

**Government of Telangana
Registration And Stamps Department**

5738/18

Payment Details - Citizen Copy - Generated on 10/10/2018, 12:07 PM

SRO Name: 1526 Kapra

Receipt No: 6102

Receipt Date: 10/10/2018

Name: MEHUL V MEHTA
Transaction: Development Agreement Cum GPA
Chargeable Value: 0 DD No:
Bank Name:
E-Challan Bank Name: YESB

CS No/Doct No: 5839 / 2018
Challan No:
Challan Dt:
DD Dt:
Bank Branch:
E-Challan Bank Branch:

E-Challan No: 561FSH041018
E-Challan Dt: 04-OCT-18

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Deficit Stamp Duty				900000
Total:				900000
In Words: RUPEES NINE LAKH ONLY				

RETURNED

Prepared By: UMAKANTH

Signature by SR
Sub-Registrar
Kapra





Government of Telangana
Registration And Stamps Department

5738/18

Payment Details - Citizen Copy - Generated on 10/10/2018, 12:06 PM

SRO Name: 1526 Kapra

Receipt No: 6101

Receipt Date: 10/10/2018

Name: MEHUL V MEHTA CS No/Doct No: 5839 / 2018
Transaction: Development Agreement Cum GPA Challan No: E-Challan No: 516H9C011018
Chargeable Value: 238336000 DD No: DD Dt: Challan Dt: E-Challan Dt: 01-OCT-18
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: YESB

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Deficit Stamp Duty				900000
Total:				900000
In Words: RUPEES NINE LAKH ONLY				

RETURNED

Prepared By: UMAKANTH


Signature by SR
Sub-Registrar
Kapra





Government of Telangana
Registration And Stamps Department

5738/18

Payment Details - Citizen Copy - Generated on 10/10/2018, 12:08 PM

SRO Name: 1526 Kapra

Receipt No: 6103

Receipt Date: 10/10/2018

Name: MEHUL V MEHTA
Transaction: Development Agreement Cum GPA
Chargeable Value: 0
Bank Name:
E-Challan Bank Name: YESB

DD No:
DD Dt:
Bank Branch:
E-Challan Bank Branch:

CS No/Doct No: 5839 / 2018
Challan No:
Challan Dt:
E-Challan No: 101HIL081018
E-Challan Dt: 08-OCT-18

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				20000
Deficit Stamp Duty				583260
User Charges				100
Total:				603360
In Words: RUPEES SIX LAKH THREE THOUSAND THREE HUNDRED SIXTY ONLY				

