

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. JYOHIRWANI THOGARU		
Flat / Bungalow No.	202	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	35,62,500
B	Add : Stamp duty & registration charges and mutation exp	2,21,613
C	Add: Service Tax & VAt @5.75% on 29,25,000/-	1,68,188
D	Add: GST @ 12% on 6,37,500/-	76,500
E	Total Taxes (B + C + D)	4,66,300
F	Total amount payable (A+E)	40,28,800
G	Total Amount Paid	32,38,000
H	Balance Amount Payable (F-G)	7,90,800

I	Sale Deed Value	35,62,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	29,00,000	22,00,000	7,00,000
L	Own contribution (including taxes)	11,28,800	10,38,000	90,800

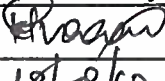
Security Cheque Details:

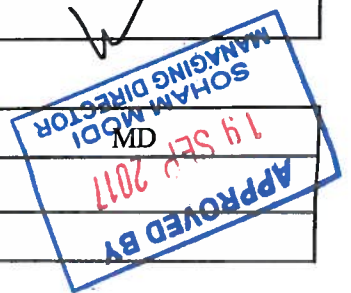
	Cq. No.	Amount		Security cq.received
				Not required
1st Installment of HL			✓	Collect cq.at the time of registration
				Security cq.received
			✓	Not required
Own contribution				Collect cq.at the time of registration
		90,800	✓	Security cq.received
			✓	Not required
Balance HL Amount				Collect cq.at the time of registration
		7,00,000	✓	Security cq.received
			✓	Not required

Remarks:

57,500/- on time payment discount given:
GST @ 30/- per sft discount given i. e., equal to 34,500/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	18/9/2017	18/9	18/9/17



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

ANNEXURE -B

Date: 08/12/17

LETTER OF POSSESSION

To,
Mrs. Jyothirwani Thogaru
Flat No. 205, Block-F, Mayflower Park,
Mallapur, Hyderabad - 500 056

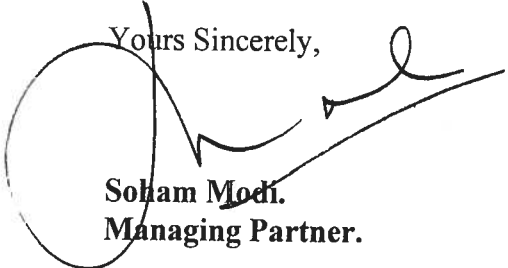
Sub: Letter of Possession for flat no. 202 on the second floor in block no. 'C' in the project known as Mayflower Grande situated in Survey.no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

Dear Sir / Madam,

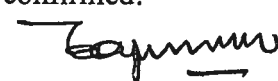
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: T. Rajeshwar

Date: _____

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 08/12/17

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. 202 in block no. 'C' 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 November 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: T. Rajeshwari

Name: T. Rajeshwari

Address for correspondence:

Mrs. Jyothirwani Thogaru
Flat No. 205, Block-F, Mayflower Park,
Mallapur, Hyderabad - 500 056
Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I/We are the owners of the flat and the details of which are given under:

Flat no./block no. C-202

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: 21.11.2015

Sale deed date and document no.: 22.09.2017 doc no: 4028/2017

This is to confirm that we have no objection to the following in relation to the said flat, project and developer.

1. The Developer proposes to develop other lands in the vicinity of the housing project in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the project as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed. I / We shall not object to the further developments being taken up on the lands in the vicinity of the housing project. Further I / We agree not to raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the project. I / We shall not cause any hindrance in access to such lands from the project.
2. That rights of further construction in and around the project, and ownership of areas not specifically sold or allotted to any person shall belong only to the Developer and I / We shall not have any right, title or claim thereon. The Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from us.
3. That I / We shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to its nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the housing project and in respect to our flat and also the adjoining flats/block.
4. The Developer reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the our flat and that such changes do not affect the plan or area of our flat.

Thank You.

Yours sincerely,



T. Jyothirwani Thogaru

ANNEXURE -A

Date: 08/12/17

NO DUE CERTIFICATE

To,
Mrs. Jyothirwani Thogaru
Flat No. 205, Block-F, Mayflower Park,
Mallapur, Hyderabad - 500 056

Dear Sir / Madam,

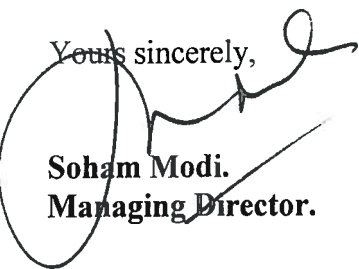
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 202 in block no. 'C' in our project known as Mayflower Grande situated 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.

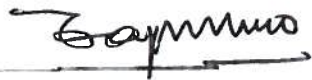
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: T. Rajeshwar

Date: 5