



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



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, 11 Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

ANNEXURE -B

Date: 15/01/2021

LETTER OF POSSESSION

To,
Mr. K. Malla Reddy,
S/o Mr. K. Kanuka Reddy,
Flat No. 402, Ennar Towers II,
Brindavan Colony, Road No. 1,
A. S. Rao Nagar, ECIL Post, Hyderabad -500 062.

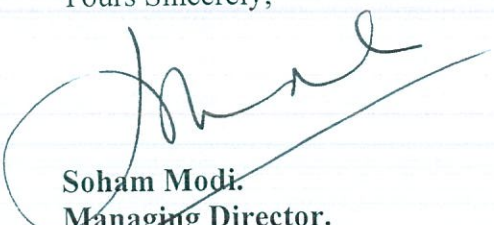
Sub: Letter of Possession for villa no. **140** in the project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

Dear Sir / Madam,

We hereby hand over possession of the above mentioned villa to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,

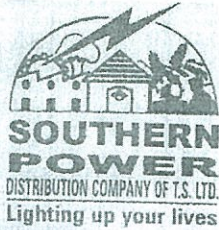

Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: K. Malla Reddy

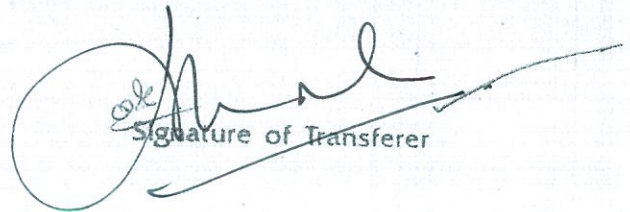
Name: K Malla Reddy

Date: 14-12-2020



SOUTHERN POWER DISTRIBUTION COMPANY OF TELANGANA LIMITED
Operation Ranga Reddy West Greater Hyderabad
TRANSFER APPLICATION FORM

I Nilgiri Estates hereby transfer
my service connection No. _____ at door No. 140
street _____ Town _____ to
Sri. / Smt. / Kumari K Malla Reddy with Security
Deposit of Rs. _____ (Rupees _____)
Pledged by me, as I have (1) left the house or (2) sold the house or (3) mortgaged and
I have nothing to do with the service from hence forth, as have foregone all my rights
in the service connections.


Signature of Transferer

I K Malla Reddy hereby agree to
transfer of the said service connection to _____
at Door No. 140 Street _____
Town _____
with the security deposit as I have taken possession of the said premises from
Sri./Smt./Kumari Nilgiri Estates I hereby
agree to abide by the conditions of the agreement for the requisition entered into by
Sri/Smt./Kumari _____ with the Board.
I agree to execute agreement and L.T. requisition and abide by the conditions laid down
by the Board if required.


Signature of Transferee



CSC No :

Date :

Southern Power Distribution Company of T.S. Ltd.

Customer Service Center

COMPLAINTS

SC No.

1. Name and Address of Consumer with Telephone No. :

2. Nature of complaint (Please tick the relevant Complaint) :

BILLING COMPLAINTS

CSC No :

- ☐ Additional Charges Dispute
☐ Arrears Dispute
☐ Back Billing Dispute
☐ Bill Correction Request
☐ Door Locked Cases

- ☐ Late Bill Receipt
☐ Meter Reading Correction Request
☐ Meter Reading Not Taken
☐ Name Correction
☐ On Demand Bill Request

- ☐ Re-Billing Request
☐ Surcharge Dispute
☐ Report of Theft / Malpractice
☐ Wrong Billing Request

O & M COMPLAINTS

CSC No :

- ☐ Line Bunched / Twisted
☐ Line - Tree branches Touching
☐ Pole Fell Down
☐ Pole Leaning
☐ Pole Rusted / Damaged
☐ Pole Shock
☐ SC - Wire Broken
☐ SC - Wire Loose Connection

