

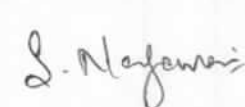
Authorization form for handing over the possession of Villa in 'Silver Oak Villas LLP'

Villa No.	4
Name of Buyer	E. PRABHAKAR REDDY

A.	Total sale consideration.	Rs. 53,00,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,85,524
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add : GST	Rs. 4,77,000 + 3,063 + 1,404 = 4,81,467
H.	Add: Extra Specs Charges	Rs. 17,018
I.	Add: Misc. Charges	Rs. 7,800 + 390 + 2,650 = 10,840
J.	Less: Amount paid	Rs. 59,94,849
K.	Balance amount Due	Rs. NIL
L.	Refund	☐ Yes ☒ No Rs. NIL
M.	Interest Payable	☐ Yes ☒ No Rs. 90,487 <i>Waived</i>
M	Maintenance charges due from	1 st October 2019
N	Buyer Info database balance	Rs. NIL
O	Tally balance	Rs. NIL
P	Remarks:	
	Corpus fund Rs.30,000/-, 6 months advance maintenance charges @ 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 Date: 9/9/19	 S. Nageswari Accountant Date: 9/9/19	 Samba Siva Rao Date: 11/9/19	 Managing Partner: Soham Modi Date: 13 SEP 2019
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- 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.

APPROVED BY
13 SEP 2019
SOHAM MODI
MANAGING DIRECTOR

ANNEXURE –A

Date:

NO DUE CERTIFICATE

To,
Mrs. Kommareddy Susheela & Mr. E. Prabhakar Reddy
Q. No. 2485, ODF Estates,
Eddumailaram, Kandi Mandal,
Sangareddy District.

Dear Sir / Madam,

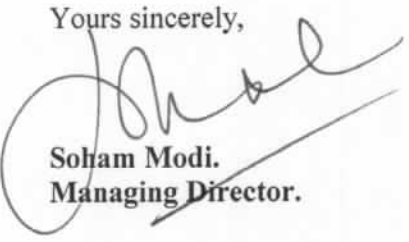
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no. 4 in our project known as Silver Oak Villas forming a part of Sy. 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.

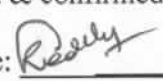
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature:  

Name: E. Prabhakar Reddy / K. Susheela

Date: 06.09.2019

ANNEXURE -B

Date:

LETTER OF POSSESSION

To,
Mrs. Kommareddy Susheela & Mr. E. Prabhakar Reddy
Q. No. 2485, ODF Estates,
Eddumailaram, Kandi Mandal,
Sangareddy District.

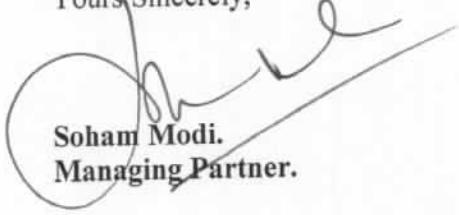
Sub: Letter of Possession for villa no. 4 in the project known as "Silver Oak Villas" forming a part of
Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal -
Malkajgiri District (formerly known as Ranga Reddy District)

Dear Sir / Madam,

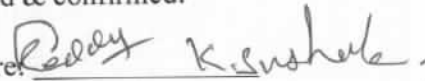
We hereby hand over possession of the above mentioned villa to you as per the terms and conditions
of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: E. Prabhakar Reddy K. Susheela.

Date: 06.09.2019

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.4

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

Agreement of sale dated: 13th day of July 2017

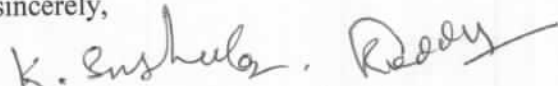
Sale deed date: 25th day of June 2019, Document no: 9570/2019

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: Mrs. Kommareddy Susheela and
Mr. E. Prabhakar Reddy

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date:

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. 4 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 **1st 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: K. Susheela Reddy

Name: Mrs. Kommareddy Susheela and
Mr. E. Prabhakar Reddy

Address for correspondence:
Q. No. 2485, ODF Estates,
Eddumailaram, Kandi Mandal,
Sangareddy District.

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date:

Sale Deed doc.9570/2019& date: 25.06.2019.

Letter of confirmation

From,
Mrs. Kommareddy Susheela & Mr. E. Prabhakar Reddy
Q. No. 2485, ODF Estates,
Eddumailaram, Kandi Mandal,
Sangareddy District.

Date:

To,
M/s. SILVER OAK VILLAS
5-4-187/3 & 4, II Floor, M. G. Road,
Secunderabad - 500 003.

I/We have purchased a Villa from you, the details of which are given under:

Villa no.: 4
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.
Agreement of sale dated: 13th day of July 2017
Sale deed date: 25th day of June 2019, Document no: 9570/2019

I/We hereby confirm the following:

1. The said villa was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said villa, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure –A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said villa has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure –B herein.
6. We have no objection to any development being carried out by the Developer in and around the said villa.
7. We have no objection to change in design of the housing project including other villas or blocks of villas.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure –C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure –D.