

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESATES - PARAMOUNT AVENUE		
Buyer Name	MR. SHEEBA WALTER		
Flat / Bungalow No.	111	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,43,500
B	Add : Stamp duty & registration charges and mutation exp	1,68,910
C	Add: Service Tax & VAT @5.75% on 2322104/-	1,33,521
D	Add: GST @ 12% on 421396/-	50,568
E	Total Taxes (B + C + D)	3,52,999
F	Total amount payable (A+E)	30,96,499
G	Total Amount Paid	30,36,199
H	Balance Amount Payable (F-G)	60,300

I	Sale Deed Value	27,43,500
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	-	-
L	Own contribution (including taxes)	30,96,499	30,36,199
			60,300

Security Cheque Details:

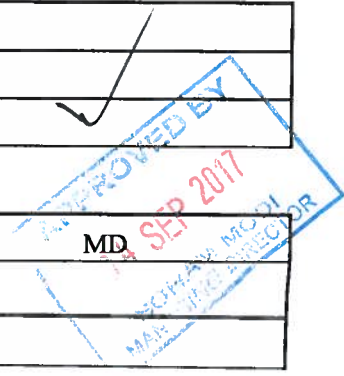
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		60,300	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

60,500/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	02/09/17	02/09/17	11/9/17	





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: 15/1/2018

LETTER OF POSSESSION

To,
Mrs. Sheeba Rani
W/o. Mr. N. Arie Walter,
Flat No. 104, Dharani Sai Apartment,
New Boiguda, Secunderabad

Sub: Letter of Possession for flat no. 111 on the 1st 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: Sheeba Rani

Name: _____

Date: 3/1/18

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 15/1/2018

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. 111 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 1st February 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: Sheba Rani

Name: _____

Address for correspondence:

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____



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ANNEXURE -A

Date: 15-1-2018

NO DUE CERTIFICATE

To,
Mrs. Sheeba Rani
W/o. Mr. N. Arie Walter,
Flat No. 104, Dharani Sai Apartment,
New Boiguda, Secunderabad

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.111 in our project known as Paramount Avenue situated at 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: Sheeba Rani

Name: _____

Date: 31/1/18

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: Shruba Ravi

Name: _____

Date: 15/1/2018

Details of my villa:

1. Flat no.: 111
2. Sale deed date:
3. Sale deed document no.

Letter of confirmation

Date: 15/1/18

From,
Mrs. Sheeba Rani
W/o.Mr. N. Arie Walter,
Flat No. 104, Dharani Sai Apartment,
New Boiguda, Secunderabad

To,
The Managing Partner,
M/s. Paramount Estates,
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.: 111
Housing Project Name: Paramount Avenue
Address: Sy. Nos. 233 of Nagaram Village, Keesara Mandal, Ranga Reddy District.
Developer: Paramount Avenue,
Agreement of sale dated: 30-09-2016.
Sale deed date and document no.:

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.