- ☐ Supply Failed - 1 Phase Out
☐ Supply Failed - Individual
☐ Transformer - Cable / Lugs Burnt
☐ Transformer - Oil Leaking
☐ Transformer - Smoke / Flames
☐ Transformer - Sparking at Pole
☐ Voltage High
☐ Voltage Fluctuation

- ☐ Voltage Low
☐ Meter Running Slow / Sluggish
☐ Meter Running Fast
☐ Meter Struck Up
☐ Other Meter Defects
☐ Shifting of Meter
☐ Street Light Complaint

APPLICATION ON OTHER CUSTOMER SERVICES

CSC No :

- ☐ Additional Load Complaint
☐ Address Correction
☐ Category Change

- ☐ DTR Shift
☐ Line Shift
☐ Requirement of Additional Poles

- ☐ Shifting of Service / Meter
☐ Title Transfer
☐ Dismantle of Service

CONSUMER STATEMENT

K. Mallareddy
Signature of Consumer

RECORD OF THE APPLICATION

1. Sent to AE / Operation on
2. Received from AE / Operation on
3. Sent to AAO / ERO on
4. Received from AAO / ERO
5. Informed to Consumer for Payment
6. Payment Received
7. Sent to AE / OP
8. Work completed on Date

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I/We are the owners of the villa and the details of which are given under:

Villa No **140**

Project Name: **"NILGIRI ESTATE"**

Address: Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

Developer: M/s. **NILGIRI ESTATES.**

Agreement of sale dated: 25th day of January, 2018

Sale deed date: 20th day of August 2020, Doc No. 7464/2020

This is to confirm that we have no objection to the following in relation to the said villa, project and developer.

1. The Developer proposes to develop other lands in the vicinity of the housing project in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the project as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed. I / We shall not object to the further developments being taken up on the lands in the vicinity of the housing project. Further I / We agree not to raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the project. I / We shall not cause any hindrance in access to such lands from the project.
2. That rights of further construction in and around the project, and ownership of areas **not specifically sold or allotted** to any person shall belong only to the Developer and I/We shall not have any right, title or claim thereon. The Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from us.
3. That I / We shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to its nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the housing project and in respect to our villa and also the adjoining villas/block.
4. The Developer reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the our villa and that such changes do not affect the plan or area of our villa.

Thank You.

Yours sincerely,

K. Malla Reddy

Name: Mr. K. Malla Reddy.

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date:

To,
The President,
Nilgiri Estate Owners Association,
Survey no. 2/1/1, 183, 184, 190 & 191,
Mallapur, R.R. Dist.

Dear Sir,

I am the owner of Villa no. **140** in the housing project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

I request you to enroll me as a member of the 'Nilgiri Estate Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

I agree to pay maintenance charges from the month of **1st July, 2020** at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my villa being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: K. Malla Reddy

Name: Mr. K. Malla Reddy,

Address for correspondence:

Flat No. 402, Ennar Towers II,
Brindavan Colony, Road No. 1,
A. S. Rao Nagar, ECIL Post, Hyderabad -500 062.

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date:

Sale Deed doc.7464/2020, dated 20.08.2020

Letter of confirmation

From,
Mr. K. Malla Reddy,
S/o Mr. K. Kanuka Reddy,
Flat No. 402, Ennar Towers II,
Brindavan Colony, Road No. 1,
A. S. Rao Nagar, ECIL Post, Hyderabad -500 062.

Date:

To,
M/s. NILGIRI ESTATES
5-4-187/3 & 4, II Floor, M. G. Road,
Secunderabad - 500 003.

I/We have purchased a Villa from you, the details of which are given under:

Villa no.: 140

Project Name: NILGIRI ESTATE

Address: Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal,
Medchal-Malkajigiri District (formerly known as Ranga Reddy District).

Developer: M/s.M/S. NILGIRI ESTATES.&M/S. MODI & MODI CONSTRUCTIONS.

