

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. VIJAY KUMAR KOLICHALA		
Flat / Bungalow No.	A-904	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	49,80,000
B	Add : Stamp duty & registration charges and mutation exp	3,08,280
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	62,250
E	Total Taxes (B + C + D)	3,70,530
F	Total amount payable (A+E)	53,50,530
G	Total Amount Paid	9,25,000
H	Balance Amount Payable (F-G)	44,25,530

I	Sale Deed Value	49,80,000
J	Construction Contact value	-

		Total amount in Rs.	Amount released	cheq ready
K	Housing Loan Sanctioned	40,00,000	-	40,00,000
L	Own contribution (including taxes)	13,50,530	9,25,000	4,25,530

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		4,25,530	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		40,00,000	Not required
			Collect cq.at the time of registration

Remarks:

No Service Tax

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	10/9/2016	10/9/16	10/9/16	

APPROVED BY
MD
SOMAM MOH
MANAGING DIRECTOR



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: 07/11/16

To,
Mr. Kolichala Vijay Kumar
H. No: 12-13-635/2, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad

Sub: Letter of Possession for flat no. 904 on the ninth 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.

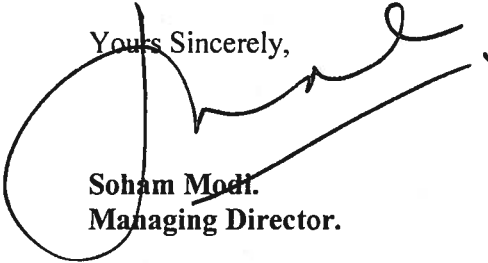
Dear Sir / Madam,

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. Shg.

Name: K. Shaktunthala.

Date: _____



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

To,
Mr. Kolichala Vijay Kumar
H. No: 12-13-635/2, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad

Date: 07/11/18

Dear Sir / Madam,

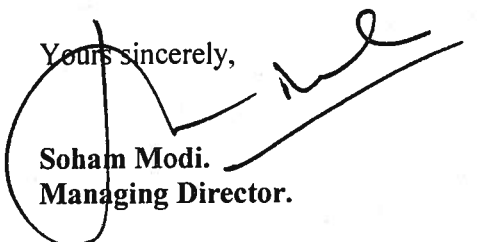
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 904 in block no. 'A' in our project known as Mayflower Grande at Survey 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. Shy.

Name: K. Shakunthala.

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: 07/11/16

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. 904 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 November 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. Shg.

Name: K. Shakunthala.

Address for correspondence:

Mr. Kolichala Vijay Kumar
H. No: 12-13-635/2, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

Date: 07/11/16

From,
Mr. Kolichala Vijay Kumar
H. No: 12-13-635/2, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad

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-904 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. *K. S. S. S.*
Yours sincerely,
K. Shakunthala.

Place: _____
Date: _____