

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. SUJANI NEKKANTI AND STAYA TEJASWI GADI		
Flat / Bungalow No.	H-101	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	34,36,000
B	Add : Stamp duty & registration charges and mutation exp	2,14,096
C	Add: Service Tax @4.5%	9,634
D	Add: VAT @1.25%	42,950
E	Total Taxes (B + C + D)	2,66,680
F	Total amount payable (A+E)	37,02,680
G	Total Amount Paid	6,25,000
H	Balance Amount Payable (F-G)	30,77,680

I	Sale Deed Value	34,36,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	31,00,000	-	31,00,000
L	Own contribution (including taxes)	6,02,680	6,25,000	(22,320)

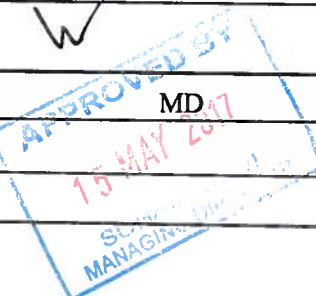
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			✓ Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(22,320)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		31,00,000	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date		15/5/17		





Site Office : Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad- 500 062, ☎ +91-40-6464 4006.
✉ vista@modiproperties.com
Owned & Developed by: M/s. VISTA HOMES



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

LETTER OF POSSESSION

Date: 10.6.2019

To,
Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi,
Plot No. 3, Geeta Nagar,
H. No: 30-265/8/3/1, Old Safilguda,
Secunderabad - 500 056.

Sub: Letter of Possession for flat no. 101 in block no. 'H' 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: N. SUTANI

Name: N. SUTANI

Date: _____



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NO DUE CERTIFICATE

To,
Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi,
Plot No. 3, Geeta Nagar,
H. No: 30-265/8/3/1, Old Safilguda,
Secunderabad - 500 056.

Date: 10.6.2017

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 flat no. 101 in block no. 'H' 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: N. UF

Name: N. SUJANI

Date: _____

Date: 10/01/2017

From,
Mrs. Sujani Nekkanti & Mr. Satya Tejaswi Gadi,
Plot No. 3, Geeta Nagar,
H. No: 30-265/8/3/1, Old Safilguda,
Secunderabad - 500 056.

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

UNDERTAKING

Dear Sir,

I /we have purchased flat no. H-101 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062 vide sale deed dated 18.05.2017 bearing no. 1868/2017.

I /we certify that the total sale consideration paid for purchase of the above referred flat 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 Vista Homes or to Vista Homes owners Association or any other body that Vista Homes may direct, 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: N. T.

Name:

Date:

Date: 10/6/2017

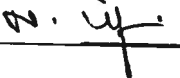
NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the flats or the layout in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062, subject to the condition that the plans of my flat (details given below) are not changed and a suitable road access to my flat is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.

Yours Sincerely,

Signature: 

Name: _____

Date: _____

Details of my flat:

1. flat no.: H-101
2. Sale deed date: 18.05.2017
3. Sale deed document no. 1868/2017