Agreement of sale dated:25th day of January 2018

Sale deed date: 20th day of August 2020, Doc. No. 7464/2020

I/We hereby confirm the following:

1. The said villa was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said villa, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure –A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said villa has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure –B herein.
6. We have no objection to any development being carried out by the Developer in and around the said villa.
7. We have no objection to change in design of the housing project including other villas or blocks of villas.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure –C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure –D.

K. Malla Reddy

11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.
12. The basic common amenities and utility services required for occupation of the said villa have been provided by the Developer. We are aware that other amenities like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the last block of villas. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said villa and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
14. We agree not to store furniture and fixtures in the common passages or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
15. We are aware that the total sale consideration paid for the said villa does not include the cost of providing water through government/ quazi government authorities like the water board, Municipal Corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
17. We undertake to assess the said villa for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said villa.
18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Grampanchayat, govt. bodies, environment board, etc.
19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website (www.modiproperties.com). We agree to not make any oral complaints.
20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from time to time, as a consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific villa. We agree to not raise objections on this count.

Thank You.

Yours sincerely,

K. Malla Reddy

Name: Mr. K. Malla Reddy

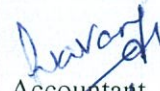
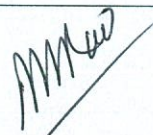
Authorization form for handing over the possession.

Flat /Villa No.	140
Project	NILGIRI ESTATES
Name of Buyer .	K. MALLA REDDY

A.	Total sale consideration.	28,50,000/-
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges + Mutation charges	Paid by customer.
E.	Add: GST (also add GST on other charges)	2,56,500 + 1,404 + 2,808 =2,60,712
F.	Add: Service Tax + VAT	NIL
G.	Add: A&A charges (negative for refund)	15,600
H.	Add: Misc. Charges (negative for refund)	7,800 + 390 +30,000(int.) +30,000 +9,000 +50 =77,240
I.	Interest Payable	☒ Yes ☐ No Rs.30,000
J.	Total payable (sum A to I)	32,03,552
K.	Less: Amount paid	32,03,552
L.	Balance amount due (negative for refund)	NIL
M.	Refund to be made	☐ Yes ☒ No Rs. NIL
N.	Corpus fund to be collected	☒ Yes ☐ No Rs. 30,000/-
N.	Maintenance charges due from	01-07-2020
O.	Buyer Info database balance	Rs. NIL
P.	Tally balance	Rs. NIL
Q	Remarks:	

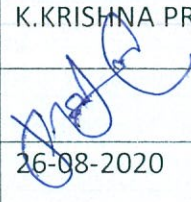
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	☒
2.	No Due Certificate signed	☒
3.	Undertaking for possession signed	☒
3.	6 PDC for Maintenance Charges collected	☒
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	☒
5.	Corpus fund collected	☒
6.	Association membership fee collected	☒

Authorized by:

 K. Krishna Prasad Date: 14/12/20	 Accountant Date: 14/12/20	 Samba Siva Rao Date: 15/12/20	 Managing Partner: Soham Modi Date: 21 DEC 2020
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APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

Remarks: Interest on delayed payments / on-time payment discounts

Project	NE		
Flat/Villa no.	140		
Name:	Mr. K. MALLA REDDY		
Payment scheme	☒ QIS ☐ HL ☒ Others		
Provided relaxation in payments	☒ Yes ☐ No		
Interest as calculated	Rs. 57,535		
Interest waived	☒ Yes ☒ No		
Charge interest	Rs.		
On-time payment discount offered at the time of booking	Rs. 50,000/-		
Reason for Delay in payments			
Allow on-time payment discount	☒ Yes ☒ No		
Reduce on-time payment discount to			
Remarks:	1) Own funds. 2) Last payments has delayed.. 3) Please reduce interest amount up to Rs.30,000/-.		
	Prepared by	Approved by Manager	Approved by MD
Name	K.KRISHNA PRASAD	K.KRISHNA PRASAD	
Sign			
Date	26-08-2020	26-08-2020	

Interest calculation for delayed payments.

