

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. KAMAL KUMAR. P		
Flat / Bungalow No.	B-502	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	35,05,000
B	Add : Stamp duty & registration charges and mutation exp	2,19,305
C	Add: Service Tax @4.5%	1,48,390
D	Add: VAT @1.25%	43,813
E	Total Taxes (B + C + D)	4,11,508
F	Total amount payable (A+E)	39,16,508
G	Total Amount Paid	34,59,208
H	Balance Amount Payable (F-G)	4,57,300

I	Sale Deed Value	35,05,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	26,66,000	22,24,000	4,42,000
L	Own contribution (including taxes)	12,50,508	12,35,208	15,300

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		15,300	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		4,42,000	Collect cq.at the time of registration
	Cq. No.	Amount	Security cq.received
		4,42,000	Not required
	Cq. No.	Amount	Collect cq.at the time of registration

Remarks:

Rs.37,500/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	20/12/2016	19/12/16	19/12/16	

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ANNEXURE -B

Date: 15/06/2017

LETTER OF POSSESSION

To,
Mr. Pasupulati Kamal Kumar
Flat No. 303, Sairam Residency,
Street No.7, Habsiguda, Hyderabad

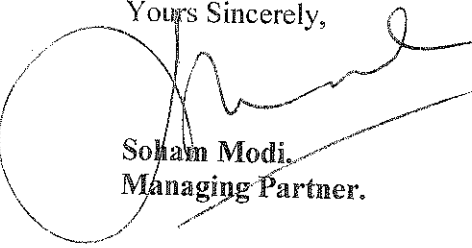
Sub: Letter of Possession for flat no. 502 on the fifth floor in block no. 'B' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

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: P. Kamal Kumar

Name: P. KAMAL KUMAR

Date: _____

Letter of confirmation

From,
Mr. Pasupulati Kamal Kumar
Flat No. 303, Sairam Residency,
Street No.7, Habsiguda, Hyderabad

Date: 15/06/17

To,
The Managing Director
B&C Estates,
5-4-187/3&4, 2nd floor, Soham Mansion,
M.G.Road, Secunderabad-50003

I/We, have purchased a flat from you, the details of which are given under:

Flat no./block no.: B-502
Housing Project Name: Mayflower Grande
Address: Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur village, Uppal Mandal, R.R. District
Developer: B&C Estates
Agreement of sale dated: 27.07.2015
Sale deed date and document no.: 20.01.2017 doc no: 190/2017

I/We hereby confirm the following:

1. The said flat was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said flat, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects, that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure -A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said flat has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure -B herein.
6. We have no objection to any development being carried out by the Developer in and around the said flat.
7. We have no objection to change in design of the housing project including other flats or blocks of flats.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure -C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure -D.
11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.

P. Kamal Kumar

12. The basic common amenities and utility services required for occupation of the said flat have been provided by the Developer. We are aware that other amenities like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the last block of flats. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said flat and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
14. We agree not to store furniture and fixtures in the common passages or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
15. We are aware that the total sale consideration paid for the said flat does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
17. We undertake to assess the said flat for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said flat.
18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Grampanchayat, govt. bodies, environment board, etc.
19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website (www.modiproperties.com). We agree to not make any oral complaints.
20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from time to time, as a consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific flat. We agree to not raise objections on this count.

Thank You.

Yours sincerely,



(Mr. Pasupulati Kamal Kumar)

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 15/06/2017

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. 502 in block no. 'B' in the housing project known as Mayflower Grande forming part of survey no. 2/1/1, 183, 184, 190 & 191, 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 enrolment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by 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. Kamal Kumar

Name: P. KAMAL KUMAR

Address for correspondence:

Mr. Pasupulati Kamal Kumar
Flat No. 303, Sairam Residency,
Street No.7, Habsiguda, Hyderabad
Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

ANNEXURE -A

Date: 15/6/2017

NO DUE CERTIFICATE

To,
Mr. Pasupulati Kamal Kumar
Flat No. 303, Sairam Residency,
Street No.7, Habsiguda, Hyderabad

Dear Sir / Madam,

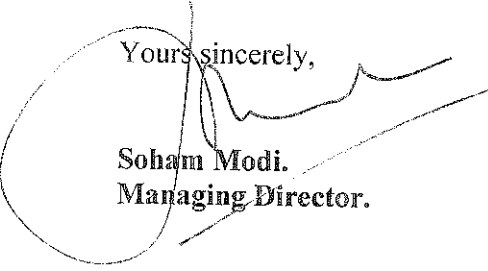
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 502 in block no. 'B' in our project known as Mayflower Grande situated at Survey no. 2/1/1, 183, 184, 190 & 191, 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. KAMAL KUMAR

Date: _____