

CERTIFICATE OF GUARANTEE

This is to certify that the below mentioned flat is GUARANTEED against any construction defects for a period of 12 months from the date of this certificate subject to the terms and conditions given overleaf. A further GAURANTEE of 15 years is being extended against any structural defects for the said flat.

Builder : M/s. Modi Realty Pocharam LLP.
5-4-187/3&4, II Floor, M.G. Road, Secunderabad – 03.
Promoter : M/s. Modi Properties Pvt. Ltd.
5-4-187/3&4, II Floor, M.G. Road, Secunderabad – 03.



Sign & Seal of Builder

Terms & conditions of guarantee:

1. The guarantee shall be for a period of one year from the date of this certificate.
2. The guarantee shall cover all construction defects (except given in point 3 below) and shall not cover items that are worn or damaged as a result of normal wear and tear. The guarantee shall not cover items damaged due to improper use or additions/alterations carried out by owner/occupier.
3. Owner/purchaser of the flat shall be required to give a list, in writing, of construction defects that require repair/corrections before taking possession. Such defects shall be repaired/corrected by the Builder before handing over possession. Any defects not pointed out before taking possession shall not be considered as defects during the period of guarantee.
4. An additional guarantee of 15 years shall be provided on the RCC structure of the flat. The structural guarantee shall stand void if any structural or civil alterations are made to the flat during the guarantee period.
5. The guarantee shall not cover hairline cracks which may appear from time to time that are less than 1 mm wide. However, all hairline cracks shall be rectified before handing over possession.
6. In case civil work is taken up for repairs/correction of defects during the guarantee period, painting shall be taken up only on the affected area. Over a period of time shades of paint may vary and it may not be possible to exactly match the shade of the newly painted area with older ones.
7. The guarantee shall not be applicable for items purchased by owner/purchaser and fitted by Builder in the flat.
8. This Guarantee is being given by the Builder mentioned overleaf. The Builder is a subsidiary/associate company/firm of Modi Properties Pvt. Ltd. Modi Properties shall help owner/occupier coordinate with the Builder to enforce the terms of this guarantee. Modi Properties shall not be liable for any claims under this certificate of guarantee.
9. This certificate of guarantee shall be automatically extended to subsequent purchasers of the flat provided NOC is obtained from the Association, in-charge of maintenance of the project, after payment of the specified transfer fees.
10. This guarantee shall not be applicable in case of events beyond the control of the Builder, like natural disasters, government orders, etc., (force majeure event).