

WOOD HEIGHTS

Sy. no. 196, Kowkur, Bollaram, Secunderabad - 500010.
91000 58284 ght@modiproperties.com
Developed by: Mehta & Modi Realty Kowkur LLP

MODI PROPERTIES

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

To,

Date: 29.12.2022

Mr. Vikash Sahu & Mrs. Meena Sahu
H. No. 33/4, DGQA Residential Complex,
Mano Vikas Nagar, Secunderabad - 500 009.

408

Sub.: Payment of balance due and possession of your flat
Ref.: Booking for flat no. 408 in our project known as " **Greenwood Heights** " forming a part of Sy. No. 196,
Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District.

Dear Sir /Madam,

As you are aware majority of the work of all the flats of 'B' block at Greenwood Heights is completed.

The furniture and fittings work for these flats shall be taken up from 01-01-2023. The possession of these flats shall be handed over from 01-02-2023, subject to availability of permanent power supply.

It is difficult for us to maintain the flats 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 flat 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 "Greenwood Heights 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 flat in all respects.

You are further requested to visit your flat 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.

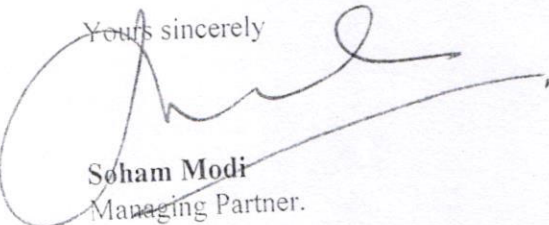
In case you fail to pay the dues, complete formalities of taking possession and execute the registered sale deed by 31st March 2023, we shall be entitled to levy holding charges of Rs.5,000/- per month till possession is handed over to you.

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. A. Suresh, Project Manager (+91-95022 32100) or Mr. S. Kuldeep, Sr.Engineer (+91-81798 58055) or Ms. D. Devi, Engineer (+91-76618 67607) or by e-mail: (ght@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely


Soham Modi
Managing Partner.

Enclosed: Your Account Statement.

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Account Statement

Flat No. 408
"Greenwood Heights"
Sy. Nos. 196,
Kowkur Village,
Medhchal – Malkajgiri District.

		Amount in Rs.
A	Total sale consideration	62,33,000
B	Add: Registration charges ¹	-
C	Add: Documentation Charges	5,818
D	Add: GST, ²	3,11,650
E	Add: A&A charges ³ (negative for refund)	
F	Manjeera Water Connection Charges	31,000
G	Other charges ⁴ (B+C+D+E+F)	
H	Total amount payable (sum of A+E)	65,81,468
I	Amounts received ⁵	60,33,000
J	Balance amount due (F - G) ⁶	5,48,468
K	Corpus fund payable to Greenwood Heights 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 29.12.2022 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 01-03-2023 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 Greenwood Heights 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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