



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 4684 Dt: 21-07-2022

Sold to: Mahender

S/o. /W/o/D/o Mallapur

For Whom: Modi Realty Mallapur LLP
UNDERTAKING

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.

From,
Mr. Pavan Kumar Shakhai
Flat No. 102, Om Sai Heights, Hemanagar,
Street No. 3, Chilkanaagar, Uppal, Hyderabad-500 039

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

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

Block / flat no. A-409
Project Name: Gulmohar Residency
Address: Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri
District

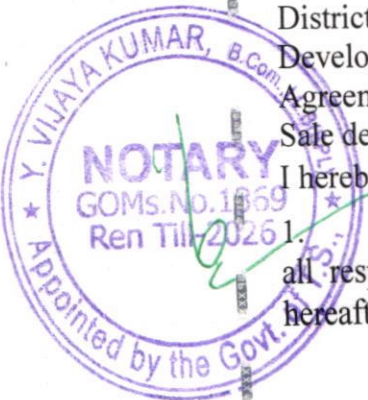
Developer: Modi Realty Mallapur LLP

Agreement of sale dated: 16.12.2019

Sale deed date and document no. 13.04.2022 document no:2424/2022

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

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



Pavan
16/07/22



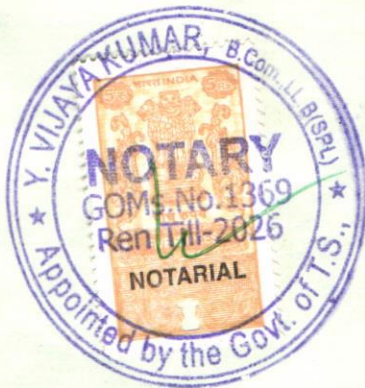
2. All the amenities and utilities that are required for occupation of the said flat have been provided to my satisfaction. I shall not raise any objections or make claims on this count hereafter.
3. I agree that the amenities and facilities that are to be provided in the said housing project shall be provided by the Developer in phases and the same shall be available for enjoyment of the occupants in phases. I shall not raise any objections or make claims on this count hereafter.
4. I 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. I shall not raise any objections or make claims on this count hereafter.
5. I have agreed to become members of M/s. Gulmohar Welfare Association (Registration no. 686/2021) and abide by its rules. I agree to promptly pay maintenance charges and other dues to the said Association.
6. I 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. I 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. I 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. I 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. I have no claim of whatsoever nature against the Developer.

I making this affidavit out of my own free will and in presence of the witnesses herein.

Thank You.

Yours sincerely,

Pavan Kumar Shakhai



ATTESTED
Juel
Y. VIJAYA KUMAR
B.Com., LL.B(SPL)
ADVOCATE & NOTARY
Meghana Residence, F.No.104,
Vaninagar, Malkajgiri,
Secunderabad, Hyderabad-47.
Ph:9866706707, 27066666 (R)