

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SHIKKA BHARDWAJ		
Flat / Bungalow No..	A-405	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking No	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	33,88,850
B	Stamp duty & registration charges	2,07,631
C	Service Tax @ 5.6% on CA	1,18,610
D	VAT @ 1.25% on Sale Consideration	42,361
E	Total Taxes (B + C + D)	3,68,601
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	37,57,451
J	Balance Amount Payable (H-I)	37,04,388
		53,063
K	Amount for Sale Deed	
L	Amount for Construction Contact	33,88,850
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installement Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment			HL Cq. Amount

Security Cheque Details:

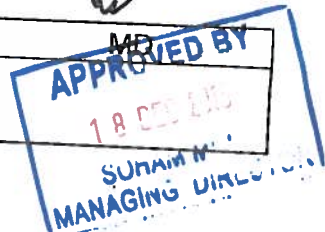
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration
		53,063	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		3,68,601	Not required
			Collect cq.at the time of registration
			Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

≠ SD/- Per 866 document given

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			





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: 24/02/16

To,
Mrs. Shikha Bhardwaj
102, Mye Villas, Mallapur,
Telangana - 500 076.

Sub: Letter of Possession for flat no. 405 on the fourth 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.

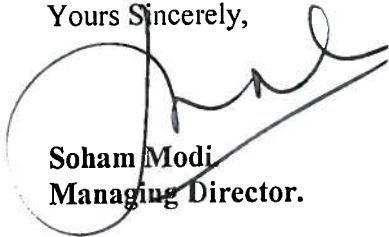
Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

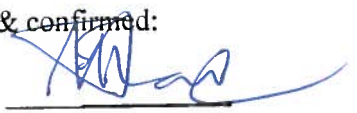
You shall become a member of 'Mayflower Grande Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Soham Modi
Managing Director.

Accepted & confirmed:

Signature: 

Name: Dr. D. Sreedhar

Date: 10/02/2016



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NO DUE CERTIFICATE

To,
Mrs. Shikha Bhardwaj
102, Mye Villas, Mallapur,
Telangana - 500 076.

Date: 24/02/16

Dear Sir / Madam,

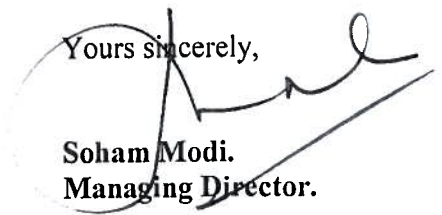
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 405 in block no. 'A' in our project known as Mayflower Grande at Survey 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.

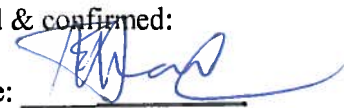
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: Dr. D. Sreenivas

Date: 16/02/2016

UNDERTAKING

Date: 24/02/16

From,
Mrs. Shikha Bhardwaj
102, Mye Villas, Mallapur,
Telangana - 500 076.

To,
The Managing Partner,
M/s. B & C Estates,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of flat no. A-405 in the project known as 'Mayflower Grande' situated at Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur, Uppal, Ranga Reddy District.

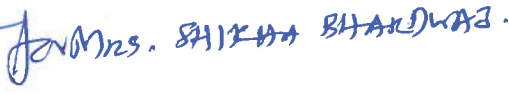
Dear Sir / Madam,

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 flat for any illegal, immoral, commercial & business purposes.
- (c) Use the flat 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 flats.
- (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 flats.
- (j) Dry cloths on the external side of the flats that may effect the appearance of the flats.
- (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 flat including tenant's future purchasers.

Thank you.
Yours sincerely,


Place: HYDERABAD 
Date: 10/02/2016