

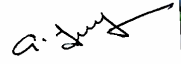
Authorization form for handing over the possession of villa in 'Villas at Silver Creek'

a No.	20
ne of Buyer	Mr. M.Rajkumar

A.	Total sale consideration.	36,00,000
B.	Less: Discount for on time payments.	2,00,000
C.	Less: Other discounts- Free offer of registration and stamp duty	1,12,400 ✓
D.	Add: Reg. Charges	1,08,000
E.	Add: VAT	45,000
F.	Add: Service Tax.	1,06,790
G.	Add: Extra Specs Charges (revised)	1,16,000 - 413 = 1,15,587
H.	Add: Misc. Charges	6,400 + 50 = 6,450
I.	Less: Amount paid	36,71,102
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	1075 Rs. 1625 ✓
Remarks: 1) Corpus fund Rs.50,000/- collected.		
2) Maintenance charges @ Rs.1500/-p.m for initial 6 months collected.		
3) Membership fee Rs.50/- debited in other charges.		
M	Interest Amount as calculated	Rs.39,249/- Waived by M.D Sir.
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	May 2014 @ Rs.1,500/-p.m

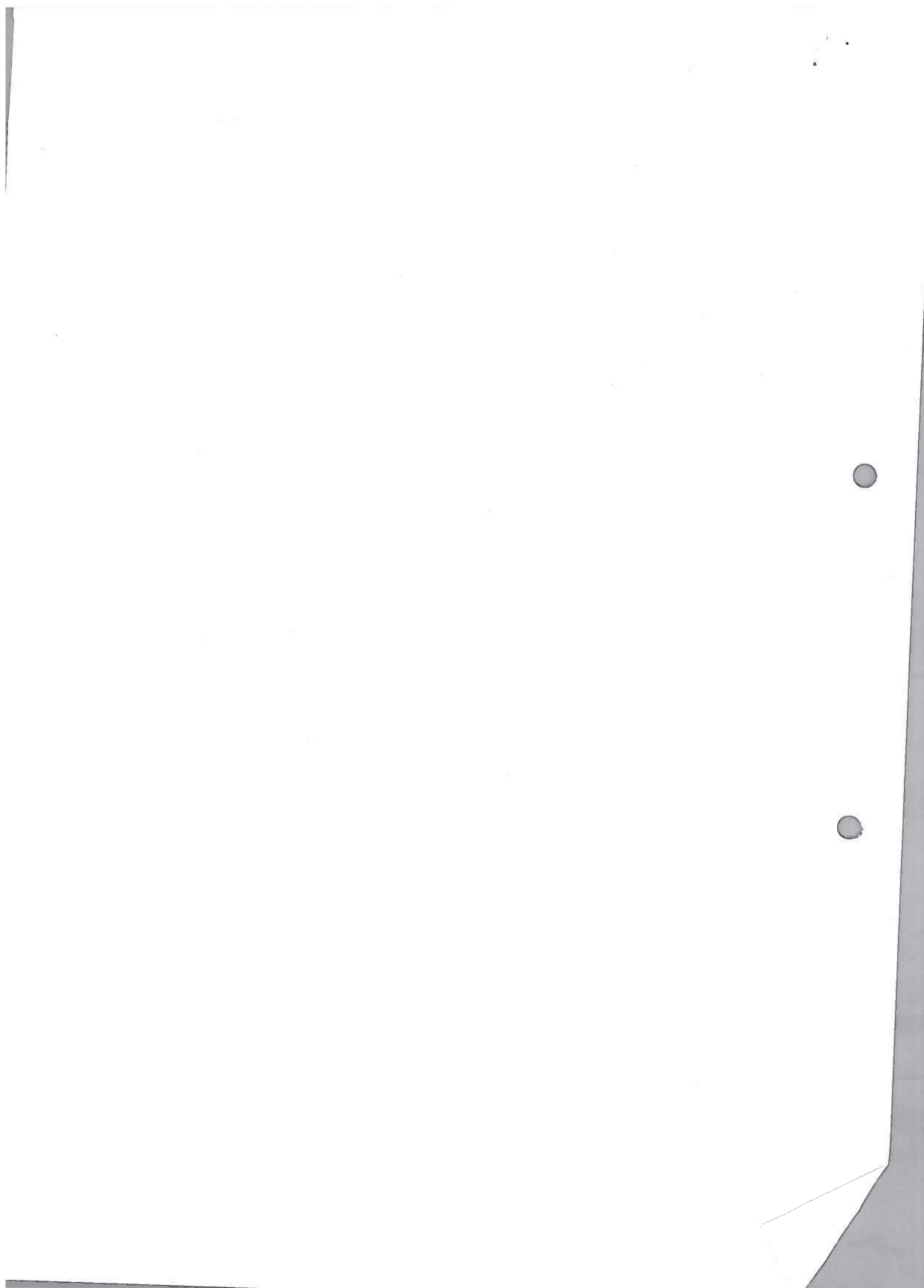
	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax Undertaking collected	

