



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: 30/12/2017

LETTER OF POSSESSION

To,
Mrs. Gangarajula Saritha & Mr. Gangarajula Sudhakar
H. No: 12-13-662, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad - 500 017

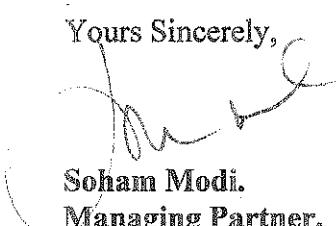
Sub: Letter of Possession for flat no. 601 on the sixth floor in block no. 'C' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

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: G. Sudhakar

Date: 18/12/2017

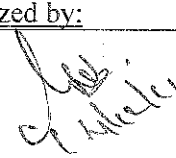
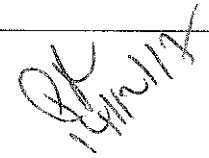
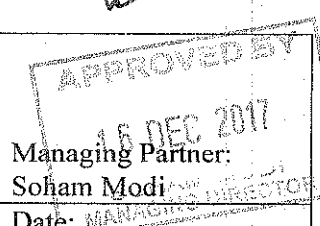
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-601
Name of Buyer	Mrs. G. Saritha

A.	Total sale consideration.	Rs. 46,65,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,79,900/- +Rs.4,665/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 89,508/-
F.	Add: Service Tax	Rs. 1,68,196/-
G.	Add: Extra Specs Charges	Rs. 6,560/- + 1181/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5080/-
I.	Less: Amount paid	Rs. 51,56,922/-
J.	Balance amount Due	Rs. 6902 Nil
K.	Refund	☒ Yes ☒ No Rs. 6902/-
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalized.</i>
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. (6902)
O.	Tally balance	Rs. (6902)
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1750/-to be collected Nov 17 to Apr 18 -10,550 -3650 ✓	
	Membership fee Rs.50/- to be 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: 14/12/17	Date: MANAGING DIRECTOR

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

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	C-601					
Customer Name	Mrs. G Saritha					
Booked by	Gopi					
Prepared by	Pavan					
Date	06.12.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
10-Feb-16	25000	Booking Amount	-	-	-	25,000
20-Feb-16	-25000	Payment recd	10	25,000	123	-
25-Feb-16	200000	1st Installment	5	-	-	200,000
25-Feb-16	-200000	Payment Received	-	200,000	-	-
25-Mar-16	708000	2nd Installment	29	-	-	708,000
29-Mar-16	-708000	Payment recd	4	708,000	1,397	-
8-Nov-16	1866000	3rd Installment	224	-	-	1,866,000
22-Nov-16	-1866500	payment recived	14	1,866,000	12,883	(500)
15-Feb-17	1119600	4th Installment	85	(500)	(21)	1,119,100
20-Feb-17	-1119600	pmt rcd	5	1,119,100	2,759	(500)
15-Aug-17	546400	5th Installment	176	(500)	(43)	545,900
15-Sep-17	-491922	pmt rcd	31	545,900	8,346	53,978
4-Oct-17	-745900	pmt rcd	19	53,978	506	(691,922)
30-Nov-17	200000	On Completion	57	(691,922)	(19,450)	(491,922)
	(491922)			Approx Interest Payable	6,500	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. _____ (or) ☒ Interest waived

☒ Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. _____

Signature of Manager: _____

Date: _____

Signature of M.D. _____

Date: _____

APPROVED BY
16 DEC 2017
MANAGING DIRECTOR

Mr.

Please waive off interest and allow O.T.P.D.

by
C. V. V. V.

B & C Estates (17-18)
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

C-601 G. Saritha
Ledger Account

Flat No.304, Pallavi Residency, H: No.12-13-662,
Street No.14, Lane No.01, Nagarjuna Nagar
Tarnaka, Sec- Bad-500017.

