

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. MANOJ KUMAR SINGH		
Flat / Bungalow No.	604	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	28,64,500
B	Stamp duty & registration charges	1,76,370
C	Service Tax @ 3.625% on Sale Deed	1,00,258
D	VAT @ 1.25% on Sale Consideration	35,806
E	Total Taxes (B + C + D)	3,12,434
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	31,76,934
I	Total Amount Paid	24,40,000
J	Balance Amount Payable (H-I)	7,36,934

K	Amount for Sale Deed	28,64,500
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			2,50,000

FINAL RELEASE

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,50,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		1,74,500	Security cq.received
			<input checked="" type="checkbox"/> Not required <i>discount</i>
Balance HL Amount			Collect cq.at the time of registration
			Security cq.received
Total Taxes Amount (E)			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
			Paid <input checked="" type="checkbox"/> Through HL
		3,12,434	Security cq.received <i>Free offer</i>
			Collect cq.at the time of registration

Remarks:

Rs.1,74,500/- enhanced loan to avail the maximum loan
 # free VAT, Registration & ST offer

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	23/01/16	23/01/16	23/01/16

APPROVED BY
 MMD
 25 JAN 2016
 SOHAM MUJI
 MANAGING DIRECTOR



PARAMOUNT AVENUE

Site Office: Sy. No. 233, Nagaram, Hyderabad – 500 083.
Ph: +91 40-6453 7117.



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-1-187/3R4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : 91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

Date: 29/07/2016

To,
Mr. Manoj Kumar Singh and Mrs. Ankita Singh
Flat No. 305, Concrete OPUS Apartment,
Behind Reliance Digital,
Nacharam, Hyderabad.

Sub: Letter of Possession for Flat no. **604** in our project known as '**Paramount Avenue**' situated at Survey No. 223, Nagaram Village, Keecara Mandal, R. R. District.

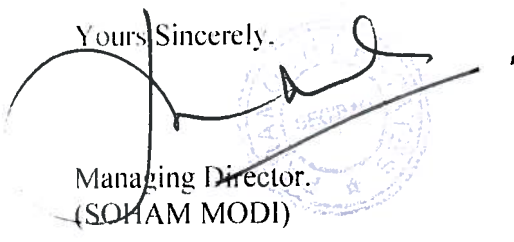
Dear Sir / Madam,

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: Manoj Kumar Singh


**PARAMOUNT
AVENUE**

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



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NO DUE CERTIFICATE

To.
Mr. Manoj Kumar Singh and Mrs. Ankita Singh
Flat No. 305, Concrete OPUS Apartment,
Behind Reliance Digital,
Nacharam. Hyderabad.

Date: 16/07/2016

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. 604 in our project known as 'Paramount Avenue' situated at Survey No. 223, Nagaram Village, Keesara Mandal, R. R. 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,


Managing Partner.
(SOHAM MODI)

Accepted & confirmed:

Signature: anj

Name: Manoj Kumar Singh

MEMBERSHIP ENROLMENT FORM

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

Date: 16/07/2016

Dear Sir,

I am the owner of Flat No. **604** 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 1st **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: 

Name: Manoj Kumar Singh and Ankita Singh

Address for correspondence:

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

Date:

16/07/2016

From,

Manoj Kumar Singh and Ankita Singh
Flat No. 305, Concrete OPUS Apartment,
Behind Reliance Digital,
Nacharam, Hyderabad.

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. 604 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,

Place:

Date: 16-07-16

Letter of confirmation

To,
Mr. Manoj Kumar Singh & Mrs. Ankita Singh
Flat No. 305, Concrete OPUS Apartment,
Behind Reliance Digital,
Nacharam, Hyderabad.

Date: 13-11-2015.

Sub.: 'Free Modular kitchen' offer.

Ref.: Your booking for flat no. 604 in our project known as 'Paramount Estates' situated at Survey No. 233, Nagaram Village, Keesara Mandal, Hyderabad – 500 062, vide booking form no. 1075 dated 13-11-2015.

Dear Sir / Madam,

We hereby confirm our offer to provide a modular kitchen free of cost for the said flat on the following terms and conditions:

1. The Modular kitchen shall be provided free of cost only if I & II installments are paid in time.
2. Modular Kitchen shall be of a standard design & size, as per our company policy, without hob and chimney. We reserve the right to choose a Vendor of our choice.
3. This offer stands void in case of default of any of the above conditions by the Purchaser.
4. Other conditions mentioned in booking form, agreement of sale, construction agreement, sale deed, etc., shall apply.

Please sign a copy of this letter as your confirmation of accepting the above terms and conditions.

Thank You.

Yours sincerely,



Anand Netha
Manager - Sales.


Ankita

Confirmed & Accepted

Signature: 

Name: Manoj Kumar Singh

Date: 13-11-2015