

To,
Mrs. Desavath Varalakshmi
Flat no 304, Legend Rani Residency,
Gagan Mahal Road, Domalguda, Hyderabad-500029

Date: 04.08.2020

Sub.: Payment of balance due and possession of your villa

Ref.: Booking for villa no. 37 in our project known as “Villa Orchids” forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District.

Dear Sir /Madam,

As you are aware majority of the work of all the villas at Villa Orchids is completed. We shall handover possession of these villas from 01.09.2020. The furniture and fittings work for these villas shall be taken up from 16.08.2020.

It is difficult for us to maintain the villa 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 villa 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 Villa Orchids 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 villa in all respects.

You are further requested to visit your villa 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.

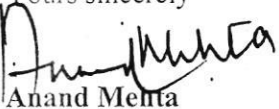
In case you fail to pay the dues, complete formalities of taking possession and execute the registered sale deed within 2 months of this letter, we shall be entitled to levy holding charges of Rs. 5,000/- per month till possession is handed over to you.

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. A Suresh Project Manager (Mobile no: +91-9502232100) or Mr. Ramakrishna, Engineer (Mobile no. +91-7395751560), or our site (Phone no. +91-40-65522334) or by e-mail: voc@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely


Anand Melita

Authorised Signatory.

Enclosed: Your Account Statement.



Account Statement

Villa No. 37,
Villa Orchids,
Sy. Nos. 1-7,
Kowkur,
Hyderabad 500 010.

Amount in Rs.

A.	Total sale consideration	Rs. 62,00,000/-
B.	Add: Registration charges ¹	Rs. 2,17,000/-
C.	Add: GST ²	Rs. 5,58,000/-
D.	Add: A&A charges ³ (negative for refund)	Rs. Not updated
E.	Add: Other charges ⁴ (negative for refund)	Rs. 9,204/-
F.	Total amount payable (sum of A+E)	Rs. 69,84,204/-
G.	Amounts received ⁵	Rs. 46,14,000/-
H.	Balance amount due (F - G) ⁶	Rs. 23,70,204/-
I.	Corpus fund payable to Villa Orchids Owners Association	Rs. 30,000/-

Notes:

1. If registration is not yet complete, registration charges will also have to be paid separately.
2. These are estimates and will be subject to change.
3. Charges/refund for additions and alteration provided may not have been included. They have to be paid for separately.
4. Other charges may apply.
5. Amounts received after 03.08.2020 may have not been reflected in the above statement.
6. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately. Discounts, if applicable, shall be accounted for only after clearing all dues.
7. 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.
8. Maintenance charges are payable from 01.09.2020 at the rate of Rs. 2,500/- per month, irrespective of date of possession. Please note that the maintenance charges are payable to Villa Orchids Owners Association and not to the Builder.