

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. NIRUPAMA PAAKA		
Flat / Bungalow No.	B002	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	36,77,500
B	Add : Stamp duty & registration charges and mutation exp	2,28,828
C	Add: Service Tax @4.5%	1,37,374
D	Add: VAT @1.25%	45,969
E	Total Taxes (B + C + D)	4,12,170
F	Total amount payable (A+E)	40,89,670
G	Total Amount Paid	38,46,800
H	Balance Amount Payable (F-G)	2,42,870

I	Sale Deed Value	36,77,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	30,00,000	27,26,000	2,74,000
L	Own contribution (including taxes)	10,89,670	11,20,800	(31,130)

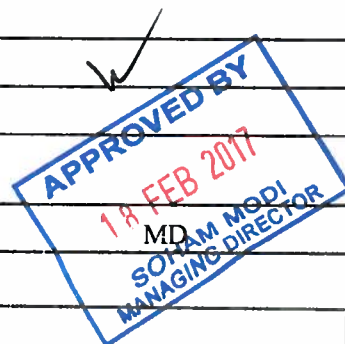
Security Cheque Details:

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
		(31,130)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,74,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>P. Ka</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	17/2/2017	17/2/17	17/2/17



To,
The Manager
SBI, Race
Hyderabad

Date: 15.12.2016

Subject:- Demand Letter for Housing Loan disbursement of Rs. 5,90,000/- of flat no. B-002,
Mayflower Grande.

Dear Sir / Madam,

With reference to the above, we request you to kindly arrange for release of Housing loan disbursement of Mrs. Nirupama Paaka, wife of Mr. Madhusudhan Pabba for flat no. 002 in block no 'B', in our project known as '**Mayflower Grande**' situated at survey no. 2/1/1, 183, 184, 190 & 191, Mallapur, Uppal, Ranga Reddy District, Since the particular flat is ready for possession.

The cheque is to be issued in favor of M/s. **B&C Estates**, A/c. No. 50200006211923, HDFC Bank, S.D. Road Branch, Secunderabad.

Thank You.

Yours sincerely,

For **B&C Estates**

Authorised Signatory



To,
The Manager
SBI,
Hyderabad

Date: 18.03.2016

Subject:- Demand Letter for Housing Loan disbursement of Rs.9,10,000/-

Dear Sir / Madam,

With reference to the above, we request you to kindly arrange for release of Housing loan disbursement of Mrs. Nirupama Paaka, wife of Mr. Madhusudhan Pabba for Flat No. 002 in Block No 'B', in our project known as '**Mayflower Grande**' situated at survey no. 2/1/1, 183, 184, 190 & 191, Mallapur, Uppal, Ranga Reddy District. Since the particular flat's brickwork and plastering have been completed.

The cheque is to be issued in favor of M/s. **B&C Estates**, Escrow A/c. No. 50200006211923, HDFC Bank, S.D. Road Branch, Secunderabad.

Thank You.

Yours sincerely,

For **B&C Estates**

Authorised Signatory





Site Office : Sy. No. 191, Mallapur Main Road,
Hyderabad- 500 076, ☎ +91- 406527 2342
✉ bnc@modiproperties.com
Owned & Developed by : B & C ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551.
✉ info@modiproperties.com www.modiproperties.com

NO DUE CERTIFICATE

To,
Mrs. Nirupama Paaka
H. No: 10-322, E. C. Nagar, Cherlapally Post,
HCL, Hyderabad - 500 051

Date: 10/5/17

Dear Sir / Madam,

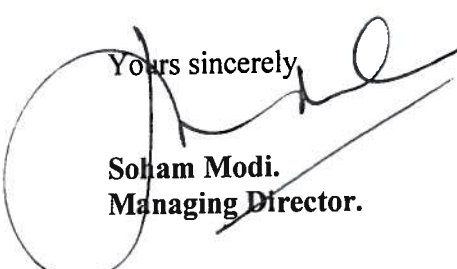
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 002 in block no. 'B' in our project known as Mayflower Grande at Survey 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.

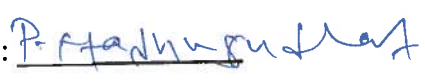
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: P. Madhusudan.

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: 10/5/17

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. 002 in block no. 'B' 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 May 2017 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: P. Madhusudan

Name: P. Madhusudan

Address for correspondence:

Mrs. Nirupama Paaka
H. No: 10-322, E. C. Nagar, Cherlapally Post,
HCL, Hyderabad - 500 051
Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

Date: 10/5/17

From,
Mrs. Nirupama Paaka
H. No: 10-322, E. C. Nagar, Cherlapally Post,
HCL, Hyderabad - 500 051

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. 002, on ground floor in block 'B' 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.

P. R. Adhikari

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,

P. Aradhya Sudhakar

Place: _____

Date: _____

UNDERTAKING

Date: 10/5/17.

From,
Mrs. Nirupama Paaka
H. No: 10-322, E. C. Nagar, Cherlapally Post,
HCL, Hyderabad - 500 051

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. B-002 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.
- (i) ~~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,

(P. Nagaraj Kumar)

Place: _____

Date: _____