

(u)

To,
Mrs. Shivani Goel
W/o.Mr. Vishal Goel,
R/o. 15-31, LHG, 1B – 1800, Lodha Bellezza,
KPHB 4th Phase, Kukatpally,
Hyderabad – 500 072.

From,
Mrs. Varala Maheswari,
Mr. Varala Bal Reddy,
H. No. 1-16, Muraharipally,
Turkapally. Hyderabad - 500078.

Dear Sir / Madam,

Sub: Request for cancellation of booking and refund of amount.

Ref: My booking for Flat no. 306 in our project known as 'Morning Glory Apartments at Genome Valley, forming part of Sy. Nos. 1, 16, 17, 19/1 of Muraharipally Village, Yadaram Grampanchyat, Shamirpet Mandal, Medchal-Malkajrigiri District, vide booking form no.101008 dated 12-08-2019.

I wish to cancel the above referred booking, as I am not able to arrange the required funds. I request you to please cancel the above booking and refund the amounts paid by me, after deducting cancellation charges of Rs.1,25,000/-

Please transfer the refund amount of Rs. 3,73,000/- to

M/s. Modi Realty Genome Valley LLP - BLOOMDALE RESIDENCY BHFL COLL AC.
Indus Ind Bank
Account No:250001021969
Branch: Nariman Point, Mumbai. Branch
IFSC Code: INDB0000006.

I have purchased flat no. 207 in the said project.

Please find enclosed the original booking form, Agreement of Sale along with the receipts.

I confirm that hereafter I shall have no claim, right, title or interest of whatsoever nature against you or the above referred flat.

Thank You.

Yours sincerely,

Signature: V. Bal Reddy
Name: V. Bal Reddy
Date: 14/12/2023

Fw: Refund of cancellation charges - Flat no. 306 - Morning Glory apartments

From: Krishna Prasad <kprasad@modiproperties.com>
To: Soham Modi <sohammodi@modiproperties.com>
Cc: Suresh Madyarla Mppl <suresh@modiproperties.com>

Dear Soham Sir,

Mr. Vishal Goel has not confirmed the refund amount for the canceled flat.

Please advise.

Regards,
K Krishna Prasad

Sr Manager Customer Relations | +91 99896 99536 | kprasad@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

----- Forwarded Message -----

From: Vishal Goel <vishal.goel@rxpropellant.com>
To: aruna@modiproperties.com <aruna@modiproperties.com>; Chetna Kalantry <chetna@alphaalternatives.in>
Cc: 'Soham Modi' <sohammodi@modiproperties.com>; cr@modiproperties.com <cr@modiproperties.com>;
kprasad@modiproperties.com <kprasad@modiproperties.com>
Sent: Wednesday, November 22, 2023 at 06:50:39 AM GMT+5:30
Subject: Re: Refund of cancellation charges - Flat no. 306 - Morning Glory apartments

I would have paid taxes on that income - let me check with Chetna and revert back

Vishal Goel

From: aruna@modiproperties.com <aruna@modiproperties.com>
Sent: Tuesday, November 21, 2023 8:10:44 PM
To: Vishal Goel <vishal.goel@rxpropellant.com>
Cc: 'Soham Modi' <sohammodi@modiproperties.com>; cr@modiproperties.com <cr@modiproperties.com>;
kprasad@modiproperties.com <kprasad@modiproperties.com>
Subject: Refund of cancellation charges - Flat no. 306 - Morning Glory apartments

Sent at: 12-12-2023 08:11:52

From: soham modi <sohammodi@modiproperties.com>

To: Soham Modi <sohammodi@modiproperties.com>

[11/12, 8:51 am] Vishal Goel: Gm

[11/12, 8:51 am] Vishal Goel: Told Chetna to refund all money I that house matter less taxes

Regards,

Soham Modi

REMARKS

☐ SOB ☐ VSC ☐ VOC ☐ PMR ☐ MFH ☐ GWE ☐ MNM ☐ GMR ☒ MGA

F.NO- 306 -Mrs. VARALA MAHESWARI (Cousin Shan)

Date: 17-02-2021

Sir

Customers are not willing to release due amounts and even not responding for our phone calls.

Please advise us to cancel and delete from database.

Note : Cancellation notice sent twice.

Booking date was 28-07-2019 and they have paid Rs.4,98,000/-.

Sales team ready to sale this flat immediately.

Encl : Buyer information sheet.

By: K. Kishna Prasad



Delete from db!

← prefer full
amount Paid!
w

REMARKS

☐ SOB ☐ VSC ☐ VOC ☐ PMR ☐ MFH ☐ GWE ☐ MNM ☐ GMR ☒ MGA

F.NO-306, VARALA MAHESWARI

Date : 18-11-2023

Sir

We have canceled flat no. 306 and forfeited the entire amount of Rs.4,98,000/- in Feb'21.