Project Name Nilgiri estates
 Flat no. 140
 Customer Name Malla Reddy
 Booked by Raj
 Prepared by kp
 Date 26-08-2020
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
25-Aug-17	25000	Booking amount	-	-	-	25,000
31-Aug-17	-25000	Booking Amount Received	6	25,000	74	-
09-Sep-17	200000	1st Installment	9	-	-	2,00,000
09-Sep-17	-200000	Payment Received	-	2,00,000	-	-
24-Sep-17	427500	1st Installment	15	-	-	4,27,500
23-Jan-18	-200000	Payment Received	121	4,27,500	25,509	2,27,500
29-Sep-18	-1000000	Payment Received	249	2,27,500	27,936	(7,72,500)
29-Sep-18	-426000	Payment Received	-	(7,72,500)	-	(11,98,500)
30-Nov-18	110250	GST Nov-18	62	(11,98,500)	(36,645)	(10,88,250)
01-Dec-18	599250	With in 7days On Completion Of Footi	1	(10,88,250)	(537)	(4,89,000)
01-Mar-19	599250	With in 7days On Completion of RCC S	90	(4,89,000)	(21,704)	1,10,250
30-Apr-19	399500	With in 7days on Completion of Brick v	60	1,10,250	3,262	5,09,750
30-Apr-19	55125	GST On Plastering Work	-	5,09,750	-	5,64,875
06-May-19	-400000	Payment Received	6	5,64,875	1,671	1,64,875
15-May-20	399500	With in 7days On Completion of Floori	375	1,64,875	30,491	5,64,375
30-Jun-20	200000	On Completion	46	5,64,375	12,803	7,64,375
06-Aug-20	-690704	Payment Received	37	7,64,375	13,947	73,671
26-Aug-20	-73671	Payment receivable	20	73,671	727	-

Approx Interest Payable 57,535

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: 28

Sort columns A, B & C in accending order.

Calculate sum of Installments / Payments & Interest

☒ Charge Interest of Rs. 30,000/- (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 100/-

APPROVED BY
 28 AUG 2020
 SOHAM MODI
 MANAGING DIRECTOR

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

26-08-2020 18:04:53

1 Of 2

Flat History Document

Buyer Name And Address

Block No	B		K.Malla Reddy						
Flat No	140		Flat no:402,Ennar Towers-II,brindavan colony,Road no:1, AS Rao nagar ECIL Post, Hyd-500062						
Owned By	Owner		Phone : 7732088371/8801047501						
			Occupation : Employee						
CIS No	0		E-mail ksmallareddy@gmail.com						
Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking	
Yes	125	25-08-17	G.Satish Kumar	Yes	Yes	Yes	HL	0	
HL Req	HL Sanctioned	HL Release	HL Balance			From		Sale Completed	
Yes	2000000	1826000	174000			SBI S		No	
NOC / OCR	Doc Complete	Reg Done	Agr Executed			Agr Date		Flat Type	
Yes	Yes	No	Yes			01-01-1601		Deluxe	
Sale Amount	Other Amount	Total Amount	Total Receipts			Balance			
2850000	165375	3015375	2941704			73671			
Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts			PAN			
2850000.00	1425000.00	1425000.00	0.00			-			
VAT/GST, Reg Chg	Oth Non Taxable Rcpts	Excess / Check							
0.00	165375.00	0.00							
VAT/GST Ret Mth	VAT/GST Ret Year	VAT/GST Paid	VAT/GST Chq No			VAT/GST Chq Dt			
1	0	0.00	0			0			
Sale Deed Date	Date Of Possession	Maintainence From	Booking after OC			OC Date			
01-01-1601	01-01-1601	1 0	No			01-01-1601			

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
25-08-2017	Booking amount	25,000	923177	Yes
09-09-2017	Ist Installment	200,000	.	Yes
24-09-2017	IIInd Installment	427,500	.	Yes
01-12-2018	With in 7days On Completion Of Footings&Plinth Be	599,250	.	Yes
01-03-2019	With in 7days On Completion of RCC Structure	599,250	.	Yes
01-06-2019	With in 7days on Completion of Brick work and pl	399,500	.	Yes
01-05-2020	With in 7days On Completion of Flooring Bathroom	399,500	.	Yes
01-06-2020	On Completion	200,000	.	Yes

