

PARAMOUNT BUILDERS

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.
Phone: 66335551

LETTER OF POSSESSION

To,
Mr. Anil Kumar,
Flat No. 204,
Siddartha Haren,
Mahesh Nagar,
ECIL Hyderabad

Date: 31/01/2011

Sub: Letter of Possession for Flat No. 301 in block no. '3C' in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District.

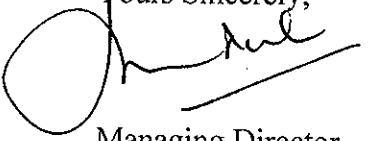
Dear Sir / Madam,

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 Residency Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,



Managing Director.
(SOHAM MODI)

possession given to
customer 5/4/2011

PARAMOUNT BUILDERS

5-4-187/3&4, II Floor, M. G. Road, Secunderabad -- 500 003.
Phone: 66335551

NO DUE CERTIFICATE

To,
Mr. Anil Kumar,
Flat No. 204,
Siddartha Haren,
Mahesh Nagar,
ECIL Hyderabad

Date: 31.1.2011

Dear Sir / Madam,

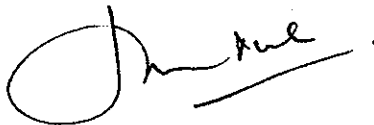
This is to certify that the total sale consideration, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No.301 in block no 3C in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, 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: 

Name: S. ANIL KUMAR

MEMBERSHIP ENROLMENT FORM

To,
The President,
Paramount Residency Owner's Association,
Survey no. 176,
Nagaram Village,
Keesara Mandal,
R. R. District.

Date: 31-1-2011

Dear Sir,

I am the owner of Flat No. 301 in block no. 3C in our project known as 'Paramount Residency' situated at Survey No. 176, Nagaram Village, Keesara Mandal, R. R. District. I request you to enroll me as a member of the 'Paramount Residency 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 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: _____

Address for correspondence:

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Paramount Residency Owners Association
Site: Sy. No. 176, Nagaram, Keesara Mandal,, Hyderabad – 500 062
Occupant Details - Declaration Form

From,

Name: S. Anil Kumar

Address: _____

Phone: _____

Date: _____

To,
The Secretary,
Paramount Residency Owners Association,

Dear Sir / Madam,

Sub.: Occupant details- Declaration for proposed occupant of Flat no. 301, Block no. 3C, Paramount Residency, Nagaram, Hyderabad.

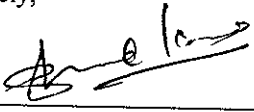
I am the member of Paramount Residency Owners Association and the owner of the above referred flat. I propose to give on occupation the above referred flat to a third party. The details of the proposed occupier are enclosed herein.

I hereby declare that the facts enclosed herein are true to the best of my knowledge and that the byelaws of the Association shall be applicable to the occupants of the flat. I declare that I shall be liable to pay maintenance charges and other charges, in case of any default in payment of the same by the proposed occupier. I confirm that the said flat shall be utilized for residential purposes only and shall not be used for commercial or illegal activities. I further declare that the occupant is a person of good repute and social standing.

I request you to issue a no objection certificate (NOC) for the proposed occupation within 7 days of receipt of this letter.

Thank You.

Yours sincerely,

Sign: 

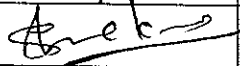
Declaration by proposed occupant.

I hereby declare that I shall abide by the byelaws of Paramount Residency Owners Association and shall use the premises for residential purposes only and shall not use it for any other commercial or illegal activity.

Name: _____ Sign: _____ Date: _____

Paramount Residency Owners Association
 Site: Sy. No. 176, Nagaram, Keesara Mandal,, Hyderabad – 500 062
Occupant Details - Declaration Form

Flat No. & Block no.		3C-301		Please paste a passport size photo of occupier here	
Name of owner / member		S. Anil Kumar			
Nature of occupation		<input type="checkbox"/> On rent / lease/ leave & license <input type="checkbox"/> other:			
Name of the principal occupant / head of house hold					
Age		Sex			
Occupation					
Permanent address					
Company					
Designation					
Company address					
Mobile No.	Home phone	Work phone	Email		
	Name of other occupants (maximum 6 occupants)	Age	Sex	Occupation	Relation with principal occupant
1.					
2.					
3.					
4.					
5.					
6.					
Names of occupants who shall be permitted to use common amenities like club house & swimming pool. (maximum 6 nos)		1	4		
		2	5		
		3	6		

Sign of Member / owner	Date	Sign of principal occupant	Date
			


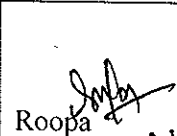
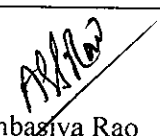
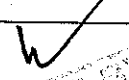
Authorization form for handing over the possession of Flat in 'Paramount Residency'

