

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. GADDAM VIJLAY KUMAR		
Flat / Bungalow No.	B-105	Area	950
Land Area	57.12		
Car Parking No.		2 Wheeler Parking No	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	29,00,000
B	Stamp duty & registration charges	1,78,500
C	Service Tax @ 3.625% on Sale Deed	1,05,125
D	VAT @ 1.25% on Sale Consideration	36,250
E	Total Taxes (B + C + D)	3,19,875
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	32,19,875
J	Balance Amount Payable (H-I)	2,90,000
		29,29,875

K	Amount for Sale Deed	29,00,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	26,10,000
O	Margin Money (A-N)	2,90,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	SBH		
			HL Cq. Amount
			26,10,000

Security Cheque Details:

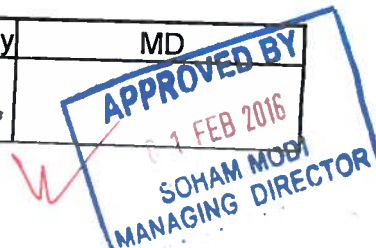
	Cq. No.	Amount	Security cq.received
1st Installment of HL		26,10,000	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		-	Security cq.received
			Not required
Balance HL Amount			Collect cq.at the time of registration
			Security cq.received
Total Taxes Amount (E)			Not required
			Collect cq.at the time of registration
	Cq. No.	Amount	Paid <input checked="" type="checkbox"/> Through HL
		3,19,875	Security cq.received <i>free offer</i>
			Collect cq.at the time of registration

Remarks:

Free registration, VAT and ST offer

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date			01/29/16	





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, 11 Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

Date:

To,
Mr. Gaddam Vijay Kumar
H. No: 11-1-786 to 791, Chinta Bavi,
Chilkalguda, Secunderabad – 500 061

Sub: Letter of Possession for flat no. 105 in block no. B 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: _____

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, 11 Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

Date:

To,
Mr. Gaddam Vijay Kumar
H. No: 11-1-786 to 791, Chinta Bavi,
Chilkaiguda, Secunderabad – 500 061

Sub: Letter of Possession for flat no. 105 in block no. B in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

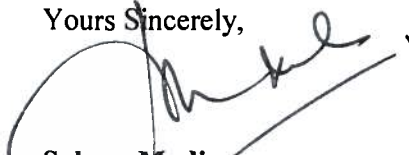
Dear Sir / Madam,

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,



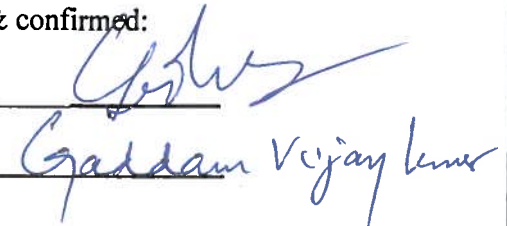
Soham Modi,
Managing Partner.

Accepted & confirmed:

Signature: _____

Name: _____

Date: _____



Gaddam Vijay Kumar



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

NO DUE CERTIFICATE

To,
Mr. Gaddam Vijay Kumar
H. No: 11-1-786 to 791, Chinta Bavi,
Chilkaiguda, Secunderabad – 500 061

Date:

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. 105 in block no. 'B' 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: Gaddam Vijay Kumar

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

NO DUE CERTIFICATE

To,
Mr. Gaddam Vijay Kumar
H. No: 11-1-786 to 791, Chinta Bavi,
Chilkaiguda, Secunderabad – 500 061

Date:

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. 105 in block no. 'B' 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: Gaddam Vijay 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. 105 in block no. 'B' 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 March 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: _____

Address for correspondence:

Mr. Gaddam Vijay Kumar
H. No: 11-1-786 to 791, Chinta Bavi,
Chilkaiguda, Secunderabad – 500 061

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & 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. 105 in block no. 'B' 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 March 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: _____

Address for correspondence:

Mr. Gaddam Vijay Kumar
H. No: 11-1-786 to 791, Chinta Bavi,
Chilkaiguda, Secunderabad – 500 061

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____