

SALE DEED AUTHORIZATION FORM

Prpjct	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MAOHAMMED ABDUL KHALID		
Flat / Bungalow No.	A-501	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	43,15,000
B	Stamp duty & registration charges	2,63,200
C	Service Tax @ 5.6% on CA	1,51,025
D	VAT @ 1.25% on Sale Consideration	53,938
E	Total Taxes (B + C + D)	4,68,163
F	Interest agreed to be paid	-
G	Other charges / extra spectts charges	-
H	Total amount payable (A+E+F+G)	47,83,163
I	Total Amount Paid	45,53,757
J	Balance Amount Payable (H-I)	2,29,406

K	Amout for Sale Deed	43,15,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Monety (A-N)	-

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			2,00,000

Final Disbursement

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		2,00,000		Not required
			✓	Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount		Security cq.received
		29,406		Not required
			✓	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		-		Not required
			✓	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	✓	Paid Through HL
		4,68,163		Security cq.received
				Collect cq.at the time of registration

Remarks:

75/- per sft on time payment discount given @ Rs.86,250/-

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: 21/02/2016

To,
Mr. Mohammed Abdul Khalid
H. No: Sector - 1/B-196, Sachivalayanagar,
Vanasthalipuram, Hyderabad - 500 070.

Sub: Letter of Possession for flat no. 501 on the fifth 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.

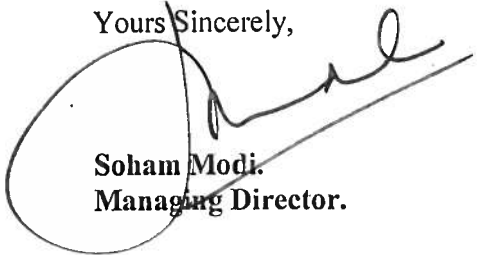
Dear Sir / Madam,

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

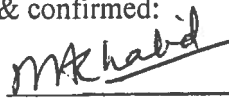
You shall become a member of 'Mayflower Grande Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: MOHAMMED ABDUL KHALID

Date: 06/02/16



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



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NO DUE CERTIFICATE

To,
Mr. Mohammed Abdul Khalid
H. No: Sector - 1/B-196, Sachivalayanagar,
Vanasthalipuram, Hyderabad - 500 070

Date: 21/02/2016

Dear Sir / Madam,

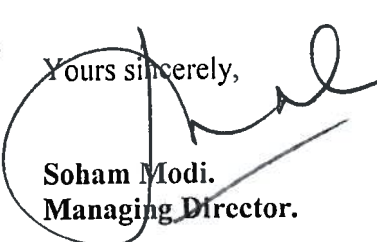
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 501 in block no. 'A' in our project known as Mayflower Grande at Survey 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.

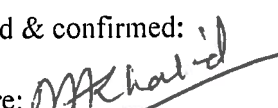
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: MOHAMMED ABDUL KHALID

Date: _____

UNDERTAKING

Date: 21/02/2016

From,
Mr. Mohammed Abdul Khalid
H. No: Sector - 1/B-196, Sachivalayanagar,
Vanasthalipuram, Hyderabad - 500 070

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. 501, on fifth 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.

M. A. Khalid

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,

MAKhalid

Place: HYDERABAD.

Date: _____

UNDERTAKING

Date:

21/02/2016

From,
Mr. Mohammed Abdul Khalid
H. No: Sector - 1/B-196, Sachivalayanagar,
Vanasthalipuram, Hyderabad - 500 070

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-501 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,

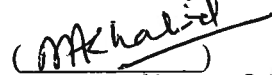
I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I shall not:

- (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: _____