Now she has the eligibility and has booked a flat in BRGV, paid Rs.2.25 lakhs and they also got a sanction of Rs. 24.50 lakhs.

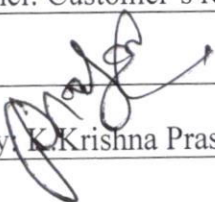
They are requesting us to adjust the paid amount of the canceled flat in MGA into the BRGV flat account.

Please re-consider the cancellation charges.

Note: 1) Flat no 306 in MGA belongs to Vishal Goel.

2) Paid 1st & 2nd installments of Rs.4.98 lakhs.

Encl: Customer's request letter & buyer's information sheet.

By:  K. Krishna Prasad

Customer Profile Info

Personal Details

Title	First Name	Last Name	Customer Full Name
MRS	Varala	maheswari	Varala maheswari
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
04 Jul 1985	Married	1956	04 Aug 2020
Spouse Title	First Name	Last Name	Spouse Full Name
MR	Bal	Reddy	Bal Reddy
DOB Spouse	Anniversary Date		
11 Apr 1982			

Status And Assignment Details

Customer Status	Lead Status	Prospect Status	Contact Type
Buyer	Sale Closed	Excellent	Phone Call
Source of Enquiry	Broucher Sent/Given	Visit Card Obtained	Executive Meet Customer
Hoarding	Yes	yes	yes
Customer Visited Site	Smart Summary	Prepared By	Assigned To
yes	sale closed 306		
Re Assigned To	Remarks		
Nagi Reddy. K. V	sale closed 306		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
-				
Is Spouse Working	Company Type	Company Name	Designation	
Yes	Other	TS RTC	Contractor	

Communication Details

Communication Details									
Address			Code		Primary Mobile Number			Email	
Work Phone Number			Home Phone Number		Alt mobile Number			Other	
SNo	Address Type	Address Line 1	Address Line 2	Address Line 3	City	State	Country	Pincode	Primary
1	Home - Present	H No 1-16,Muraharipally medchal,Tukapally-500078		H No 1-16,Muraharipally medchal,Tukapally-500078	medchal	TG	ind	500078	Yes

SNo	Phone Type	Code	Phone Number	Primary
1	Mobile		9848557521	Yes
SNo	Email Type	Email Address		Primary
1	Personal	arun.reddy234@gmail.com		Yes

Project Investment & Interest & Visit Details

Project Investment & Interest & Visit Details											
Purpose		Investment Dtls		Site Visited With			Customer Requirement				
Investment		house,lands		Family			2 BHK - Flat				
Projects Visited		Projects Liked		Projects Interested			Discount Expected				
Discount Offered		Queries		Special Requirements			Home Town				
				Customer want with car parking			Thurkapally				
Other Information		Decision Makers									
		Family									
Project Name	Block Name	Unit No	Quoted Price	Expected Price	Visited Date	Visited Time	Liked	Visited	Interested	Is Active	
Morning Glory Apartments	I	306					Yes	Yes	Yes		

Customer Calls

Made By	Type Of Call	Call Date	Outcome Of Call	Next Call Date	Next Call Time	Target	Shall Remind
No Entries							

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Morning Glory Apartments	A	306	28 Jul 2019	

Customer Property Summary

Project Name	Block No - Unit No	Unit Area (Square Area)	Land Area (Square Yards)	Customer Name
Morning Glory Apartments	A - 306	800	37.50	Varala maheswari
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
2,249,000	0	2,249,000	498,000	1,751,000

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By
Deluxe	Yes	No	Nagi Reddy. K. V
Parking	First Payment Date	Booking After OC	OC Date
		No	01 Jan 2050

Owner Category	Owned By
Land Owner	Vishal Goel

Tax Info

Value Of Sale Deed	Value Of Agreement Of Construction	Land Development Charges	Other Taxable Amounts
2,249,000	0	0	0
Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
0	0	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
0		0	
Date Of Possession	Agreement Of Sale Date		

