

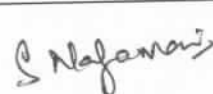
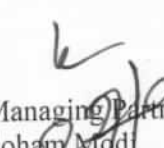
**Authorization form for handing over the possession of Villa in 'Silver Oak Villas LLP'**

|               |                       |
|---------------|-----------------------|
| Villa No.     | 7                     |
| Name of Buyer | THAKUR JITENDER SINGH |

|    |                                                                                                                                         |                                                                                                |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| A. | Total sale consideration.                                                                                                               | Rs. 39,00,000                                                                                  |
| B. | Less: Discount for on time payments.                                                                                                    | Rs. NIL                                                                                        |
| C. | Less: Other discounts-                                                                                                                  | Rs. NIL                                                                                        |
| D. | Add: Reg. Charges                                                                                                                       | Rs. 1,36,524                                                                                   |
| E. | Add: VAT                                                                                                                                | Rs. NIL                                                                                        |
| F. | Add: Service Tax                                                                                                                        | Rs. NIL                                                                                        |
| G. | Add : GST                                                                                                                               | Rs. 3,51,000 + 2,448 + 1,404 = 3,54,852                                                        |
| H. | Add: Extra Specs Charges                                                                                                                | Rs. 13,600                                                                                     |
| I. | Add: Misc. Charges                                                                                                                      | Rs. 7,800 + 2,150 + 390 = 10,340                                                               |
| J. | Less: Amount paid                                                                                                                       | Rs. 43,97,250                                                                                  |
| K. | Balance amount Due                                                                                                                      | Rs. 18,066                                                                                     |
| L. | Refund                                                                                                                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL                               |
| M. | Interest Payable                                                                                                                        | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 25,002 <i>yet to be finalised</i> |
| M  | Maintenance charges due from                                                                                                            | 1 <sup>st</sup> October 2019                                                                   |
| N  | Buyer Info database balance                                                                                                             | Rs. 18,066/-                                                                                   |
| O  | Tally balance                                                                                                                           | Rs. 18,066/-                                                                                   |
| P  | Remarks:                                                                                                                                |                                                                                                |
|    | Corpus fund Rs.30,000/-, 6 months advance maintenance charges @ Rs.1.50/- per sft per month and Membership fee Rs.50/- to be 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:

|                                                                                                                           |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <br>K. Krishna Prasad<br>Date: 17/9/19 | <br>Accountant<br>Date: 25/9/19 | <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>APPROVED BY</b><br/> <br/>             25 SEP 2019<br/>             SREENIVASA SARMA, V.V.<br/>             ACCOUNTS MANAGER<br/>             Samba Siva Rao         </div><br>Date: | <br>Managing Partner:<br>Soham Modi<br>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.

236 250

**ANNEXURE -A**

Date: 02/11/2019

**NO DUE CERTIFICATE**

To,  
Mrs. Kavitha Jitender Singh  
W/o. Mr. Thakur Jitender Singh  
H. No. 2-2-1106/F, Tilak Nagar,  
New Nallakunta, Hyderabad - 500 044.

Dear Sir / Madam,

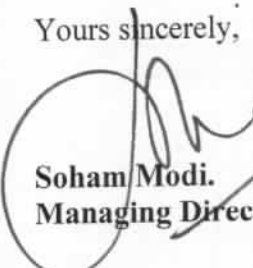
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no. **07** in our project known as Silver Oak Villas forming a part 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.

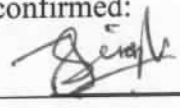
Thank You.

Yours sincerely,

  
**Soham Modi.**  
Managing Director.



Accepted & confirmed:

Signature: 

Name: \_\_\_\_\_

Date: \_\_\_\_\_

ANNEXURE -B

Date:

15-11-2019

**LETTER OF POSSESSION**

To,  
Mrs. Kavitha Jitender Singh  
W/o. Mr. Thakur Jitender Singh  
H. No. 2-2-1106/F, Tilak Nagar,  
New Nallakunta, Hyderabad - 500 044.

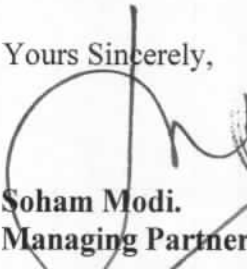
Sub: Letter of Possession for villa no. **07** in the project known as "Silver Oak Villas" forming part of Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District)

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.

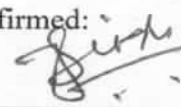
Thank You.

Yours Sincerely,

  
**Soham Modi.**  
Managing Partner.



Accepted & confirmed:

Signature: 

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. 13

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: 05<sup>th</sup> day of July 2017

Sale deed date: 20<sup>th</sup> day of June 2019 , Document no: 9336/2019

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: Kavitha Jitender Singh

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 02/4/19

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. 07 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 1<sup>st</sup> October 2019 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: 

Name: Kavitha Jitender Singh

Address for correspondence:

Flat # B-402  
Mayflower Heights Apartments  
Nallakuru, Malakpur

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date:

Sale Deed doc.

& date:

