



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: 26.06.18

LETTER OF POSSESSION

To,
Mr. Vengal Rao Jonnalagadda & Mrs. Kalpana Jonnalagadda
Flat No. 406, Suprabhath Residency,
Opp: Noma Kalyana Vedika, Mallapur,
Hyderabad - 500 076

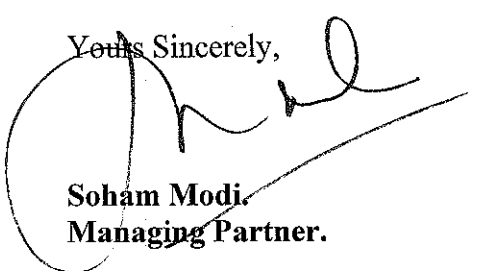
Sub: Letter of Possession for flat no. 603 on the sixth floor in block 'D' in the project known as
Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal
Mandal, Ranga Reddy District.

Dear Sir / Madam,

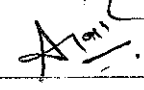
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of
our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: VENGAL RAO - J.

Date: _____

ANNEXURE - C

NO OBJECTION CERTIFICATE

26.04.18

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. D-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: 29.06.2016

Sale deed date and document no.: 12.04.2018 & doc no: 2114/2018

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. Vengal Rao Jonnalagadda & Mrs. Kalpana Jonnalagadda

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 26.04.18

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. 603 in block 'D' 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 May 2018 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:

Mr. Vengal Rao Jonnalagadda & Mrs. Kalpana Jonnalagadda
Flat No. 406, Suprabhath Residency,
Opp: Noma Kalyana Vedika, Mallapur,
Hyderabad - 500 076

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date:

Sale Deed doc. no. & date:

Date: 26.06.18

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the flats or the layout in the project known as Mayflower Grande at Survey no. 2/1/1, 183, 184, 190 & 191, situated at Mallapur village, Uppal Mandal, Ranga Reddy District, subject to the condition that the plans of my flat (details given below) are not changed and a suitable road access to my flat is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.

Yours Sincerely,

Signature: 

Name: Mr. Vengal Rao Jonnalagadda & Mrs. Kalpana Jonnalagadda

Date: _____

Details of my villa:

1. Flat no.: D-603
2. Sale deed date: 12.04.2018
3. Sale deed document no. 2114/2018

UNDERTAKING

Date:

From,

Mr. Vengal Rao Jonnalagadda & Mrs. Kalpana Jonnalagadda
Flat No. 406, Suprabhath Residency,
Opp: Noma Kalyana Vedika, Mallapur,
Hyderabad - 500 076

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. D-603 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,

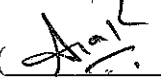
I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I shall not:

- (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,

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Place: _____

Date: _____

Letter of confirmation

From,
Mr. Vengal Rao Jonnalagadda & Mrs. Kalpana Jonnalagadda
Flat No. 406, Suprabhath Residency,
Opp: Noma Kalyana Vedika, Mallapur,
Hyderabad - 500 076

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. D-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: 29.06.2016
Sale deed date and document no.:12.04.2018 & doc no. 2114/2018

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.

