

ANNEXURE -B

Date: 12/06/18

LETTER OF POSSESSION

To,
Mr. C. V. R. Raghotham Kumar & Mrs. S. Uma
Flat No A-302, Belvedere Garden,
Phase-2, Padmarao Nagar,
Secunderabad - 500 025

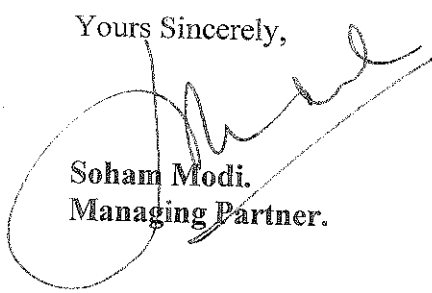
Sub: Letter of Possession for flat no.703 on the seventh floor in block 'C' in the project known as Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal Mandal, Ranga Reddy District.

Dear Sir / Madam,

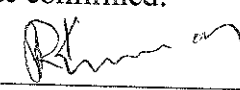
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: C.V.R. Raghotham Kumar

Date: _____

ANNEXURE -A

Date: 12/06/18

NO DUE CERTIFICATE

To,
Mr. C. V. R. Raghotham Kumar & Mrs. S. Uma
Flat No A-302, Belvedere Garden,
Phase-2, Padmarao Nagar,
Secunderabad - 500 025

Dear Sir / Madam,

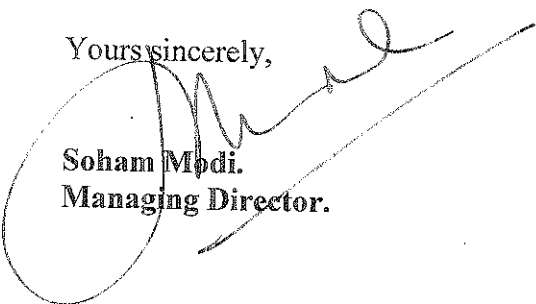
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 703 in block 'C' in our project known as Mayflower Grande situated 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: C.V.R. Raghotham Kumar

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-703

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: 11.02.2016

Sale deed date and document no.: 24.11.2017 & doc no: 5156/2017

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,



Mr. C. V. R. Raghotham Kumar & Mrs. S. Uma

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 12/06/18

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. 703 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: C. V. R. Raghotham Kumar

Address for correspondence:

Mr. C. V. R. Raghotham Kumar & Mrs. S. Uma
Flat No A-302, Belvedere Garden,
Phase-2, Padmarao Nagar,
Secunderabad - 500 025

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Letter of confirmation

From,
Mr. C. V. R. Raghotham Kumar & Mrs. S. Uma
Flat No A-302, Belvedere Garden,
Phase-2, Padmarao Nagar,
Secunderabad - 500 025

Date: 12/08/18

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-703
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: 11.02.2016
Sale deed date and document no.: 24.11.2017 & doc no: 5156/2017

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,



Mr. C. V. R. Raghotham Kumar & Mrs. S. Uma

Mayflower Grande

#5-4-187/3&4, II Floor, Soham Mansion, M.C. Road, Secunderabad - 500003

19-01-2018 12:17:19 PM

1 Of 2

Flat History Document

Block No C
Flat No 703
Owned By Builder
CIS No 0

Buyer Name And Address
CVR.Raghotham Kumar & S.Uma
Flat, no.A-302, Benedere garden phasell, Padmaranagar, secunderabad. -500025.
Phone : 9440086818/9440086363
Occupation : Salaried/CBRF/Sr.Associate director
E-mail -

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	1625	15-12-15	Gopi	No	No	No	QIS	UBC-19
HL Req	HL Sanctioned	HL Release	HL Balance	From			Sale Completed	
No	0	0	0				No	
NOC / OCR	Doc Complete	Reg Done	Aggr Executed	Agr Date			Flat Type	
No	No	No	No				Semi-Deluxe	
Sale Amount		Other Amount		Total Amount		Total Receipts		Balance
5212500		37412		5249912		5741328		-491416
Net Sale Consideration		Value of Sale Deed		Val Agr Const		Oth Taxabl Receipts		
5212500.00		5212500.00		0.00		0.00		
VAT, Reg Charges		Oth Non Taxable Rcpts		Excess / Check				
0.00		0.00		0.00				
VAT Return Month		VAT Return Year		VAT Paid		VAT Cheque No		VAT Cheque Date
1		0		0.00		0		0
Sale Deed Date		Date Of Possession		Maintainence From		Booking after OC		OC Date
01-01-1601		01-01-1601		1 0		Yes		01-01-1601

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid / Work
15-12-2015	Booking amount	25,000	000008	Yes
30-12-2015	Ist Installment	200,000	.	Yes
30-01-2016	IIInd Installment	817,500	.	Yes
30-05-2016	IIIrd Installment	2,085,000	.	Yes
30-09-2016	IVth Installment	1,251,000	.	No
30-01-2017	Vth Installment	634,000	.	No
30-05-2017	Vith Installment on completion	200,000	.	No

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid / Work
19-02-2016	ST	8,156	.	No
20-05-2016	ST for Jan to Mar 2016	29,256	.	Yes

Receipts

Date	Description	Amount	ChqNo / Taken	Paid / Work
26-12-2015	Rec No : 1467 / Bookng amount received,rc,dtd,15/12/2015	25,000	000008	Yes
30-12-2015	Rec No : 1468 / Installment Received	200,000	000010	Yes
16-02-2016	Rec No : 1757 / Payment recd	807,075	000011	Yes
18-11-2016	Rec No : . / tds amount received	10,425	.	Yes
22-11-2016	Rec No : 2635 / payment recived	2,064,150	000013	
15-03-2017	Rec No : 2744 / pmt rcd	700,000	624883	
15-03-2017	Rec No : 2745 / pmt rcd	538,490	000015	
22-03-2017	Rec No : - / TDS amt on 3rd installlemtn	20,850	tds	
05-04-2017	Rec No : - / TDS amt	31,275	00	
04-11-2017	Rec No : 3462 / pmt rcd	1,344,063	000023	