

MODI & MODI CONSTRUCTIONS

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003.

To,
ICICI BANK LTD.
HYDERABAD.

Date: 17-11-2016

Dear Sir/Madam,

Sub: Demand Letter for release of Rs. 25,00,000/-

To the above, we request you to kindly release the housing lona disbursement of Plot No.75, A/c. Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, in the residential project named as '**NILGIRI HOMES**' situated at Sy. No. 128, 129, 132-136, Rampally Village, Keesara Mandal, Ranga Reddy District.

Please issue the cheque in favour of M/s. MODI & MODI CONSTRUCTIONS, HDFC Bank A/c. No. **00422000016924**, S. D. Road Branch, Secunderabad.

Thanking you,

Yours faithfully,

For M/S. MODI & MODI CONSTRUCTIONS

AUTHORISED SIGNATOR



Modi & Modi Constructions

5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003.

To,
ICICI BANK LTD,
HYDERABAD.

Date: 17.11.2016

Dear Sir/Madam,

This is to confirm that we have sold villa no. 75 in 'Nilgiri Homes' forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136. situated at Rampally Village, Keesara Mandal, Ranga Reddy District, to Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, for total Consideration of Rs. 37,00,000/- (Rupees Thirty Seven Lakhs Only). of which Rs 4,00,000/- (Rupees Four Lakhs Only) as been received by us and the balance Rs. 33,00,000/-.

We here by assure that the said plot as well as the said building and the land appurtenant thereto are not subject to encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable and the constructions are made as per the approved plans by the local concerned authorities.

We further confirm that we have a clear legal and marketable title to said property and every part thereof. And that all taxed and dues in respect thereof have been paid up to the date.

We further confirm that we have "No Objection" to your giving a loan to the said purchasers Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, and mortgaging the said plot to you by way of security for repayment of the said loan. Notwithstanding anything to the contrary contained in our agreement of sale dated 17th day of November 2016, Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, in favouring the above purchasers, we also undertake to inform and give proper notice to the plot owners of the association which is recognized by the Govt. of Andhra Pradesh is formed about the plot being so mortgaged. We hereby undertake to forward the original title deeds of the purchasers of the above said plot duly registered directly to ICICI without parting the same with the allotted of the first during the tendency of the loan under intimation to the borrower.

We further agree that in case the agreement for sale of the plot / premises executed between ourselves and Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, is terminated or otherwise the plot / premises purchase transaction is cancelled on account of non payment of own contribution or for any reason whatsoever, then your bank shall have priority over the sum or sums of money advanced to Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, and paid to us, and we hereby undertake to forthwith refund to you without demur, such sum / sums of money paid to us.

Yours faithfully,

For M/S. MODI & MODI CONSTRUCTIONS

AUTHORISED SIGNATORY.



Modi & Modi Constructions

5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003.

Date: 17.11.2016

To,
ICICI BANK LTD,
HYDERABAD.

Dear Sir/Madam,

RECEIPT

This is to confirm that we have received a sum of Rs. 6,11,750/- (Rupees Six Lakhs Eleven Thousand Seven Hundred Fifty Only) from Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan towards the part payment for the Plot no. 75 in our project name '**Nilgiri Homes**' forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136. situated at Rampally Village, Keesara Mandal, Ranga Reddy District.

Thanking you,

Yours sincerely,

For M/S. MODI & MODI CONSTRUCTIONS

A handwritten signature in black ink is written over a circular purple stamp. The stamp contains the text "MODI & MODI CONSTRUCTIONS" around the perimeter and "SECUNDERABAD" in the center.

AUTHORISED SIGNATORY.

Modi & Modi Constructions

5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003.

To
ICICI BANK LTD
HYDERABAD.

Date: 17.11.2016

Dear Sir/Madam,

This is to confirm that Mr. P. Sasi Bhushan, son of Mr. Padmanabhan and Mrs. S. Deepti Iyer, wife of Mr. P. Sasi Bhushan, towards the part payment for the Plot no. 75 in our project name '**Nilgiri Homes**' forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136. Situated at Rampally Village, Keesara Mandal, Ranga Reddy District.. Sale consideration and the total taxes paid as given below:

Total sale consideration	: Rs. 37,00,000/-
VAT @ 1.25% on Sale Consideration	: Rs. 46,250/-
Service Tax @ 4.50% on Sale Consideration	: Rs. 1,65,500/-

Rs. 39,11,750/-

(Rupees **Thirty Nine Lakhs Eleven Thousand Seven Hundred Fifty** only)

Thanking you,

Yours sincerely,

For M/S. MODI & MODI CONSTRUCTIONS

AUTHORISED SIGNATORY