Flat No.	3C-301
Name of Buyer	ANIL KUMAR

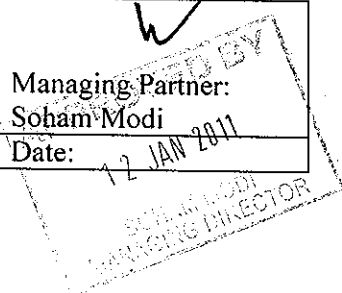
A.	Total sale consideration.	1537000 ✓
B.	Less: Discount for early payments.	—
C.	Add: Reg. Charges	38525 ✓
D.	Add: VAT & Service Tax.	15370 ✓
E.	Add: Extra Specs Charges (revised)	19171 ✓
F.	Add: Misc. Charges	5545 ✓
G.	Less: Amount paid	161971 ✓
H.	Balance amount Due	—
I.	Interest Amount	88185 ✓
J.	Refund if any	90 ✓
Remarks:		
① MAINTENANCE CHARGES to be collected from 1 Sept '09.		
② Service tax not applicable sale declared for full sale consideration.		
K.	Interest Amount to be charged	WAIVED BY M.D. Sir. ✓

Check List	Yes / No
1. Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2. Buyer has signed the Association Membership Form.	
3. No Due Certificate signed	
4. 6 PDC for Maintenance Charges collected	
5. Buyer has signed the Electricity Transfer Form & Affidavit or Stamp paper	
6. Buyer has informed that Property Tax is due	

Authorized by:

 K. Krishna Prasad Date: 12/01/11	 Roopa Date: 12/1/11	 A. Sambasiva Rao Date: 12/1/11	 Managing Partner: Sohan Modi Date: 12 JAN 2011
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- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of owners association rules to the buyer.



Interest calculation for delayed payments.

Project Name Paramount Builders
 Flat no. 3C301
 Customer Name Anil Kumar
 Booked by Naveena
 Prepared by vineela
 Date 31-12-2010
 Sign
 Interest rate 18 % p.a.

Date	Instal / Payn	Remarks	Days	Principal	Interest	Balance
11-Nov-07	10000	Booking	-	-	-	10,000
11-Nov-07	(10000)	Booking Amount Received	-	10,000	-	-
24-Nov-07	75000	1st Installment	13	-	-	75,000
26-Nov-07	(75000)	Payment Received	2	75,000	74	-
31-Dec-07	290400	2nd Installment	35	-	-	290,400
03-Jan-08	(290400)	Payment Received	3	290,400	430	-
01-Apr-08	290400	3rd Installment	89	-	-	290,400
09-Apr-08	(10000)	payment received	8	290,400	1,146	280,400
09-Apr-08	(280400)	payment received	-	280,400	-	-
01-Jul-08	290400	4th Installment	83	-	-	290,400
26-Jul-08	(290400)	payment received	25	290,400	3,580	-
01-Oct-08	290400	5th Installment	67	-	-	290,400
29-Oct-08	(290400)	Payment Received	28	290,400	4,010	-
31-Dec-08	290400	6th Installment	63	-	-	290,400
21-Jul-09	19171	Extra Specs	202	290,400	28,929	309,571
07-Apr-10	(100000)	Payment Received	260	309,571	39,693	209,571
24-May-10	(90000)	Payment Received	47	209,571	4,857	119,571
16-Jun-10	135	Elec Charges	23	119,571	1,356	119,706
12-Jul-10	165	Elec Charges	26	119,706	1,535	119,871
05-Aug-10	(100400)	Payment Received	24	119,871	1,419	19,471
20-Aug-10	165	Elec Charges	15	19,471	144	19,636
16-Sep-10	165	Elec Charges	27	19,636	261	19,801
16-Oct-10	165	Elec charges	30	19,801	293	19,966
17-Nov-10	165	Elec Charges	32	19,966	315	20,131
13-Dec-10	165	Elec Charges	26	20,131	258	20,296
21-Dec-10	(58295)	payment received	8	20,296	80	(37,999)
28-Dec-10	15370	VAT	7	(37,999)	(131)	(22,629)
28-Dec-10	(20406)	Payment Received	-	(22,629)	-	(43,035)
31-Dec-10	43035	amount refundable	3	(43,035)	(64)	-

Approx Interest Payable

88,185

Waived

APPROVED BY
 12 JAN 2011

Note:

- Column A, B & C: Enter Installments & payments received
- Column B: Enter receivables as positive amounts & payments received as negative amounts.
- Columns D to G: Do not change.
- Sort columns A, B & C in ascending order.
- Calculate sum of Installments / Payments & Interest

With his reference we got one more booking (30-4-11)
 He has asked discount. we have told that we will see at
 the time of possession

AM