

To,

Mrs. Kurakula Malleshwari & Mr. Kurakula Gopinath,
H. No. 18-1125, Ashok Nagar,
Miryalaguda, Nalgonda District - 508207.

Date : 07-01-2020

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

Ref.: Booking for villa no. 57 in 'AVR Gulmohar Homes' situated at Sy. No. 786, Miryalaguda Village,
Miryalaguda Mandal, Nalgonda District, Telangana.

Dear Sir /Madam,

As you are aware majority of the work of your villa no. 57 at 'AVR Gulmohar Homes' is completed. We expect to handover possession of fully completed villa by 1st February 2020.

It is difficult for us to maintain the villa 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 and sign documents for possession of your flat/villa. 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.

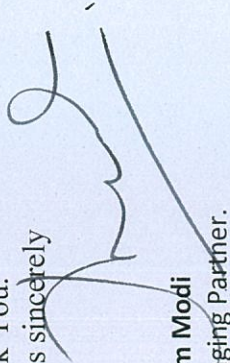
You are further requested to visit your villa and give a written list of works to be completed or complaints, if any. The same shall be attended to and completed within the 2 weeks. Our engineers have been advised to complete the minor works only after receipt of a post dated letter of possession.

You may contact Mr. K. Krishna Prasad, Sr. Manager - Customer Relations (+91-9989699536) or Mr. Ch. 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. Zakhir Hussain, Project Manager (+91- 97480 10271) or Mr. Ahmad, Engineer (+91-87129 20201) or our site e-mail: (agh@modiproperties.com) regarding completion of work and complaints

Thank You.

Yours sincerely


Soham Modi
Managing Partner.

Enclosed: Your Account Statement.

Account Statement

Villa no. 57
"AVR Gulmohar Homes"
Sy. No. 786, Miryalaguda Village,
Miryalaguda Mandal,
Nalgonda District, Telangana.

Amount in Rs.	
A. Sale consideration	37,00,000/-
B. Registration charges	-
C. GST	3,33,000/-
D. Documentation Charges	-
E. Extra Spec	29,500/-
F. Total of other charges (B+C+ D+E)	3,62,500/-
G. Total amount payable (A+F)	40,62,500/-
H. Amounts received	29,56,000/-
I. Balance amount due (G-H)	11,06,500/-
J. Corpus fund payable AVR Gulmohar Homes Owners Association	30,000/-

Notes:

57. Charges for additions and alteration provided have not been included. They have to be paid for separately.
58. If registration is not yet complete, stamp duty & registration charges will also have to be paid separately.
59. Applicable GST payable Extra.
60. Amounts received after 07/01/2020 may have not been reflected in the above statement.
61. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately.
62. 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.
63. Maintenance charges are payable from 01.04.2020 at the rate of Rs. 1,50/- per sft per month, irrespective of date of possession. Please note that the maintenance charges are payable to the Builder till the Association is formed.

