

aruna@modiproperties.com

From: <aruna@modiproperties.com>
Date: 25-05-2018 2:16 PM
To: <cmdbounty@gmail.com>
Cc: "Soham Modi" <sohammodi@modiproperties.com>
Attach: Green Habitat Flyer E.pdf; Green habitat plan.pdf
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.

25-05-2018

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1. All dimensions are in feet and inches.
2. Do not scale the drawing.
3. Drawings to be read and not measured.
4. The drawings to be read along with relevant specifications.

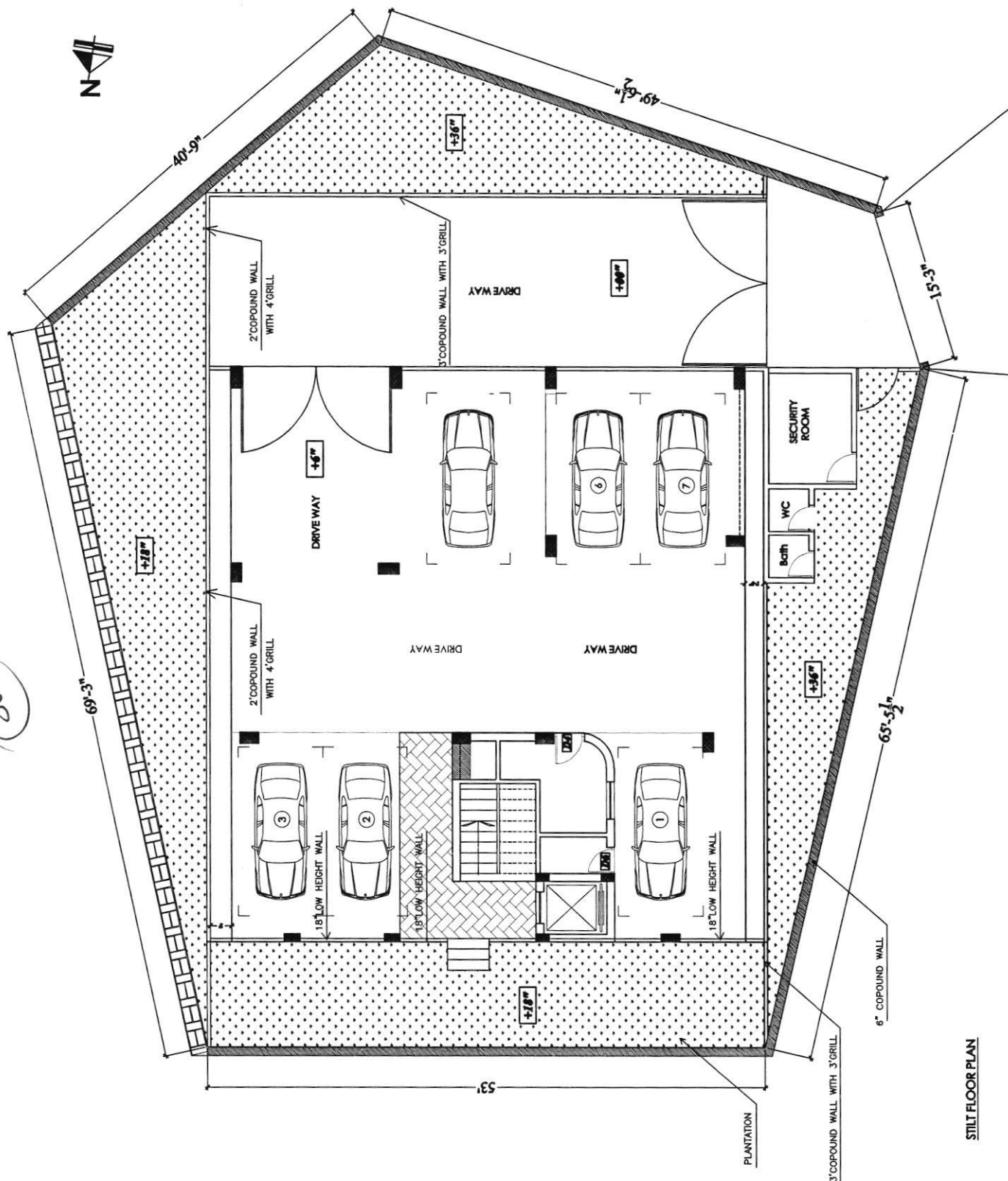
**PROPOSED RESIDENCE AT
BANJARA HILLS**

S.No.	DESCRIPTION	DEBIT	CREDIT	DATE
1				
2				
3				
4				

DRAWING TITLE :

**STILT FLOOR PLAN
(LOCATION OF STORAGE TANKS)**

SHEET NO. 0		REV. 0	
PROJECTED DATE		SCALE	
24-06-10		N/A	
S.D.A.		H/S	
DESIGNED BY S.D.A.		H/S	
CONSULTANTS			
☒ SURASANI ASSOCIATES ARCHITECTS, ENGINEERS, INTERIORS, DESIGNERS 101, PLOT NO. 17, Phase II, 1st Floor, Aditya Nagar, Hyderabad - 500015 Tel: 01-26100000, 01-26100001, 01-26100002 Fax: 01-26100003, 01-26100004 E-mail: info@surasani.com			
CHIEF ARCHITECT:		KARUNAKAR REDDY	



STILT FLOOR PLAN