



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:

LETTER OF POSSESSION

To,
Mrs. Lakshmi Hariram & Mr. Hariram Krishnan
C- 501, Gokul Plaza, Thakur Complex,
Kandivali (East), Mumbai 400101

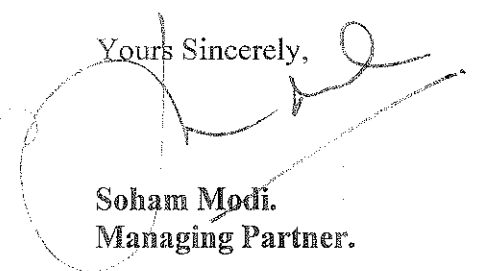
Sub: Letter of Possession for flat no.603 on the sixth floor in block 'C' in the project known as
Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal
Mandal, Ranga Reddy District.

Dear Sir / Madam,

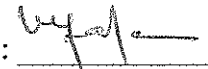
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of
our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____

ANNEXURE -A

Date:

NO DUE CERTIFICATE

To,
Mrs. Lakshmi Hariram & Mr. Hariram Krishnan
C- 501, Gokul Plaza, Thakur Complex,
Kandivali (East), Mumbai 400101

Dear Sir / Madam,

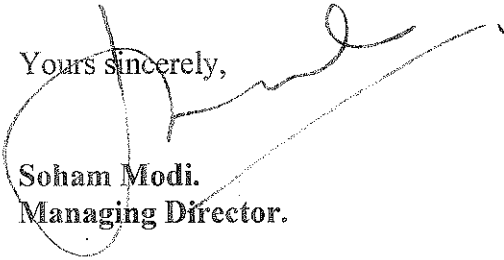
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 603 in block 'C' in our project known as Mayflower Grande situated 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: _____

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-603

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: 09.01.2017

Sale deed date and document no.: 24.11.2017 & doc no: 5155/2017

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. Lakshmi Hariram & Mr. Hariram Krishnan

Letter of confirmation

From,
Mrs. Lakshmi Hariram & Mr. Hariram Krishnan
C- 501, Gokul Plaza, Thakur Complex,
Kandivali (East), Mumbai 400101

Date:

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-603
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: 09.01.2017
Sale deed date and document no.: 24.11.2017 & doc no: 5155/2017

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.

Waf

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 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,



Mrs. Lakshmi Hariram & Mr. Hariram Krishnan



SOUTHERN POWER DISTRIBUTION COMPANY OF TELANGANA LIMITED

Operation Ranga Reddy West Greater Hyderabad

TRANSFER APPLICATION FORM

I _____ hereby transfer
my service connection No. _____ at door No. _____
street _____ Town _____ to
Sri. / Smt. / Kumari _____ with Security
Deposit of Rs. _____ (Rupees _____)
Pledged by me, as I have (1) left the house or (2) sold the house or (3) mortgaged and
I have nothing to do with the service from hence forth, as have foregone all my rights
in the service connections.


Signature of Transferer

I _____ hereby agree to
transfer of the said service connection to _____
at Door No. _____ Street _____
Town _____
with the security deposit as I have taken possession of the said premises from
Sri/Smt./Kumari _____ I hereby
agree to abide by the conditions of the agreement for the requisition entered into by
Sri/Smt./Kumari _____ with the Board.
I agree to execute agreement and L.T. requisition and abide by the conditions laid down
by the Board if required.


Signature of Transferee



CSC No :

Date :

Southern Power Distribution Company of T.S. Ltd.

Customer Service Center

COMPLAINTS

SC No.

1. Name and Address of Consumer with Telephone No.

2. Nature of complaint (Please tick the relevant Complaint) :

BILLING COMPLAINTS

CSC No :

- ☐ Additional Charges Dispute
☐ Arrears Dispute
☐ Back Billing Dispute
☐ Bill Correction Request
☐ Door Locked Cases

- ☐ Late Bill Receipt
☐ Meter Reading Correction Request
☐ Meter Reading Not Taken
☐ Name Correction
☐ On Demand Bill Request

- ☐ Re-Billing Request
☐ Surcharge Dispute
☐ Report of Theft / Malpractice
☐ Wrong Billing Request

O & M COMPLAINTS

CSC No :

- ☐ Line Bunched / Twisted
☐ Line - Tree branches Touching
☐ Pole Fell Down
☐ Pole Leaning
☐ Pole Rusted / Damaged
☐ Pole Shock
☐ SC - Wire Broken
☐ SC - Wire Loose Connection

- ☐ Supply Failed - 1 Phase Out
☐ Supply Failed - Individual
☐ Transformer - Cable / Lugs Burnt
☐ Transformer - Oil Leaking
☐ Transformer - Smoke / Flames
☐ Transformer - Sparking at Pole
☐ Voltage High
☐ Voltage Fluctuation

- ☐ Voltage Low
☐ Meter Running Slow / Sluggish
☐ Meter Running Fast
☐ Meter Struck Up
☐ Other Meter Defects
☐ Shifting of Meter
☐ Street Light Complaint

APPLICATION ON OTHER CUSTOMER SERVICES

CSC No :

- ☐ Additional Load Complaint
☐ Address Correction
☐ Category Change

- ☐ DTR Shift
☐ Line Shift
☐ Requirement of Additional Poles

- ☐ Shifting of Service / Meter
☐ Title Transfer
☐ Dismantle of Service

CONSUMER STATEMENT

Signature of Consumer

RECORD OF THE APPLICATION

- | | |
|--|---|
| 1. Sent to AE / Operation on | 5. Informed to Consumer for Payment |
| 2. Received from AE / Operation on | 6. Payment Received |
| 3. Sent to AAO / ERO on | 7. Sent to AE / OP |
| 4. Received from AAO / ERO | 8. Work completed on Date |