Using Loan Info

Is Housing Loan Required

No

Customer Payment Terms

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	12 Aug 2019	Booking Amount	25,000		Paid	Sale Deed
Payment Terms	31 Aug 2019	I Installment Within 15days of booking	200,000		Paid	Sale Deed
Payment Terms	12 Sep 2019	II Installment Within 30days of booking	273,000		Paid	Sale Deed
Payment Terms	31 Dec 2019	III Within 7days of Comple of plinth beam	155,000	155,000	Unpaid	Sale Deed
Payment Terms	30 Apr 2020	IV Within 7days of casting slab	621,000	621,000	Unpaid	Sale Deed
Payment Terms	30 Jun 2020	V Within 7days of completing brick work and internal plastering	465,000	465,000	Unpaid	Sale Deed
Payment Terms	30 Jul 2020	VI Within 7days of Com flooring bathroom tiles doors windows & first coat of paint	310,000	310,000	Unpaid	Sale Deed
Payment Terms	31 Dec 2020	On completion/possession	200,000	200,000	Unpaid	Sale Deed
Total Amount			2,249,000	1,751,000		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	101005	21 Aug 2019	Installment Amount	225,000	21 Aug 2019	611970	Yes
payment_terms	101007	29 Jan 2020	installment Amount	273,000	29 Jan 2020	612005	Yes

Customer Remarks

Remarks By	Remarks Date	Remarks
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No Entries

Customer Document Details

SNo	Document Name	Remarks	Last Update Date	Document Name
1	Booking form	Booking form 306	22 Jan 2021	24043_ADLLP_MGA_cust.docs_2019-08-12.pdf
2	Booking declaration form	BDF 306	22 Jan 2021	24046_ADLLP_MGA_cust.docs_2019-08-14.pdf
3	CIS copy	A - 306-CIS copy		
4	Aadhar Cards	A - 306-Aadhar Cards		
5	Pan Cards	A - 306-Pan Cards		
6	Letter of confirmation(special offer)	A - 306-Letter of confirmation(special offer)		
7	Agreement of sale authorisation form	Authorization form 306	22 Jan 2021	24044_ADLLP_MGA_cust.docs_2019-09-16.pdf
8	Agreement of sale	AOS 306	22 Jan 2021	24049_ADLLP_MGA_cust.docs_2019-08-20.pdf
9	Signed carpet area plan	A306-Signed carpet area plan	22 Jan 2021	62814_ADLLP_MGA_cust.docs_2021-01-22.pdf
10	Housing loan sanction letter	A - 306-Housing loan sanction letter		
	Housing loan documents	A - 306-Housing loan documents		
12	Tripartite agreement	A - 306-Tripartite agreement		
13	Additions & alterations signed copy	A - 306-Additions & alterations signed copy		
14	Sale deed authorisation form	A - 306-Sale deed authorisation form		
15	Copy of sale deed	A - 306-Copy of sale deed		
16	Copy of construction agreement	A - 306-Copy of construction agreement		
17	Possession authorisation form	A - 306-Possession authorisation form		
18	Possession letter	A - 306-Possession letter		
19	No due certificate	A - 306-No due certificate		
20	Membership authorisation form	A - 306-Membership authorisation form		
21	Undertaking on possession	A - 306-Undertaking on possession		
22	Car parking allotment letter	A - 306-Car parking allotment letter		
23	QC stage III inspection report	A - 306-QC stage III inspection report		
24	Customer complaints	A - 306-Customer complaints		
25	Notices sent	Remainder Notice 306	22 Jan 2021	18196_ADLLP_MGA_cust.docs_2020-01-25.pdf
26	Correspondences/ Emails	A - 306-Correspondences/ Emails		
27	Invoices	A - 306-Invoices		
28	Others	A - 306-Others		
29	Old buyer info data	A306-Old buyer info data	22 Jan 2021	56542_ADLLP_MGA_cust.docs_2020-11-26.pdf
30	Monthly maintenance records	A - 306-Monthly maintenance records		
31	Association related documents	A - 306-Association related documents		
32	Case related documents	A - 306-Case related documents		
33	Other1	A - 306-Other1		
34	Other2	A - 306-Other2		

SNo	Document Name	Remarks	Last Update Date	Document Name
35	Other3	A - 306-Other3		

*** The End ***

Re: Brgv booking, against MGA cancellation

From: Suresh M (suresh@modiproperties.com)

To: sohammodi@modiproperties.com

Cc: kprasad@modiproperties.com; saritha@modiproperties.com

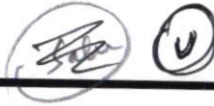
Date: Wednesday, November 8, 2023 at 12:23 PM GMT+5:30

Dear Soham Sir,

Customer for Brgv -207 Mr.Bal Reddy got sanction of Loan from canfin (Canara Bank) amount of 24.50 lacs.
Customer paid 2.25 lacs booking amount .

Initially he paid 4.97 lacs for MGA - 303 flat of Vishal goel share , which we forfeited enter amount of 4.97 lacs.

