



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

LETTER OF POSSESSION

Date: 29.06.2017

To,
Mrs. T. Sirisha Naidu
Flat no. 201, Deco Towers, Street no. 4,
Bhavani Nagar, HMT nagar,
Hyderabad - 500076

Sub: Letter of Possession for flat no. 005 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.

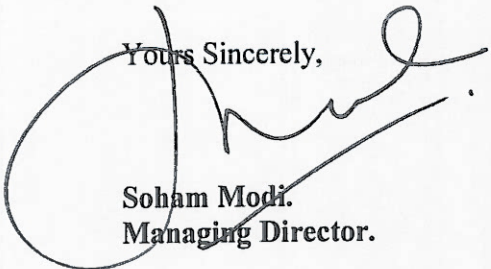
Dear Sir / Madam,

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: K. N. SHANU MURTHY

Date: _____



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NO DUE CERTIFICATE

To,
Mrs. T. Sirisha Naidu
Flat no. 201, Deco Towers, Street no. 4,
Bhavani Nagar, HMT nagar,
Hyderabad - 500076

Date: 22-06-2017

Dear Sir / Madam,

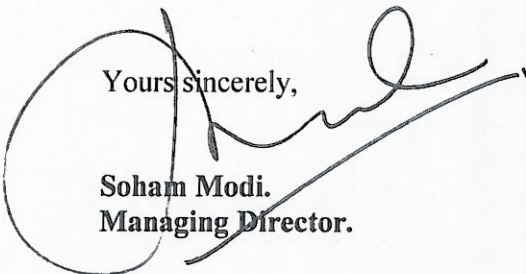
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 005 in block no. 'B' in our project known as Mayflower Grande at Survey 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: 27-06-2017

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. 005 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 February 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: K. NISHANU MURTHY

Address for correspondence:

Mrs. T. Sirisha Naidu
Flat no. 201, Deco Towers, Street no. 4,
Bhavani Nagar, HMT nagar,
Hyderabad - 500076

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

From,
Mrs. T. Sirisha Naidu
Flat no. 201, Deco Towers, Street no. 4,
Bhavani Nagar, HMT nagar,
Hyderabad - 500076

Date: 22.06.2017

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. 005, 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.

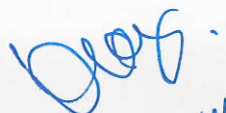
Service tax & VAT are applicable for the transaction between Builder/ Developer and Purchaser. However, the applicability of the rules is not clear. I have been informed about the divergent views regarding the applicability of service tax & VAT for the flat / villa purchased by me.

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


K. VISHNUMURTHY

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: _____

UNDERTAKING

Date: 29.06.2019

From,
Mrs. T. Sirisha Naidu
Flat no. 201, Deco Towers, Street no. 4,
Bhavani Nagar, HMT nagar,
Hyderabad - 500076

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-005 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,

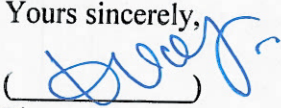
I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I shall not:

- (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: _____

Date: _____

B & C Estates (16-17)
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

B-005vt. Shirisha Naidu
Ledger Account

1-Apr-2016 to 18-Jan-2017

Page 1

Date	Particulars	Cheque No	Vch Type	Vch No./Excise Inv.No.	Narration	Debit	Credit
1-4-2016	To Opening Balance			Vch Type		28,85,531.00	
8-8-2016	To Cash A/c		Cash Payment	CP-1	being amount paid towards NIL E. C for Bank loan purpose for flat no.B-005	300.00	
30-8-2016	By HDFC Bank Ltd.		Bank Receipt	BR-1	Ch. No. :Being cheque received from customer towards pament for flat no B -005 vide rcpt no 2352		5,36,565.00
	To HDFC Bank Ltd.	008248	Bank Payment	BP-4	Ch. No. 008248 being chq isused towards Mutation exp for flat no B-005	4,490.00	
3-9-2016	By Hdfe Escrow A/c 50200006211923	004848	Bank Receipt	BR-1	Ch. No. :004848 BEING cheque recived from customer towards payemnt for the flat no.B-005 against receipt no.2354		35,65,000.00
13-9-2016	To Prabhakar Reddy on A/c		Journal Voucher	JV-2	being amount paid towards registration exp for flat no.B -005	2,69,400.00	
15-9-2016	To Cash A/c		Cash Payment	CP-18	being amount paid towards registration misc, doc and E. C exp for flat no.B-005	4,300.00	
	To Cash A/c		Cash Payment	CP-20	being amount paid towards chq disbursement at SRO, Kapra by IDBI Advocate for flat no. B-005	500.00	
18-1-2017	To Service Tax - Customers		Journal Voucher	JV-24	Being debited service tax amt	1,60,425.00	
	To Vat Payable		Journal Voucher	JV-25	Being debited towards vat	56,125.00	
	To Service Tax - Customers		Journal Voucher	JV-26	Being service tax on misc exp	194.00	
	To Legal Expenses		Journal Voucher	JV-27	documentation charges	780.00	
	To MFG Owners Association		Journal Voucher	JV-28	Being paid towards corpus fund and ,maintainace charges applicable from feb2017	33,450.00	
	By Discount Expenses		Journal Voucher	JV-29	Being on time discount		1,40,000.00
	To Installments Receivable 16-17		Journal Voucher	JV-30	Being installment amt transfered	7,13,000.00	
						41,28,495.00	42,41,565.00
						1,13,070.00	
						42,41,565.00	42,41,565.00
	To Closing Balance						

Refundable

A. Sankar-dor
18/1/17