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

Authorization form 2	
a No.	20
ne of Buyer	Mr. M.Rajkumar
lie of Dayor	1

Ī	5 of Baye.	26.00.000
-	Total sale consideration.	36,00,000
	Less: Discount for on time payments.	2,00,000
2.	Less: Other discounts- Free offer of registration and stamp duty	1,12,400
).	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
о. —- Н.	Add: Misc. Charges	6,400 + 50 = 6,450
н. — I.	Less: Amount paid	36,71,102
J.	Add: Interest Amount to be charged	NIL
<u>.</u> К.	Balance amount Due	NIL
L.	Refund if any	1675 4.1675
	Powerks: 1) Corpus fund Rs.50,000/- collecte	ed.
	2) Maintenance charges @ Rs.1500/-p.m for	initial 6 months confected.
	3) Membership fee Rs.50/- debited in other c	harges.
		Rs.39,249/- Waived by M.D Sir.
M		K5.37,247/- Walloa 37
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	2014 O Pr 1 500/ p m
P	1 due from	May 2014 @ Rs.1,500/-p.m

		Yes / No
	Check List Charges are due from date of	
	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	
<u></u> 5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	-
6.	Service Tax Undertaking collected	1 8

Authorized by: Managing Partner: Soham Modi Date: Samba Siva Rao G. Jagdish K(Krishna Prasad Date: Date: 01/09/14 Date: 🔾

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

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27-Aug-12	•			4	25,000	37	
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Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003. Ph: +91 40 66335551

Date: 15.09.2014

LETTER OF POSSESSION

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.

Accepted & confirmed:

Signature: M. P. A.T. 1140

Date: 5-9.14

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003. Ph: +91 40 66335551

Date: 01.09 . 2014

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.

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.

Your sincerely,

Soham Modi Partner.

Accepted & confirmed:

Signature: ___

Name: M. RATKUMA

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,