



Sy. No. : 27, Pocharam, Hyderabad - 502 300.
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Developed by: M/s. Modi Realty Pocharam LLP



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
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To,
Mr. Gunuru Satyakanth
S/o. Mr. Gunuru Shankara Rao
H. No. 6-61/204, Pleasant Homes, Peerzadiguda,
Medipally, Hyderabad - 500 098.

Date: 20-12-2024

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

Ref.: Booking for flat no.1003 in our project known as "Nilgiri Heights" forming a part of Sy. No.27, Pocharam, Hyderabad - 500 088.

Dear Sir /Madam,

The work at Nilgiri Heights of A block is nearing completion. The flats are ready for furniture and fitouts. There is a delay in installation of lifts due to shortage of workers in the industry. We are pressing the lift company for installation at the earliest. Customers who wish to occupy their flats without the lift facility may do so from 31st December, 2024.

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 8 post dated cheques towards maintenance charges (payable quarterly in advance), pay the corpus fund, sign the electricity connection transfer form, sign the Nilgiri 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 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.

You may contact Mr. K. Krishna Prasad, Sr.Manager-Customer Relations (Mobile no: +91-99896 99536), Mr. Ch.Venkat Ramana Reddy, Asst. Manager – Customer Relations (Mobile no. +91-93933 81666) 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. Vijay Raj, Project Manager (+91-98494 97484) or Mr. Anil, Sr.Engineer (+91-86889 81990) or Ms. Sravani, Engineer (+91-87900 16078) or by e-mail: (ngh@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely

Soham Modi
Managing Partner.

Enclosed: Your Account Statement.

Account Statement

Flat No. 1003
Nilgiri Heights
Sy. No.27, Pocharam,
Hyderabad - 500 088.

Amount in Rs.

A	Total sale consideration	73,20,000
B	Add: Registration charges ¹ .	
C	Add: Documentation Charges	5,818
D	Add: GST, ²	3,66,000
E	Add: A&A charges ³ (negative for refund)	
F	Municipal Water Connection Charges	
G	Other charges ⁴ (B+C+D+E+F)	
H	Total amount payable (sum of A+G)	76,91,818
I	Amounts received ⁵ .	59,60,600
J	Balance amount due (H-I) ⁶	17,31,218
K	Corpus fund payable to Nilgiri Welfare Association	25,000

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 15-12-2024 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 1st February, 2025 at the rate of Rs. 2/- per sft per month, irrespective of date of possession. However, at the moment only Rs. 0.75/- per sft per month is being collected. Additional Rs. 0.50/- per sft per month shall be payable after receipt of OC. Further, an additional amount of Rs. 0.75/- per sft per month shall be payable on completion of clubhouse. These charges are subject to increase from time to time. Please note that the maintenance charges are payable to Nilgiri Welfare Association and not to the Builder.

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