* * * * *

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
30-11-2018	GST Nov-18	110,250	.	No
30-04-2019	GST On Plastering Work	55,125	.	No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
31-08-2017	Rec No : 2090 / Booking Amount Received	25,000	923177	Yes
22-11-2017	Rec No : . / Payment Received	200,000	828011	Yes
24-01-2018	Rec No : 2322 / Payment Received	200,000	828012	Yes
01-10-2018	Rec No : 2621 / Payment Received	426,000	095983	Yes
01-10-2018	Rec No : 2620 / Payment Received	1,000,000	095982	Yes
06-05-2019	Rec No : 2800 / Payment Received	400,000	772060	Yes
10-08-2020	Rec No : 102088 / Payment Received	690,704	828015	Yes

* * * * *

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

26-08-2020 18 04 53

2 Of 2

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
25-08-2017	1.Booked under PPT No.138, 2.Delux villa 3. Registration +Serice Tax+ Vat stamp dts As Applicabe 4.HI scheme 5.Discount in Rs.55/- per sft 6.on time payment Discount in Rs.55/- per sft		0 G.satish kumar	Yes

* * * * *

30	106	AA2	1,175	12/Dec/17	26/May/18	7/Aug/18	22/Oct/18	14/Jan/19	7/Mar/19	11/May/19	14/Sep/19	14/Sep/19
31	107	AA2	1,175	18/Oct/17	11/Apr/18	7/Aug/18	17/Oct/18	16/Feb/19	4/Apr/19	18/Dec/19		
32	108	AA2	1,175	8/Feb/17	13/Mar/18	7/Aug/18	21/Jan/19	21/Feb/19	19/Jul/19	23/Dec/19		
33	109	AA2	2,170	5/Jun/17	12/Sep/17	30/Mar/18	19/Jul/18	5/Oct/18	23/Jan/19	13/May/19		
34	110	AA2	1,175	20/Jun/17	22/Sep/17	14/Feb/18	14/Aug/18	6/Oct/18	20/Jan/19	13/May/19	26/Sep/19	26/Sep/19
35	111	AA2	1,175	2/Jan/17	7/Feb/17	9/Dec/17	22/Mar/18	16/Aug/18	27/Nov/18	11/Mar/18	12/Nov/19	12/Nov/19
36	112	AA2	1,175	3/Jan/17	7/Mar/17	9/Dec/17	22/Mar/18	16/Aug/18	4/Dec/18	27/Feb/19	28/Sep/19	28/Sep/19
37	113	AA2	1,175	3/Mar/17	21/Sep/17	2/Apr/18	11/Oct/18	5/Jan/19	21/May/19	21/Aug/19	9/Jan/20	9/Jan/20
38	114	AA2	2,170	7/Feb/17	2/Jan/18	3/Aug/18	6/Dec/18	9/Mar/19	14/Aug/19	24/Aug/19	22/Sep/19	4/Oct/19
39	115	AA2	1,175	12/Jan/17	2/Jan/18	19/Jun/18	6/Dec/18	18/Feb/19	29/May/19	24/Aug/19	26/Nov/19	26/Nov/19
40	116	AA2	2,170	13/Jan/17	4/Apr/17	3/Aug/18	21/Feb/19	26/Mar/19	9/Jul/19	16/Oct/19	23/Nov/19	23/Nov/19
41	117	AA2	1,175	28/Dec/17	27/Mar/18	3/Jul/18	10/Dec/18	14/Jan/19	19/Feb/19	16/Mar/19	19/May/19	8/Jun/19
42	118	AA2	1,175	8/Mar/17	26/Mar/18	3/Jul/18	30/Nov/18	1/Feb/19	24/May/19	16/Oct/19	29/Oct/19	29/Oct/19
