

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	A-402
Name of Buyer	Mr. Gulab M.

A.	Total sale consideration.	Rs. 2074000/-
B.	Less: Discount for on time payments.	Rs.nil
C.	Less: Other discounts	Rs.nil
D.	Add: Reg. Charges	Rs.124440/-
E.	Add: VAT	Rs.25925/-
F.	Add: Service Tax	Rs.64086/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs.12509/-
I.	Less: Amount paid	Rs.2297510/-
J.	Balance amount Due	Rs.3449/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. <i>Interest Statement not attached</i>
M.	Maintenance charges due from	August 2014
N.	Buyer Info database balance	Rs.3449/-
O.	Tally balance	Rs. <i>3449/-</i>
P.	Remarks:	
	1. Fully furnished designer flat offered	<i>✓ 62</i>
		<i>h</i>

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	yes
2.	No Due Certificate signed	yes
3.	6 PDC for Maintenance Charges collected (from Aug 2014 to Dec 2015 @1200/- p.m. and From jan 2016 to Dec 2016 @1500/- p.m. + 50/- membership fees vide receipt no. 532 dt. 08.11.2016 (Rs. 38,450/-)	yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	yes
5.	Corpus fund collected (Amount Rs. 20,000/- vide receipt no. 531 dt.08.11.16)	yes
6.	VAT / Service Tax charged on other amounts	yes

Authorized by:

<i>G.B. Ram Babu</i> G. B. Ram Babu	<i>N. Kishor Babu</i> Accountant	<i>Samba Siva Rao</i> Samba Siva Rao	<i>SOHAM MODI</i> Managing Partner SOHAM MODI MANAGING DIRECTOR
Date:	Date:	Date:	Date:

APPROVED FOR CONSTRUCTION
13 DEC 2016

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.
3. Mention details of eligibility of special offers in remarks column.

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. GULAB MANKANI		
Flat / Bungalow No.	A-402	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	20,74,000
B	Add : Stamp duty & registration charges and mutation exp	1,31,014
C	Add: Service Tax @4.5%	64,087
D	Add: VAT @1.25%	25,925
E	Total Taxes (B + C + D)	2,21,026
F	Total amount payable (A+E)	22,95,026
G	Total Amount Paid	22,95,510
H	Balance Amount Payable (F-G)	(484)

I	Sale Deed Value	20,74,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	cheq ready
K	Housing Loan Sanctioned	-	Nil
L	Own contribution (including taxes)	22,95,026	22,95,510 (484)

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
		(484)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount			<input type="checkbox"/> Security cq.received
		Nil	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Thirty Party Transfer from Mr. Gulab Mankani to Mr. G. Chandra Shekar Reddy
Affidavit and Undertaking recieved

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	9/11/16	9/11/16	3/4/16

APPROVED BY
 04 NOV 2016
 MD
SOHAM MODI
 MANAGING DIRECTOR

mm

UNDERTAKING

Date: 31.12.2016

From,
Mr. Gulab Mankani,
H.no: 2/5, Parmanand Society,
Kuber Nagar, Ahmedabad - 382340

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 A-402 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

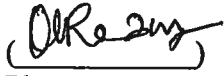
I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I shall not:

- (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,

 Chema Reddy

Place: _____

Date: _____



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: 31.12.2016

To,
Mr. Gulab Mankani,
H.no: 2/5, Parmanand Society,
Kuber Nagar, Ahmedabad - 382340

Sub: Letter of Possession for flat no. 402 in block no. A 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: O. Chenna Reddy

Date: _____



Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad - 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



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www.modiproperties.com

NO DUE CERTIFICATE

To,
Mr. Gulab Mankani,
H.no: 2/5, Parmanand Society,
Kuber Nagar, Ahmedabad - 382340

Date: 21.11.2016

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. 402 in block no. 'A' 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: O. Chenna Reddy

Date: _____