Authorized by:

			
K. Krishna Prasad	G. Jagdish	Samba Siva Rao	Managing Partner Soham Modi
Date: 21/09/14	Date: 21/09/14	Date: 11/9/14	Date:

APPROVED BY
31 SEP 2014
SOHAM MODI
MANAGING DIRECTOR

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a conv of Owners Association rule to the buyer.



Interest calculation for delayed payments.

Project Name Villas @ Silver Creek
 Flat / Plot no. 20
 Customer Name Rajkumar
 Booked by Pathak
 Prepared by k.p
 Date 7-Mar-14
 Sign
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
11-Aug-12	25000	Booking amount	-	-	-	25,000
14-Aug-12	-25000	Cheque received	3	25,000	37	-
23-Aug-12	200000	1st Installment	9	-	-	200,000
27-Aug-12	-200000	Cheque received	4	200,000	395	-
01-Oct-12	1500	Xerox for E.C charges	35	-	-	1,500
10-Oct-12	-295000	Cheque received	9	1,500	7	(293,500)
23-Oct-12	295000	2nd Installment	13	(293,500)	(1,882)	1,500
20-Nov-12	1728000	3rd Installment	28	1,500	21	1,729,500
23-Nov-12	-1000000	DD received	3	1,729,500	2,559	729,500
21-Jan-13	400	E.C exp	59	729,500	21,225	729,900
21-Jan-13	2000	Misc exp	-	729,900	-	731,900
21-Jan-13	2000	Doc exp	-	731,900	-	733,900
21-Jan-13	108000	Registration exp	-	733,900	-	841,900
15-Apr-13	-750000	Cheque received	84	841,900	34,875	91,900
15-Apr-13	-116000	Cheque received	-	91,900	-	(24,100)
15-Sep-13	432000	4th Installment	153	(24,100)	(1,818)	407,900
16-Aug-13	-700000	Cheque received	(30)	407,900	(6,035)	(292,100)
03-Sep-13	116000	Extra specs for Stair c	18	(292,100)	(2,593)	(176,100)
16-Dec-13	-108000	Free Registration Offe	104	(176,100)	(9,032)	(284,100)
25-Jan-14	720000	On Completion of floo	40	(284,100)	(5,604)	435,900
27-Feb-14	-488000	Payment received	33	435,900	7,094	(52,100)
01-Apr-14	200000	On Completion	33	(52,100)	(848)	147,900

Approx Interest Payable 39,249

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A, B & C in accending order.

Calculate sum of Installments / Payments & Interest

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Date

Signature of M.D.:

