

ANNEXURE E

UNDERTAKING

Date: 12/9/23

From,
Mrs. Vengamma Pachava, & Mr. Prasad Rao Aloori,
H.NO-16-2-227/225, Sri Vengamamba Nilayam,
Sardar Patel Nagar, KPHB, Kukatpally, Hyderabad-500082,

To,
The Managing Partner,
M/s. Modi Farm House Hyderabad LLP,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of farm house no. 12 in our project known as 'Serene Farms' situated at Sy. No. 33, 43, 44 & 46, Yenkepally Village, Chevella Mandal, R.R. District - 501 503.

Dear Sir / Madam,

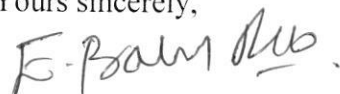
I am aware of the terms and conditions laid down in the MOU, sale deed and rules of the club and resorts with respect to maintaining the high standards of living in the said project.

I am aware that the maintenance of plantation work within the club house and the other common area is the responsibility of M/s Modi Farm House Hyderabad LLP. M/s Modi Farm House Hyderabad LLP has agreed to maintain the plantation within my farmhouse free of charge for about 10 to 12 years ending on 30-01-2030. For the said services M/s. Modi Farm House Hyderabad LLP shall be entitled to the remuneration received from the produce of the plantation in our farmhouse.

I also certify that these conditions shall be imposed on all occupants of the said farm house including future purchasers.

Thank you.

Yours sincerely,


(_____)

Place: _____

Date: _____

ANNEXURE-F

UNDERTAKING

Date: 12/9/23

From,
Mrs. Vengamma Pachava, & Mr. Prasad Rao Aloori,
H.NO-16-2-227/225, Sri Vengamamba Nilayam,
Sardar Patel Nagar, KPHB, Kukatpally, Hyderabad-500082,

To,
The Managing Partner,
M/s. Modi Farm House Hyderabad LLP,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of farm house no. 12 in our project known as 'Serene Farms' situated at Sy. No. 33, 43, 44 & 46, Yenkepally Village, Chevella Mandal, R.R. District - 501 503.

Dear Sir / Madam,

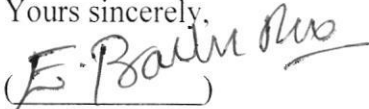
I am aware of the terms and conditions laid down in the MOU, sale deed and rules of the club and resorts with respect to maintaining the high standards of living in the said project.

I am aware that the maintenance of the plantation work within our farmhouse and other common areas is the responsibility of M/s. Modi farm House Hyderabad LLP. M/s. Modi Farm House Hyderabad LLP has agreed to maintain the plantation within my farm house for a monthly fee.

I also certify that these conditions shall be imposed on all occupants of the said farm house including future purchasers.

Thank you.

Yours sincerely,



Place: _____

Date: _____

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I/We are the owners of the farm house and the details of which are given under:

Block / farm house no. : 12

Project Name: Serene Farms

Address: Sy. Nos. 33,43,44 & 46, Yenkepally, RR Dist 501 503.

Developer: Modi Farm House Hyderabad LLP

Memorandum of Understanding dated:

Sale deed date: & document no.:

This is to confirm that we have no objection to the following in relation to the said farm house, project and developer.

1. The Developer proposes to develop other lands in the vicinity of the farm house project in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the project as a single farm house project with some or all amenities being shared by the residents of the farm houses proposed to be constructed. I / We shall not object to the further developments being taken up on the lands in the vicinity of the farm house project. Further I / We agree not to raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the project. I / We shall not cause any hindrance in access to such lands from the project.
2. That rights of further construction in and around the project, and ownership of areas not specifically sold or allotted to any person shall belong only to the Developer and I / We shall not have any right, title or claim thereon. The Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from us.
3. That I / We shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to its nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the farm house project and in respect to our farm house and also the adjoining farm houses/block.
4. The Developer reserves right to change the designs of the layout, blocks of farm houses, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to our farm house and that such changes do not affect the plan or area of our farm house.

Thank You.

Yours sincerely,



Mrs.Vengamma Pachava, & Mr. Prasad Rao Aloori,

Date: 12/9/23

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the farm house or the layout in the project known as 'Serene Farms' situated at Sy. No. 33, 43, 44 & 46, Yenkepally Village, Chevella Mandal, R.R. District - 501 503, subject to the condition that the plans of my farm house (details given below) are not changed and a suitable road access to my farm house is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.

Yours Sincerely,

Signature: E. Prashant Rao

Name: E. Prashant Rao

Date: _____

Details of my flat:

1. Farm house no.: 12
2. Sale deed date:
3. Sale deed document no.

Letter of confirmation

From,
Mrs.Vengamma Pachava, & Mr. Prasad Rao Aloori,
H.NO-16-2-227/225,Sri Vengamamba Nilayam,
Sardar Patel Nagar, KPHB, Kukatpally, Hyderabad-500082,

12/9/23

To,
The Managing Director
Modi farm House Hyderabad LLP,
5-4-187/3&4, 2nd floor, Soham Mansion,
M.G.Road, Secunderabad-50003

I/We, have purchased a farm house from you, the details of which are given under:

Farm house no./block : 12
Project Name: Serene Farms
Address: Sy. Nos. 33,43,44 &46, Yenkepally, RR Dist 501 503.
Developer: Serene Constructions LLP
Memorandum of Understanding dated:
Sale deed date: & document no:
I/We hereby confirm the following:

1. The said farm house was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said farm house, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects, that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure –A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said farm house has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure –B herein.
6. We have no objection to any development being carried out by the Developer in and around the said farm house.
7. We have no objection to change in design of the housing project including other farm houses or blocks of farm houses.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure –C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure –D.
11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.
12. The basic common amenities and utility services required for occupation of the said farm house have been provided by the Developer. We are aware that other amenities

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- like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the last block of farm houses. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said farm house and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
 14. We agree not to store furniture and fixtures in the common passages or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
 15. We are aware that the total sale consideration paid for the said farm house does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
 16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
 17. We undertake to assess the said farm house for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said farm house.
 18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Govt. bodies, environment board, etc.
 19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website (www.modiproperties.com). We agree to not make any oral complaints.
 20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
 21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from to time, as consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific farm house. We agree to not raise objections on this count.

Thank You.

Yours sincerely,



Mrs. Vengamma Pachava, & Mr. Prasad Rao Aloori,