



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 4683 Dt: 21-07-2022

Sold to: Mahender

S/o. /W/o.D/o. Mahender

For Whom: Modi Realty Mallapur LLP

UNDERTAKING

From,
Mr. Navin Kumar Patalay & Mrs. Geetha Pathangae
H. No. 29-1360/1/7/1, Plot No. 76/1, Street No. 4,
Deendayal Nagar, Neredmet,
Malkajgiri, Hyderabad-500 056

To,
The Partner,
Mrs. Modi Realty Mallapur LLP
5-4-187/3&4, 2nd floor, Soham Mansion,
M.G.Road, Secunderabad-50003

We have purchased a flat from you, the details of which are given under:

Block / flat no. A-406

Project Name: Gulmohar Residency

Address: Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District

Developer: Modi Realty Mallapur LLP

Agreement of sale dated: 12.12.2019

Sale deed date and document no. 08.04.2022 document no: 2297/2022

I/We hereby have agreed to abide by the contents of this undertaking as given under:

1. The said flat was inspected by me/us and it was found to be complete in all respects. We shall not raise any objections or make claims on this count hereafter.

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2021
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.



ATTESTED
Y. VIJAYA KUMAR
ADVOCATE & NOTARY
Muguna Residency, F.No.104,
Vaninagar, Malkajgiri,
Secunderabad, Hyderabad-47.
Ph:8866706707, 27066666 (R)



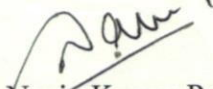
OFFICE OF THE SUB-REGISTRAR
MARREDPALLY, SECUNDERABAD.
14 FEB 2022

2. All the amenities and utilities that are required for occupation of the said flat have been provided to our satisfaction. We shall not raise any objections or make claims on this count hereafter.
3. We agree that the amenities and facilities that are to be provided in the said housing project shall be provided by the Developer in phases and the same shall be available for enjoyment of the occupants in phases. We shall not raise any objections or make claims on this count hereafter.
4. We agree that the Developer shall be entitled to make appropriate / reasonable changes to the amenities and facilities being provided in the said housing project at its discretion. We shall not raise any objections or make claims on this count hereafter.
5. We have agreed to become members of M/s. Gulmohar Welfare Association (Registration no. 686/2021) and abide by its rules. I/we agree to promptly pay maintenance charges and other dues to the said Association.
6. We agree that we shall not form any other association, society or body with other occupants of Gulmohar Residency or members of the above referred Association wherein one or more of the objects/aims are similar to the aims/objects of Gulmohar Welfare Association.
7. We agree that Gulmohar Welfare Association is the only authority to manage the day to day affairs related to maintenance of common amenities and facilities of the housing project. No other association can be formed which overlaps with the aims/objects of Gulmohar Welfare Association.
8. We undertake to not form social groups (like whatsapp, facebook, instagram, etc) with other members/residents of Gulmohar Residency for the purpose of agitation /raising awareness/making complaints or the like with respect to provision of services, quality of construction, maintenance, provision of amenities/ facilities/ utilities by the Developer with respect to the housing project.
9. We further undertake to not agitate or file suits or complaints in any court of law, police station, statutory authority or the like with respect to provision of services, quality of construction, maintenance, provision of amenities/ facilities/ utilities by the Developer with respect to the said housing project.
10. We agree that I shall be liable to pay charges of Rs. 10 lakhs to the Developer in case any of the activities that are undertaken by me may directly or indirectly affect reputation of the Developer and /or their business activities and/or may be defamatory in nature. For the said purpose the Developer shall mean and include M/s. Modi Realty Mallapur LLP, M/s. Modi Properties Pvt. Ltd., and its associated firms and companies.
11. We hereby formally withdraw all charges, allegations, insinuations, claims or the like of what so ever nature that I may have made, against the Developer, in the past either orally or in writing. We have no claim of whatsoever nature against the Developer.

We are making this affidavit out of our own free will and in presence of the witnesses herein.

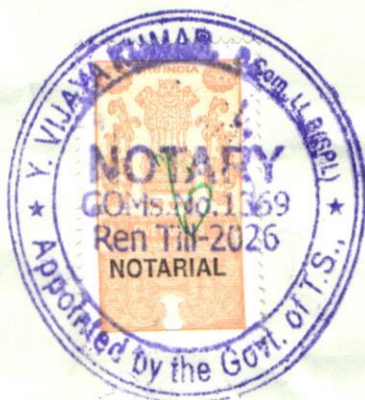
Thank You.

Yours sincerely,

✱ 
✱ Navin Kumar Patalay

✱ 
✱ Geetha Pathangae

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ATTESTED

Y. VIJAYA KUMAR
S. Com., LL.B (SPL)
ADVOCATE & NOTARY
Meghana Residence, F.No.104,
Vaninagar, Malkajgiri,
Hyderabad, Hyderabad-47,
Pin Code: 500077, 27066666 (R)