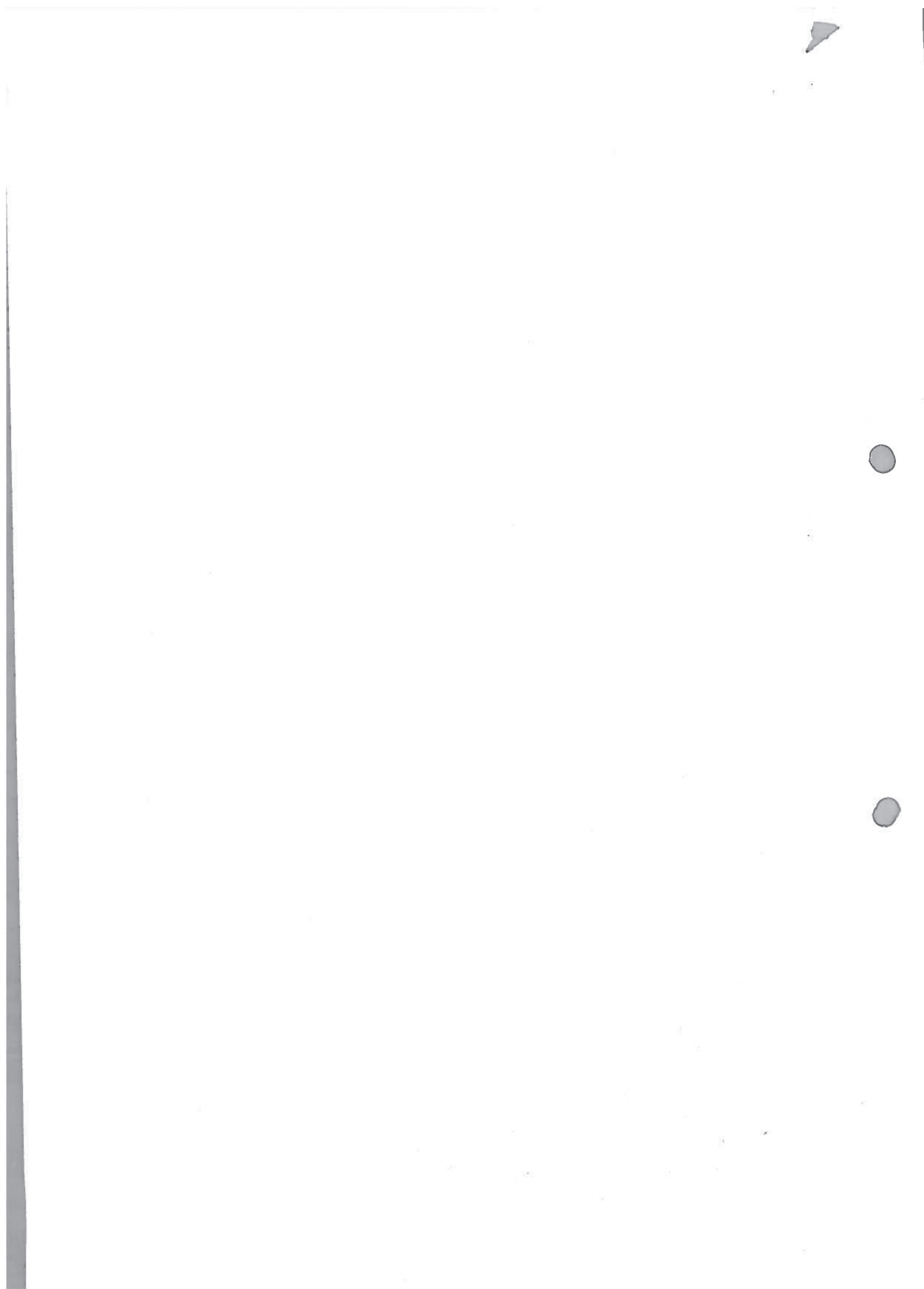
Date

APPROVED BY

SUBRAM MOULI
MANAGING DIRECTOR

Scn

At the time of plain disbursement bank not included fully as such interest has happened. So please waive off delayed interest and allow on time disbursement of Rs 2.50 lacs



LETTER OF POSSESSION

Date: 15.09.2014

To,
Mr. M. Raj Kumar
S/o. Late. M. John,
Q. No. D- 1/8, NTPC Township, (PTS)
Jyothinagar, Ramagundam,
Karimnagar - 505 215.

Sub: Letter of Possession for Villa No. 20 in our project known as "Villas at Silver Creek"
at Survey. No. 74 & 75, Cherlapally, Hyderabad - 500 051.

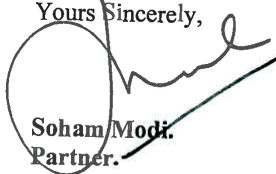
Dear Sir / Madam,

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 'Villas at Silver Creek Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