RETURNED

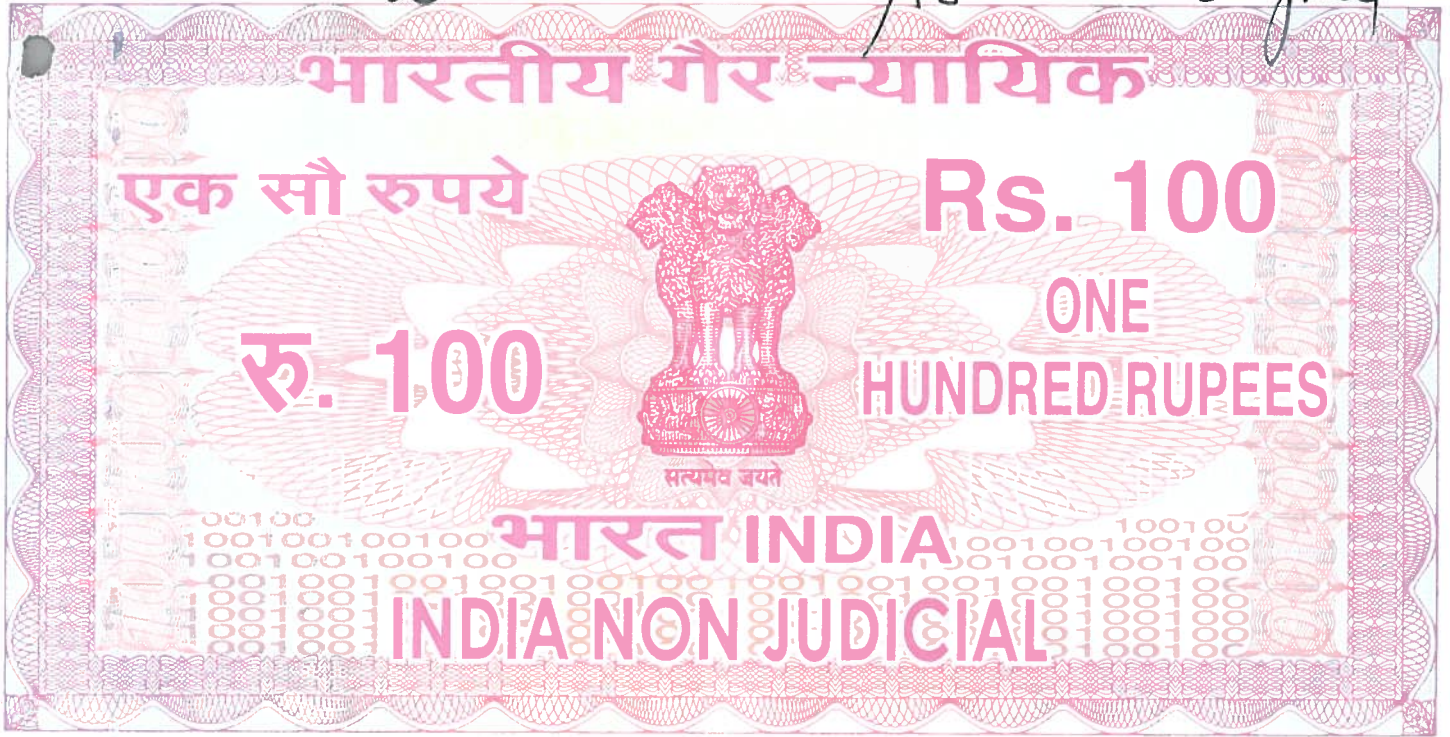
Prepared By: UMAKANTH

Signature by SR
Sub-Registrar
Kapra

W. No. 5738/18

Original

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

D. Srinivas RAO P 988536

Sl.No. 16852 dt. 10-09-2018 Rs.100/-

Purchaser Name: Y.Anjaiah S/o. Y. Lingaiah, Sec,bad

For Whom : MODI PROPERTIES PVT LTD, Hyd

DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
LIC.No. 16-05-23/1998
RI.No. 16-05-025/2017
H.No. 12-11-696, Warasiguda,
Secunderabad, Mobile. 9247420863

JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Joint Development Agreement cum General Power of Attorney (hereinafter referred to as JDA) is made and executed on this 5th day of October, 2018 by and between:

1. Shri. Mehul V Mehta, S/o. Vasant U. Mehta, aged 40 years, Occupation: Business, R/o. 21, Bapubagh Colony, Ist Floor, P.G. Road, Secunderabad – 500 003, (Pan No. ADKPM7094D, Aadhar No.: 7411 1261 6006).
2. Shri. Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged 48 years, Occupation: Business, R/o. 2-3-577, Flat no. 301, Uttam Towers, Minister Road, D.V. Colony, Secunderabad – 500 003, (Pan No. ABMPM6754C, Aadhar No.: 4040 0942 6266).

Hereinafter jointly referred to as the Owners, and severally as Owner No. 1 and Owner No. 2, respectively.

AND

M/s. Modi Properties Private Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 and represented by its Managing Director Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation Business (Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389).

Hereinafter referred to as the Developer.

For Modi Properties Pvt. Ltd.

