

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: 16-12-2016

Dear Sir/Madam,

Sub: Demand Letter for release of Rs. 28,00,000/-

To the above, we request you to kindly release the housing lona disbursement of Plot No.6, A/c. Mr. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri, 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

A handwritten signature in black ink is written over a circular purple stamp. The stamp contains the text 'MODI & MODI CONSTRUCTIONS' around the top and 'SEC'BAD' 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: 16.12.2016

Dear Sir/Madam,

This is to confirm that we have sold villa no. 6 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. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri, for total Consideration of Rs. 37,75,000/- (Rupees Thirty Seven Lakhs Seventy Five Thousand Only). of which Rs 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousand Only) as been received by us and the balance Rs. 28,00,000/-.

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. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri, 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 2nd day of December 2016, Mr. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri, 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. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri, 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. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri, 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: 16.12.2016

To,
ICICI BANK LTD,
HYDERABAD.

Dear Sir/Madam,

RECEIPT

This is to confirm that we have received a sum of Rs. 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousand Only) from Mr. K. Yadagiri, son of Mr. K. Narsappa and Mr. K. Satish Chandra, son of Mr. K. Yadagiri 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



AUTHORISED SIGNATORY.