

Sale Deed Authorization Form

Project	M/s. MEHTA & MODI HOMES – VSC		
Buyer name	MR. KEVIN ROBERT & OTHERS		
Flat / Bungalow No.	03	AREA	2020
Land Area	227		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	50,23,000
B.	Stamp duty & registration charges	165560 - Free offer
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	116283-
D.	VAT @ 1.25% on Sale Agreement	62788-
E.	Total taxes (B + C + D)	179071-
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	5202071
I.	Total amount paid	5307000
J.	Balance amount payable (H - I)	104929.

K.	Amount for Sale Deed	26,71,000
L.	Amount for Construction Contract	23,52,000
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

Housing Loan Details

Payment Scheme	<input type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount

Security Cheque Details

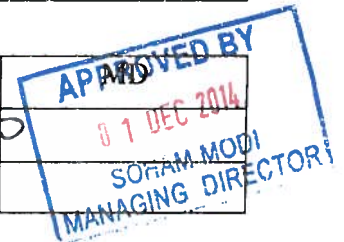
1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		179071	

Remarks:

Free Registration offer

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	11/2/14	1/12/14	1/12/14



Note: i. (a) Here only include service tax remitted to government on behalf of customer.

Mehta & Modi Homes

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road,
Secunderabad – 500 003. Ph: +91 40 66335551.

LETTER OF POSSESSION

Date: 10/05/2015

To,
Mrs. Sheba Precilla Michael & Mr. Kevin Robert Michael
Flat No. 102/103, Deepika Enclave,
Street No.1, Bhavani Nagar,
Nacharam, Hyderabad.

Sub: Letter of Possession for Villa No. 3 in our project known as “Villas at Silver Creek” at
Survey. No. 74 & 75, Cherlapally, Hyderabad – 500 051.

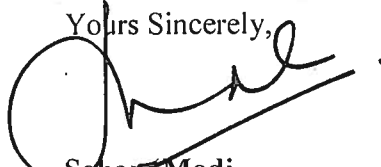
Dear Sir / Madam,

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

You shall become a member of ‘Villas at Silvercreek 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: Keegan Joseph Michael
Date: 4/5/2015

Mehta & Mehta & Modi Homes

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road,
Secunderabad – 500 003. Ph: +91 40 66335551.

NO DUE CERTIFICATE

To,

Date: _____

Mrs. Sheba Precilla Michael & Mr. Kevin Robert Michael
Flat No. 102/103, Deepika Enclave,
Street No.1, Bhavani Nagar,
Nacharam, Hyderabad.

Dear Sir / Madam,

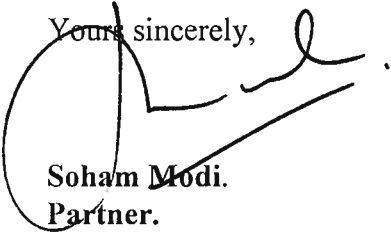
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Villa No. 3 in our project known as “Villas at Silver Creek” at Sy. No. 74 & 75, Cherlapally, Hyderabad – 500 051.

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.

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

Thank You.

Yours sincerely,


Soham Modi.
Partner.

Accepted & confirmed:

Signature:  _____

Name: _____

Date: _____

UNDERTAKING

From.

Sheba Precilla Michael & Kevin Robert Michael
Flat No. 102/103, Deepika Enclave,
Street No.1, Bhavani Nagar,
Nacharam, Hyderabad..

Date:

To.

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

Reference:- Purchase of bungalow/ villa no. 3 in the project known as "Villas at Silver Creek" at Survey. No. 74 & 75, Cherlapally, Hyderabad – 500 051.

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: _____

UNDERTAKING

From,
Sheba Precilla Michael & Kevin Robert Michael
Flat No. 102/103, Deepika Enclave,
Street No.1, Bhavani Nagar,
Nacharam, Hyderabad.

Date:

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

Sub.: Undertaking for payment of service tax & VAT.

Ref.: Booking for bungalow/villa no: 3 in the project known as "Villas at Silver Creek"
at Survey. No. 74 & 75, Cherlapally, Hyderabad – 500 051.

Dear Sir,

I have booked the above referred bungalow / villa and in that regard documents like booking form, Agreement of Sale, Sale Deed, Construction Agreement etc., were executed. As per the terms agreed between us, I have agreed to pay the VAT & service tax that is leviable or may become leviable for the purchase of the said bungalow / villa.

Service tax & VAT are applicable for the transaction between Builder/ Developer and Purchaser. However, the applicability of the rules is not clear. I have been informed about the divergent views regarding the applicability of service tax & VAT for the bungalow / villa purchased by me.

I am also aware that the Builder is liable to collect VAT & service tax from its prospective purchasers and remit the same to government from time to time. I am also aware that service tax and VAT are paid on monthly/quarterly basis on the composite transactions of the Builder for a given period after claiming credit for items like CENVAT, input credit for materials, etc. (if any).

I have also been informed that the Builder can only provide proof of payment of VAT / service tax that is paid periodically and proof of payment for a individual unit cannot be given.

Liability towards VAT & service tax has been estimated for my transaction based on our present understanding of the applicability of the rules. The amount paid by me as per the estimate may be held as deposit with you.



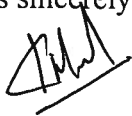
I request you to pay VAT & service tax, from time to time, as you may deem fit, that is applicable or may become applicable for the purchase of my bungalow /villa in light of the divergent views as to applicability of taxation as on date and also for the reason that the final outcome is uncertain.

In case a liability to pay service tax and VAT arises as a consequence mentioned above, I request you to discharge the liability from the deposit lying with you. I further request you to refund the amount (balance – if any) to me in case of change in the estimated liability towards VAT & service tax as a result of final clarity/decision in the matter or at the end of the litigation in relation to the above.

I further agree that the decision to make the payment of service tax and VAT (in part or full) along with interest and penalty shall solely be your privilege. You may at your discretion decide to pay the service tax and VAT instead of continuing with the litigation. I shall not raise any objections on any count referred above.

Thank you.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'A. M. S.', written over a horizontal line.

Place: _____

Date: _____