

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. B. PURUSHOTHAM REDDY		
Flat / Bungalow No.	C-701	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	-	29,90,000
B	Add : Stamp duty & registration charges, Mutation exp		1,86,690
C	Add: Service Tax and VAT @ 5.75 on 3,25,000/-		1,30,928
D	Add: GST @ 12% on 38,35,000/-		85,560
E	Total Taxes (B + C + D)		4,03,178
F	Total amount payable (A+E)		33,93,178
G	Total Amount Paid		33,62,000
H	Balance Amount Payable (F-G)		31,178

K	Sale Deed Value	29,90,000
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	33,93,178	33,62,000	31,178

Security Cheque Details:

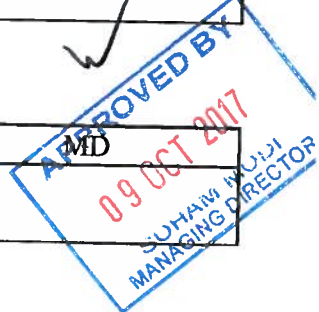
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		31,178	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

#70,000/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	9/10/17	9/10/17	7/10/2017



APPROVED BY
AMD
 09 OCT 2017
 SUHAIL KOLJI
 MANAGING DIRECTOR

ANNEXURE -B

Date: 01/11/2017

LETTER OF POSSESSION

To,
Mr. B. Purushothama Reddy
H. No. 12-13-705/3/A, Nagarjunanagar,
Tarnaka, Secunderabad

Sub: Letter of Possession for flat no. 701 on the seventh 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: B. Purushothama Reddy

Name: _____

Date: _____

Mayflower

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 -A

Date: 01/11/2017

NO DUE CERTIFICATE

To,
Mr. B. Purushothama Reddy
H. No. 12-13-705/3/A, Nagarjunanagar,
Tarnaka, Secunderabad

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. 701 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: B. Purushothama Reddy

Name: _____

Date: _____

RECEIPT

Received a sum of Rs. 34,705/- (Rupees Thirty Four Thousand Seven Hundred and Five Only) as per details given below from M/s. BandC Estates having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500003 towards full and final refund of excess amount paid for flat No. C- 701 in the project known as May Flower Grande situated at Mallapur, Nacharam,Hyderabad.

I further certify that all accounts are deemed to be settled and I have no claim of whatsoever nature against M/s. BandC Estates or against flat No. C -701 in the above referred project.

S.No.	Cheque No	Date	Drawn	Infavour of	Amount
1	100482	04-11-2017	Yes Bank	B.Purushotama Reddy	34,705/-

Date: 06.11.2017

Place : Secunderabad.

*Draft for your
Approval*

Signature:

Name: B.Purushothama Reddy

Address:

H.NO.12-13-705/3/A,Nagarjuna Nagar

Tarnaka

Hyderabad-76

Telangana.

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-701

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: 24.12.2015

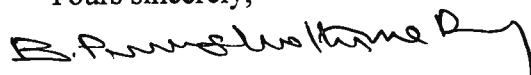
Sale deed date and document no.: 16.10.2017 doc no: 4468/2017

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,



B. Purushothama Reddy

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 01/11/2017

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. 701 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: B. Purushothama Reddy

Name: _____

Address for correspondence:

Mr. B. Purushothama Reddy
H. No. 12-13-705/3/A, Nagarjunanagar,
Tarnaka, Secunderabad

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____