



Site Office : Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301. ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
Owned & Developed by : NILGIRI ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551.
✉ info@modiproperties.com www.modiproperties.com

To,
Mrs. Vijaya Lakshmi Ramakrishna Ballal and Mr. Niddodi Jagadish Rao
Flat No. 201, Nivedita Homes, St. No. 8,
Opp: Canara Bank, Habsiguda, Hyderabad - 500 007.

Date: 31.07.2017

Sub.: Payment of balance due and possession of your villa.
Ref.: Booking for villa no. 51 in 'Nilgiri Estate' situated at Sy. Nos. 100/2, Rampally, Keesara
Mandal, Hyderabad.

Dear Sir /Madam,

As you are aware majority of the work of your villa no. 51 at 'Nilgiri Estate' is completed. We can handover possession for furniture work by 01.08.2017 and possession of fully completed villa by 01.09.2017. 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.

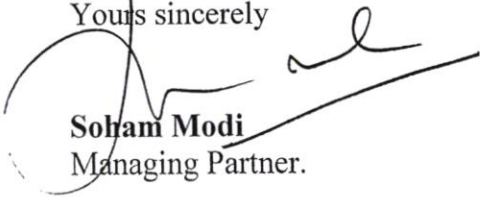
You are requested to come forward and clear all your dues (an account statement is enclosed). We shall handover possession of your villa completed in all respects within 2 weeks of clearing all dues. You shall be required to give 6 post dated cheques towards maintenance charges and sign documents for possession of your flat/villa. 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.

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. Radhe Shyam, Project Manager (+91-9866417385) or Mr. B. Mallikarjun, Engineer (+91-9502211599) or our site (8415260410) e-mail: (nilgiriestate@modiproperties.com) regarding completion of work and complaints.

Thank You.
Yours sincerely


Soham Modi
Managing Partner.

Enclosed: Your Account Statement.

Account Statement

Villa no. 51,
Nilgiri Estate,
Sy. Nos. 100/2,
Rampally,
Keesara Mandal,
Hyderabad.

		Amount in Rs.
A.	Sale consideration ^{1.}	32,50,000
B.	Registration charges ^{2.}	2,00,650
C.	VAT ³	40,625
D.	Service tax ⁴	1,39,151
E.	GST ⁵	
F.	Total of other charges (B+C+D+E)	3,80,426
G.	Total amount payable (A+F)	36,30,426
H.	Amounts received ^{6.}	35,69,426
I.	Balance amount due (G-H) ⁷	60,801
J.	Corpus fund payable Nilgiri Homes Owners Association	30,000/-

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, stamp duty & registration charges will also have to be paid separately. Registration includes mutation charges.
3. VAT may be applicable for bookings made before 30.06.2017.
4. Service tax is payable at the applicable rate for all amounts received towards sale consideration before 30.06.2017.
5. GST is payable for all amounts received after 30.06.2017.
6. Amounts received after 31.07.2017 may have not been reflected in the above statement.
7. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately.
8. 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.
9. Maintenance charges are payable from 01.10.2017 at the rate of Rs. 1,500/- per month, irrespective of date of possession. Please note that the maintenance charges are payable to Nilgiri Estate Owners Association and not to the Builder.
10. GST and service tax are not applicable for bookings made after receipt of occupancy certificate.
11. There is considerable ambiguity about applicability of service tax/VAT/GST for purchase of your villa/flat. This statement is based on our understanding of applicability of these taxes. We shall remit these taxes to the concerned authorities from time to time as per advice of our consultants. Due to ambiguity about applicability of service tax/VAT/GST and uncertainty regarding the final outcome of the litigation pertaining to applicability of these taxes, purchasers shall be indemnified against any future liability. The amounts mentioned above shall be deemed to be final and purchasers shall not be entitled to claim any refund, under any circumstances.