

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. U. NAGARAJU & MRS. U. SUNEETHA		
Flat / Bungalow No.	003	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	44,90,000
B	Add : Stamp duty & registration charges and mutation exp	2,78,390
C	Add: Service Tax @4.5%	2,02,050
D	Add: VAT @1.25%	56,125
E	Total Taxes (B + C + D)	5,36,565
F	Total amount payable (A+E)	50,26,565
G	Total Amount Paid	45,84,000
H	Balance Amount Payable (F-G)	4,42,565

I	Sale Deed Value	44,90,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	38,00,000	34,51,977	3,48,023
L	Own contribution (including taxes)	12,26,565	11,32,023	94,542

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		94,542	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		3,48,023	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

70,000/- on time payment discount given:
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Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	28.2.2017	28/2/17	28/3/17

APPROVED BY
 MD, MAR 2017
SOHAM MODI
 MANAGING DIRECTOR

UNDERTAKING

From,
Mr. U. Nagaraju & Mrs. U. Suneetha
Plot No. 11, H. No.3. Asha Officers Colony,
R. K. Puram, Secunderabad - 500 057

Date: 12.05.2017

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. 003, 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.



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.

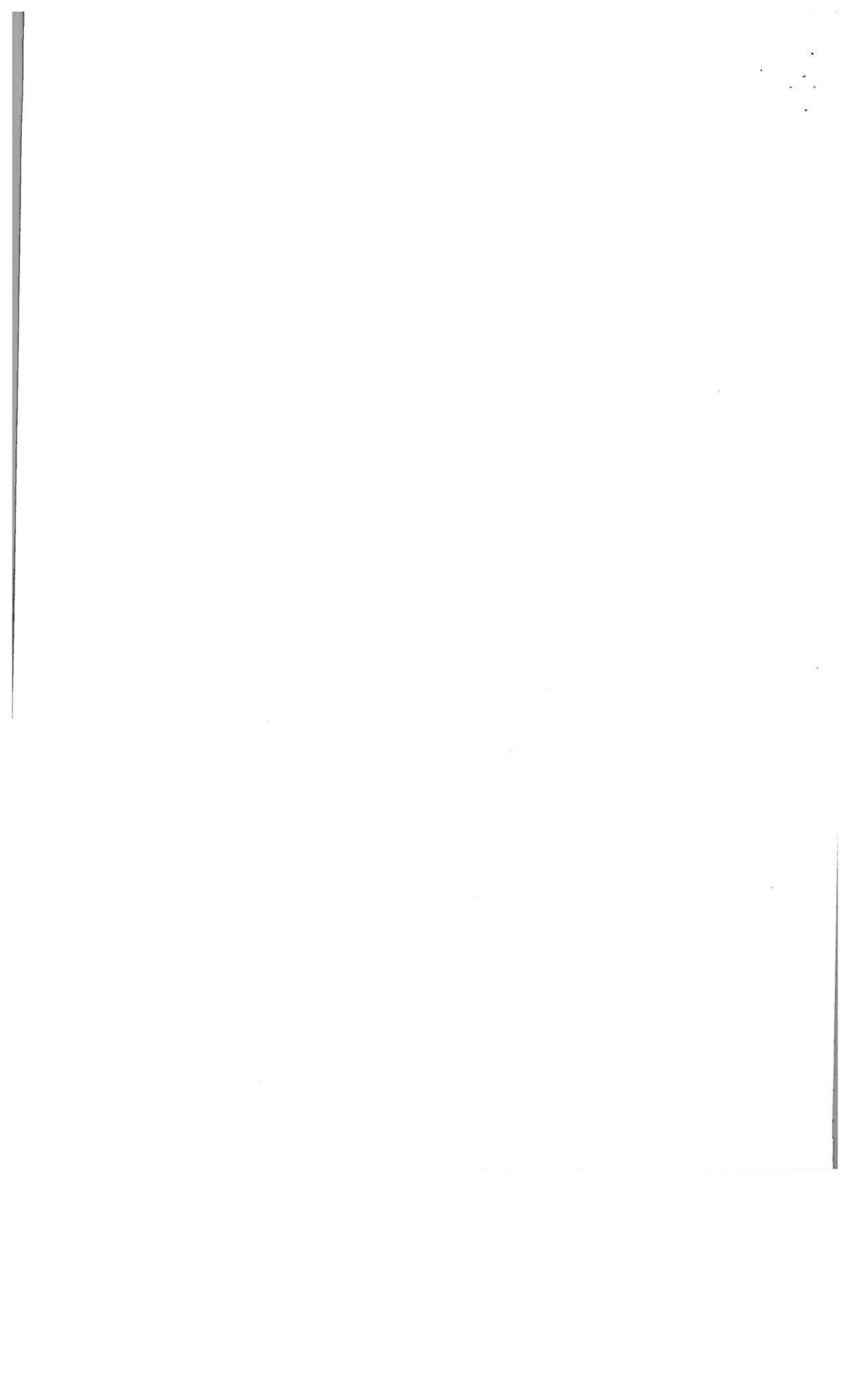
Thank you.

Yours sincerely,

Place:

Date:

A handwritten signature in black ink, appearing to be 'Anil Kumar', written over a horizontal line.



Mayflower

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,
Mr. U. Nagaraju & Mrs. U. Suneetha
Plot No. 11, H. No.3, Asha Officers Colony,
R. K. Puram, Secunderabad - 500 057

Date: 11.05.2017

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. 003 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.

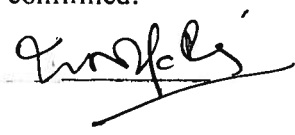
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: 12.05.2017

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. 003 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.

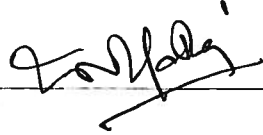
I agree to pay maintenance charges from the month of May 2017 at the applicable rate prescribed by the association.

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: _____



Name: _____

Address for correspondence:

Mr. U. Nagaraju & Mrs. U. Suneetha
Plot No. 11, H. No.3, Asha Officers Colony,
R. K. Puram, Secunderabad - 500 057

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Mayflower

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

LETTER OF POSSESSION

Date: 12.05.2017

To,
Mr. U. Nagaraju & Mrs. U. Suneetha
Plot No. 11, H. No.3, Asha Officers Colony,
R. K. Puram, Secunderabad - 500 057

Sub: Letter of Possession for flat no. 003 on the ground floor in block no. 'B' 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: _____

Date: _____