43	119	BB1	915	1/Feb/17	4/Apr/17	15/Mar/18	28/Nov/18	29/Dec/18	9/Jul/19	16/Oct/19		
44	120	BB1	915	8/Feb/17	4/Apr/17	9/Mar/18	4/Oct/18	18/Dec/18	21/Jun/19	21/Aug/19		
45	121	BB1	915	9/Feb/17	15/Apr/17	28/Feb/18	24/Jul/18	29/Dec/18	27/Mar/19	16/Oct/19	10/Feb/20	10/Feb/20
46	122	BB1	915	8/Mar/17	22/Sep/17	28/Feb/18	7/Jun/18	4/Dec/18	12/Mar/19	9/Apr/19	16/Oct/19	31/Oct/19
47	123	BB1	1,695	25/May/17	14/Dec/17	28/May/18	26/May/18	1/Mar/19	28/Jun/19	13/Jan/20	8/Jan/20	8/Jan/20
48	124	BB1	915	4/Apr/17	14/Dec/17	28/Feb/18	30/May/18	22/Dec/18	7/Mar/19	24/Aug/19	14/Oct/19	14/Oct/19
49	125	BB1	915	8/Mar/17	7/Jul/17	7/Feb/18	30/May/18	14/Dec/18	23/Feb/19	3/May/19	30/Sep/19	16/Oct/19
50	126	BB1	915	8/Feb/17	7/Jul/17	7/Feb/18	30/May/18	14/Dec/18	15/Feb/19	21/Aug/19		
51	127	BB1	915	3/Aug/17	15/Dec/17	28/Sep/18	27/May/20	30/Jul/20				
52	128	BB1	915	10/Jan/18	11/Aug/18	9/Nov/18	20/May/20	30/Jul/20				
53	129	BB1	915	25/Apr/18	11/Oct/18	21/Feb/19	27/May/20	30/Jul/20				
54	130	BB1	915	8/Aug/18	12/Oct/18	21/Feb/19	30/May/20					
55	131	BB1	915	4/Jul/18	24/Oct/18	27/Feb/19	30/May/20					
56	132	BB1	915	14/Jun/18	30/Oct/18	27/Feb/19	30/May/20					
57	133	BB1	915	6/Apr/17	18/Aug/17	23/Jan/18	7/Mar/19	9/Apr/19	16/Sep/19	18/Oct/19	26/Nov/19	15/Dec/19
58	134	BB1	915	18/Feb/17	18/Aug/17	12/Jan/18	7/Mar/19	9/Apr/19	26/Sep/19	3/Feb/20	3/Mar/20	3/Mar/20
59	135	BB1	915	20/Nov/16	31/Jan/17	18-06-17	3/Nov/17	12/Dec/17	21/Dec/17	4/May/20		
60	136	BB2	915	21/Nov/16	8/Feb/17	18-06-17	3/Nov/17	12/Dec/17	21/Dec/17	4/May/20		
61	137	BB2	1,695	23/May/17	8/Jan/17	6/Mar/18	2/Apr/19	18/Apr/19	10/Jun/19	4/Oct/19	16/Oct/19	16/Oct/19
62	138	BB2	915	25/Nov/17	25/Aug/18	12/Dec/18	2/May/19	6/Jul/19	21/Oct/19	18/Mar/20		
63	139	BB2	915	26/Mar/18	16/Aug/17	4/Dec/18	2/May/19	6/Jul/19	13/Sep/19	23/Dec/19	22/Jan/20	7/Feb/20
64	140	BB2	915	2/May/18	30/Jul/18	12/Nov/18	8/Apr/19	19/Jul/19	18/Mar/20	4/May/20		
65	141	BB2	915	10/May/18	20/Jul/18	20/Nov/18	8/Apr/19	23/Jul/19	26/Nov/19	30/Nov/19	5/Dec/19	5/Dec/19
66	142	BB2	1,695	8/Nov/17	13/Apr/18	25/Oct/18	30/Mar/19	24/May/19	27/Apr/20	1/Jun/20		
67	143	BB2	915	10/Jan/18	21/Apr/18	4/Sep/18	2/Mar/19	16/May/19	20/Aug/19	27/Jan/20	3/Feb/20	3/Feb/20
68	144	BB2	915	3/Aug/17	15/Dec/17	9/Aug/18	2/Mar/19	2/May/19	27/Jan/20	27/Jan/20		
69	145	BB2	915	14/Mar/17	24/Oct/17	11/Jul/18	2/Jun/19	10/Jul/19	30/Jan/20	8/Jun/20		

