

Nagaram,

12/08/2018

To
The Managing Director,
Paramount Estates,
Modi Properties & Investment Pvt. Ltd.,
Secunderabad - 500 003.

Sub: Mutation & Property Tax Assessment for individual flats of Paramount Avenue, Nagaram.

Dear Sir,

We would like to bring to your notice that a few days back, people from Gram Panchayat, Nagaram were at Paramount Avenue, Nagaram circulating applications for issuance of house number to individual flats. When some of the residents approached to office on site regarding this, they were informed by the office, a total expenditure cost which includes mutation fee, property tax & drainage charges of each flat costing about Rs.45,000/- for 2 BHK, Rs.50,000/- for 3BHK while there was no update for 1BHK, to be paid by individual flat owners to Gram Panchayat.

All of us were taken by surprise on hearing about this. At the time of possession, for your good office Mr. Krishna Prasad when specifically asked of any further payments due had informed us that other than annual property tax, monthly maintenance and electricity charges, nothing else needs to be paid. In fact, when this occurrence of Gram Panchayat people coming over was inquired about with Mr. Krishna Prasad by one of the residents, he said he had never heard of such a thing happening earlier at any of the other residential projects of Modi Properties. We have inquired regarding the same with other residential complexes as well, and found out that other than annual property tax and monthly maintenance and electricity charges, residents haven't paid anything else by themselves for the issuance of house number to individual flats, and was in fact taken up by the builder itself. In view of the current situation, we request you to address the issue accordingly.

Regards,

Residents of PA, Nagaram.

405 - P.H.V. Raghunath
403 - M. Srinivas Rao
802 - Srinivas
605 - S.D.
208 - S.D.
210 T. S. Srinivas
311 - A. J. J. J.
313 - Srinivas
407 - K. Srinivas
308 - M. Srinivas
C. I. - M.

511 - V. Srinivas
510 - V. Srinivas
602 - Srinivas
606 - S. V. Srinivas
611 - S. Srinivas
614 - Srinivas
604 Srinivas
612 - Srinivas
513 - Srinivas
M. Srinivas

- iv. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the Paramount Avenue, shall vest jointly with the owners of the various tenements/ flats / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/flat/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- v. The Vendee alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Flat from the date of delivery of its possession by the Vendor to the Vendee.
- vi. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee. It is specifically agreed between the Vendor and the Vendee that the Vendee shall not raise any objections to the construction of sixth to eighth floors that is proposed to be constructed by the Vendor.
- vii. That rights of further construction in and around the Schedule Flat / Scheduled Land, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee. It is specifically agreed between the Vendor and the Vendee that the Vendee shall not raise any objections to the construction of sixth to eighth floors that is proposed to be constructed by the Vendor.
- viii. That the residential flats shall always be called 'PARAMOUNT AVENUE' and the name thereof shall not be changed.
- ix. The Vendee further covenant(s) with the Vendor and through them to the Vendee(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Flat or any part of the Scheduled Building nor shall he/she/they make any additions alterations in the Scheduled Flat without the written permission of the Vendor or other body that may be formed for the maintenance of the Flats.
- x. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Paramount Avenue. To achieve this objective the Vendee, inter-alia 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 Paramount Avenue (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 cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

- 110 Jagdish Jagdish Deshmukh
 312 Banyu Sukamal Banyu
 411 Kull
 402 Bhairav
 404 Pranava Suktvar Sharma
 410 Sunder
 413 Di-
 409 K. Nanth
 301 Pranava Di-
 303 Pranava
 304 B.V.V. Khoskar Kuv
 712 Agarwal Aggarwal
 710 Agarwal Aggarwal
 709 hybrid (Deepak)
 706 U. Sanjay (Sang Suter)
 705 Agarwal (Aggarwal)
 708 Pranava Nair.
 711 Arinlam Sengupta.
 707
 807 U. Nair
 101 U. Nair
 102- U. Nair
 103. Pranava
 106. Di-
 109. P.L. Chatterjee
 108 U. Nair
111. Shree Ravi K.
 113-5 Anil Kumar
 114. Shree
 211- (Anil Kumar)
 210- Kavita
 208- Latha
 207- Anil Kumar (H. R. Ravi Kumar)
 205. K. Anil Kumar
 207. Ramesh Kumar