



Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

Owned & Developed by: NILGIRI ESTATES



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

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

Phone : +91-40-66335551

Email: info@modiproperties.com

www.modiproperties.com

To

Date: 03-01-2017.

Mr. Raja Suman Kumar Thogaru
Flat No. F - 205, Mayflower Park, Mallapur,
Hyderabad - 500 076

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

Ref.: Booking for villa no. 30 in our project known as 'Nilgiri Estate' situated at survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District.

Dear Sir /Madam,

As you are aware majority of the work of your villa no.30 at 'Nilgiri Estate' has been completed. We shall handover possession of your villa from 1st March 2017. The furniture and fittings work for these villas shall be taken up from 31st January 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, pay the corpus fund, sign the electricity connection transfer form, sign the Nilgiri Estates 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 in all respects.

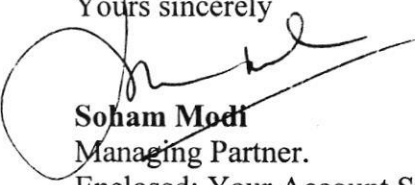
You are further requested to visit your villa and give a written list of works to be completed or complaints, if any. The same shall be attended to and completed within the 2 weeks. Our engineers have been advised to complete the minor works only after receipt of a post dated letter of possession.

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

You may contact Mr. Stephen, Project Manager (Mobile no: +91-7675964333) or Mr. Mallikarjun, Engineer (Mobile no. +91-9440419149), or by email: nilgiriEstates@modiproperties.com regarding completion of work and complaints.

Thank You.

Yours sincerely


Soham Modi
Managing Partner.

Enclosed: Your Account Statement.



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Account Statement

Villa No. 30,
Nilgiri Estate,
Sy. Nos. 100/2, Rampally Village,
Keesara Mandal, Rangareddy District.

Amount in Rs.

A.	Sale consideration ¹ .	31,50,000
B.	Misc. & Registration charges ² .	-----
C.	VAT	39,375
D.	Total of other charges (B+C)	39,375
E.	Total amount payable (A+D)	31,89,375
F.	Amounts received ³ .	22,93,750
G.	Balance amount due (E-F+I) ⁴	8,95,625
H.	Corpus fund payable to Nilgiri Estate Owners Association	30,000
I.	Service Tax ⁵	1,28,986

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 03-01-2017 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, this amount may vary.
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 1st May 2017 at the rate of Rs. 2,000/- 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.

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