Certified by:

Project Manager
Nilgiri Estates

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

11-12-2020 15:27:03

1 Of 2

Flat History Document

Block No		B		K.Malla Reddy				
Flat No		140		Flat no:402,Ennar Towers-II,brindavan colony,Road no:1, AS Rao nagar ECIL Post, Hyd-500062				
Owned By		Owner		Phone :		7732088371/8801047501		
				Occupation :		Employee		
CIS No		0		E-mail		ksmallareddy@gmail.com		
Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	125	25-08-17	G.Satish Kumar	Yes	Yes	Yes	HL	0
HL Req	HL Sanctioned	HL Release	HL Balance	From	Sale Completed			
Yes	1988741	1988741	0	SBI S	No			
NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date	Flat Type			
Yes	Yes	Yes	Yes	01-01-1601	Deluxe			
Sale Amount	Other Amount	Total Amount	Total Receipts	Balance				
2850000	353552	3203552	3203552	0				
Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts	PAN				
2850000.00	1425000.00	1425000.00	0.00					
VAT/GST, Reg Chg	Oth Non Taxable Rcpts	Excess / Check						
0.00	165375.00	0.00						
VAT/GST Ret Mth	VAT/GST Ret Year	VAT/GST Paid	VAT/GST Chq No	VAT/GST Chq Dt				
1	0	0.00	0	0				
Sale Deed Date	Date Of Possession	Maintainence From	Booking after OC	OC Date				
01-01-1601	01-01-1601	1 0	No	01-01-1601				

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
25-08-2017	Booking amount	25,000	923177	Yes
09-09-2017	Ist Installment	200,000	.	Yes
24-09-2017	IInd Installment	427,500	.	Yes
01-12-2018	With in 7days On Completion Of Footings&Plinth Be	599,250	.	Yes
01-03-2019	With in 7days On Completion of RCC Structure	599,250	.	Yes
01-06-2019	With in 7days on Completion of Brick work and pl	399,500	.	Yes
01-05-2020	With in 7days On Completion of Flooring Bathroom	399,500	.	Yes
01-06-2020	On Completion	200,000	.	Yes

* * * * *

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
30-11-2018	GST Nov-18	110,250	.	No
30-04-2019	GST On Plastering Work	55,125	.	No
04-09-2020	Doc,EC Expences	9,204	.	No
23-09-2020	GST on Completion of Flooring	55,125	.	No
23-09-2020	GST on Extraspects	2,808	.	No
23-09-2020	Interest	30,000	.	No
23-09-2020	GST on Completion	36,000	.	No
23-09-2020	Stamp duty charges	390	.	No
23-09-2020	Extraspects	15,600	.	No
19-10-2020	Maintanance charges	9,000	.	No
19-10-2020	Membershipfee	50	.	No
19-10-2020	corpusfund	30,000	.	No

* * * * *

Receipts

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

11-12-2020 15:27:03

2 Of 2

Date	Description	Amount	ChqNo / Taken	Paid/ Work
31-08-2017	Rec No : 2090 / Booking Amount Received	25,000	923177	Yes
22-11-2017	Rec No : . / Payment Received	200,000	828011	Yes
24-01-2018	Rec No : 2322 / Payment Received	200,000	828012	Yes
01-10-2018	Rec No : 2620 / Payment Received	1,000,000	095982	Yes
01-10-2018	Rec No : 2621 / Payment Received	426,000	095983	Yes
06-05-2019	Rec No : 2800 / Payment Received	400,000	772060	Yes
10-08-2020	Rec No : 102088 / Payment Received	690,704	828015	Yes
15-09-2020	Rec No : 103007 / Payment received	11,259	NEFT	Yes
16-09-2020	Rec No : 103016 / Payment received	162,741	112219	Yes
19-10-2020	Rec No : 103037 / Payment Received	87,848	ONLINE	Yes