Managing Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 and 7 on the 10th day of OCT, 2018 10th day of OCT, 2018 10th day of OCT, 2018 by Sri Mehul V Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thump Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 M/S. MODI PROPERTIES PVT LTD [1526-1-2018-5839]	M/S. MODI PROPERTIES PVT LTD REP BY MNG DIRECTOR SOHAM MODI S/O. LATE. SATISH MODI 5-4-187/3&4 II FLOOR SOHAM MANSION, M.G. ROAD SEC BAD	
2	EX		 BHAVESH V MEHTA::10/10/2018 [1526-1-2018-5839]	BHAVESH V MEHTA S/O. LATE. VASANT U MEHTA 2-3-577 FLATNO.301 UTTAM TOWERS, D.V. CLY SEC BAD	
3	EX		 MEHUL V MEHTA::10/10/2018 [1526-1-2018-5839]	MEHUL V MEHTA S/O. VASANT U MEHTA 21 BAPUBAGH CLY, 1ST FLOOR P.G. ROAD SEC BAD	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::10/10/2018 [1526-1-2018-5839]	K PRABHAKAR REDDY R/O. AMBERPET HYD	
2		 KRISHNA CH::10/10/2018 [1526-1-2018-5839]	KRISHNA CH R/O. SERILINGAMPALLY R.R. DIST	

10th day of October, 2018

Signature of Sub Registrar Kapra

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6266 Name: Bhavesh Vasant Mehta	S/O Vasant U Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX6006 Name: Mehul V Mehta	S/O Vasant U Mehta, Secunderabad, Hyderabad, Andhra Pradesh, 500003	

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The expressions Owners and Developer shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.


WHEREAS:

- A. M/s. Mehta & Modi Homes was the original owner of land admeasuring 11,213 sq yds., forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder), having purchased the same by way of sale deed no. 9609/06 dated 29.06.2006, sale deed no. 9610/06, dated 29.06.2006 & Agreement of sale cum GPA no. 507/07, dated 10.01.2007, all registered at SRO Uppal.
- B. Shri. Suresh U Mehta, Smt. Kusum S Mehta, Shri Deepak U Mehta, Smt. Aradhana S Mehta, Shri Hardik Mehta, Shri Sudhir U Mehta, Shri Bhavesh V Mehta, Shri Mehul V Mehta, Shri Rahul B Mehta and Shri. Meet B Mehta purchased the Scheduled Land from M/s. Mehta & Modi Homes by way of 4 registered deeds bearing document nos. 1612/09, 1613/09, 1799/09 & 1843/09 dated 21.07.2009, 21.07.2009, 28.07.2009 & 30.07.2009 and registered at the SRO Kapra.
- C. Shri. Suresh U Mehta, Smt. Kusum S Mehta, Shri Deepak U Mehta, Smt. Aradhana S Mehta, Shri Hardik Mehta, Shri Sudhir U Mehta, Shri Rahul B Mehta and Shri. Meet B Mehta gifted the Scheduled Land to the Owners, admeasuring 11,213 sq yds by way of gift deed registered as document no. 2334/2017 dated 07.06.2017 and registered at the SRO Kapra.
- D. Accordingly, Owner no. 1 has become owner of 60% undivided share in the Scheduled Land (i.e., 6,728 sq yds) and Owner no. 2 has become owner of 40% undivided share in the cheduled Land (i.e., 4,485 sq yds).
- E. The Owners have expressed interest in developing their land by constructing residential apartments/ flats along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- F. The Owners do not have adequate expertise and experience in taking up the housing project on their own and have been scouting for an entrepreneur who has the requisite resources and expertise.
- G. The Developer is in the business as real estate developers and managers and the Owners have approached the Developer for purposes of taking up the development of the Scheduled Land.
- H. The Developer has agreed to take on development the Scheduled Land as proposed by the Owners. The Developer intends to develop the entire Scheduled Land by constructing residential Flat(s) along with certain common amenities.

For Modi Properties Pvt. Ltd.

