

SALE DEED AUTHORIZATION FORM

| | | | |
|---------------------|-------------------------------|---------------------|------------------------|
| Prpject | M/s.VISTA HOMES - VISTA HOMES | | |
| Buyer Name | MR. MADABHUSHI SRIVATSA | | |
| Flat / Bungalow No. | H-308 | Area | 1220 |
| Land Area | 74.12 | | |
| Car Parking No. | | 2 Wheeler Parking N | Semi / Deluxe / Luxury |

Payment & Agreement Details:

| | | |
|---|--------------------------------------|-----------|
| A | Total Sale Consideration | 31,18,000 |
| B | Stamp duty & registration charges | 1,91,580 |
| C | Service Tax @ 3.5% on Sale Agreement | 1,09,130 |
| D | VAT @ 1.25% on Sale Consideration | 38,975 |
| E | Total Taxes (B + C + D) | 3,39,685 |
| F | Interest agreed to be paid | - |
| G | Other charges / extra specs charges | - |
| H | Total amount payable (A+E+F+G) | 34,57,685 |
| I | Total Amount Paid | 19,97,000 |
| J | Balance Amount Payable (H-I) | 14,60,685 |

| | | |
|---|----------------------------------------------|-----------|
| K | Amount for Sale Deed | 31,18,000 |
| L | amount for Construction Contact | - |
| M | Amount for Agreement for Development Charges | - |
| N | Housing Loan Sanctioned | 14,00,000 |
| O | Margin Money (A-N) | 17,18,000 |

Housing Loan Details:

| Payment scheme | Housing Loan | Installeme Scheme | Other: | |
|---------------------------|--------------|-------------------|------------|---------------|
| | HL Bank | HL Cq. Date | HL Cq. No. | HL Cq. Amount |
| Deails of 1st Installment | HDFC | 01.09.2015 | | 13,00,000 |

Security Cheque Details:

| | Cq. No. | Amount | | Security cq.received |
|----------------------------|---------|------------|-------------------------------------|-----------------------------------------------------|
| 1st Installment of HL | | 13,00,000 | | Not required |
| | | | <input checked="" type="checkbox"/> | Collect cq.at the time of registration |
| Balance Margin Money (O-I) | | (2,79,000) | | Security cq.received |
| | | | <input checked="" type="checkbox"/> | Not required |
| Balance HL Amount | | | | Collect cq.at the time of registration |
| | | 1,00,000 | | Security cq.received |
| Total Taxes Amount (E) | | | | Not required |
| | | 3,39,685 | | Collect cq.at the time of registration |
| | | | | Paid <input checked="" type="checkbox"/> Through HL |
| | | | | Security cq.received |
| | | | | Collect cq.at the time of registration |

Rs. 61,000/- Given as on time Payment discount

Auhorised by:

| | | | | |
|------|------------|--------------------|--------------------|-----------------------------------------------|
| Name | Accountant | CR Manager | Prabhakar Reddy | |
| Sign | | <i>[Signature]</i> | <i>[Signature]</i> | APPROVED BY 02 AUG 2015 DIRECTOR |
| Date | | 11/9/15 | 01/09/15 | |

Vista

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: 30/7/2016

To,
Mr. Madabhushi Srivatsa
Flat No. B-401, Gulmohar Gardens,
Shakti Sai Nagar, Mallapur,
Hyderabad - 500 076

Sub: Letter of Possession for flat no. 408 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: SRIVATSA MADABHUSHI.

Date: _____

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 to the relevant authorities 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,



Place: _____
Date: _____

MEMBERSHIP ENROLMENT FORM

Date: 30/7/2016

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. 308 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 February 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: SRIVATSA MADABHUSHI

Address for correspondence:

Mr. Madabhushi Srivatsa
Flat No. B-401, Gulmohar Gardens,
Shakti Sai Nagar, Mallapur,
Hyderabad - 500 076

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

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Owned & Developed by: M/s. VISTA HOMES



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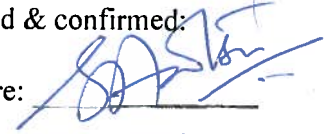
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Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: SRIVATSA MADABHUSHI.

Date: _____