* * * * *

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
25-08-2017	1.Booked under PPT No.138, 2.Delux villa 3. Registration +Serice Tax+ Vat stamp dts As Applicabe 4.HI scheme 5.Discount in Rs.55/- per sft 6.on time payment Discount in Rs.55/- per sft	0	G.satish kumar	Yes

* * * * *

Nilgiri Estates
M G Road, Ranigunj
Secunderabad

CUST-Flat No-140-K.Malla Reddy
Ledger Account

Flat no:402,Ennar Towers-II,brindavan colony,Road

1-Apr-2020 to 14-Dec-2020

					Page 1
Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-4-2020	By Opening Balance				2,48,125.00
7-8-2020	By BANK-YES BANK LTD A/C No:-009763700002042	Receipt	REC/10055		6,90,704.00
4-9-2020	To SP-SSLLP Logistics	Journal	10228	9,204.00	
	By BANK-YES BANK LTD A/C No:-009763700002042	Receipt	REC/10079		11,259.00
16-9-2020	By BANK-YES BANK LTD A/C No:-009763700002042	Receipt	REC/10108		1,62,741.00
23-9-2020	To OIE-Legal Services	Journal	10253	390.00	
	To REVENUE-From Unit Sales GST-18%	Sales	SAL/10072	3,61,375.00	
	To REVENUE-From Unit Sales Exempt	Sales	SAL/10073	3,06,250.00	
	To REVENUE-From Unit Sales GST-18%	Sales	SAL/10074	2,36,000.00	
	To REVENUE-From Unit Sales Exempt	Sales	SAL/10075	2,00,000.00	
	To INCOME-Interest From Customers-18%	Sales	SAL/10076	30,000.00	
	To REVENUE-Extraspects-18%	Sales	SAL/10077	18,408.00	
16-10-2020	By BANK-YES BANK LTD A/C No:-009763700002042	Receipt	REC/10135		87,848.00
19-10-2020	To Others-Nilgiri Estate Owners Association	Journal	JOU/10053/20/21	39,050.00	
				12,00,677.00	12,00,677.00





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

ANNEXURE - A

NO DUE CERTIFICATE

To,
Mr. K. Malla Reddy,
S/o Mr. K. Kanuka Reddy,
Flat No. 402, Ennar Towers II,
Brindavan Colony, Road No. 1,
A. S. Rao Nagar, ECIL Post, Hyderabad -500 062.

Date:

Dear Sir / Madam,

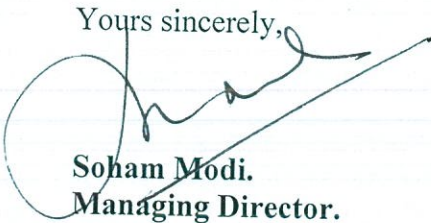
This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no. **140** in our project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of villa.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: K. Vellore Reddy

Name: K Malla Reddy

Date: 14-12-2020



Site Office : Sy. No. 100/2, Rampllay, Keesara
Hyderabad- 501 301, ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
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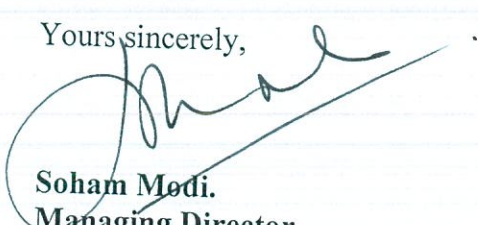
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Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: K. Malla Reddy

Name: K Malla Reddy

Date: 14-12-2020