

Sale Deed Authorization Form

Project	M/s. MEHTA & MODI HOMES - VILLAS AT SILVER CREEK		
Payer name	MR. A. BHEEMA RAO		
Flat / Bungalow No.	02	Area	2020 Sft
Land Area	238	Type	Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	41,00,000
B.	Stamp duty & registration charges	1,21,500
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	1,26,690
D.	VAT @ 1.25% on Sale Agreement	51,250
E.	Total taxes (B + C + D)	2,99,440
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	43,99,440
I.	Total amount paid	10,25,000
J.	Balance amount payable (H - I)	33,74,440

K.	Amount for Sale Deed	15,60,000
L.	Amount for Construction Contract	25,60,000
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	28,44,000
O.	Margin Money (A - N)	12,56,000

Housing Loan Details

Payment Scheme	☒ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	SBI			10,00,000/-

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	☐ Security cq. received ☒ Not required
		10,00,000	☒ Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	☐ By PDC ☐ Security cq. received. ☐ Not required
		2,31,000	☒ Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	☐ Security cq. received. ☐ Not required
		18,44,000	☒ Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	☐ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required
		2,99,440	☒ Collect cq. at the time of registration

Remarks:

99/- on time discount given @ Rs.2,00,000/-
Free Registration offer

Authorized by:

Name	Accountant	GR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:		17/11/12	17/11/12



Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
(b) Inform customer that undertaking for payment of balance service tax along with security deposit and / or PDC's will be required at the time of taking possession.

LETTER OF POSSESSION

Date: 31/08/2014

To,
Mr. A. Bheema Rao
S/o. Mr. A. Subba Rao,
Q. No. D- 1/12, NTPC Township, (PTS),
Jyothinagar, Ramagundam,
Karim Nagar - 505 215.

Sub: Letter of Possession for Villa No. 2 in our project known as "Villas at Silver Creek" at
Survey. No. 74 & 75, Cherlapally, Hyderabad - 500 051.

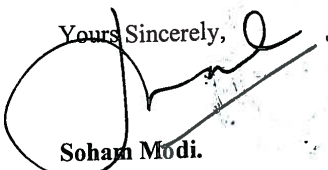
Dear Sir / Madam,

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

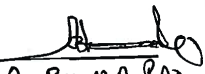
You shall become a member of 'Villas at Silvercreek Owners Association' as and when called
for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Soham Modi.
Partner.

Accepted & confirmed:

Signature: 

Name: A. Bheema Rao

Date: 16.8.2014

NO DUE CERTIFICATE

To,
Mr. A. Bheema Rao
S/o.Mr. A. Subba Rao,
Q. No. D- 1/12, NTPC Township, (PTS),
Jyothinagar, Ramagundam,
Karim Nagar - 505 215.

Date : 18.08.2014

Dear Sir / Madam,

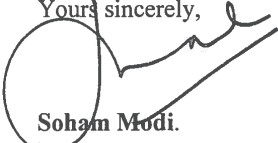
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Villa No. 2 in our project known as "Villas at Silver Creek" at Sy. No. 74 & 75, 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: A. Bheema Rao

Date: 16.8.2014

UNDERTAKING

Date: 18/08/2017

From,
Mr. A. Bheema Rao
S/o.Mr. A. Subba Rao,
Q. No. D- 1/12, NTPC Township, (PTS),
Jyothinagar, Ramagundam,
Karim Nagar - 505 215

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.

Ref.: Booking for villa no. 2 in our project known as "Villas at Silver Creek" at Survey.
No. 74 & 75, Cherlapally, Hyderabad – 500 051.

Dear Sir,

I have booked the above referred villa and in that regard documents like booking form, agreement of sale, sale deed and construction agreement were executed. As per the terms agreed between us, I have agreed to pay the service tax that is leviable or may become leviable for the purchase of the said villa.

I am aware of the divergent views regarding the applicability of service tax for the villa purchased by me. I have also been explained and I am aware of the following facts:

- A. As per the provisions of Finance Act, the Builder M/s. Mehta & Modi Homes is liable to collect service tax from its Purchasers (myself), as applicable from time to time and remit it to the government.
- B. The Builder has undertaken the construction of my villa and the construction service being provided is a subject matter of levy of service tax under the Finance Act, 1994 and the rules made there under. And that there are divergent views as to applicability of service tax on the Builders for such construction activity.
- C. The Department of Central Excise and Service Tax (Hyderabad Commissionerate) had summonsed the Builder for collection of service tax on the construction activity provided by the Builder to the Purchaser. And that the Central Board of Excise and Customs (CBEC) have issued the circular 108/2/2009-ST dated 29.01.2009 stating that there is no service tax liability on the Builders. Subsequently, the Finance Act was amended in 2010 wherein service tax became leviable on all bookings made prior to completion of construction, for amounts received after 01.07.10.
- D. There is a legal view/opinion that service tax is not applicable on the construction provided by Builder in view of the referred circular. Further, there is no clarity about applicability of service tax as a result of amendment to the Finance Act both prior to and after 01.07.10.



E. Service tax is consumption based indirect tax and the service recipient that is the Purchaser is liable to make the payment of service tax to the service provider, that is, the Builder.

I request you to pay the service tax, from time to time, as you may deem fit, that is applicable or may become applicable for the purchase of my villa in view of the divergent views as to applicability of taxation as on date and also for the reason that the final outcome is uncertain. I understand that M/s Mehta & Modi Homes has the burden of payment of service tax and therefore, I undertake to pay the service tax to you as and when such a liability arises along with interest and penalty, if any.

I have as a security against the contingent liability that may arise as a result of clarity/decision in the matter or at the end of the litigation have deposited a sum of **Rs. 1,25,578/- (Rupees One Lakh Twenty Five Thousand Five Hundred and Seventy Eight Only)** as interest free security deposit with you.

In case a liability to pay service tax arises as a consequence mentioned above, I request you to discharge the liability from the security deposit lying with you. I further request you to refund the amount to me in case no service tax liability arises as a result of clarity/decision in the matter or at the end of the litigation

I further agree that the decision to make the payment of service tax along with interest and penalty shall be solely be your privilege. You may at your discretion decide to pay the service tax instead of continuing with the litigation. I shall not raise any objection on this count.

Thank you.

Yours sincerely,


Place: _____
Date: _____

UNDERTAKING

Date : 18/08/2017

From,
Mr. A. Bheema Rao
S/o.Mr. A. Subba Rao,
Q. No. D- 1/12, NTPC Township, (PTS),
Jyothinagar, Ramagundam,
Karim Nagar - 505 215

To,
M/s. Mehta & Modi Homes,
5-4-187/3 & 4, IInd Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500003

Reference: - Purchase of Villa no. 2 in the project known as Villas at Silver creek, situated at Sy. No. 74 & 75, Cherlapally, Hyderabad.

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. 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 villa for any illegal, immoral, commercial & business purposes.
- (c) Use the 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 villas.
- (g) Install air conditioners or other appliances that may effect the external appearance of the villas.
- (h) Install cloths drying stands or other such devices on the external side of the villas.
- (i) Dry cloths on the external side of the flats / villas that may effect the appearance of the villas.
- (j) To use the passages / roads for storage of material.
- (k) Place shoe racks, pots, plants or other such material in the passages or roads of common use.

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: _____