

Authorization form for handing over the possession of Villa in 'Silver Oak Villas LLP'

Villa No.	28
Name of Buyer	SANKATI SANTHAIAH

A.	Total sale consideration.	Rs. 38,00,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add : GST	Rs. 3,42,000 + 4,185 = 3,44,781
H.	Add: Extra Specs Charges	Rs. 23,250 <i>Subject to approval</i>
I.	Add: Misc. Charges	Rs. 7,800+1,900 + 390+ 12,500=22,590
J.	Less: Amount paid	Rs. 42,33,479
K.	Balance amount Due	Rs. NIL
L.	Refund	☒ Yes ☐ No Rs. 41,454
M.	Interest Payable	☐ Yes ☐ No Rs. (23,326)
M	Maintenance charges due from	1 st March 2020.
N	Buyer Info database balance	Rs. 41,454 (41,454)
O	Tally balance	Rs. 41,454 (41,454)
P	Remarks:	
	Corpus fund Rs.30,000/-, 6 months advance maintenance charges (Rs.9,900/-) @ Rs.1.50/- per month per sft and Membership fee Rs.50/- collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	☒
2.	No Due Certificate signed	☒
3.	6 PDC for Maintenance Charges collected	☒
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	☒
5.	Corpus fund collected.	☒
6.	VAT / Service Tax charged on other amounts	☒

Authorized by:

 K. Krishna Prasad	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 19/2/20	Date: 19/2/20	Date: 19/2/20	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.
3. Mention details of eligibility of special offers in remarks column.

ANNEXURE -A

Date: 20/02/2020

NO DUE CERTIFICATE

To,
Mrs. Sankati Danamma & Mr. Sankati Santhaiah,
D. No. 74, H. No. C-13-5/2, HWP Colony,
Aswapuram, Bhadradi Kothagudem District,
Telangana - 507 116.

Dear Sir / Madam,

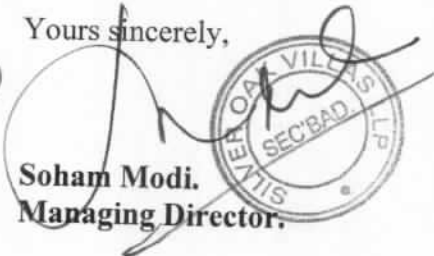
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no. 28 in our project known as Silver Oak Villas forming a part of 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.
Managing Director.

Accepted & confirmed:

Signature: S. Santhaiah

Name: Sankati, SANTHAIAH

Date: 15-02-2020

ANNEXURE -B

Date: 29/02/2020

LETTER OF POSSESSION

To,
Mrs. Sankati Danamma & Mr. Sankati Santhaiah,
D. No. 74, H. No. C-13-5/2, HWP Colony,
Aswapuram, Bhadradi Kothagudem District,
Telangana - 507 116.

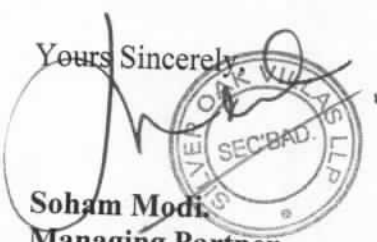
Sub: Letter of Possession for villa no. 28 in the project known as "Silver Oak Villas" forming part of Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal - Malkajgiri District (formerly known as Ranga Reddy District)

Dear Sir / Madam,

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

Thank You.

Yours Sincerely


Soham Modi
Managing Partner.

Accepted & confirmed:

Signature: S. Santhaiah

Name: SANKATI SANTHAIAH

Date: 15-02-2020

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. 28

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: 27th day of June 2017

Sale deed date: 1st day of June 2018 , Document no: 10361/2018

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. Sankati Danamma & Mr. Sankati Santhaiah,

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 20/02/2020

To,
The President,
Silver Oak Villas Owners 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. 28 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 villas 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 agree to pay maintenance charges from the month of **March 2020** 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: S. Santhaiah

Name: Mrs. Sankati Danamma & Mr. Sankati Santhaiah

Address for correspondence:

D. No. 74, H. No. C-13-5/2, HWP Colony,
Aswapuram, Bhadradi Kothagudem District,
Telangana - 507 116

For Office Use Only

Receipt no. & date:

Sale Deed doc.

& date:

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Letter of confirmation

From,
Mrs. Sankati Danamma & Mr. Sankati Santhaiah,
D. No. 74, H. No. C-13-5/2, HWP Colony,
Aswapuram, Bhadradi Kothagudem District,
Telangana - 507 116.

Date: 20/02/2020