

To,
Shashidhar Panjala
Plot.no.144, H.no.42-332, Maruthi Nagar, A S
Roa Nagar, ECIL Post, Hyderabad - 500062

Date: 24.01.2020

Sub.: Payment of balance due and possession of your flat.
Ref.: Booking for flat no. 302 on third floor in block 'F' in our project known as 'Vista Homes'
situated Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir /Madam,

As you are aware majority of the work of all the flats in block 'F', at 'Vista' is completed. We shall handover possession of these flats from 01.03.2020.

It is difficult for us to maintain the flat in a brand new condition for weeks or months and therefore minor works like final coat of paint, polish, installing CP and sanitary ware, etc., have not been completed.

You are requested to come forward and clear all your dues (an account statement is enclosed). We shall handover possession of your flat completed in all respects within 2 weeks of clearing all dues. You shall be required to give 6 post dated Cheques towards maintenance charges, pay the corpus fund, sign the electricity connection transfer form, sign the Vista Homes Owners Association membership enrolment form and sign the no dues certificate at the time of clearing the dues. Upon completing these formalities we shall issue a post dated (by 2 weeks) letter of possession to enable our engineers to complete your flat in all respects.

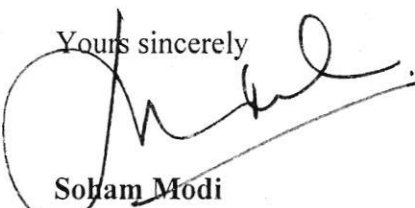
You are further requested to visit your flat and give a written list of works to be completed or complaints, if any. The same shall be attended to and completed within the 2 weeks. Our engineers have been advised to complete the minor works only after receipt of a post dated letter of possession.

You may contact Mr. G. B. Ram Babu, Asst. Gen. Manager - Customer Relations (Mobile no: +91-9849648945) or Ms. G. Vineela, Sr. Executive - Customer Relations (Mobile no. +91-9502299177) or Mr. D. Pavan Kumar, Executive - Customer Relations (Mobile no: +91-9502266277) or at our Head office (Phone no. +91-40-66335551 or e-mail: cr@modiproperties.com) for details regarding your dues and for completing the above formalities.

You may contact Mr. T. Madhu, Asst. Project Manager (Mobile no: +91-9502211499) or Mr. Khader Hussain, Engineer (Mobile no. +91-7893844773), or our site (Phone no. +91-40-65541334) or by e-mail: vista@modiproperties.com regarding completion of work and complaints.

Thank You.

Yours sincerely


Soham Modi
Managing Partner.

Enclosed: Your Account Statement.



Account Statement

Flat No. 302,
Vista Homes,
Sy. Nos. 193 to 195,
Kushaiguda,
Hyderabad 500 062.

Amount in Rs.

A.	Sale consideration ¹ .	37,35,000
B.	Misc. & Registration charges ² .	5,080
C.	GST	4,48,200
D.	Total of other charges (B+C)	4,53,280
E.	Total amount payable (A+D)	41,88,280
F.	Amounts received ³ .	29,85,050
G.	Balance amount due (E-F) ⁴	12,03,230
H.	Corpus fund payable to Vista Homes Owners Association	20,000/-

Notes:

1. Charges for additions and alteration provided have not been included. They have to be paid for separately.
2. If registration is not yet complete, registration charges will also have to be paid separately.
3. Amounts received after 20.01.2020 may have not been reflected in the above statement.
4. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately.
5. In case, you have availed a Housing Loan, we request you to arrange for the release of the balance Housing Loan amount in our favour.
6. Maintenance charges are payable from 01.04.2020 at the rate of Rs. 1500/- and Rs. 1800/- per month for 2 and 3 bedroom flats respectively, irrespective of date of possession. Please note that the maintenance charges are payable to Vista Homes Owners Association and not to the Builder.

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