Managing Director

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	2383260	0	0	0	2383360
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	2403360	0	0	0	2403460

Rs. 2383260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 238336000/- was paid by the party through E-Challan/BC/Pay Order No .516H9C011018,561FSH041018,101HIL081018 dated ,01-OCT-18,04-OCT-18,08-OCT-18 of ,YESB/,YESB/,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 900000/-, DATE: 01-OCT-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7258984188021, PAYMENT MODE: NB-1000200, ATRN: 7258984188021, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: MR.MEHUL V MEHTA AND BHAVESH V MEHTA, CLAIMANT NAME: MODI PROPERTIES PRIVATE LIMITED) .(2). AMOUNT PAID: Rs. 900000/-, DATE: 04-OCT-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3688944601302, PAYMENT MODE: NB-1000200, ATRN: 3688944601302, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: MR.MEHUL V MEHTA AND BHAVESH V MEHTA, CLAIMANT NAME: MODI PROPERTIES PVT LTD) .(3). AMOUNT PAID: Rs. 603360/-, DATE: 08-OCT-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4780425116706, PAYMENT MODE: NB-1000200, ATRN: 4780425116706, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: MR.MEHUL V MEHTA AND BHAVESH V MEHTA, CLAIMANT NAME: MODI PROPERTIES PRIVATE LIMITED).

Date: 10th day of October, 2018

Signature of Registering Officer
Kapra

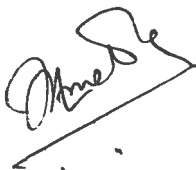
Bk - 1, CS No 5839/2018 & Doct No 5738/2018 Sheet 2 of 22 Sub Registrar Kapra

వ పుస్తకము 20 క్ సం/శ.శ.1940
పు 5738 నెంబరునా రికార్డు చేయబడి
స్టాంప్ నిండ్ల నిమిత్తం ద్వారా నెంబరు 1526
5738/2018 గా యివ్వడమైనది
2018 నవంబరునా సెల 10 వ తేది
ల


సబ్-రిజిస్ట్రార్
కాప్రా
మేడ్చల్-మల్కాజ్గిరి జిల్లా.



- I. The Developer and the Owners have hereto reached into an agreement and understanding wherein:
- a. The Developer shall take the entire responsibility to develop the Scheduled Land at its own cost.
 - b. The Developer shall obtain necessary permits for building construction and other permissions at its own cost.
 - c. The entire Scheduled Land is proposed to be developed by constructing residential apartments in blocks of buildings as a housing project having certain common amenities and facilities such as clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
 - d. The constructed area along with proportional parking space and proportionate undivided share in the Scheduled Land shall be shared amongst the Developer and the Owners in certain proportion as provided under this agreement. The respective share shall be identified in terms of the number of flats that are proposed to be constructed.
 - e. In view of the above sharing of constructed area together with undivided share in the Scheduled Land the ownership rights of the Owners and the Developer in the Scheduled Land shall get restricted and limited to the extent of the undivided share of land attached to the flats which are agreed to be shared amongst themselves.
 - f. The Owners and the Developer shall be entitled absolutely to sell their respective shares of identified flats without any let and hindrance from each other and to convey perfect title to the prospective purchasers of the flats. The Developer and the Owners shall execute all such documents that may be required to convey perfect title to prospective purchasers.
 - g. The Owners shall execute a General Power of Attorney in favour of the Developer authorizing the Developer to execute relevant agreements and conveyance deeds, etc. for sale of flats falling to the share of the Developer.
- J. The parties hereto have applied to the GHMC for obtaining necessary permits for building construction and other permissions at cost of the Developer. The permit for construction has been favorably recommended for approval by GHMC in file No. 1/C1/03199/2018. In accordance with the sanctioned plan in all 189 number of flats in 3 blocks aggregating to about 3,13,600 sft along with parking in the basement floor and other amenities are proposed and agreed to be constructed. GHMC has issued letter no. 1/C1/03199/2018 dated 01.10.2018 asking the Developer/Owner to remit building permit fees and other charges amounting to about Rs. 2,70,05,427/-.
- K. The Owners & Developers have agreed to execute this deed on this day. The Developer agrees to pay the permit fees and charges given above within 7 days of this agreement.



For Medi Properties Pvt. Ltd.

Managing Director

Note:- (2) copys have been registered
along with the original.


