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MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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To,
Mrs. Haseena & Mr. Mirza Sadiq Ali Baig
H. No. 2-4-370/406, Ram Nagar,
Hanamakonda, Warangal - 506001

Date: 09-06-2016.

Sub.: Payment of balance due and possession of your villa / row house.
Ref.: Booking for villa / row house no. 35 in 'Nilgiri Homes' at Survey No. 128, 129, 132-136, Rampally, Keesara mandal, Hyderabad.

Dear Sir /Madam,

As you are aware majority of the work of your villa / row house no 35 at 'Nilgiri Homes' is completed. We shall handover possession of your villa / row houses from 15-06-2016.

It is difficult for us to maintain the villa / row house 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 / row house 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 Nilgiri 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 villa / row house in all respects.

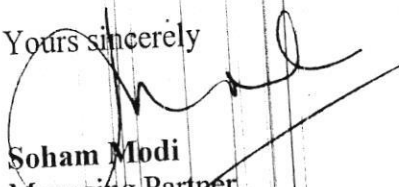
You are further requested to visit your villa / row house and give a written list of works to be completed or complaints, if any. The same shall be attended to and completed within the 2 weeks. Our engineers have been advised to complete the minor works only after receipt of a post dated letter of possession.

You may contact Mr. K. Krishna Prasad, Manager - Customer Relations (+91-9989699536) or Mr. Ch. Venkatramana Reddy, Asst-Manager - Customer Relations (+91-9393381666) or at our Head office (Phone no. +91-40-66335551 or by e-mail: cr@modiproperties.com) for details regarding your dues and for completing the above formalities.

You may contact Mr. Stephen, Project Manager (+91-7675964333) or Mr. Narender, Engineer (+ 91 - 7680971999) e-mail: (mnm@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely


Soham Modi

Managing Partner.

Enclosed: Your Account Statement.

Account Statement

Villa / row house no. 35,
Nilgiri Homes,
Survey No. 128, 129, 132-136,
Rampally,
Keesara mandal,
Hyderabad.

		Amount in Rs.
A.	Sale consideration ¹	37,50,000
B.	Misc. & Registration charges ²	N.A
C.	VAT	N.A
D.	Total of other charges (B+C)	N.A
E.	Total amount payable (A+D)	37,50,000
F.	Amounts received ³	37,42,874
G.	Balance amount due (E-F) ⁴	7,126
H.	Corpus fund payable Nilgiri Homes Owners Association	40,000
I.	Service Tax ⁵	N.A

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 09-06-2016 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. Due to ambiguity about applicability of service tax and uncertainty regarding the final outcome of the litigation pertaining to applicability of service tax, purchasers shall discharge their future liability of service tax by making a security deposit with the builder. The purchaser shall also be required to give an undertaking for payment of service tax.
6. 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.
7. Maintenance charges are payable from July 2016 at the rate of Rs. 1600/- per month for row house irrespective of date of possession. Please note that the maintenance charges are payable to Nilgiri Homes Owners Association and not to the Builder.

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