

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. P. SWETHA		
Flat / Bungalow No.	C-407	Area	1130
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	31,73,500
B	Add : Stamp duty & registration charges and mutation exp	1,97,884
C	Add: Service Tax @4.5%	1,33,940
D	Add: GST @ on 1,97,060/-	21,677
E	Total Taxes (B + C + D)	3,53,500
F	Total amount payable (A+E)	35,27,000
G	Total Amount Paid	29,76,440
H	Balance Amount Payable (F-G)	5,50,560

I	Sale Deed Value	31,73,500
J	Construction Contract value	-

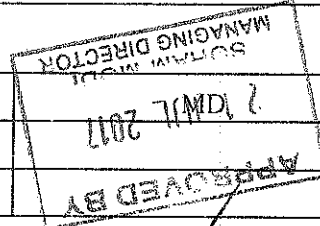
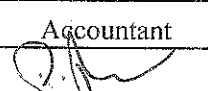
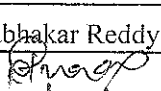
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	12,12,260	-	12,12,260
L	Own contribution (including taxes)	23,14,740	29,76,440	(6,61,700)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			✓ Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(6,61,700)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		12,12,260	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy	
Sign				
Date	21.7.2017	21/7/17	21/07/17	



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: 9/10/17

LETTER OF POSSESSION

To,
Mrs. Swetha Palla
H. No. 3-11-101, K. L. Reddy Nagar,
Mallapur, Hyderabad - 500 076

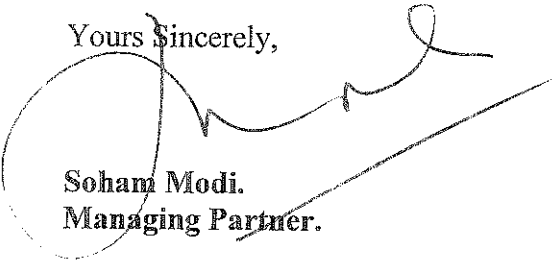
Sub: Letter of Possession for flat no. 407 on the fourth floor in block no. 'C' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

Dear Sir / Madam,

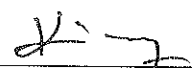
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: Kiran

Date: _____



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ANNEXURE -A

Date: 9/10/17

NO DUE CERTIFICATE

To,
Mrs. Swetha Palla
H. No. 3-11-101, K. L. Reddy Nagar,
Mallapur, Hyderabad - 500 076

Dear Sir / Madam,

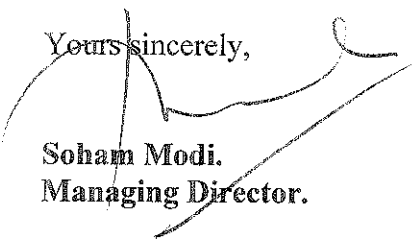
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 407 in block no. 'C' in our project known as Mayflower Grande situated 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.

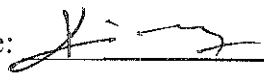
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: Kiran

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-407

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: 27.01.2016

Sale deed date and document no.: 24.07.2017 doc no: 3052/2017

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,


Swetha Palla

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 9/10/17

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. 407 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.

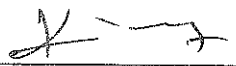
I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

I agree to pay maintenance charges from the month of _____ 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: Kiran

Address for correspondence:

Mrs. Swetha Palla
H. No. 3-11-101, K. L. Reddy Nagar,
Mallapur, Hyderabad - 500 076

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____