

To,
Mr. Navaratna Avinash
S/o. Mr. Srinivasa Rao Raichur
H. No. 22-117/7, R. K. Nagar,
Malkajgiri, Hyderabad, Telangana.

Date: 18.04.2023

Sub.: Payment of balance due and possession of your villa.

Ref.: Booking for villa no. 145 in our project known as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Villag e, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District).

Dear Sir /Madam,

As you are aware majority of the work of your villa no. 145 at "Silver Oak Villas" is completed. We shall handover possession of your villa from 01.05.2023.

It is difficult for us to maintain the villas 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 villa completed in all respects within 2 weeks of clearing all dues. You shall be required to give 6 post dated Cheques towards maintenance charges, pay the corpus fund, sign the electricity connection transfer form, sign the "Silver Oak Welfare 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 villa in all respects.

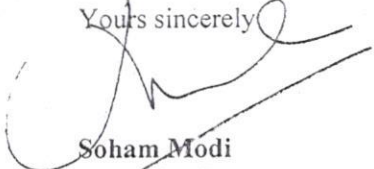
You are further requested to visit your villa and give a written list of works to be completed or complaints, if any. The same shall be attended to and completed within the 2 weeks. Our engineers have been advised to complete the minor works only after receipt of a post dated letter of possession.

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

You may contact Mr. G. Purshotham Project Manager (+91 95021 77288) or Mr. Chandrakanth Engineer (+91 99897 37196) or by e-mail: (sov@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely



Soham Modi
Managing Partner.

Enclosed: Your Account Statement.



Account Statement

Villa No. 145
"Silver Oak Villas"
Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294,
Cherlapally Village, Ghatkesar Mandal,
Medhchal – Malkajgiri District.

Amount in Rs.

A	Total sale consideration	91,00,000/-
B	Add: Registration charges ¹	
C	Add: Documentation Charges	9,948/-
D	Add: GST, ²	6,55,200/-
E	Add: A&A charges ³ (negative for refund)	
F	Manjeera Water Connection Charges	12,500/-
G	Other charges ⁴ (B+C+D+E+F)	
H	Total amount payable (sum of A+E)	97,77,648/-
I	Amounts received ⁵	75,08,000/-
J	Balance amount due (F - G) ⁶	22,69,648/-
K	Corpus fund payable to Silver Oak Welfare Association	30,000/-

Notes:

1. If registration is not yet complete, registration charges will also have to be paid separately.
2. These are estimates and will be subject to change.
3. Charges/refund for additions and alteration provided may not have been included. They have to be paid for separately.
4. Other charges may apply.
5. Amounts received after 17.04.2023 may have not been reflected in the above statement.
6. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately. Discounts, if applicable, shall be accounted for only after clearing all dues.
7. 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.
8. Maintenance charges are payable from 01.06.2023 at the rate of Rs. 2.00/- per sft. per month, irrespective of date of possession. Please note that the maintenance charges are payable to Silver Oak Welfare Association and not to the Builder. However even it shall be paid to the builder till the association is formed.

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