

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ALOK KANTI SAMADDAR & OTHERS		
Flat / Bungalow No.	B-204	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	34,76,250
B	Add : Stamp duty & registration charges and mutation exp	2,16,551
C	Add: Service Tax @4.5%	1,56,431
D	Add: VAT @1.25%	43,453
E	Total Taxes (B + C + D)	4,16,436
F	Total amount payable (A+E)	38,92,686
G	Total Amount Paid	36,34,935
H	Balance Amount Payable (F-G)	2,57,751

I	Sale Deed Value	34,76,250
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	27,52,000	25,51,750	2,00,250
L	Own contribution (including taxes)	11,40,686	10,83,185	57,501

Security Cheque Details:

	Cq. No.	Amount		Security cq.received
				Not required
1st Installment of HL				Collect cq.at the time of registration
				Security cq.received
				Not required
Own contribution		57,501		Collect cq.at the time of registration
				Security cq.received
				Not required
Balance HL Amount		2,00,250		Collect cq.at the time of registration
				Security cq.received
				Not required

Remarks:

57,500/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	13/2/17	13/2/17	13/2/17	15 FEB 2017

MD
SUNAM MODI
MANAGING DIRECTOR

Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-204
Name of Buyer	Mr. Alok Kanti Samaddar

A.	Total sale consideration.	Rs. 34,76,250/-
B.	Less: Discount for on time payments.	Rs. 57,500/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,08,630/- + 3,476/- (GHMC charges)
E.	Add: VAT	Rs. 43,453/- + 60/-
F.	Add: Service Tax	Rs. 1,28,203/- + 194/- + 54/-
G.	Add: Extra Specs Charges	Rs. 1,200/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund)
I.	Less: Amount paid	Rs. 38,35,185/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 1,085/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. (1085)
O.	Tally balance	Rs. (1085)
P.	Remarks:	
	Corpus fund Rs.25,000/- collected.	
	Maintenance charges @ Rs.1150/- pm to be collected for initial six months	collected
	Membership fee of Rs.50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

G. B. Ram Babu	Accountant	Samba Siwa Rap	Managing Partner: Soham Modi
Date: 5/3/17	Date: 17/3/17	Date: 18/3/17	Date: 22 MAR 2017

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

B & C Estates (16-17)

5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

B-204 Alok Karti Samaddar
Ledger Account

1-Mar-2017 to 18-Mar-2017

								Page 1
Date	Particulars	Cheque No	Vch Type	Vch No./Excise Inv.No.	Narration	Debit	Credit	
1-3-2017	By Opening Balance			Vch Type			7,58,814.00	
6-3-2017	To Prabhakar Reddy on A/c		Journal Voucher	JV-1	being amount paid towards registraion exp for flat no. B-204	2,08,630.00		
	To Cash A/c		Cash Payment	CP-3	being amount paid towards registraion misc, doc and e. c exp for flat no. B-204	4,300.00		
17-3-2017	To Service Tax - Customers		Journal Voucher	JV-15	Being balance service tax amt	24,761.00		
	To Extra Specs		Journal Voucher	JV-16	Being amt debited to wards extra specs	1,200.00		
	To Miscellaneous Expenses		Journal Voucher	JV-17	Being amt debited to wards stamp paper charges	780.00		
	To Service Tax - Customers		Journal Voucher	JV-18	Being sT on Misc doc charges	54.00		
	To Vat Payable		Journal Voucher	JV-19	Being vat on extra specs	60.00		
	By Discount Expenses		Journal Voucher	JV-20	Being on time pmt discount		57,500.00	
	To Service Tax - Customers		Journal Voucher	JV-21	Being ST on extra specs	194.00		
	To MFG Owners Association		Journal Voucher	JV-22	Being amt debited to wards corpus fund	25,000.00		
	To Installments Receivable 16-17		Journal Voucher	JV-23	Being balance installment rreceivable for the year 16-17	5,50,250.00		
						8,15,229.00	8,16,314.00	
	To Closing Balance					1,085.00		
						8,16,314.00	8,16,314.00	

Refund 236

A. Samaddar
18/3/17

UNDERTAKING

Date: 02/05/2017

From,
Mrs. Sharmila Samaddar & Mr. Alok Kanti Samaddar
Quarter No. 4/1, ATI Campus,
Shivam Road, Vidyanagar,
Hyderabad - 500 007

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. 204, on second 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: _____

UNDERTAKING

Date: 02/05/17

From,
Mrs. Sharmila Samaddar & Mr. Alok Kanti Samaddar
Quarter No. 4/1, ATI Campus,
Shivam Road, Vidyanagar,
Hyderabad - 500 007

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-204 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,


(A.K. SAMADDAR)

Place: _____

Date: _____

Mayflower

Site Office : Sy. No. 191, Mallapur Main Road,
Hyderabad- 500 076. ☎ +91- 406527 2342
✉ hmc@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. Sharmila Samaddar & Mr. Alok Kanti Samaddar
Quarter No. 4/1, ATI Campus,
Shivam Road, Vidyanagar,
Hyderabad - 500 007

Date: 02/05/2017

Dear Sir / Madam,

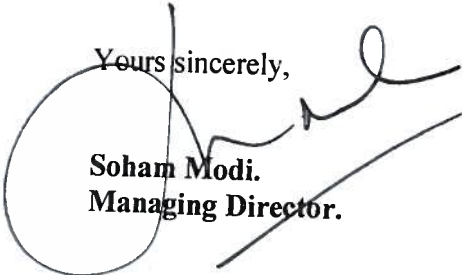
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 204 in block no. 'B' in our project known as Mayflower Grande at Survey 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: A. K. Samaddar

Date: _____