

**SALE DEED AUTHORIZATION FORM**

Project	M/S.MODI & MODI CONSTRCTIONS - NILGIRI HOMES		
Buyer Name	MRS. SAJDA FAROOQUE		
Flat / Bungalow No.	76	Area	117
Land Area	1659.00		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	37,25,000
B	Add : Stamp duty & registration charges and mutation exp	2,29,000
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	46,563
E	Total Taxes (B + C + D)	2,75,563
F	Total amount payable (A+E)	40,00,563
G	Total Amount Paid	38,00,563
H	Balance Amount Payable (F-G)	2,00,000

I	Sale Deed Value	37,25,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	-	-
L	Own contribution (including taxes)	40,00,563	38,00,563 2,00,000

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution			<input type="checkbox"/> Security cq.received
		2,00,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount			<input type="checkbox"/> Security cq.received
		-	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# 2,00,000/- final payment released at the time completion of the works
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid blue; padding: 5px; transform: rotate(-5deg);"> <b>APPROVED BY</b>                  MD                  24 MAR 2017                  SOHAM MODI                  MANAGING DIRECTOR             </div>
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date			24/3/17	



**NILGIRI**

H O M E S

Site Office: Sy. No. 128,  
Rampally, Keesara, Hyderabad – 501 301.  
Phone: +91-92470 73975.  
Email : mnm@modiproperties.com



**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: 05.05.2017

To,  
Mrs. Sajda Farooque  
W/o. Late Md. Umar Farooque  
Flat No. E-413, Gulmohar Gardens,  
Mallapur, Hyderabad - 500 076.

Dear Sir / Madam,

Sub: Letter of Possession for villa / row house no. 76 in our project known as 'Nilgiri Homes' at Survey No. 128, 129, 132-136, Rampally, Keesara mandal, Hyderabad.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned Villa / row house to you as per the terms and conditions of our sale deed / agreement.

You shall become a member of 'Nilgiri Homes Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,

  
Soham Modi,  
Partner.



Accepted & confirmed:

Signature:

Name:



**NILGIRI**  
H O M E S

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NO DUE CERTIFICATE

To,  
Mrs. Sajda Farooque  
W/o. Late Md. Umar Farooque  
Flat No. E-413, Gulmohar Gardens,  
Mallapur, Hyderabad - 500 076.

Date: 05.05.2017

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 Villa / Row house no. 76 in our project known as 'Nilgiri Homes' at Survey No. 128, 129, 132-136, Rampally, Keesara mandal, Hyderabad.

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 Villa / Row house.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,

  
**Soham Modi,**  
**Partner.**

Accepted & confirmed:

Signature: S. Farooque

Name: \_\_\_\_\_

MEMBERSHIP ENROLMENT FORM

Date: 05.05.2017

To,  
The President,  
Nilgiri Homes Owners Association,  
Sy. Nos. 40(P), 41(P), 42, 44, 45 & 55,  
Rampally,  
Hyderabad – 500 051.

Dear Sir,

I am the owner of Villa / Row house no. **76** in Your project known as 'Nilgiri Homes' at Survey No. 128, 129, 132-136, Rampally, Keesara mandal, Hyderabad.

I request you to enroll me as a member of the 'Nilgiri Homes 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 (33) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of **1<sup>st</sup> June 2017** at the applicable rate prescribed by the association.

I undertake to make a declaration, giving details of the proposed occupier of my Villa / Row house, in case my Villa / Row house 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: S. Farooque

Name: Sajda Farooque

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

Enclosed: Copy of ownership documents.

For Office Use Only

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

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

Date: 11-04-2017.

From,  
Mrs. Sajda Farooque  
W/o.Late Md. Umar Farooque,  
Flat No. E-413, Gulmohar Gardens,  
Mallapur, Hyderabad - 500 076

To,  
The Managing Partner,  
Modi & Modi Constructions,  
5-4-187/3&4, Soham Mansion,  
2<sup>nd</sup> Floor, M.G. Road,  
Secunderabad.

UNDERTAKING

Dear Sir,

I /we have purchased bungalow no. 76 in the project known as Silver Oak Bungalows, phase-II, situated at Sy. No. 291 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District vide sale deed dated 30-03-2017 bearing no. 1265/17.

I /we certify that the total sale consideration paid for purchase of the above referred villa does not include the cost of providing water supply from the water board / govt. authorities. On a later date, as and when water connection is obtained from such authorities, I / we undertake to pay my / our share of the proportionate fees, charges, installation cost, etc., to Modi & Modi Constructions or to Nilgiri Homes Owners Association or any other body that Modi & Modi Constructions, for providing the said water connection. I/we further undertake to sign any other documents/applications that may be required for the said purpose.

Thank you,

Yours sincerely,



Signature:

Name:

Date:

UNDERTAKING

Date: 05.05.2017

From,  
Sajda Farooque  
W/o. Late Md. Umar Farooque  
Flat No. E-413, Gulmohar Gardens,  
Mallapur, Hyderabad - 500 076.

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

Reference:- Purchase of bungalow/villa no. 76 in the project known as 'Nilgiri Homes' at Survey No. 128, 129, 132-136, Rampally, Keesara mandal, Hyderabad.

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 bungalow/villa for any illegal, immoral, commercial & business purposes.
- (c) Use the bungalow/villa 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 bungalow/villas.
- (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 bungalow/villas.
- (j) Dry cloths on the external side of the bungalow/villas that may effect the appearance of the bungalow/villas.
- (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 bungalow/villa including tenant's future purchasers.

Thank you.

Yours sincerely,



Place: \_\_\_\_\_

Date: \_\_\_\_\_