



Morning Glory

APARTMENTS @ Genome Valley

Site Office : Plot no 23, MBR Enclave,
Sy. no. 1, Muraharipally, Medchal Mandal, Hyderabad - 500078.
☎ 91210 21717 ✉ mga@modiproperties.com
Developed by: Aedis Developers LLP



**MODI
PROPERTIES**

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

To,
Dr. Nikarika Ramidhamy,
D/o. Dr. Ajay Ramidhamy,
Plot No.6, Nanuram Colony,
Tirumalgiri, Secunderabad.

Date: 07.11.2020

Sub.: Provisional booking for flat no. 406 in in our project known as “Morning Glory Apartments” at Genome Valley, forming part of Sy. Nos. 1, 16, 17, 19/1 of Muraharipally Village, Yadaram Grampanchyat, Shamirpet Mandal, Medchal-Malkajirigiri District , vide booking form no. 101026 dated 30.10.2020.

Dear Customer,

Thank you for having made a provisional booking for the above referred flat in our project.

In case you are availing a housing loan for this flat, you are required to make a housing loan application within 15 days of booking and intimate us about the approval for housing loan received within 30 days from the date of booking.

You are requested to contact our Customer Relations Team for completing the formalities of housing loan, agreements, sale deeds, payments, etc. and they shall help you coordinate with the housing finance companies for the approval and release of the housing loan.

Contact:

Head Office: +91-040 66335551
Mr. K. Krishna Prasad, Manager –Customer Relations: +91-9989699536
Mr. Venkatramana Reddy, Assistant Manager Customer Relations: +91-9393381666
Ms. G.Saritha, Executive - Customer Relations : +91-7331180829
E-mail address: kprasad@modiproperties.com

Please refer to the notes about housing loan, sale agreement and payment terms given overleaf.

Thank You.

Yours sincerely,
For **AEDIS DEVELOPERS PVT LTD.**

Partner.

Notes:

1. For customers availing a Housing Loan:
 - a. As per our terms an application for housing loan must be made within 15 days of booking.
 - b. Approval for housing loan must be obtained within 30 days of booking.
 - c. The first installment must be paid and sale agreement must be signed within 15 days of booking.
 - d. Customers are liable to make payments as per the terms given in the booking form/ agreement. The responsibility of getting the housing loan and releasing the housing loan is that of the customer. We can only help you in coordinating with the housing finance companies.
 - e. You are liable to pay your Own Contribution before disbursement of the first tranche of housing loan. Own contribution is the difference between the total sale consideration and the approved housing loan amount. Registration charges, GST, incidental expenses are also payable before release of housing loan.
 - f. After the approval of housing loan, several formalities have to be completed with the housing finance companies including providing additional documents / PDCs before the housing loan can be released. The responsibility for completing these formalities is that of the customer. Our executives can only help you coordinate with the housing finance companies.
 - g. Some Housing Finance Companies may not disburse the loan as per our terms of payments. Customers are advised to contact our Customer Relations Team and make an application for housing loan to those housing finance companies that are recommended by us. In case, the customer wishes to avail a housing loan from an other company, then it will be the customer's responsibility to get the housing loan released as per the payment terms mentioned in booking form / agreement.
 - h. In case of default in payment as per the payment schedule your booking may be cancelled and cancellation charges may be levied as per the terms and conditions mentioned in the booking form / agreement.
 - i. As per our terms, the customer shall be liable to pay interest on delayed payments.
 - j. Intimation for payment of III, IV and other installments shall be sent to customers by email or registered post to the address mentioned in the booking form. In case of change in address the customer must inform us in writing. Delay in payment due to non receipt of intimation of payment shall not be entertained and applicable interest shall be levied.
2. For customers paying through their own sources:
 - a. The first installment must be paid and agreement of sale must be signed within 15 days of booking.
 - b. Customers are liable to make payments as per the terms given in the booking form / agreement. The customers shall be responsible for making the payment on or before the due dates. The payments can be made at our head office, site office or by wire transfer.
 - c. In case of default in payment as per the payment schedule your booking may be cancelled and cancellation charges may be levied as per the terms and conditions mentioned in the booking form / agreement.
 - d. As per our terms, the customer shall be liable to pay interest on delayed payments.
 - e. Intimation for payment of III, IV and other installments shall be sent to customers by email or registered post on the address mentioned in the booking form. In case of change in address the customer must inform us in writing. Delay in payment due to non receipt of intimation of payment shall not be entertained and applicable interest shall be levied.

Customers are requested to send their complaints / suggestions in writing to our Head Office at Modi Properties Pvt. Ltd., #5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, or email it to cr@modiproperties.com. They may also send their complaints through our website www.modiproperties.com (the complaints & suggestions link is on the bottom of each page).