

**SALE DEED AUTHORIZATION FORM**

Prpject	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. GURUNATH KRISHNA HEDGE		
Flat / Bungalow No.	H-403	Area	950
Land Area	57.71		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	26,00,000
B	Stamp duty & registration charges	1,60,300
C	Service Tax @ 4.50% on Sale Deed	1,17,000
D	VAT @ 1.25% on Sale Consideration / CTO, M. G. Road Circle, Secbad	32,500
E	Mutation Charges @ 0.10% on Sale Deed / Commissioner, GHMC	2,600
F	Total Taxes (B+C+D+E)	3,12,400
G	Interest agreed to be paid	-
H	Other charges / extra spectcs charges	-
I	Total amount payable (A+F+G+H)	29,12,400
J	Total Amount Paid	2,25,000
K	Balance Amount Payable (I-J)	26,87,400

L	Amout for Sale Deed	26,00,000
M	amount for Construction Contact	-
N	Amount for Agreement for Development Charges	-
O	Housing Loan Sanctioned	23,40,000
P	Margin Monety (A-O)	2,60,000

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			23,40,000

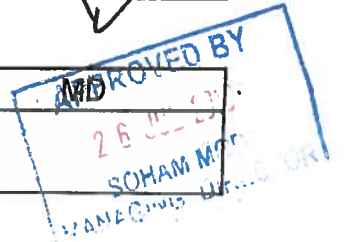
**Security Cheque Details:**

Installment of HL	Cq. No.	Amount	Security cq.received	
		23,40,000	<input checked="" type="checkbox"/>	Not required
Balance Margin Money (O-J)	Cq. No.	Amount	Security cq.received	
		35,000	<input checked="" type="checkbox"/>	Not required
Balance HL Amount	Cq. No.		Security cq.received	
		-	<input checked="" type="checkbox"/>	Not required
Total Taxes Amount (F)	Cq. No.	Amount	Paid	Through HL
		3,12,400	<input checked="" type="checkbox"/>	Security cq.received
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration

**Remarks:**


**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	26/7/16	26/7/16	27/07/16





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: 29/08/2016

To,  
Mr. Gurunath Krishna Hegde  
Flat no 202, 2<sup>nd</sup> floor, Lakshmi Residency,  
Pradhamapuri Colony, Kapra,  
Secunderabad -500 062

Sub: Letter of Possession for flat no. 403 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: 

Name: Gurunath Krishna Hegde

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



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**Owned & Developed by: M/s. VISTA HOMES**



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NO DUE CERTIFICATE

To,  
Mr. Gurunath Krishna Hegde  
Flat no 202, 2<sup>nd</sup> floor, Lakshmi Residency,  
Pradhamapuri Colony, Kapra,  
Secunderabad -500 062

Date: 29/08/2016

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. 403 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: 

Name: Gurunath Hegde

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

MEMBERSHIP ENROLMENT FORM

Date: 29/08/2016

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. 403 in block no. 'H' 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 October 2016 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: 

Name: Gurunath Hegde

Address for correspondence:

Mr. Gurunath Krishna Hegde  
Flat no 202, 2<sup>nd</sup> floor, Lakshmi Residency,  
Pradhamapuri Colony, Kapra,  
Secunderabad -500 062

Enclosed: Copy of ownership documents.

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For Office Use Only

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

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

UNDERTAKING

Date: 29/08/2016

From,  
Mr. Gurunath Krishna Hegde  
Flat no 202, 2<sup>nd</sup> floor, Lakshmi Residency,  
Pradhamapuri Colony, Kapra,  
Secunderabad -500 062

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 H-403 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: \_\_\_\_\_