

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. GEETA PREMI		
Flat / Bungalow No.	C-502	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	40,51,000
B	Add : Stamp duty & registration charges, Mutation exp	2,51,411
C	Add: Service Tax and VAT @ 5.75%	1,94,638
D	Add: GST @ 12%	79,920
E	Total Taxes (B + C + D)	5,25,969
F	Total amount payable (A+E)	45,76,969
G	Total Amount Paid	41,74,569
H	Balance Amount Payable (F-G)	4,02,400

K	Sale Deed Value	40,51,000
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	34,25,000	30,80,000	3,45,000
N	Own contribution (including taxes)	11,51,969	10,94,569	57,400

Security Cheque Details:

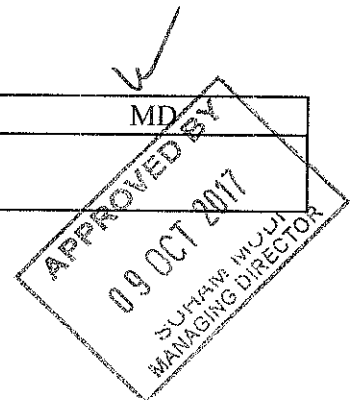
	Cq. No.	Amount	Security cq.received
1st Installment of HL			✓ Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution			Not required
		57,400	✓ Collect cq.at the time of registration
			Security cq.received
Balance HL Amount			Not required
		3,45,000	✓ Collect cq.at the time of registration
			Security cq.received

Remarks:

50/- per sft on time payment discount given: 57,500/-

Authorised by:

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





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: 04/02/18

LETTER OF POSSESSION

To,
Mrs. Geeta Premi
Flat No. 401, A-Block, Aspen Complex,
Tarnaka, Secunderabad - 500 062

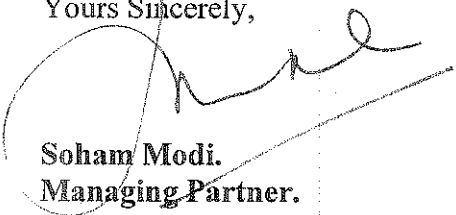
Sub: Letter of Possession for flat no.502 on the fifth floor in block 'C' in the project known as
Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal
Mandal, Ranga Reddy District.

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: _____

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-502

Project Name: Mayflower Grande

Address: Sy. Nos. 2/1/1, 183, 184, 190 & 191 situated at Mallapur, Uppal, R.R. District

Developer: B&C Estates

Agreement of sale dated: 06.05.2017

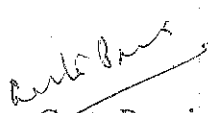
Sale deed date and document no.: 16.10.2017 & doc no: 4487/2017

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,


Mrs. Geeta Premi

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: _____

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 '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.

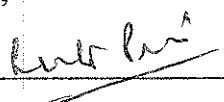
I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

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: _____

Address for correspondence:

Mrs. Geeta Premi
Flat No. 401, A-Block, Aspen Complex,
Tarnaka, Secunderabad - 500 062

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

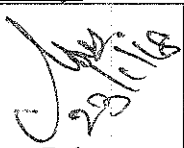
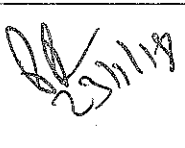
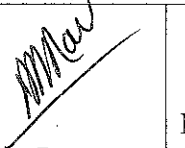
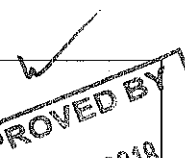
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

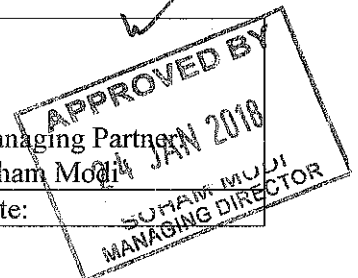
Flat No.	C-502
Name of Buyer	Mrs. Geeta Premi

A.	Total sale consideration.	Rs. 40,51,000/-
B.	Less: Discount for on time payments.	Rs. 57,500/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,43,060/- +Rs.4,051/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 79,920/- (GST)
F.	Add: Service Tax	Rs. 1,52,325/-
G.	Add: Extra Specs Charges	Rs. 5,157/- + 928/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 8,678/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 45,19,569/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☐ No Rs.1,870/-
L.	Interest Payable	☒ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. (1870)
O.	Tally balance	Rs. (1870)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1438/- collected for initial six months	
	Membership fee Rs.50/- 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	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi
Date:	Date:	Date: 23/1/18	Date: 23/1/18



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



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ANNEXURE -A

Date: 04/02/18

NO DUE CERTIFICATE

To,
Mrs. Geeta Premi
Flat No. 401, A-Block, Aspen Complex,
Tarnaka, Secunderabad - 500 062

Dear Sir / Madam,

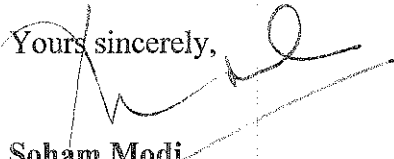
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 502 in block 'C' in our project known as Mayflower Grande situated 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.

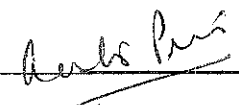
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____

UNDERTAKING

Date: 04/02/18

From,
Mrs. Geeta Premi
Flat No. 401, A-Block, Aspen Complex,
Tarnaka, Secunderabad - 500 062

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. C-502 in the project known as 'Mayflower Grande' situated at Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur, Uppal, Ranga Reddy District.

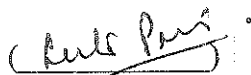
Dear Sir / Madam,

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,



Place: _____

Date: _____