



Site Office: Sy. No. 1139, Shamirpet Village,
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MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/384, II Floor, M.G. Road,
Secunderabad - 500 003.

Phone: +91-40-66335551

Email: info@modiproperties.com

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To,
Mr. Duvalla Venkata Rajulu
S/o. Mr. D. Ramanujulu,
Plot No. 15, Dhana Lakshmi Colony, Bapuji Nagar,
Akbar Road, Bowenpally, Secunderabad - 500 011

Date: 22-11-2016.

Sub. Payment of balance dues and possession of your bungalow.
Ref. Booking for bungalow no.45 in our project known as "Bloomdale" at Sy. No.1139 of
Shamirpet Village, Shamirpet Mandal, Ranga Reddy District.

Dear Sir /Madam,

As you are aware of the major work of your bungalow no.45 at 'Bloomdale' has been completed. We shall handover possession of this bungalow from 01-12-2016. It is difficult for us to maintain the bungalow in a brand new condition for weeks or months and therefore minor works like final coat of paint, polish, installing CP and sanitary ware, etc., have not been completed.

You are requested to come forward and clear all your dues (an account statement is enclosed). We shall handover possession of your bungalow completed in all respects within 2 weeks of clearing all dues. You shall be required to give 6 post dated Cheques towards maintenance charges, sign the electricity connection transfer form, sign the Bloomdale Owners Association membership enrolment form and sign the no dues certificate at the time of clearing the dues. Upon completing these formalities we shall issue a post dated (by 2 weeks) letter of possession to enable our engineers to complete your bungalow in all respects.

You are further requested to visit your bungalow and give a written list of works to be completed or complaints, if any. The same shall be attended to and completed within the 2 weeks. Our engineers have been advised to complete the minor works only after receipt of a post dated letter of possession.

You may contact Mr. K. Krishna Prasad, Manager - Customer Relations (+91-9989699536) or Mr. Venkatramana Reddy, Asst. Manager - Customer Relations (+91-9393381666) or at our Head office (Phone no. +91-40-66335551 or by e-mail: cr@modiproperties.com) for details regarding your dues and for completing the above formalities.

You may contact Mr. K. Shirish Kumar, Project Manager (+91- 9246824540) or Mr. Sanjay Kumar, Assistant Admin. Officer (+ 91 -9502288244) or at our site (8418244051) e-mail: (knm@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely

Soham Modi
Managing Partner.

Enclosed: Your Account Statement.

Account Statement

Plot No. 45
Bloomdale,
Sy No. 1139,
Shamirpet,
Hyderabad.

		Amount in Rs.
A.	Sale consideration ¹ .	50,00,000
B.	Misc. & Registration charges ² .	650
C.	VAT	N.A
D.	Total of other charges (B+C)	650
E.	Total amount payable (A+D)	50,00,650
F.	Amounts received ³ .	49,75,000
G.	Balance amount due (E-F) ⁴	25,650
H.	Service Tax ⁵	1,76,070
I	Corpus fund	50,000

Notes:

1. Charges for additions and alteration provided have not been included. They have to be paid for separately.
2. If registration is not yet complete, registration charges will also have to be paid separately.
3. Amounts received after 22-11-2016 may have not been reflected in the above statement.
4. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately.
5. Due to ambiguity about applicability of service tax and uncertainty regarding the final outcome of the litigation pertaining to applicability of service tax, purchasers shall discharge their future liability of service tax by making a security deposit with the builder. The purchaser shall also be required to give an undertaking for payment of service tax.
6. In case, you have availed a Housing Loan, we request you to arrange for the release of the balance Housing Loan amount in our favour.
7. Maintenance charges are payable from 01-01-2017 at the rate of Rs. 2,000/- per month irrespective of date of possession. Please note that the maintenance charges are payable to Bloomdale Owners Association and not to the Builder.

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