

ANNEXURE -B

Date: 12.07.2017

LETTER OF POSSESSION

To,
Mrs. Saleha Khan Hidayathulla
190, C block, Ramgopalpet,
Secunderabad

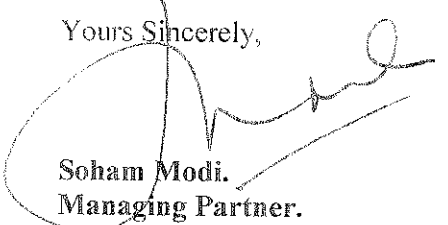
Sub: Letter of Possession for flat no. 104 on the first floor in block no. 'B' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

Dear Sir / Madam,

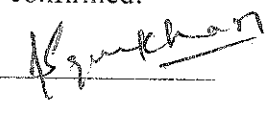
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____

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Undertaking

From,
Mrs. Saleha Khan Hidayathulla
190, C block, Ramgopalpet,
Secunderabad

To,
Soham Modi
Managing Partner,
B & C Estates
5-4-187/3&4, 2nd floor,
Soham Mansion,
M.G.Road, Secunderabad

Sub.: 1. Booking for flat no. 104 on the first floor in block no. 'B' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District vide booking form no. 2174 dated 28.08.2016
2. Agreement of sale dated 06.06.2017.

Dear Sir,

I have agreed to purchase flat no. B-104 referred to above for a total consideration of Rs. 39,35,000/-. Out of which I have paid an amount of Rs. 7,87,000/-. I had agreed to pay the balance amount along with interest, if any within 7 days of releasing mortgage of the villa from GHMC/HMDA.

Accordingly, please find enclosed payment of the balance consideration as given under.

Sl. No.	Cheque no.	Drawn on	Date	Amount

Thank You.

Yours sincerely,

Name: *Saleha Khan Hidayathullah.*

Date:

From,
Mrs. Saleha Khan Hidayathulla
190, C block, Ramgopalpet,
Secunderabad

Date: 10.06.2017

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To,
Mr. Soham Modi
Managing Director,
B & C Estates,
5-4-187/3&4,
Soham Mansion
M.G. Road, Secunderabad.

Sub.: Undertaking for purchase of Mortgaged flat.

Ref.: Booking for flat no. B-104, admeasuring about 1150 sq.ft. in the project known as 'Mayflower Grande' at Survey no. 2/1/1, 183, 184, 190 & 191, situated at Mallapur village, Uppal Mandal, R. R. District., vide booking form no. 2174 dated 28.08.2016.

Dear Sir,

I have made a provisional booking for the above referred flat.

I have been informed that as per the terms of the building permit no. 31305/HO/EZ/Cir-1/2014 dated 29.01.2014 you have mortgaged to GHMC certain flats in the above referred project. I have been informed that as per the rules of GHMC the mortgage on said flats will be released only on satisfactory completion of the entire project or each block as per the byelaws specified from time to time. I have also been informed that the possession of the mortgaged flats cannot be handed over to the prospective purchasers nor can the said flats be alienated without obtaining NOC from GHMC and before the mortgage is released.

I am aware that the flat I have purchased has been mortgaged to GHMC as described above. I have agreed to make a provisional booking for the said flat having fully understood the implications and consequences of the terms of mortgage.

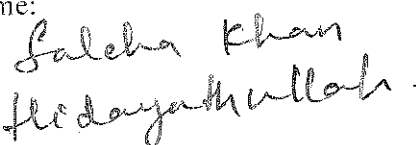
I am aware you have applied to the authorities concerned for release of mortgage as the construction of block "B" is completed. There has been an undue delay in releasing the mortgage from the authorities. I request you to please handover the possession of the said flat as I have paid about 80% of the sale consideration.

I hereby undertake to make the balance payment within 7 days of the mortgage being released. I further confirm that I shall not raise any objections with regard to the mortgage of the said flat.

Thank You.

Yours sincerely

Agreed and accepted the above terms

Signature: 
Name: 

Signature:
Managing Partner of B & C Estates.

Note for handing over possession of mortgage flats and villas.
Date: 31.03.2017

1. Ensure that undertaking stating that purchase is aware of the mortgage and will not raise objections of that count at the time of booking/AOS. *collected.*
2. Collect another undertaking confirming payment of balance dues within 7 days of release of mortgage.
3. Collect undertaking to pay balance sale consideration. Collect 2 undated cheques, each as not exceeding a value equal to 70% of the balance sale consideration. Do not mention date in the undertaking. Round off to nearest Rs. 10,000/-
4. Collect undertaking to pay taxes and corpus fund. Collect 2 undated cheques, each as not exceeding a value equal to 70% of the total taxes. Do not mention date in the undertaking. Round off to nearest Rs. 10,000/-
5. Issue possession letter. Do not issue no due certificate.
6. Maintenance charges must be collected. Try to collect corpus fund. *to be collected*
7. Undated cheques must be crossed and name of developer must be correctly filled in. *to be collected*

to be collected

Undertaking

From,
Mrs. Saleha Khan Hidayathulla
190, C block, Ramgopalpet,
Secunderabad

To,
Soham Modi
Managing Partner,
B & C Estates
5-4-187/3&4, 2nd floor,
Soham Mansion.
M.G.Road, Secunderabad

Sub.: 1. Booking for flat no. 104 on the first floor in block no. 'B' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District vide booking form no. 2174 dated 28.08.2016

2. Agreement of sale dated 06.06.2017

Dear Sir,

I have agreed to purchase flat no. B-104 referred to above for a total consideration of Rs. 39,35,000/-. I had agreed to pay the stamp duty, registration charges, VAT, service tax, GST, corpus fund, etc., within 7 days of releasing mortgage of the villa from GHMC/ HMDA.

Accordingly, please find enclosed payment of the balance consideration as given under.

Sl. No.	Cheque no.,	Drawn on	Date	Amount

Thank You.

Yours sincerely,

Name: *Saleha Khan Hidayathulla*

Date: