

**SALE DEED AUTHORIZATION FORM**

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. KARTHIK K.		
Flat / Bungalow No.	A-207	Area	1150
Land Area	135.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	34,17,600
B	Stamp duty & registration charges	2,09,356
C	Service Tax @ 5.6% on CA	1,19,616
D	VAT @ 1.25% on Sale Consideration	42,720
E	Total Taxes (B + C + D)	3,71,692
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	37,89,292
I	Total Amount Paid	35,94,050
J	Balance Amount Payable (H-I)	1,95,242

K	Amount for Sale Deed	34,17,600
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC		2,00,000
			Final Disbursement

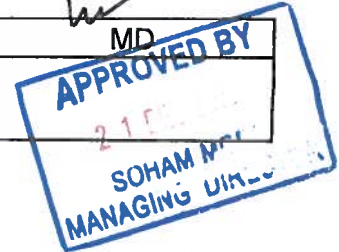
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,00,000	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		(4,758)	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
			Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		3,71,692	Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

**Remarks:**


**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date				



**Mayflower  
GRANDE**

Site Office: sy. No. 191, Mallapur Main Road,  
Hyderabad - 500 076. Ph: +91-406527 2342.  
Owned & Developed by: B & C ESTATES



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/384, II Floor, M.G. Road,  
Secunderabad - 500 003.  
Phone : +91-40-66335551  
Email: info@modiproperties.com  
www.modiproperties.com

LETTER OF POSSESSION

Date: 12/03/2016

To,  
Mr. Karthik Keshannagari  
H. No: 9-85, Street No. 4,  
HMT Nagar,  
Nacharam, Hyderabad

Sub: Letter of Possession for flat no. 207 on the second floor in block no. 'A' of Mayflower Grande at Survey no. 2/1/1, 183, 184, 190 & 191, situated at Mallapur village, Uppal Mandal, Ranga Reddy District.

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 'Mayflower Grande Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,

  
**Soham Modi.**  
Managing Director.

Accepted & confirmed:

Signature: K. Vasudev

Name: K. VASUDEVA

Date: 20/2/16

  
**Mayflower**  
GRANDE

Site Office: Sy. No. 191, Mallapur Main Road,  
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NO DUE CERTIFICATE

To,  
Mr. Karthik Keshannagari  
H. No: 9-85, Street No. 4,  
HMT Nagar,  
Nacharam, Hyderabad

Date: 12/03/2016

Dear Sir / Madam,

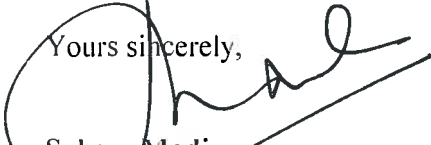
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 207 in block no. 'A' in our project known as Mayflower Grande at Survey no. 2/1/1, 183, 184, 190 & 191, situated at Mallapur village, Uppal Mandal, Ranga Reddy District,

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 Director.

Accepted & confirmed:

Signature: K. VASUDEVA

Name: K. VASUDEVA

Date: 20/2/16

MEMBERSHIP ENROLMENT FORM

Date: 12/03/2016

To,  
The President,  
Mayflower Grande Owners Association,  
Survey no. 2/1/1, 183, 184, 190 & 191,  
Mallapur, R.R. Dist.

Dear Sir,

I am the owner of flat no. 207 in block no. 'A' in our project known as 'Mayflower Grande at Survey no. 2/1/1, 183, 184, 190 & 191, situated at Mallapur village, Uppal Mandal, Ranga Reddy District.

I request you to enroll me as a member of the 'Mayflower Grande Owners 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: K. Vasudeva

Name: K. VASUDEVA

Address for correspondence:

Mr. Karthik Keshannagari  
H. No: 9-85, Street No. 4,  
HMT Nagar,  
Nacharam, Hyderabad

Enclosed: Copy of ownership documents.

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For Office Use Only

Receipt no. & date: \_\_\_\_\_

Salc Decd doc. no. & date: \_\_\_\_\_

UNDERTAKING

Date: 12/03/2016

From,  
Mr. Karthik Keshannagari  
H. No: 9-85, Street No. 4,  
HMT Nagar,  
Nacharam, Hyderabad

To,  
The Managing Partner,  
M/s. B&C Estates,  
# 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 flat no. 207, on second floor in block 'A' in the project known as 'Mayflower Grande' situated at Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur, Uppal, Ranga Reddy District.

Dear Sir,

I have booked the above referred flat / 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 flat / 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 flat / 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 flat /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.

K. Vasudeva  
Yours sincerely,

Place: Hyd  
Date: 20-2-16