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Kapra



- L. The parties hereto have identified and determined their respective ownership of the 189 flats, along with proportional parking space proposed to be constructed in a group housing scheme named and styled as 'Mayflower Platinum' together with their respective proportionate undivided share in the Scheduled Land. The details of the share of respective ownership of the parties is contained in Annexure A attached herein. In all the Developer shall have ownership rights on 123 flats aggregating to about 2,03,680 sft of constructed area along with 6,607 sq. yds of undivided share of land proposed to be constructed on the Scheduled Land. Similarly, the Owners shall have ownership rights on 66 flats (Owner no. 1 – 40 flats, Owner no. 2 – 26 flats) aggregating to about 1,09,920 sft (Owner no. 1 – 66,040 sft, Owner no. 2 – 43,880 sft) of constructed area along with 3,566 sq. yds (Owner no. 1 – 2,142 sq yds, Owner no. 2 – 1,423 sq yds) of undivided share of land proposed to be constructed on the Scheduled Land.
- M. The Owners have on this day, by way of this agreement, executed a General Power of Attorney in favour of the Developer to enable the Developer to sell their share of flats to prospective purchasers without any further reference to the Owners.
- N. The parties hereto are desirous of recording the understanding reached amongst them with regard to the development of the entire Scheduled Land into writing.

NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. In pursuance of the foregoing and in consideration of mutual obligations undertaken by the Owners and Developer under this Joint Development Agreement cum General Power of Attorney, the Developer hereby agrees to develop the housing project on the Scheduled Land and the Owners hereby irrevocably authorize, appoint, nominate and empower the Developer to undertake the development of the land belonging to the Owners along with the land belonging to the Developers totally admeasuring about 11,213 sq yds forming a part of Sy. no. 82/1 situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, being the Scheduled Land, subject to the terms and conditions hereinafter contained.
2. The Developer keeping in view the optimum utilization of land, salability and other relevant factors intends to undertake residential housing project by constructing residential apartments / flats along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc. on the Scheduled Land and the Owners agree and affirm that they have understood the scheme of development of the Scheduled Land formulated by the Developer and that they agree to the scheme so formulated by the Developer. The development activity proposed to be taken up in pursuance of this agreement is hereinafter referred to broadly as "Housing Project".
3. Under the housing project, the Developer will be constructing flats comprising of one or more buildings. The building(s) comprising of flat(s) shall herein after collectively referred to as an "Apartment Complex". Such flat(s) proposed to be constructed in the housing project is hereinafter referred to as "Residential Unit(s)".



For *Modi Properties Pvt. Ltd.*

Managing Director

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Kapra



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4. Under the housing project certain amenities and facilities such as club house, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports and recreational facilities etc., which are to be enjoyed and used collectively by the Owners of the residential units will be developed and constructed by the Developer. Such facilities are hereinafter collectively referred to as "Common Amenities". The details of such amenities to be developed are given in Annexure B.
5. Under the housing project, the Developer shall create and provide parking for cars in the basement of the apartment complex.
6. The Scheduled Land on which the housing project is taken up will be transferred and conveyed to eventual purchasers of residential unit(s) as un-divided and unidentifiable share in proportion to the constructed area of the flat.
7. The expression 'residential unit(s)' expressed above under the scheme of development of housing project shall mean and include unless it is repugnant to the context and meaning flat(s) together with undivided share in Scheduled Land and appurtenant parking or allotted parking in the basement floor.
8. The parties hereto have agreed that under the scheme of development the Developer shall take the entire responsibility of executing the housing project which inter-alia includes construction of the residential units, creation of common amenities at its cost, risk and expense.
9. It is specifically agreed between the Owners and the Developer that the design and development of the housing project including the internal layout of each residential unit, design of the apartment complex and the design and development of the common amenities shall be at the sole discretion of the Developer and that the Owners shall not interfere or raise any objections to the same.
10. In consideration of the Developer agreeing to develop the entire Scheduled Land at its own cost, the Developer shall be entitled to 123 flats aggregating to about 2,03,680 sft of constructed area along with about 6,607 sq. yds of undivided share of land proposed to be constructed on the Scheduled Land. The Owners shall be entitled to 66 flats (Owner no. 1 – 40 flats, Owner no. 2 – 26 flats) aggregating to about 1,09,920 (Owner no. 1 – 66,040 sft, Owner no. 2 – 43,880 sft) of constructed area along with about 3,566 sq yds (Owner no. 1 – 2,142 sq yds, Owner no. 2 – 1,423 sq yds) of undivided share of land proposed to be constructed on the Scheduled Land. The details of sharing of respective flats is contained in Annexure A. The total undivided share of land apportioned to each flat after deducting area lost in road widening from the Scheduled Land is aggregating to about 10,173 sq yds.
11. The ownership rights of the Owners in the Scheduled Land shall be restricted to the extent of undivided share of 3,566 sq yds and that of the Developer shall be restricted to the extent of undivided share of 6,607 sq yds which are attached to the flats identified and agreed to be shared as given herein. There shall not be any exclusive claim, right, interest, title, etc., of the respective parties against each other over the Scheduled Land other than the proportionate undivided share belonging to the respective parties.



For *Modi Properties Pvt. Ltd.*

Managing Director

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Kapra



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12. The entire terrace area in the proposed apartment complexes in the housing project and other areas not specifically mentioned herein (less the area provided for common services like the lift rooms, water tanks, generator exhausts and antennae etc.,) shall belong to the Owner and the Developer in the ratio of flats which are shared as given herein. Specifically, the ratio of ownership between the Developer, Owner no. 1 & Owner no. 2 shall be 65%, 21% and 14% respectively.
13. The expression Owner means and includes all the parties of the Owners and that they are collectively referred to as the Owners.
14. The parties of the Owners shall be collectively and together entitled to 66 flats (Owner no. 1 – 40 flats, Owner no. 2 – 26 flats) aggregating to about 1,09,920 sft (Owner no. 1 – 66,040 sft, Owner no. 2 – 43,880 sft) of constructed area along with 3,566 sq. yds (Owner no. 1 – 2,142 sq yds, Owner no. 2 – 1,423 sq yds) of undivided share of land proposed to be constructed on the Scheduled Land. The Owners among themselves have agreed to divide their share of flats/residential units amongst themselves in proportion to the land owned by each Owners. The details of share of each Owners is given in Annexure A. It is explicitly agreed between the Owners herein that each Owners shall become exclusively Owners of the share of flats/residential units allotted to them and that each Owners shall be entitled to sell their share of flats/residential units along with parking and undivided share of land to prospective customers or their nominees without reference to each other. The Owners shall execute all such documents that are required to transfer perfect title to nominees or prospective purchasers of the Owners share of flats.
15. That the apportionment amongst Owners of the residential units received by them from time to time from the Developer is purely an internal arrangement and none of them will raise any objection or claim against third parties/buyers/prospective purchasers/ Developer from non apportionment/non receipt of the residential units for whatever reason.
16. The construction shall be of the first class quality as per the details and specifications given in the Annexure – B hereto. The quality of construction of the standard residential units to be delivered to the Owners and the standard residential units falling to the share of the Developer in terms of this agreement shall be uniform and similar and in accordance with the specifications set out in the Annexure –B.
17. The Owners and the Developer and/or their respective successors/nominees shall be entitled to enjoy their respective shares of flats and all the common amenities and to use the common amenities in the housing project to be constructed on the Scheduled Land, subject to the rights and restrictions and obligations conferred and placed on them as under and both parties agree to exercise the rights and privileges and abide by and adhere to the restrictions and obligations mentioned under:
 - a. That all owners/tenants/users of flats shall not obstruct the construction activity of the Developer.
 - b. That all owners/tenants/users of flats shall not obstruct in repairs /maintenance activities carried out by the Developer or the Association formed for maintaining the project.



For Mool Properties Pvt. Ltd.

