

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SOMA KIRAN KUMAR		
Flat / Bungalow No.	605	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deuxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	21,77,250
B	Stamp duty & registration charges	1,35,135
C	Service Tax @ 3.625% on Sale Deed	78,925
D	VAT @ 1.25% on Sale Consideration	27,216
E	Total Taxes (B + C + D)	2,41,276
F	Interest agreed to be paid	-
G	Other charges / extra spectcs charges	-
H	Total amount payable (A+E+F+G)	24,18,526
I	Total Amount Paid	21,60,000
J	Balance Amount Payable (H-I)	2,58,526

K	Amout for Sale Deed	21,77,250
L	amount for Construction Contact	-
M	Amount for Agreement for Deveopment Charges	-
N	Housing Loan Sanctioned	
O	Margin Monety (A-N)	

**Housing Loan Details:**

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

FINAL RELEASE

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		50,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)			Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount			Collect cq.at the time of registration
			Security cq.received
Total Taxes Amount (E)		2,41,276	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)			Paid <input checked="" type="checkbox"/> Through HL
			Security cq.received
			Collect cq.at the time of registration

**Remarks:**

# Registration exp and VAT and ST free offer
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**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD SOMAN MOUJI
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	3/10/16	3/13/16	3/13/16	

**APPROVED BY**  
**MD SOMAN MOUJI**  
**MANAGING DIRECTOR**

  
**PARAMOUNT**  
AVENUE

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



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

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

LETTER OF POSSESSION

Date: 27-05-2016

To,  
Mr. Soma Kiran Kumar & Mrs. S. Deepika  
Plot No. 63/B, H. No. 40-233/2, Sri Satyadeva Nilayam,  
Raghavendra Nagar, Moula-Ali, Hyderabad - 500040.

Sub: Letter of Possession for Flat no. **605** 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: Deepika

Name: DEEPIKA.S

MEMBERSHIP ENROLMENT FORM

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

Date: 24/05/16

Dear Sir,

I am the owner of Flat No. 605 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: Deeja

Name: DEEPIKA'S

Address for correspondence:

\_\_\_\_\_

Phone: \_\_\_\_\_

Enclosed: Copy of ownership documents.

For Office Use Only

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

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

  
**PARAMOUNT**  
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NO DUE CERTIFICATE

To,  
Mr. Soma Kiran Kumar & Mrs. S. Deepika  
Plot No. 63/B, H. No. 40-233/2, Sri Satyadeva Nilayam,  
Raghavendra Nagar, Moula-Ali, Hyderabad - 500040.

Date: 24/05/2016

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. **605** 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: Deepa

Name: DEEPIKA'S