

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: 05-05-2015

To,
Mr. Sanjay. S. Nadagouda
S/o. Mr. Suryakanth. G
Flat No. 204, H. No. 30.197/1,
Sai Srinivasa Residency, Old Safilguda,
Shanthi Nagar, Hyderabad - 500 056.

Sub: Letter of Possession for Villa No. 15 in our project known as “Villas at Silver Creek”
at Survey. No. 74 & 75, Cherlapally, Hyderabad – 500 051.

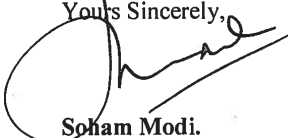
Dear Sir / Madam,

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: _____

Date: _____

Mehta & Mehta & Modi Homes

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NO DUE CERTIFICATE

To,
Mr. Sanjay. S. Nadagouda
S/o. Mr. Suryakanth. G
Flat No. 204, H. No. 30.197/1,
Sai Srinivasa Residency, Old Safilguda,
Shanthi Nagar, Hyderabad - 500 056.

Date: 21/04/15

Dear Sir / Madam,

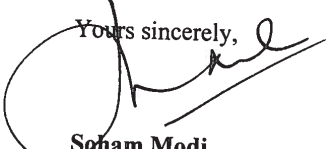
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Villa No. 15 in our project known as "Villas at Silver Creek" at Sy. No. 74 & 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,

Date: 21/04/15

Sanjay. S. Nadagouda
S/o. Mr. Suryakanth. G
Flat No. 204, H. No. 30.197/1,
Sai Srinivasa Residency, Old Safilguda,
Shanthi Nagar, Hyderabad - 500 056. .

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. 15 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,
Sanjay. S. Nadagouda
S/o. Mr. Suryakanth. G
Flat No. 204, H. No. 30.197/1,
Sai Srinivasa Residency, Old Saffilguda,
Shanthi Nagar, Hyderabad - 500 056.

Date: 21/04/15

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: 15 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,



Place: _____
Date: _____