

To,
Mr. Bearam Santhosh
S/o. Mr. B. Krishna Reddy
H. No. 8-6/A/12, Plot No. 246,
Road No. 8, Hunman Nagar,
Boduppal, Hyderabad - 500092.

Date: 13.01.2021

Sub: - Provisional booking for villa no. 158, in the housing project named as “Silver Oak Villas” forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medhchal – Malkajgiri District (formerly known as Ranga Reddy District), vide booking form no. 102027 Dated: 28.12.2020

Dear Customer,

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

In case you are availing a housing loan for this villa, 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:

Mr. K. Krishna Prasad, Sr. Manager –Customer Relations : +91-99896 99536

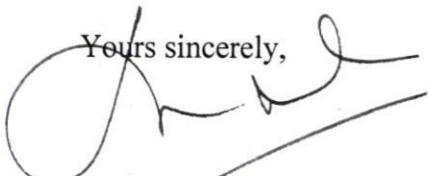
Mr. Ch. Venkatramana Reddy, Asst. Manager - Customer Relations : +91-93933 81666

E-mail address: cr@modiproperties.com

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

Thank You.

Yours sincerely,



Soham Modi
Managing Director.

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 registration of a villa. 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 registration.
- f. Some housing finance companies will release the first tranche of the housing loan only on registration of sale deed for the villa. We have tied up with some housing finance companies for release of housing loan by entering into a tripartite agreement, between the developer, purchaser and the housing finance company, whereby the necessity of registration of sale deed at the initial stage is not required.
- g. 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.
- h. Housing Finance Companies may release the housing loan amount in installments as per their policies. Such release of installments may not be in line with the installments payable. Therefore, 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 any 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.
- i. 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.
- j. As per our terms, the customer shall be liable to pay interest on delayed payments.
- k. Intimation for payment of installments III to VI 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 to VI 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 & Investments Pvt. Ltd., #5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, or email it to cr@modiproperties.com