

ANNEXURE -A

Date: 01/04/2020

NO DUE CERTIFICATE

To,
Mr.N.Sri Satya Chandrahas & Mrs. Pathuri Supriya
H. No.1-5-1015/12,
Manjeera Nagar Colony,
Old Alwal,
Secunderabad - 500010

Dear Sir / Madam,

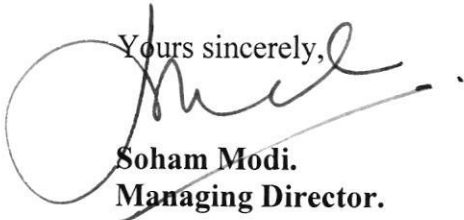
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no.35 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

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: N. S. S. CHANDRAHAS

Date: _____

ANNEXURE -B

Date: 01/04/2020

LETTER OF POSSESSION

To,
Mr.N.Sri Satya Chandrahas & Mrs. Pathuri Supriya
H. No.1-5-1015/12,
Manjeera Nagar Colony,
Old Alwal,
Secunderabad - 500010

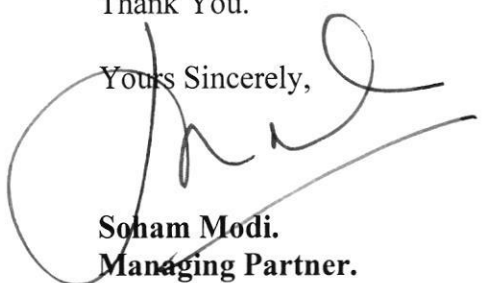
Sub: Letter of Possession for villa no. 35 in our project known as 'Villa Orchids' situated at Sy.
Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

Dear Sir / Madam,

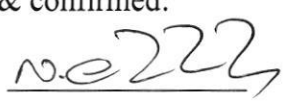
We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: N. S. S. CHANDRAHAS

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. : 35

Project Name: Villa Orchids

Address: situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010

Developer: Villa Orchids LLP

Agreement of Sale dated: 18-11-2017

Sale Deed date:16-05-2018 & document no.: 2898/2018

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..
4. The Developer reserves right to change the designs of the layout, 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,


Mr.N.Sri Satya Chandrahas & Mrs. Pathuri Supriya

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 01/04/2020

To,
The President,
Villa Orchids Owners Association,
Sy. Nos. 1 to 7, Kowkur, Bollaram,
Secunderabad- 500 010.

Dear Sir,

I am the owner of villa no. 35 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

I request you to enroll me as a member of the 'Villa Orchids Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrolment 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 April 2020 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (v) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: N. S. S. CHANDRAHAS

Name: N. S. S. CHANDRAHAS

Address for correspondence:

Mr N Sri Satya Chandrahas & MRs Pathuri Supriya
H.no: 1-5-1015/12, Manjeera Nagar Colony,
Old Alwal, Secbad-500010

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

Date: 01/04/2020

From,
Mr.N.Sri Satya Chandrahas & Mrs. Pathuri Supriya
H. No.1-5-1015/12,
Manjeera Nagar Colony,
Old Alwal,
Secunderabad - 500010

To,
The Managing Partner,
M/s. Villa Orchids LLP,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of villa no. 35 in our project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010.

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) Place shoe racks, pots, plants or other such material in the passages or roads of common use.
- (l) Install communication lines/wires/equipment for TV, telephone, internet, etc., that may affect the external appearance of the building.
- (m) Run exposed wires on the external elevation of the building for TV, telephone, internet, etc.

I also certify that these conditions shall be imposed on all occupants of the said Villa including tenant or future purchasers.

Thank you.

Yours sincerely,



Place: _____

Date: _____

Letter of confirmation

From,
Mr.N.Sri Satya Chandrahas & Mrs.Pathuri Supriya
H. No.1-5-1015/12,
Manjeera Nagar Colony,
Old Alwal,
Secunderabad - 500010

Date: 01/04/2020

To,
The Managing Director
M/s. Villa Orchids LLP,
5-4-187/3&4, 2nd floor, Soham Mansion,
M.G.Road, Secunderabad-50003

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

Villa no. : 35
Project Name: Villa Orchids
Address: situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010
Developer: Villa Orchids LLP
Agreement of Sale dated: 18-11-2017
Sale Deed date:16-05-2018 & document no.:2898/2018

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.

no. 222

11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.
12. The basic common amenities and utility services required for occupation of the said Villa have been provided by the Developer. We are aware that other amenities like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the last block of Villas. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said Villa and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
14. We agree not to store furniture and fixtures on the common roads or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
15. We are aware that the total sale consideration paid for the said Villa does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
17. We undertake to assess the said Villa for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said Villa.
18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Grampanchayat, govt. bodies, environment board, etc.
19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website (www.modiproperties.com). We agree to not make any oral complaints.
20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from time to time, as a consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific Villa. We agree to not raise objections on this count.

Thank You.

Yours sincerely,



Mr.N.Sri Satya Chandrahas & Mrs.Pathuri Supriya.

Date: 01/04/2020

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the Villas or the layout in the project known as 'Villa Orchids' situated at Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010, subject to the condition that the plans of my Villa (details given below) are not changed and a suitable road access to my Villa is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.

Yours Sincerely,

Signature: N.S.S. CHANDRAHAS

Name: N.S.S. CHANDRAHAS

Date: _____

Details of my villa:

1. Villa no.: 35
2. Sale deed date: 16-05-2018
3. Sale deed document no.2898/2018

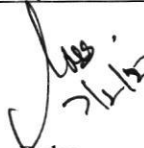
Authorization form for handing over the possession of Villa in 'Villa Orchids'

Villa No.	35
Name of Buyer	Mr. Sri Satya Chandrahas & Mrs. Supriya Pathuri.

A.	Total sale consideration.	Rs..64,00,000/-
B.	Less: Discount for on time payments.	Rs.Nil
C.	Less: Other discounts	Rs.Nil
D.	Add: Reg. Charges	Rs.1,15,000/- + 77,000/- + 32,000/- +3,200/-
E.	Add: VAT /GST	Rs.5,76,000/-
F.	Add: Service Tax	Rs. Nil
G.	Add: Extra Specs Charges	Rs.19,800 +3,564
H.	Add: Misc. Charges	Rs. 7,800/-
I.	Less: Amount paid	Rs.72,08,900/-
J.	Balance amount Due	Rs. 25,464/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	9, 01.02.2020
N.	Buyer Info database balance	Rs. 25,464/-
O.	Tally balance	Rs. 25,464/-
P.	Remarks:	
	Corpus Fund Rs 30,000/- to be collected	
	Maintenance charges @ Rs. 2500/- to be collected for initial six months	
	Membership fee Rs. 50/- to be collected	

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

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 07/02/20	Date: 07/02/20	Date: 07/02/20	Date: 07/02/20



Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.