1-Oct-2017 to 14-Dec-2017

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
				3,66,267.04	
1-10-2017	To Opening Balance				
9-10-2017	To (as per details)	Bank Payment	BP-3	4,665.00	
	C-701 B. Purushotama Reddy	2,990.00 Dr			
	C-501 K. Chadrasekhara Rao	4,280.00 Dr			
	C-302 Ranjit Kumar Jena	3,908.00 Dr			
	C-502 Geeta Premi	4,051.00 Dr			
	C-306 Anil Kumar Potluri	4,166.00 Dr			
	HDFC Bank Ltd.	24,060.00 Cr			
	being chq issued in favour of Commissioner, GHMC towards mutation exp for flat no. C -701, C-601, C-501, C-302, C-502 & C-306 vide chq no 013612				
28-10-2017	To (as per details)	Journal Voucher	JV-1	4,300.00	
	E-802-Sanjay Kumar Gogna	300.00 Dr			
	C-501 K. Chadrasekhara Rao	4,300.00 Dr			
	Bank Charges UrD	60.00 Dr			
	Prabhakar Reddy Reg Happy Card on A/c	8,960.00 Cr			
	being registration-misc, doc, E.C for flat no: E-802, C-601, C-501 for K. prabhakar reddy happy card				
31-10-2017	To (as per details)	Sales	32/10/2017	1,44,845.00	
	Installment Receivable -17-18	1,29,326.00 Cr			
	CGST	7,759.56 Cr			
	SGST	7,759.56 Cr			
	Round Off	0.12 Dr			
	being installment receivable for the month of october2017				
2-11-2017	By Yes Bank Ltd	Bank Receipt	BR-3		7,45,900.00
	chq no 010994 vide rcpt no 3460				
30-11-2017	By Discount Expenses	Journal Voucher	JV-18		70,000.00
	being on time pmt discount exp				
1-12-2017	To (as per details)	Sales	1/12/2017	7,741.00	
	Extra Specs 18%	6,560.00 Cr			
	SGST	590.40 Cr			
	CGST	590.40 Cr			
	Round Off	0.20 Cr			
	being extra specs amt debited to customer				
	To Installments Receivable 17-18	Journal Voucher	JV-6	500.00	
13-12-2017	To Registration Charges	Journal Voucher	JV-3	2,79,900.00	
	being amt debited to customer towards registration charges				
	To Legal Expenses	Journal Voucher	JV-4	780.00	
	being stamp papers				
To	Closing Balance			8,08,998.04	8,15,900.00
				6,901.96	
				8,15,900.00	8,15,900.00

ANNEXURE -A

Date: 30/12/2017

NO DUE CERTIFICATE

To,
Mrs. Gangarajula Saritha & Mr. Gangarajula Sudhakar
H. No: 12-13-662, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad - 500 017

Dear Sir / Madam,

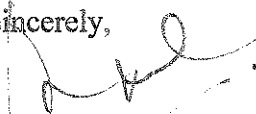
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 601 in block no. 'C' in our project known as Mayflower Grande situated 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: G. Sudhakar

Date: 18/12/2017

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-601

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: 03.03.2016

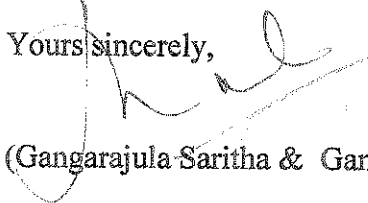
Sale deed date and document no.: 16.10.2017 doc no: 4596/2017

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,



(Gangarajula Saritha & Gangarajula Sudhakar)

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 30/12/17

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. 601 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: G. Sudhakar

Address for correspondence:

Mrs. Gangarajula Saritha & Mr. Gangarajula Sudhakar
H. No: 12-13-662, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad - 500 017

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Letter of confirmation

From,
Mrs. Gangarajula Saritha & Mr. Gangarajula Sudhakar
H. No: 12-13-662, Street No. 14,
Lane No. 1, Nagarjuna Nagar,
Tarnaka, Secunderabad - 500 017

Date: 30/12/17

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.: C-601
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: 03.03.2016
Sale deed date and document no.: 16.10.2017 doc no: 4596/2017

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,



(Gangarajula Saritha & Gangarajula Sudhakar)