



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

✉ info@modiproperties.com www.modiproperties.com

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



Date: 16-10-2018

To,

Mr. V. V. S. Venu Gopal

S/o. Late Bhaskara Satyanarayana

Flat No. A1, Surya Residency,

H. No. 49-27-15, Madhura Nagar,

Seethammapeta, Visakapatnam - 503016.

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

Ref.: Booking for villa no. 95 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. 95 at 'Nilgiri Estate' is completed. We can handover possession for furniture work by 20th October 2018 and possession of fully completed villa by 20th November 2018.

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, Sr. Manager - Customer Relations (+91-9986969536) 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. G. Srinivasa Kumar, Project Manager (+91-9640383162) or Mr. B. Mohd. Fazal Pasha, Engineer (+91-8886856887) 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.

RA007216949IM IPR:6278007216949
RL SECUNDERABAD H.O <500003>
Counter No:1.25/10/2018,12:51
To:WVS VENUGOPAL.-
PIN:520016, Akkayyapalem S.O
From:MODI PROPERTIES,SEC
#1:200ms
Amt:122.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 1800 266 6668>

Account Statement

Villa no. 95,
Nilgiri Estate,
Sy. Nos. 100/2,
Rampally,
Keesara Mandal,
Hyderabad.

Amount in Rs.

A.	Sale consideration	36,00,000/-
B.	Registration charges	2,52,000/-
C.	GST	3,24,000/-
D.	Total of other charges (B+C)	5,76,000
E.	Total amount payable (A+D)	41,76,000/-
F.	Amounts received	32,04,800/-
G.	Balance amount due (E-F)	9,71,200/-
H.	Corpus fund payable Nilgiri Homes Owners Association	30,000/-

Notes:

- Charges for additions and alteration provided have not been included. They have to be paid for separately.
- If registration is not yet complete, stamp duty & registration charges will also have to be paid separately. Registration includes mutation charges.
- Applicable GST payable Extra.
- Amounts received after 10.10.18 may have not been reflected in the above statement.
- Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately.
- 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.
- Maintenance charges are payable from 01.11.18 at the rate of Rs. 1500/- 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.