Sir I request you to adjust some amount of forfeited from MGA, to Brgv flat -207 from Vishal Goel



From: Soham Modi <sohammodi@modiproperties.com>
Sent: 14-11-2023 08:37
To: Aruna K Admin
Subject: Fw: Re: Brgv booking, against MGA cancellation

print

Regards,

Soham Modi
Managing Director | +91 40 2753 7458 | sohammodi@modiproperties.com
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----- Forwarded Message -----

From: Suresh M <suresh@modiproperties.com>
Date: 08-11-2023 12:23:11
Subject: Re: Brgv booking, against MGA cancellation
To: Soham Modi <sohammodi@modiproperties.com>
Cc: Krishna Prasad <kprasad@modiproperties.com>, Saritha . <saritha@modiproperties.com>

Dear Soham Sir,

Customer for Brgv -207 Mr.Bal Reddy got sanction of Loan from canfin (Canara Bank) amount of 24.50 lacs. Customer paid 2.25 lacs booking amount .

Initially he paid 4.97 lacs for MGA - 303 flat of Vishal goel share , which we forfeited enter amount of 4.97 lacs.

Sir I request you to adjust some amount of forfeited from MGA, to Brgv flat -207 from Vishal Goel



Registered Office: No. 29/1, Sir, M N Krishna Rao Road, Lalbagh West, Bengaluru, Karnataka - 560004.
CIN: L85110KA1987PLC008699
Customer care No. 1800 203 4488
E-mail: customercare@canfinhomes.com
Website: www.canfinhomes.com

Branch address: H.No.3-11-114, 1st floor, Plot no.2, Sri Nilayam, RTC Colony, L B Nagar, Hyderabad, Telangana-500074

Phone: 040-49501072, 7625079163

E-mail: lb Nagar@canfinhomes.com

Loan Sanction Communication Letter

File Number: 163232400641

Date: 07-11-2023

Name of the Borrowers: VARALA BAL REDDY, VARALA MAHESWARI

Address: HNO 1-74, SHAMIRPET, TURKAPALLE HYDERABAD, Telangana-500078

Mob. No.: 9848557521

Dear Sir/Madam,

With reference to your application dated **07-11-2023** we are pleased to inform you that we have in principle, sanctioned the loan for the purpose of **Purchase of a ready built House/ Flat - New**, prop situated at **207,207,,MURAHARIPALLY,M M DIST,Telangana,500078** on the specific terms & conditions as per **Annexure 1**, general terms and conditions specified in Fair Practice Code(FPC) & Most Import Terms & Conditions (MITC) and the following general and special conditions.

Type of Loan (Product)	Loan Amount Rs.	Risk Rating	Rate of Interest (ROI)	Tenure of the Loan -Years	Equated Monthly	
					Tenure	Amount
Individual Housing Loan	2,450,000.00	S1	10.10%	25	300	2243

General Conditions:

1. The property mortgaged to Can Fin Homes Ltd., (CFHL) shall be insured comprehensively for the n value (Land value may be excluded in Independent Properties), covering risks due to natural calamity, strike, riot and civil commotion (SRCC) and other appropriate hazards. CFHL should be made beneficial property insurance policy until the loan is cleared and the original policy document should be submitted to CFHL within 7 days of registration in purchase cases & before loan disbursement in all other cases (in composite loan, before release of loan towards construction). The cost of the Property Insurance shall be borne by borrowers and shall always be responsible to ensure that the insurance policy in respect of mortgaged property remain valid till all the dues of the company are repaid and to keep such insurance renewed from time to time. You shall take single premium policy for the term of the loan.

In case of loan for construction/composite loan/purchase of flat under construction, the Builder Insurance policy should be submitted till the completion of the construction, followed by a comprehensive insurance after the completion of the building.

account .

Sanction letter attachment.

Regards ,

M. Suresh

Sr. Sales Manager | +91 9866669768 | suresh@modiproperties.com| Modi Properties Pvt. Ltd.
| www.modiproperties.com 5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40
66335551 Don't just buy a flat or villa! Buy a great lifestyle! We build affordable flats & villas in
gated communities.

On Wed, Feb 22, 2023 at 5:16 PM, Suresh M
<suresh@modiproperties.com> wrote:

Dear Soham Sir ,

We have cancelled booking and forfeited amount of 4.97 lacs against MGA flat -303 V.Maheswari
due to not getting home loan (owner share flat). Owner share of Vishal Goel.

Now Customer is eligible for home loan and Hdfc is willing to give home loan to customer.

I have taken booking and collected 2.25 lacs cheque for flat no -207 Brgv.

Sir I request you to transfer 4.97 lacs to Brgv flat 207 from Vishal Goel account.

Regards ,

M. Suresh

Sr. Sales Manager | +91 9866669768 | suresh@modiproperties.com| Modi Properties Pvt. Ltd.
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