

Vista
HOMES

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: 5-4-18/3&4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

Date: 14/12/16

To,
Mr. Bharani Kumar Vedala & Mrs. Vijayalakshmi
Flat No. 204, Vamsi 4S Plaza, Friends Colony,
Venkateshwara Temple Road, Uppal,
Hyderabad-500 039

Sub: Letter of Possession for flat no. 407 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: BHARANI KUMAR

Date: _____



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NO DUE CERTIFICATE

To,
Mr. Bharani Kumar Vedala & Mrs. Vijayalakshmi
Flat No. 204, Vamsi 4S Plaza, Friends Colony,
Venkateshwara Temple Road, Uppal,
Hyderabad-500 039

Date: 14/12/16

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. 407 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: BHARANI KUMAR

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: _____

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. 407 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: V. B. S.

Name: BHARANI KUMAR

Address for correspondence:

Mr. Bharani Kumar Vedala & Mrs. Vijayalakshmi
Flat No. 204, Vamsi 4S Plaza, Friends Colony,
Venkateshwara Temple Road, Uppal,
Hyderabad-500 039

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

Date:

From,
Mr. Bharani Kumar Vedala & Mrs. Vijayalakshmi
Flat No. 204, Vamsi 4S Plaza, Friends Colony,
Venkateshwara Temple Road, Uppal,
Hyderabad-500 039

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-407 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: _____

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one receipt.

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20,233.

Vista Homes (16-17)
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

H 407 Bharani Kumar Vedala
Ledger Account

1-Apr-2016 to 8-Oct-2016

Date	Particulars	Cheque No	Vch Type	Vch No./Excise Inv.No.	Narration	Debit	Credit	Page 1
								Credit
18-6-2016	By HDFC Bank R P Road	383691	Cash Receipt	CR\2	Ch. No. :383691 Being cheque received from Bharani Kumar Vedala vide R.no.10575		25,000.00	
18-7-2016	By HDFC Bank R P Road	383694	Bank Receipt	BR\1	Ch. No. :383694 Being cheque received from Bharani Kumar Vedala vide R.no.11581		2,00,000.00	
4-8-2016	By HDFC Bank R P Road	383700	Bank Receipt	BR\1	Ch. No. :383700 Being cheque received from Bharani Kumar vedala towards H 407 Vide R. no11611		1,94,000.00	
8-8-2016	To HDFC Bank S D Road	003011	Bank Payment	BP\19	Ch. No. :003011 bieng amount paid towards Mutation exp for flat no. H -407	2,570.00		
15-8-2016	To Vat Payable		Journal	JV\1	Being Vat payment @ 1.25% on sale consideration	32,119.00		
16-8-2016	By HDFC Bank S D Road	768815	Bank Receipt	BR\1	Ch. No. :768815 Being cheque received from Bharani Kumar Vedala vide R.no.11619		23,47,000.00	
17-8-2016	To Prabhakar Reddy on Account		Journal	JV\3	being amount paid towards registration exp for flat no. H -407	1,54,200.00		
	To Cash		Cash Payment	CP\2	being amount paid towards registration misc, doc and E. C exp for flat no. H-407	4,300.00		
	To Cash		Cash Payment	CP\3	being amount paid towards chq disbursement at SRO, by ICICI Bank for flat no. H -407	500.00		
8-10-2016	To Installments Receivables		Journal	JV\1	Being installment for the year 2016-17	25,69,500.00		
	To Legal Exp		Journal	JV\2	Being purchase of stamp papers	300.00		
	To Service Tax		Journal	JV\3	Being service tax on misc exp	194.00		
	To Closing Balance							
						27,63,683.00	27,66,000.00	
						2,317.00		
						27,66,000.00	27,66,000.00	

Refrence

A. Sankar Rao
8/10/16