

Date: 22.12.2022

From,
Mr. T. Phani Raja Krishna Kumar
Flat no. 103, Sri Sai Arcade,
Raghavendra Nagar,
Nacharam, Hyderabad -500076,

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

UNDERTAKING

Dear Sir,

I have made a provisional booking for flat no. 304 in Block 'C' admeasuring about 1660 sft in your project known as 'Gulmohar Residency, forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal - Malkajgiri District. vide booking form no. 106039 dated 25.07.2021. I have paid the total sale consideration including GST and other charges for the purchase of the said flat as per the details given below:

S.No.	Date	Amount Paid	Receipt No.
1	06-Jan-22	8,50,000.00	108089
2	09-Nov-21	4,50,000.00	109096
3	15-Jun-22	4,90,000.00	113015
4	15-Jun-22	4,90,000.00	113016
5	02-Dec-22	4,99,000.00	116002
6	12-Aug-21	2,00,000.00	108022
7	03-Dec-22	5,00,000.00	116008
8	24-Aug-21	2,00,000.00	108034
9	02-Nov-21	2,28,000.00	109095
10	07-Dec-21	5,00,000.00	108078
11	11-Jan-22	2,30,000.00	110033
12	15-Jun-22	10,20,000.00	113013
13	15-Jun-22	6,00,000.00	113017
14	02-Dec-22	1,000.00	116001
15	05-Aug-21	25,000.00	108017
16	03-Dec-22	8,65,928.00	116007
17	23-Aug-21	4,36,000.00	108033
18	01-Sep-21	6,00,000.00	108032
19	13-Dec-21	5,00,000.00	110014
Total amount		86,84,928.00	

I request you to register the conveyance deed for the said flat in favour of Mr. Bhavaraju Balaji Rao son of Mr. B. Ramana Rao, aged about 57 years, R/o. H. No. 1-7-179/3, Kamala Nagar, ECIL, Hyderabad - 500062. Please credit all the amounts paid by me to his account towards payment for the said flat.

T. Phani Raja

I hereby confirm that I shall not have any further right, title, claim or interest of whatsoever nature in the above referred flat.

Thank you,

Yours sincerely,

A handwritten signature in black ink, appearing to read 'T. Phani Raja', with a stylized flourish at the end.

Signature

Name: Mr. T. Phani Raja

AFFIDAVIT

I, Mr. T. Phani Raja Krishna Kumar son of Mr. T. Venkata Rama Prasad, aged about 44 years, residing at Flat no. 103, Sri Sai Arcade, Raghavendra Nagar, Nacharam, Hyderabad -500076, do hereby solemnly affirm and state on oath as follows:

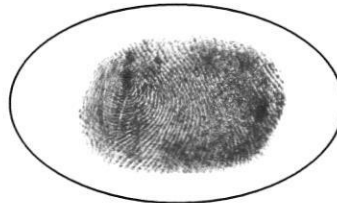
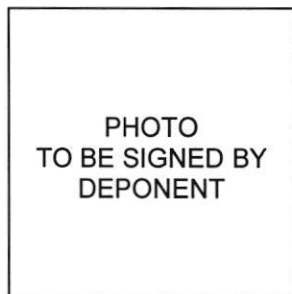
That I am the son of Mr. T. Venkata Rama Prasad, who have made a provisional booking for flat no. 304 in Block 'C' in your project known as 'Gulmohar Residency, forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District., owned and developed by M/s. Modi Realty Mallapur LLP.

I have paid the entire sale consideration including GST and other charges to M/s. Modi Realty Mallapur LLP.

At my request you have executed a sale deed and or other deeds and agreements in favour of Mr. Bhavaraju Balaji Rao son of Mr. B. Ramana Rao, aged about 57 years, R/o. H. No. 1-7-179/3, Kamala Nagar, ECIL, Hyderabad - 500062.

I hereby certify that I have no right, title or claims of whatsoever nature in the above referred flat or against M/s. Modi Realty Mallapur LLP.

That I am making this affidavit to indemnify M/s. Modi Realty Mallapur LLP from any claims of whatsoever nature with regard to the said flat either from me or from any other person(s) claiming through me.



T. Phani Raja
(DEPONENT)

I, Mr. T. Phani Raja Krishna Kumar son of Mr. T. Venkata Rama Prasad, the above named deponent hereby declare and verify that the above contents are true to my knowledge.

T. Phani Raja
(DEPONENT)