

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. K. CHANDRA SHEKHAR RAO		
Flat / Bungalow No.	C-501	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,80,000
B	Add : Stamp duty & registration charges, Mutation exp	2,65,380
C	Add: Service Tax and VAT @ 5.75 on 3,25,000/-	2,07,518
D	Add: GST @ 12% on 38,35,000/-	80,520
E	Total Taxes (B + C + D)	5,53,418
F	Total amount payable (A+E)	48,33,418
G	Total Amount Paid	48,29,118
H	Balance Amount Payable (F-G)	4,300

K	Sale Deed Value	42,80,000
L	Construction Contact value	-

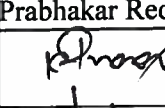
		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	40,00,000	40,00,000	-
N	Own contribution (including taxes)	8,33,418	8,29,118	4,300

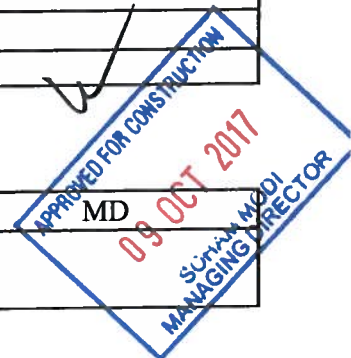
Security Cheque Details:

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
		4,300	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	9/10/17	9/10/17	7/10/2017	



Mayflower

Site Office : Sy. No. 191, Mallapur Main Road,
Hyderabad- 500 076. ☎ +91-406527 2342
buc@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: 20/12/2017

LETTER OF POSSESSION

To,
Mr. K. Chandra Sekhara Rao
H. No: 2-2-1130/17, 2nd Floor,
Subhadra Niwas, Prashanth Nagar Colony,
New Nallakunta, Hyderabad - 500 044

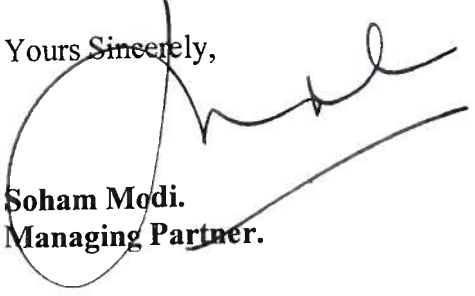
Sub: Letter of Possession for flat no. 501 on the fifth floor in block no. 'C' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

Dear Sir / Madam,

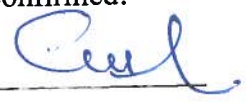
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: K. Chandra Sekhara Rao

Date: _____

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 20/12/17

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. 501 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: _____

Name: K. Chandra Sekhara Rao

Address for correspondence:

Mr. K. Chandra Sekhara Rao
H. No: 2-2-1130/17, 2nd Floor,
Subhadra Niwas, Prashanth Nagar Colony,
New Nallakunta, Hyderabad - 500 044
Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Letter of confirmation

Date: 20/12/17

From,
Mr. K. Chandra Sekhara Rao
H. No: 2-2-1130/17, 2nd Floor,
Subhadra Niwas, Prashanth Nagar Colony,
New Nallakunta, Hyderabad - 500 044

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.: C-501
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: 03.12.2015
Sale deed date and document no.: 16.10.2017 doc no: 4539/2017

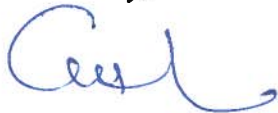
I/We hereby confirm the following:

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.
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,



(K. Chandra Sekhara Rao)