

To: Aruna P.A. <aruna@modiproperties.com>
From: Soham Modi <sohammodi@modiproperties.com>

Aruna
Wrong site plan has been sent.

Regards,
Soham Modi

From: aruna@modiproperties.com
Sent: 25 May 2018 2:18 pm
To: cmdbounty@gmail.com
Cc: sohammodi@modiproperties.com
Subject: Green Habitat

Surendran,

As per our discussion today I confirm the following:

1. Land area is about 640 sq yds.
2. Super built-up area is 3,350 sft x 3 floors.
3. We have quoted a price in rupees per sft, on that additional charges for car parking – 5 lakhs, amenity and solar power – 6 lakhs, water & electricity – 1.50 lakhs i.e., a total of Rs. 12.50 lakhs shall be extra per flat.
4. We will obtain the OC for the building within 60 days and therefore the sale can be GST free.
5. Developers scope of work:
 - a. Part A – compound wall, landscaping, parking floor tiles, external painting, gates, lift, flooring in lobby, doors, windows, solar power, generator, electric power connection, municipal water connection.
 - b. Part B – internal flooring, bathroom tiles, false ceiling, electrical wiring, switches, railings, kitchen platform, CP fittings, sanitaryware.
6. If building is taken over on as is where is basis – sale consideration can be reduced by Rs. 1,000/- per sft.
7. If purchaser is going to complete the work mentioned in part B above the sale consideration can be reduced by Rs. 500/- per sft. Developer will complete part A works.

8. Payment terms – 10% advance, 20% in 30 days and balance consideration in 90 days.
9. Timeline: Part A works will be completed in 90 days from advance. Part B works in 90 days from receiving full specifications of minor additions and alterations.

Enclosed is a copy of the flyer and site plan.

Regards,

Soham Modi.

Sent on behalf of Mr. Soham Modi by K. Aruna.

Notes on preparing Whatsapp slides for Subha Green Homes
Date: 11.042018

1. Whatsapp campaign to be sent to members of HRA and all other realtors in AP/ Telangana.
2. The following note to precede the whatsapp PPT:
‘Dear Sir/Madam,
We are promoting the sales of 3 luxury apartments situated at Banjara Hills, Hyderabad, that has been developed by our business associates. Please send us enquiries from prospective customers. Brokerage as per industry norms shall be paid.
Please contact me for any further details.
Regards,
Ashok Kumar Ch.
Sr. Manager, Modi Consultancy Services.
ashok@modiproperties.com | +91 70321 07065
www.modiconsultancyservices.com.
- Attached:
Power point presentation of project.
Flyer of project – Jpeg.’
3. Whatsapp campaign – Slides in A4. Make slides with page no. and Subha Green Homes in each page.
 - a. Slide 1 – Subha Green Homes + elevation.
 - b. Slide 2 – Eco-friendly homes, now for the first time in Hyderabad.
 - c. Slide 3 – Salient features: Ultra luxury apartments, Eco-friendly design in construction.
 - d. Slide 4: Salient features: Only one flat per floor. Spacious 3/4BHK flats. 3,350 sft. 2 car parkings.
 - e. Slide 5: Specifications: Walls with 2” insulation. Double glazed windows. Italian marble. Designer false ceiling.
 - f. Slide 6: Special features: Rainwater storage. 4KVA solar power. Certified green building. Provision for VRF AC.
 - g. Slide 7: Location: Road no. 3, Banjara Hills, Hyderabad. Behind Dr. Reddy’s/TV9 office.
 - h. Slide 8: Floor plan.
 - i. Slide 9: Subha Green Homes + elevation.
4. Attach flyer in Jpeg format. Delete phone nos., website address and MCS logo.
5. Send 25 messages starting with HRA Data, then HRA expo data, then Just dial data. Send messages from 10am to 11am.



Subha Green Homes – Banjara Hills, Hyderabad

Title documents

Date: 11.04.2018

1. Sale deed – Document no. 2401/49 . Nawab Kaziljung Bahadur & others to Seeta Devi.
2. Sale deed – Document no. 2069/75. Seeta Devi to K. Subhadra.
3. Will of K. Subadra dated 1st March, 2002.
4. Family members certificate of K. Venkata Ramana Raju, H/o. K. Subhadra in favour of K.V.L.N. Bheema Raju.
5. Parntership deed of Green Habitat.
6. Firm registration certificate of Green Habitat.
7. GHMCs building permit of 2015.
8. ECs

Note:

1. K.V.L. N. Bheema Raju is the owner of the plot admeasuring 640 sq yds situated at Sy. No. 129/8-2-335, Plot no. 4, Shaikpet Banjara Hills, Hyderabad. The building has been developed by M/s. Green Habitat, a partnership firm represented by P.N.K. Verma under an understanding between them. Both the landowner and developer will join in executing agreement of sale and sale deed in favour of prospective purchasers.



Pras

Rahul
Pras
P



Subject Note on Green Habitat, Banjara Hills - Flyer
From aruna@modiproperties.com <aruna@modiproperties.com>
To: Prasad <prasad@modiproperties.com>
Cc: ashok@modiproperties.com <ashok@modiproperties.com>, naresh@modiproperties.com <naresh@modiproperties.com>, Soham Modi <sohammodi@modiproperties.com>
Date Wed, Sep 27, 2017 at 4:17 PM

Note on Green Habitat, Banjara Hills,
Date: 27.09.2017

1. Make a 2 sided flyer – 50,000 nos. in 90 GSM paper and 3,000 flyers in 300 GSM art paper with the following content:
2. Front side – Perspective view, salient features (10 points), location (5 points), special features (10 points), specifications (10 points) MCS logo, builders and architects logo.
3. Back side – floor plan – 2D.
4. Make draft parking and site plan – print in small quantity, say 100 nos – colour.
5. Nagalaxmi / Rahul to verify built-up area and common area.