



**SRI VENKATARAMANA
CONSTRUCTIONS**

Sy No.1 to 7,
Kowkur, Alwal, Secunderabad
Cell: 9912346777, 9989064422

LETTER OF POSSESSION

Date: 12/12/2018

To
Mr. Smruti Ranjan Biswal
S/o.Mr. Raj Kishore Biswal,
Plot no 557/1036, Haridaspur,
BMC ward no:4, Naharkanta,
Bhubaneswar-752101

Sub: Letter of Possession for villa no.93 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollarum, Secunderabad- 500 010.

Dear Sir / Madam,

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

You shall become a member of 'Villa Orchids Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,

**A. Ram Reddy.
Managing Partner.**

Accepted & confirmed:

Signature:

Name: SMRUTI RANJAN BISWAL

Date: _____



**SRI VENKATARAMANA
CONSTRUCTIONS**

Sy No.1 to 7,
Kowkur, Alwal, Secunderabad
Cell: 9912346777, 9989064422

NO DUE CERTIFICATE

Date: 12/12/2018

To,
Mr. Smruti Ranjan Biswal
S/o.Mr. Raj Kishore Biswal,
Plot no 557/1036, Haridaspur,
BMC ward no:4, Naharkanta,
Bhubaneswar-752101

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, 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 villa no 93 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

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 Villa.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours Sincerely,


A. Ram Reddy.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: SMRUTI RANJAN BISWAL

Date: _____

UNDERTAKING

From,
Mr. Smruti Ranjan Biswal
S/o.Mr. Raj Kishore Biswal,
Plot no 557/1036, Haridaspur,
BMC ward no:4, Naharkanta,
Bhubaneswar-752101

Date: 12/12/2018

To,
The Managing Partner,
M/s. Sri Venkataramana Constructions,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 500 003

Reference: - Purchase of villa no. 93 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

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 villa for any illegal, immoral, commercial & business purposes.
- (c) Use the villa 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 villas.
- (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 villas.
- (j) Dry clothes on the external side of the bungalow/ villas that may effect the appearance of the villas.
- (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 villa including tenant's future purchasers.

Thank you.

Yours sincerely,



SMRUTI RANJAN BISWAL

Place: Hyderabad

Date: _____

Date: 12/12/2018

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 villas or the layout in the project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010, subject to the condition that the plans of my villa (details given below) are not changed and a suitable road access to my villa 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: *Smruti*

Name: SMRUTI RANJAN BISWAL

Date: _____

Details of my villa:

1. Plot no.: 93
2. Sale deed date: 03-11-2017
3. Sale deed document no. 6389/2017

MEMBERSHIP ENROLMENT FORM

Date: 12/12/2018

To,
The President,
Villa Orchids Owners Association,
Survey no. 1 to 7,
Kowkur, Bollaram,
Secunderabad- 500 010.

Dear Sir,

I am the owner of villa no 93 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

I request you to enroll me as a member of the 'Villa Orchids Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (34) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of Oct 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 villa being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: Smruti

Name: SMRUTI RANJAN BISWAL

Address for correspondence:

Mr. Smruti Ranjan Biswal
S/o.Mr. Raj Kishore Biswal,
Plot no 557/1036, Haridaspur,
BMC ward no:4, Naharkanta,
Bhubaneswar-752101

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date:

Date: 12/12/2018

From,
Mr. Smruti Ranjan Biswal
S/o.Mr. Raj Kishore Biswal,
Plot no 557/1036, Haridaspur,
BMC ward no:4, Naharkanta,
Bhubaneswar-752101

To,
The Managing Director,
Sri Venkataramana Constructions,
5-4-187/3&4, Soham Mansion,
2nd Floor, M.G. Road,
Secunderabad.

UNDERTAKING

Dear Sir,

I /we have purchased villa no.93 in the project known as Villa Orchids situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010., vide sale deed dated 03.11.2017 bearing no. 6389/2017 .

I /we certify that the total sale consideration paid for purchase of the above referred villa does not include the cost of providing water supply from the water board / govt. authorities. On a later date, as and when water connection is obtained from such authorities, I / we undertake to pay my / our share of the proportionate fees, charges, installation cost, etc., to Sri Venkataramana Constructions or to Villa Orchids Owners Association or any other body that Sri Venkataramana Constructions may direct, for providing the said water connection. I/we further undertake to sign any other documents/applications that may be required for the said purpose.

Thank you,

Yours sincerely,

Signature: *Smruti Ranjan Biswal*
Name: SMRUTI RANJAN BISWAL
Date: