

Letter of Intent

To,  
M/s. Gulmohar Residency & M/s. Jade Estates,  
Represented by its partners Mr. Sudhir Mehta,  
Mr. Ratan Mulani & Mr. Ketan Parekh,  
Secunderabad.

Date: 08.05.2017

Sub.: Offer for Joint Development of land admeasuring about Ac. 8-00 gts, forming a part  
of Sy. no. 19, Mallapur, Hyderabad.

Dear Sir,

We are happy to confirm the terms of Joint Development for the said land. The details of the terms and conditions are given in Annexure – A attached herein.

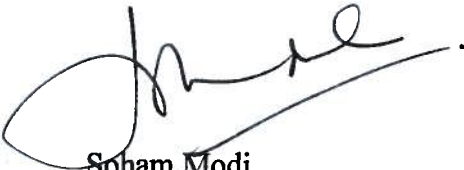
The terms given in Annexure – A are final and binding on all the parties. Any change in the terms shall be made only on mutual agreement in writing. An amount of Rs. 10 lakhs has been paid as token advance on this day as per the details given below:

Sl. No.	Cheque no.	Date	Drawn on	Amount	Issued to
1	001498	08.05.2017	HDFC bank	Rs. 5 lakhs	M/s. Jade Estates
2	001499	08.05.2017	HDFC bank	Rs. 5 lakhs	M/s. Gulmohar Residency

Please sign a copy of this LOI as confirmation of having accepted the terms and conditions.

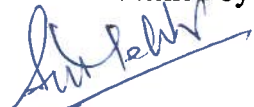
Thank You.

Yours sincerely,  
For Modi Properties Pvt. Ltd.,



Soham Modi.  
Managing Partner.

Agreed and Confirmed by:

Sign :   
Mr. \_\_\_\_\_

Sign :   
Mr. \_\_\_\_\_

Sign :   
Mr. \_\_\_\_\_

Place : HYDRABAD

ANNEXURE -A

Date: 8<sup>th</sup> May, 2017.

Builder / Developer : M/s. Modi Properties Pvt. Ltd., and Anand Mehta (or its nominees). Note: Modi Properties shall be free to invite other parties as partners in the venture.

Owners : M/s. Gulmohar Residency & M/s. Jade Estates, registered partnership firms. The partners of the firm presently are Shri Ratan N Mulani, Shri Pradeep N Mulani, Shri Jayesh P Mulani, Shri Sumeet B Mulani, Shri Ketan C Parekh, Shri Sudhir U Mehta, Shri Karna S Mehta, Shri Tejas D Mehta, Shri Hardik D Mehta, Shri Anand S Mehta & Shri Hari S Mehta and Shri Ketan C Parekh, Shri Pradeep N Mulani, Shri Ratan N Mulani, Shri Jayesh P Mulani, Shri Sumeet B Mulani, Shri Sudhir U Mehta, Shri Karna S Mehta, Shri Tejas D Mehta, Shri Hardik D Mehta, Shri Anand S Mehta & Shri Hari S Mehta respectively. The partners and sharing ratio is proposed to be changed in the next 30 days and the new partners and their ratios is proposed as under:

Land Area : About Ac. 8-00 gts.

Location : Sy. no. 19, Mallapur, Hyderabad, Telangana.

Proposed Development:

Land to be developed into a gated community. Land shall be used for making 3 BHK flats with a super built-up area of about 1,350 sft to 1,650 sft. The land is abetting NFC and the setback on the side abetting NFC is proposed to be maintained at about 12 mtrs. Accordingly, the minimum estimated saleable area (super built-up area of flats) that can be constructed on the said land is 6,00,000 sft. It is proposed that a housing complex consisting of 5 floors with a stilt and 2 basements for parking shall be developed on the land.

Design: Emphasis shall be on good design with reasonable size rooms and adequate ventilation.

Proposed Amenities: Club house of about 15,000 sft with swimming pool, yoga room, gym, recreation room, banquet hall, etc. Sport facilities like open air badminton, basketball, etc. 24 hrs security with CCTV, high compound wall, landscape, gardens, CC internal roads, backup power of 1 KVA for each flat and common area lighting.

Development Ratio:

The Owners shall be entitled to 35% and Developer 65% share of flats. They shall be divided equitably. The expected average sale price of the flats including cost of amenities, water & electricity charges and car parking charges is Rs. 3,000/- per sft of super built-up area.

Security Deposit : The Developer shall pay the Owners an interest free security deposit of Rs.100 lakhs. Rs. 10 lakhs payable on signing LOI. Rs. 30 lakhs after execution of new partnership deeds as given above and at the time of signing MOU with the Developer. Rs. 30 lakhs on obtaining demand for payment of fees for building permit from GHMC and on execution of JDA/GPA in favour of Developer. Rs. 30 lakhs on commencement of work upon handing over possession to Developer.

**Time Line :**

Due diligence to be completed and MOU to be signed in 2 weeks from execution of new partnership deeds. Application for sanction – 6 weeks from MOU. Sanction for construction – 3 to 6 months from MOU. Commencement of construction – 30 days from sanction. Completion of construction shall be in phases. The first block shall be handed over in 18 months from commencement of construction. Project to be completed within 5 years from commencement of construction (with 6 months grace period).

**Specifications :** In general specification shall be similar to the specifications in our project Mayflower Grande at Mallapur, Hyderabad. For materials where branded products are available, well known / top brands shall be used. As a marketing strategy, from time to time, special offers will be made which may include providing of modular kitchen, furniture, soft furnishings, false ceiling, air-conditioners, etc., free of cost to prospective buyers. The cost of providing such furnitures and fixtures shall be borne by the Owners for their share of flats. Details of specifications are:

Structure:	RCC
Walls:	4”/6” solid cement blocks
External painting:	Exterior emulsion
Internal painting:	Smooth finish with OBD
Flooring:	24” vitrified tiles
Door frames:	Wood (non-teak)
Main door:	Polished panel door
Other doors:	Painted panel doors
Electrical:	Copper wiring with modular switches
Windows:	Powder coated aluminum sliding windows with grills
Bathrooms:	Branded ceramic tiles – 4 / 7 ft height
Plumbing:	CPVC & PVC pipes
Sanitary:	Branded sanitaryware
CP fittings:	Branded quarter turn ceramic disc type.
Kitchen platform:	Granite slab with 2 ft dado and SS sink

**Other Charges :** Developer shall bear the entire cost of development including sanction fees. Owner shall pay proportionate charges for water and electricity connection, VAT, service tax, GST, stamp duty and registration charges, corpus fund, etc., for their share of flats (typically these are paid by buyers of Owner’s share of flats) and with respect to stamp duty and registration charges of the joint development agreement. The Owners shall obtain approvals or NOC from statutory authorities (excluding GHMC/HMDA) that may be required for developing the land into housing project at their risk and cost, however the cost of obtaining building permit/sanction shall be borne by the Developer exclusively. In particular the Owners shall obtain NOC from revenue department under the NALA Act at their cost.

Other issues: The Owners are in the process of changing their partnership deeds and the new partnership deeds are expected to be executed within 30 days.

M/s. Paramount Avenues Pvt. Ltd., and M/s. Modi Estates, a partnership firm have executed JDA with the Owners for development of the land. The JDAs are subsisting and in order to save stamp duty and registration charges, the said company/firm shall be transferred to the Developer.

Additional services: The Developer shall provide turnkey service for selling Owner's share of flats. The services shall include marketing, sales, documentation, collections, housing loan processing, maintenance of database accessible to owners, repairs and maintenance, etc. The additional charges for such services shall be 2.5% of sale consideration plus 0.5% in sales involving processing of housing loan for flats. These charges include brokerage payable to brokers. For such sales amount shall be collected in favour of the Owner and deposited in their bank account. Developers shall sell Owners share of flats without any discrimination with its share of flats, both in terms in priority of sale and rate of sale.