



Preview Extension Form

General Information

Information Type Other Than Individual **Payment Date**

Organization

Name MODIREALTYMALLAPURLLP **PAN Number** AAEFM1459R
Organization Type LLP

Description For Other Type Organization Do you have any Past Experience ? No
Address Details

House No/Sy. No/Block No/Plot No 5-4-187/3&4, II Floor **Building Name**
Soham Mansion **Street Name** M.G.Road **Locality** Ranigunj **Land mark**
Karbala Maidan **State** Telangana **Division** Division 1 **District** Hyderabad
Mandal
Secunderabad **Village/City/Town** VICTORIA RANIGUNJ **Pin Code** 500003

Organization Contact Details **Name of Contact Person** Soham Satish Modi
Designation of Contact Person

Managing Partner **Office Number** 04066335551 **Office Number** 04066335551
Fax Number

Email ID sohammodi@modiproperties.com **Secondary Mobile Number** 9959556450

Website URL www.modiproperties.com

Project Extension Details

Project Name Gulmohar Residency **Project Registration Number** P02200001129
Project Expiry Date 26/06/2025 **Proposed Extended Date of Completion** 26/06/2026
Reason For Delay (not more than 2000 characters).

1.The approval for the project was received in 2019. The approval was revised in 2021. Due to the Covid pandemic which lasted for over a year and half from March, 2020, the construction and sales of the project were adversely affected. Even after the Covid pandemic, availability of material was adversely affected. 2. The project is by and large completed. 8 blocks of flats, clubhouse block are fully completed including provision of power supply, power back-up, lifts, water, drainage, etc. Possession to 155 customers has been handed over since 2022. Common amenities like children park, driveways, parking, utilities, STP, common area lighting, gates, compound wall, security kiosk, etc., are also fully completed. 3. Application for occupancy certificate was first made on 03.02.2023. Due to technical issues the occupancy certificate has not been issued. We have re-applied for occupancy certificate on 03.02.2024 again due to technical issues the occupancy certificate has not been issued and again re-submitted on

23.06.2025 and it is under process. 4. Only minor works related to 3 tot-lots in the middle of the layout are pending. These are likely to be completed in 4 to 8 weeks time. The minor work does not adversely affect the enjoyment of the flats purchased by prospective purchasers. 5. Accordingly, we are requesting for an extension of the RERA registration for one year.

Extension Type Extension Under U/s 6-Force Majeure

Total Number of Units of the Project (for which the extn. is requested)

69 Total Number of Registrations happened in the Project 155

Total Number of Booking/ Allotment Letters/ Agreement of Sale (AOS)/ MOU 40

2/3rd's Allottees 26

Document Name	Upload Document File Name	Uploaded Document
Self certified copy of the permission / approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority	Self Attested Proceedings.pdf	
Authenticated Plan of the project showing the stage of development works undertaken till date (Certificates of Architect (Form 1) & Certificates of Engineer (Form 2))	Authenticated Plan of completed blocks.pdf	
Authenticated Plan of the project showing the stage of development works undertaken till date (Certificates of Architect (Form 1) & Certificates of Engineer (Form 2))	Form I- Architect Certificate up to 30.06.2025.pdf	
Authenticated Plan of the project showing the stage of development works undertaken till date (Certificates of Architect (Form 1) & Certificates of Engineer (Form 2))	Form II - Engineer Certificate up to 30.06.2025.pdf	
Self certified copy of the permission / approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority	Revised sanction plans dt. 16.04.2021.pdf	
Consent Letter from Allottees (u/S 6-Force Majeure)(FORMAT-4A)	Format 4 Consent Letters from Allottees.pdf	
Physical and Financial Plan for Completion of the Balance Work of the Project in excel file (FORMAT-3)	Format 3 Physical & Financial Plan for completion of balance work of the project..pdf	

Details of the Sold and Unsold Inventory
(Format-5)

Format 5 Details of Sold &
Unsold Inventory.pdf

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tory Note on Letter Head on delay of
completion (FORMAT-1)

Format 1 Explanatory
Note.pdf

Notarised AFFIDAVIT u/S 6 of RE(R&D)
Act,2016 (FORMAT-2)

Format 2 extension of project
registration.pdf

Other

Letter to RERA.pdf