

BLOOMDALE

Residency @ Genome Valley

Shamirpet, Hyderabad

Site Office : Sy. No. 31 & 32, Muraharipally,

Medchal Mandal, Hyderabad - 500 078,

+91-91210 21717 - 11 brgv@modiproperties.com

Developed by : M/s. Bloomdale Residency Genome Valley LLP



MODI PROPERTIES

Head Office: 5-4-187/3&4, II Floor, M. G. Road,

Secunderabad - 500 003. ☎ +91 40663 35551,

☎ info@modiproperties.com www.modiproperties.com

To,

Mr. Prabhakar Akula,

son of Mr. Akula Durgaiah,

5 Torbert Avenue, Quakers Hill, Sydney 2763 Australia.

Date: 10.02.2024

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

Ref.: Booking for flat no.214 on Second floor, in our project known as " Bloomdale Residency at Genome Valley, forming part of Sy. No. 31, situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal -Malkajgiri District.

Dear Sir /Madam,

The work at Bloomdale Residency is nearing completion. There was a delay in supply and installation of lifts and availability of power supply for reasons beyond our control. We regret the delay in completion of the project. However, we are glad to inform you that you can take possession of your flat for furniture and fitouts from 1st April, 2024. You will be able to occupy your flat from 1st May, 2024 (after lift is installed and power supply is available).

It is difficult for us to maintain the flat 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 Bloomdale Residency at Genome Valley 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 within 2 months of this letter, 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 Ms. G. Saritha, Sr. Executive - Customer Relations (Mobile no. +91-7331180829) 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.Sarwar (Project in-charge) on +91-7319104968 or Ms.T.Jeevana (Asst. Engineer) on +91-9603050813 or by email at brgv_const@modiproperties.com regarding completion of work and complaints.

Thank You.

Yours sincerely

Soham Modi

Managing Partner.



Enclosed: Your Account Statement.

Account Statement

Flat No. 214

Bloomdale Residency at Genome Valley,
Sy. No. 31, Muraharipally Village, Yadaram Grampanchayat,
Shamirpet Mandal, Medchal –Malkajgiri District.

A	Total sale consideration	31,50,000
B	Add: Registration charges ¹	-
C	Add: Documentation Charges ²	5,818
D	Add: GST	31,500
E	Add: A&A Charges ³ (negative for refund)	-
F	Other charges ⁴ (negative for refund) (B+C+D+E)	-
G	Total amount payable (sum of A+F)	31,87,318
H	Amounts received ⁵	29,50,000
I	Balance amount due (H-G)	2,37,318
J	Corpus fund payable to Bloomdale Residency at Genome Valley 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 10.02.2024 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 01.06.2024 at the rate of Rs.2/- per sft. per month, irrespective of date of possession. Please note that the maintenance charges are payable to Bloomdale Residency at Genome Valley Welfare Association and not to the Builder. However even it shall be paid to the builder till the association is formed.