



Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad - 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



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: 10/09/15

To,
Mr. Rajesh Ramrao Deshmukh,
Block No. 5, Flat No. 404,
Jubilant Life Sciences Ltd., Nira Village,
Pune.

Sub: Letter of Possession for flat no. 104 in block no. A in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

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

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: Deshmukh

Date: 28



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NO DUE CERTIFICATE

To,
Mr. Rajesh Ramrao Deshmukh,
Block No. 5, Flat No. 404,
Jubilant Life Sciences Ltd., Nira Village,
Pune.

Date: 10/09/15

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, 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. 104 in block no. A in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.,

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 Partner.

Accepted & confirmed:

Signature: 

Name: Deshmukh

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: 10/09/15

To,
The President,
Vista Homes Owner's Association,
Survey no. 193 to 195,
Kushaiguda,
Hyderabad - 500 062.

Dear Sir,

I am the owner of flat no. 104 in block no. 'A' in our project known as 'Vista Homes' at Survey No. 193 to 195, Kushaiguda, Hyderabad - 500 062.

I request you to enroll me as a member of the 'Vista Homes Owner's 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 (34) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of September 2015 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: [Handwritten Signature]
Name: Deshmukh

Address for correspondence:
Mr. Rajesh Ramrao Deshmukh,
Block No. 5, Flat No. 404,
Jubilant Life Sciences Ltd., Nira Village,
Pune.

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Deed doc. no. & date: _____

UNDERTAKING

From,
Mr. Rajesh Ramrao Deshmukh,
Block No. 5, Flat No. 404,
Jubilant Life Sciences Ltd., Nira Village,
Pune.

Date:

To,
The Managing Partner,
M/s. Vista Homes,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of flat no. A-104 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

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: _____

Booking declaration form

Name of customer	Rajesh Deshmukh	Date of Birth	23-06-76
Spouse Name	Sindhu Deshmukh	Date of Birth	25-06-79
Spouse Company	Home maker	Spouse designation	-
Wedding anniversary	19-04	Date of completion	may 2015
Project	Vista Homes	Flat/Bungalow No.	A-104
Constructed area in sft	950 sft	Total land area in Sq. yds.	57.71
Booking taken by	Pathak / Deshmukh	Booking amount received on	19-03-2015
Booking Amount	25000/-	Cheque No. / Cash	033945 (70509)
Booking form no.		Booking form date	21-03-15
PPT No.	143	PPT base price (Rs. Per sft)	2349/-
List price (without extra land) - A	-	Land rate	-
Additional land area (adjusted) - C	-	Discounted land rate applied - D	-
Additional land charges - B = C x D	-		-
Total list price - A+B	2617,000/-		
Net sale consideration (after discount - before on time payment discount)			26,17,000/-
Discount in Rs. Per sft	175/-	Discount in Rs.	166,250/-
On time payment discount in Rs. Per sft	75/-	On time payment discount in rupees	71,250/-
HL required	YES	Preferred bank	ICICI
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Registration charges	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
VAT	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
Service tax	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
False ceiling	<input type="checkbox"/> Provide free of cost <input checked="" type="checkbox"/> do not provide		
Modular kitchen	<input checked="" type="checkbox"/> Do not provide <input checked="" type="checkbox"/> Provide free of cost (<input type="checkbox"/> conditional <input type="checkbox"/> unconditional)		
Special request - by separate letter or note	<input type="checkbox"/> Relaxation in payment <input checked="" type="checkbox"/> Additions and alterations - Free of cost <input checked="" type="checkbox"/> Additions and alterations - At extra cost <input type="checkbox"/> Company loan to be provided <input type="checkbox"/> Other :		
Booking form	<input checked="" type="checkbox"/> Signed <input type="checkbox"/> Will be signed on : <input type="checkbox"/> Scanned and sent to customer for signature <input type="checkbox"/> Other :		
Land area	<input checked="" type="checkbox"/> No corrections or adjustments required <input checked="" type="checkbox"/> Adjusted land area considered above <input type="checkbox"/> Sale deed as per adjusted land area <input type="checkbox"/> Sale deed as per total area		
Remarks	① Vagdi 30gms gold coin free of cost ② 175/- discount not shown in booking form as per H-2.		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name:	Name: Pathak	Name:	Name:
Sign:	Sign:	Sign:	Sign: 23 APR 2015
Date:	Date: 24/3/15	Date: 25/3/15	Date:

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only on receipt of this form. 3. In case booking form is being signed on later date, this form must be sent to respective accountant at the time of booking or blocking a flat/villa. 4. Relaxation in payment, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.