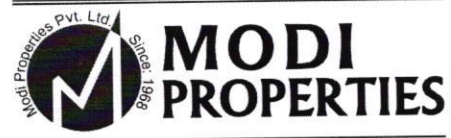




Site Office : Sy. No. 100/2, Rampally, Keesara  
Hyderabad- 501 301, ☎ +91 92470 73975  
✉ nilgiriestate@modiproperties.com  
Owned & Developed by : NILGIRI ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,  
Secunderabad - 500 003. ☎ +91 40 66335551,  
✉ info@modiproperties.com www.modiproperties.com

### ANNEXURE - A

### NO DUE CERTIFICATE

Date: 01-02-2026

To,  
Mr. Santhosh Kumar Banoth & Mrs. Azmeera Jyothi  
Plot No. 39, Siri Enclave, Rampally,  
Keesara, Medchal-Malkajgiri,  
Hyderabad - 501 301.

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no. **148** in our project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of villa.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,

  
**Soham Modi,**  
Managing Director



Accepted & confirmed:

Signature: 

Name: B. Santhosh Kumar

Date: \_\_\_\_\_