,62,000

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		16,62,000	✓ Not required
			✓ Collect cq.at the time of registration
Balance Margin Money (O-I)		(16,62,000)	✓ Security cq.received
			✓ Not required
Balance HL Amount			Collect cq.at the time of registration
			✓ Security cq.received
Total Taxes Amount (E)			✓ Not required
			Collect cq.at the time of registration
		2,35,640	✓ Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

↑ to be refused!

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>S. Nageswari</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	13/11/15	13/11/15	13/11/15

APPROVED BY
13 NOV 2015
SRIAM MUDY
MANAGING DIRECTOR

NO DUE CERTIFICATE

To,
Mrs. Phani Rajakumari and Mr. A. Venkataraman
SWASA, 2-907/77/44, Opp. Bhavani Temple,
Gubbi Colony, Gulbarga - 585105

Date: 01-12-2015

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. 105 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: A.P. Rajakumari

Name:


PARAMOUNT
AVENUE

Site Office: Sy. No. 233, Nagaram, Hyderabad - 500 083.
Ph: +91-40-6453 7111.



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/384, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone: +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

Date: 01/02/2016

To,
Mrs. Phani Rajakumari and Mr. A. Venkataraman
SWASA, 2-907/77/44, Opp. Bhavani Temple,
Gubbi Colony, Gulbarga - 585105

Sub: Letter of Possession for Flat no. 105 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: 

Name: _____

UNDERTAKING

Date: 01-12-2015

From,
Mrs. Phani Rajakumari and Mr. A. Venkataraman
SWASA, 2-907/77/44, Opp. Bhavani Temple,
Gubbi Colony, Gulbarga - 585105

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. 105 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.
- (h) Install copper piping or wires for air conditioning that may affect the external appearance of the building.
- (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,

A.P. Rajakumari

Place: _____
Date: _____

MEMBERSHIP ENROLMENT FORM

To,
The President,
Paramount Avenue Owner's Association,
Survey no. 223, Nagaram Village,
Keesara Mandal, R. R. District.

Date: 26-7-2016

Dear Sir,

I am the owner of Flat No. 105 in our project known as 'Paramount Avenue' situated at Survey No. 223, Nagaram Village, Keesara Mandal, R. R. District. I request you to enroll me as a member of the 'Paramount Avenue Owners Association'.

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

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (32) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of **APRIL 2016** at the applicable rate prescribed by the association.

I undertake to make a declaration, giving details of the proposed occupier of my flat/bungalow/villa, in case my flat/ villa/bungalow is being given for occupation to a third party under lease / license or by other understandings, as per prescribed format. I shall obtain an NOC from the Association before giving occupation to a third party.

Thank You.

Yours faithfully,

Signature: A.P. Raja Kumari

Name:

Address for correspondence:

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____