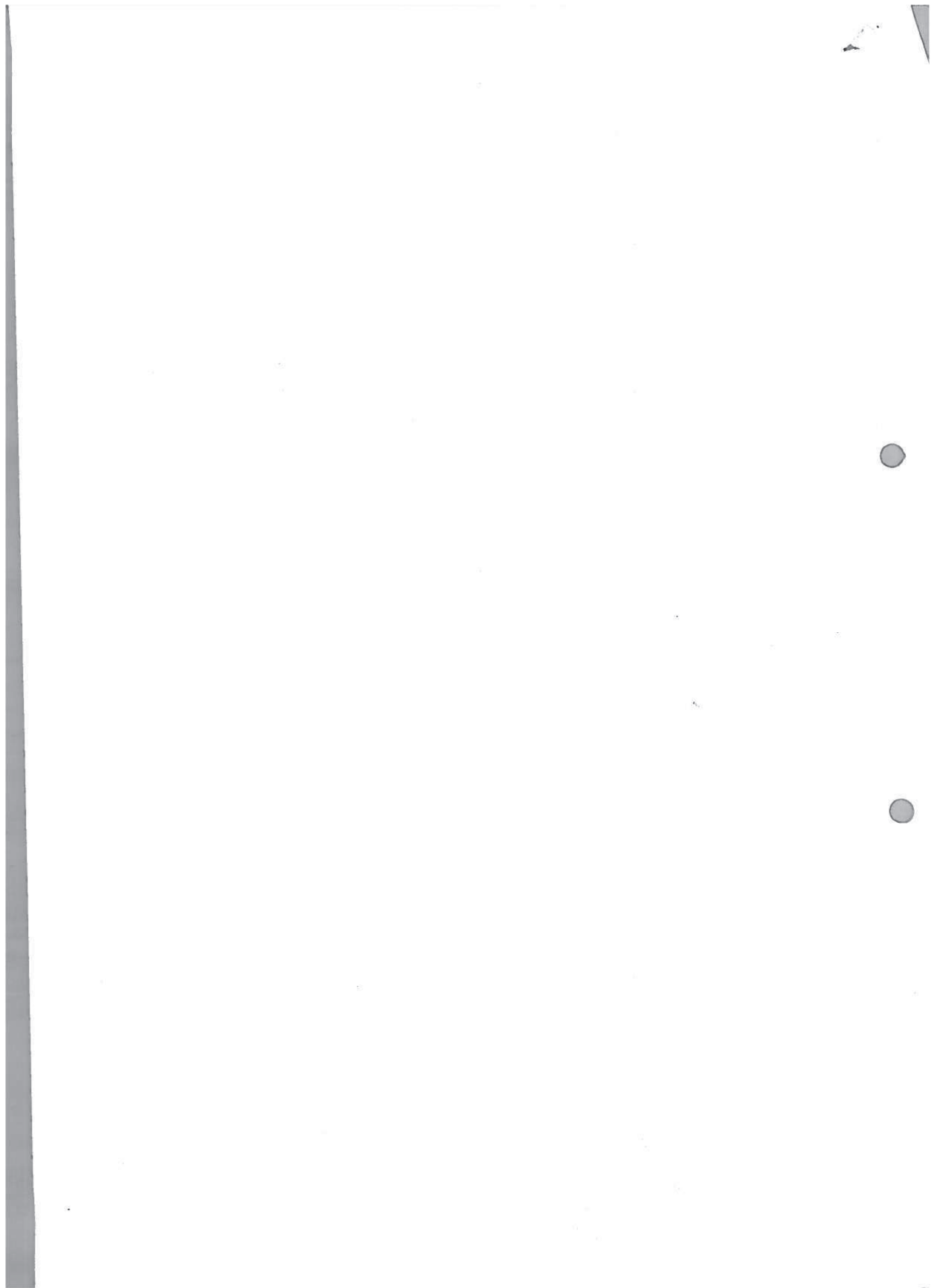
Yours Sincerely,


Soham Modi.
Partner.

Accepted & confirmed:

Signature: 
Name: M. RAJKUMAR

Date: 5.9.14



NO DUE CERTIFICATE

To,
Mr. M. Raj Kumar
S/o. Late. M. John,
Q. No. D- 1/8, NTPC Township, (PTS)
Jyothinagar, Ramagundam, Karimnagar - 505 215.

Date: 01.09.2014

Dear Sir / Madam,

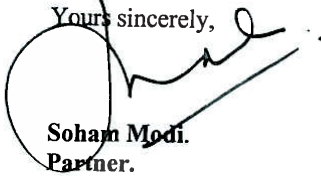
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Villa No. 20 in our project known as "Villas at Silver Creek" at Sy. No. 74 & 75, Cherlapally, Hyderabad - 500 051.

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,


Soham Modi.
Partner.

Accepted & confirmed:

Signature: 
Name: M. RAJ KUMAR

Date: 5-9-14

1

2

3

UNDERTAKING

From,
M. RAJ KUMAR

Date: 01.09.2014

Q. No. D-1/8, NTPC Township, (PTS)

Jyothinagar, Ramagundam,

Karimnagar - 505 215.

To,
M/s. Mehta & Modi Homes,
5-4-187/3 & 4, IInd Floor,
Soham Mansion,
M.G. Road,
Secunderabad - 500003

Reference: - Purchase of Villa no. 20 in the project known as Villas at Silver creek, situated at Sy. No. 74 & 75, Cherlapally, Hyderabad.

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. 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 villas.
- (h) Install cloths drying stands or other such devices on the external side of the villas.
- (i) Dry cloths on the external side of the flats / villas that may effect the appearance of the villas.
- (j) To use the passages / roads for storage of material.
- (k) Place shoe racks, pots, plants or other such material in the passages or roads of common use.

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,

Nancy

Place: _____

Date: 5-9-14

