

BLOOMDALE

Residency

Site Office : Sy. no. 31 & 32, Muraharipally,
Medchal Mandal, Hyderabad - 500078.
☎ 91210 21717 ✉ brgv@modiproperties.com
Developed by: M/s Modi Realty Genome Valley LLP



MODI PROPERTIES

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To,
Mr. Chiruvolu Ravi Shankar,
S/o. Mr. Chiruvolu Radha Ramana Murthy,
No:1-8-22/71/202, S. V. Nivas, Shashikanth Nagar,
North Kamala Nagar, Kapra, ECIL,
Hyderabad-500 062

Date: 17-05-2024.

Subject: Compensation for delay in completion of construction.

Reference: Agreement of sale for flat no 118 in 'Bloomdale Residency at Genome Valley', forming part of Sy. No. 31, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Medchal Mandal, Ranga Reddy District).

Mr. Ravi Shankar,

You have made claims for compensation for delay in completion of construction. In that regard please note the following.

1. Refer to clause 21 of the agreement of sale. The delay in construction is entirely on the count of the covid pandemic which has affected the availability of men and material for a period of more than 2 years. Accordingly, the force majeure squarely applies in this case. The delay in construction was for reasons beyond our control.
2. Refer to clause 11.1 of the agreement of sale. It clearly states that you shall be entitled to compensation in delay in completion only if you have paid the entire sale consideration. Intimation for completion of flat was sent to you in February, 2024. You have paid the entire consideration only in March, 2024. Accordingly, your claim for compensation cannot be entertained.

Thank You.

Yours sincerely,

K. Krishna Prasad,
CR. Manager.

