

Mehta & Modi Homes

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

LETTER OF POSSESSION

Date: 16/11/2014

To,
Mr. G. BASKAR
Q. No. C-2/10, NTPC Township, (PTS)
Jyothinagar, Ramagundam,
Karimnagar - 505 215

Sub: Letter of Possession for Villa No. 34 in our project known as "Villas at Silver Creek"
at Survey. No. 74 & 75, Cherlapally, Hyderabad - 500 051.

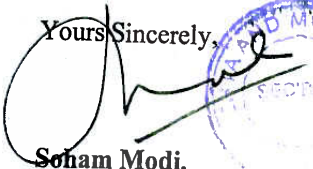
Dear Sir / Madam,

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 Silvercreek 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:

Date:

G. BASKAR
01/11/14

Mehta & Modi Homes

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NO DUE CERTIFICATE

To,
Mr. G. BASKAR
Q. No. C-2/10, NTPC Township, (PTS)
Jyothinagar, Ramagundam, Karimnagar - 505 215

Date: 01/11/2014

Dear Sir / Madam,

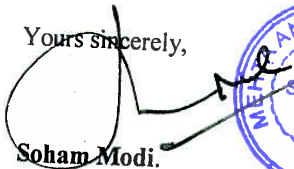
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Villa No. 34 in our project known as "Villas at Silver Creek" at Sy. No. 74 & 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: G. BASKAR

Date: 01/11/14

UNDERTAKING

Date: 01-11-2014

From,
G. BASKAR
Q. No. C-2/10, NTPC Township, (PTS)
Jyothinagar, Ramagundam,
Karimnagar - 505 215
To,
The Managing Partner,
M/s. Mehta & Modi Homes,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of bungalow/ villa no. 34 in the project known as "Villas at Silver Creek"
at Survey. No. 74 & 75, Cherlapally, Hyderabad - 500 051.

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

Thank you.

Yours sincerely,

Place: _____

Date: _____