

Sub.: Resale of flats and villas in our projects and sale of flats and villas in other projects.

A new team for promoting resale of flats and villas in our ventures has been formed (Deshmukh & Murali). They will also take up sales of flats and villas belonging to friends and business associates.

Like lease the activity shall be through a separate brand name under Modi Housing LLP. All expenses and revenue shall be made through MHLLP. Modihousing.com website shall also be made and promoted.

The service charges shall be 3% of net sale consideration (plus service tax). Advertisement and brokerage for such sales shall be at our cost.

No other sales executive or manager shall be permitted to offer these services to the customer. They must route all such enquiries through this team.

Sales incentive to this team shall be 1% of net sale consideration and to be divided between the members as per MDs discretion.

Enclosures:

1. Draft – offer for consultancy – hard copy.
2. Draft – offer for consultancy – by email
3. Draft – CIS sheet for re-sale
4. Draft – Agreement of sale

Soham Modi.

Draft – offer for consultancy for resale of flats / villas in our projects – hard copy

To,
Mr. / Mrs. _____,

R/o _____,

_____,

_____,

Date: _____

Dear Mr./Mrs. _____,

Sub: Our offer for consultancy for sale of your flat/villa.

We have setup a team to help our customers sell their respective flats and villas in our projects. We shall advertise on behalf of all our customers, arrange site visits, negotiate the terms and help finalize the sale including documentation. The benefits of our offer are:

- a. Sale may be finalized within a short time.
- b. Possibility of getting higher price.
- c. Minimum sale price shall be guaranteed.
- d. Documentation will be completed by our office.
- e. 50% of consultancy fee shall be payable on receiving 15% of net sale consideration.
Balance 50% at the time of receiving the last installment of sale consideration.
- f. Consultancy fees shall be refunded in case the transaction is not completed.
- g. Helping potential purchaser obtain a housing loan and release the same in your favour.
- h. Hassle free and smooth transaction.

In order to recoup the expenses a service charge equal to 3% of the net sale consideration (+ applicable service tax) shall be payable.

We request you to sign a copy of this letter as confirmation of the above along with the details given in the annexure printed overleaf.

Thank You.

Yours sincerely,

Deshmukh
Senior Manager - Sales
Mobile: +91 73905067007
Email ID: deshmukh@modiproperties.com

Agreed and confirmed:

Sign:

Mr./Mrs. _____

Draft – Offer for consultancy – by email

Sub: Our offer for consultancy for sale of your flat/villa.

Dear Mr./Mrs. _____,

We have setup a team to help our customers sell their respective flats and villas in our projects. We shall advertise on behalf of all our customers, arrange site visits, negotiate the terms and help finalize the sale including documentation. The benefits of our offer are:

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In order to recoup the expenses a service charge equal to 3% of the net sale consideration (+ applicable service tax) shall be payable.

We request you to print the enclosed letter along with the annexure, fill in the required details and send us a scanned or hard copy.

Regards,

Deshmukh
Senior Manager - Sales
Mobile:+91 73905067007

ANNEXURE

1.	Name of customer	
2.	Flat/villa No.	
3.	Project name	
4.	Area of flat/villa	
5.	Email of customer	
6.	Contact no. of customer	
7.	Sale Consideration to be quoted	Rs. ____ lakhs
8.	Sale can be closed for	Rs. ____ lakhs
9.	Rock bottom price for sale (only after reconfirmation)	Rs. ____ lakhs
10.	Minimum guaranteed sale consideration	Rs. ____ lakhs
11.	Sale deed no. & date	
12.	Title document set	☐ Collected ☐ not available ☐ other
13.	Maximum time for payment	☐ 1 month ☐ 3 months ☐ other _____
14.	Details of fitting and fixtures provided	☐ Lights ☐ fans ☐ geezers ☐ kitchen cabinets ☐ dining table ☐ sofa set ☐ mattress ☐ curtains ☐ Wardrobes ☐ beds ☐ other:
15.	Car parking	☐ NA ☐ 1 car ☐ 2 cars ☐ Nil
16.	NOC from owners association required	☐ Yes ☐ No
17.	Availability of keys	
18.	Special requirements	
19.	Remarks	

Sign:

Senior Manager - Sales
Mobile:+91 73905067007

Sign:

Mr./Mrs. _____

Date: _____

Draft – offer for consultancy for resale of other flats / villas – hard copy

To,
Mr. / Mrs. _____,

R/o _____,
_____,
_____.

Date: _____

Dear Mr./Mrs. _____,

Sub: Our offer for consultancy for sale of your flat/villa.

We have setup a team to help our associates to sell their respective flats and villas. We shall advertise on your behalf, arrange site visits, negotiate the terms and help finalize the sale including documentation. The benefits of our offer are:

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Deshmukh
Senior Manager - Sales
Mobile: +91 73905067007
Email ID: deshmukh@modiproperties.com

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Sign:

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