

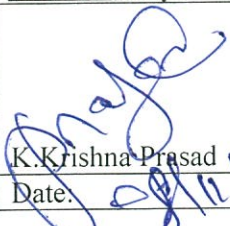
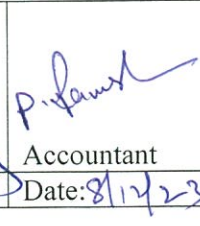
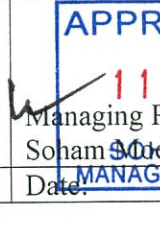
Authorization form for handing over the possession.

Flat /Villa No.	174
Project	SILVER OAK VILLAS
Name of Buyer	Mrs. VANAM SAVITHRI

A.	Total sale consideration.	1,00,00,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges + Mutation charges	NIL
E.	Add: GST (also add GST on other charges)	7,20,000 +1,458+12,324 =7,33,782
F.	Add: Service Tax + VAT	NIL
G.	Add: A&A charges (negative for refund)	68,463
H.	Add: Misc. Charges (negative for refund)	8,100 +390+12,500 =20,990
I.	Interest Payable	☐ Yes ☒ No Rs.20,907
J.	Total payable (sum A to I)	1,08,,23,324
K.	Less: Amount paid	1,05,20,046 +3,03,234 =1,08,23,370
L.	Balance amount due (negative for refund)	NIL
M.	Refund to be made	☒ Yes ☐ No Rs.46 ✓
N.	Corpus fund to be collected	☒ Yes ☐ No Rs. 30,000/-
N.	Maintenance charges due from	01.12.2023@ Rs.2.00/- per sft pm.
O.	Buyer Info database balance	Rs. (46)
P.	Tally balance	Rs. (46)
Rs.54,530/- to be collected in favor of SOWA a/c towards Corpus fund Rs.30,000+Membership fee Rs.50/- and advance 6 months maintenance charges up to 31-05-2024.		

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	Undertaking for possession signed	✓
3.	6 PDC for Maintenance Charges collected	✓
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
5.	Corpus fund collected	✓
6.	Association membership fee collected	✓

Authorized by:

 K. Krishna Prasad Date: 8/12/23	 Accountant Date: 8/12/23	 Samba Siva Rao Date: 8/12/23	 APPROVED BY 11 DEC 2023 Managing Partner: Soham Modi MANAGING DIRECTOR
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ANNEXURE –A

Date: 11/12/2023

NO DUE CERTIFICATE

To,
Mrs. Vanam Savithri,
Wife of Mr. Yellamraju Sunder Rao,
Flat No. 112, Puran Shanthi Sheela Homes Apartments,
Venkateshwara Nagar, Amberpet, Hyderabad - 500 013.

Dear Sir / Madam,

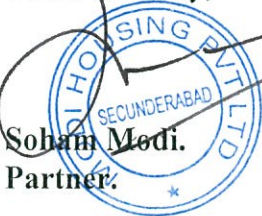
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no. **174** in our project known as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District).

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.

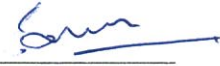
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,



Soham Modi.
Partner.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____

ANNEXURE –B

Date: 30/12/2023

LETTER OF POSSESSION

To,
Mrs. Vanam Savithri,
Wife of Mr. Yellamraju Sunder Rao,
Flat No. 112, Puran Shanthi Sheela Homes Apartments,
Venkateshwara Nagar, Amberpet, Hyderabad - 500 013.

Sub: Letter of Possession for villa no. **174** in the project known as “Silver Oak Villas” forming part of Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District).

Dear Sir / Madam,

We hereby handover possession of the above mentioned villa, complete in all respects along with the appurtenant utilities and amenities, to you as per the terms and conditions of our sale deed/agreement.

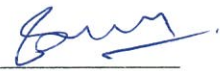
Thank You.

Yours Sincerely,


Soham Modi
Partner.



Accepted & confirmed:

Signature: 

Name: _____

Date: _____

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I/We are the owners of the villa and the details of which are given under:

Villa No. 174

Project Name: "SILVER OAK VILLAS"

Address: Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District)

Developer: M/s. SILVER OAK VILLAS LLP.

Agreement of sale dated: 30th day of June 2021

Sale deed date: 09th November 2023, Doc.No.19408/2023

This is to confirm that we have no objection to the following in relation to the said villa, 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 villa and also the adjoining villas/block.
4. The Developer reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the our villa and that such changes do not affect the plan or area of our villa.

Thank You.

Yours sincerely,



Name: Mrs. Vanam Savithri.

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 11/12/2023

To,
The President,
Silver Oak Welfare Association,
Survey no. 11, 12, 14, 15, 16, 17, 18 & 294,
Cherlapally Village, Ghatkesar Mandal,
Medhchal – Malkajgiri District.

Dear Sir,

I am the owner of Villa no. 174 in the housing project known as “Silver Oak Villas” forming part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District).

I request you to enroll me as a member of the “Silver oak welfare 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 agree to pay maintenance charges from the month of **1st December, 2023** at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 12 of the bye laws relating to my villa being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: 

Name: M/s. Mrs. Vanam Savithri.

Address for correspondence:

For Office Use Only

Receipt no. & date:

Sale deed date: 09th November 2023, Doc.No.19408/2023

UNDERTAKING

Date: 11/12/2023

From,
Mrs. Vanam Savithri,
Wife of Mr. Yellamraju Sunder Rao,
Flat No. 112, Puran Shanthi Sheela Homes Apartments,
Venkateshwara Nagar, Amberpet, Hyderabad - 500 013

To,
The Managing Director,
M/s. Modi Housing Pvt Ltd,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 500003.

Reference:- Purchase of villa no. **174** in our project known as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as 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 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 cloths on the external side of the 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,



Place: _____

Date: _____