



Morning Glory

APARTMENTS @ Genome Valley

Site Office : Plot no 23, MBR Enclave,
Sy. no. 1, Muraharipally, Medchal Mandal, Hyderabad - 500078.
☎ 91210 21717 ✉ mga@modiproperties.com
Developed by: Aedis Developers LLP



MODI PROPERTIES

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,

Date: 05.08.2021

Mrs. B. Bhagya Rekha,
W/o Mr. B. Hanumanth Reddy,
H. No. 4-9-11, 1st Floor, Flat No. 102,
V&V Residency, Street No.1, HMT Nagar,
Nacharam Hyderabad.

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

Ref.: Booking for flat no. 201 on second floor, in our project known as "Morning Glory Apartments" at Genome Valley, forming part of Sy. Nos. 1,16, 17, 19/1 of Muraharipally Village, Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajirigiri District.

Dear Sir /Madam,

As you are aware majority of the work of all the flats at 'Morning Glory Apartments' is completed. We shall handover possession of these flats from 01.09.2021. Please note that work on electric power connection & lift is under progress. It is expected to be completed by end of September 2021.

It is difficult for us to maintain the flat 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 flat 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 Morning Glory Welfare 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 flat in all respects.

You are further requested to visit your flat 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.

In case you fail to pay the dues, complete formalities of taking possession and execute the registered sale deed within 2 months of this letter, we shall be entitled to levy holding charges of Rs. 5,000/- per month till possession is handed over to you.

You may contact Mr. K. Krishna Prasad, Sr.Manager - Customer Relations (Mobile no: +91-9989699536), Mr. Ch.Venkat Ramana Reddy, Asst. Manager – Customer Relations (Mobile no. +91-9393381666) or Ms. G. Saritha, Sr. Executive – Customer Relations (Mobile no. +91-7331180829) 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.T.Madhu (Project Manager) or Mr.Raj Nikhil (Jr.Engineer) on +91 9290489174 or +91 9000002512, or our site (Phone no. +91 9121021717) or by e-mail: (mga-const@modiproperties.com) regarding completion of work and complaints.

Thank You.

Yours sincerely

Soham Modi

Managing Partner.

Enclosed: Your Account Statement.

Handwritten signature and date:
9.08.2021
9391713544



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Account Statement

Flat No. 201

Morning Glory Apartments,

Sy. Nos. 1, 16, 17, 19/1,

Muraharipally Village, Yadaram Grampanchyat,

Shamirpet Mandal, Medchal-Malkajrigiri District.

Amount in Rs.

A.	Total sale consideration	22,49,000
B.	Add: Registration charges ¹ .	-
C.	Add: GST, ²	22,490
D.	Add: A&A charges ³ (negative for refund)	-
E.	Other charges ⁴ (negative for refund) (B+C+D)	5,464
F.	Total amount payable (sum of A+E)	22,76,954
G.	Amounts received ⁵ .	22,81,084
H.	Balance amount due (F - G) ⁶	-4,130
I.	Corpus fund payable to Morning Glory Welfare Association	30,000

Notes:

1. If registration is not yet complete, registration charges will also have to be paid separately.
2. These are estimates and will be subject to change.
3. Charges/refund for additions and alteration provided may not have been included. They have to be paid for separately.
4. Other charges may apply.
5. Amounts received after 05.08.2021 may have not been reflected in the above statement.
6. Interest on delayed payment of installments has not been reflected in the above statement and has to be paid separately. Discounts, if applicable, shall be accounted for only after clearing all dues.
7. 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.
8. Maintenance charges are payable from 01.11.2021 at the rate of Rs. 2/- per sft. per month, irrespective of date of possession. Please note that the maintenance charges are payable to Morning Glory Welfare Association and not to the Builder. However even it shall be paid to the builder till the association is formed.

W