Managing Director

Bk - 1, CS No 5839/2018 & Doct No *K*
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Kapra

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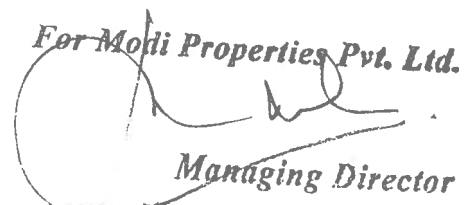


- c. That all owners/tenants/users of flats shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the housing project at a very high level.
- d. That all owners/tenants/users of flats shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the housing project. To achieve this objective the owners/tenants/users of flats, inter-alia shall not
- i. throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same;
 - ii. use the flat for any illegal, immoral, commercial & business purposes;
 - iii. use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the housing project;
 - iv. store any explosives, combustible materials or any other materials prohibited under any law;
 - v. install grills or shutters in the balconies, main door, etc;
 - vi. change the external appearance of the flats;
 - vii. install cloths drying stands or other such devices on the external side of the flats;
 - viii. store extraordinary heavy material therein;
 - ix. to use the corridors or passages for storage of material;
 - x. place shoe racks, pots, plants or other such material in the corridors or passages of common use.
 - xi. Install sign boards on any part of the building.
 - xii. Cover balconies by grills, windows or by masonry wall.
- e. That all owners/tenants/users of flats shall not claim and independent right on the common amenities, passages, clubhouse, terrace, open areas, driveways, etc.

18. Both the parties hereto agree and undertake to incorporate the same rights and privileges and restrictions and obligations mentioned above in their agreement/sale deeds in favour of the other purchasers of residential units so as to ensure that all the residential unit owners, whether falling within the Owners share of residential units or the Developer's share of residential units, are entitled to the same rights and privileges and are subject to the same restrictions and obligations.

19. The Owners and/or their nominees shall become the absolute owners of the Owners' share of residential units after the same is constructed and delivered to the Owners and/ or their nominees who shall alone be entitled thereto and to all incomes, gains, capital appreciations and benefits of all kinds and descriptions accruing, arising and flowing from or in relation thereto. Likewise, the Developer and/or their nominees shall be the absolute owners of the Developer's share of residential units who shall alone be entitled thereto and to all incomes, gains, capital appreciations and benefits of all kinds and descriptions accruing, arising and flowing from or in relation thereto.



For Modi Properties Pvt. Ltd.

Managing Director

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Kapra



20. The Owner no.1, Owner no. 2 and the Developer shall be respectively entitled to retain, enjoy, sell, lease or otherwise dispose off their respective shares of residential units along with their respective undivided and/or divided share, right, title and interest in the Scheduled Land to such persons and at such prices as they may deem fit and shall be entitled to the proceeds from their respective shares and appropriate the same. Neither party shall have any right to claim over the residential units allotted to the other party under this agreement.
21. That the Developer shall construct the flat(s) as per specifications given in Annexure - 'B'. The cost of any alteration/additions made to the flat(s) allotted to the Owners on the request of the Owners or their buyers shall be payable by the Owners and / or by such buyers to the Developer. Further, the Owners shall be liable to pay to the Developer water and electricity connection charges amounting to about Rs. 75,000/- per Flat, subject to change from time to time, falling to the share of the Owners towards cost of transformers, meters, electrical panels & other equipment, cables, RO plant, sump, fees and charges payable to the concerned authorities, etc. for the flat(s) allotted to them. 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 flat(s).
22. That it is agreed to name the housing project as "Mayflower Platinum".
23. All taxes including capital gains, income and wealth tax that may arise on account of the benefits to the Owners under this Development Agreement shall be paid by the Owners. All such taxes shall be a charge on the Owner's share of residential units.
24. The Owners hereby confirm that their right, title and interest of the Scheduled Land are good, clear, marketable and the Scheduled Land is not subject to any encumbrance, lien, mortgages, charges, restrictive covenants, statutory dues, court attachments, acquisitions and/or requisition proceedings, or claims of any other nature whatsoever. If there are any tax dues or encumbrances of whatsoever nature, it shall be the responsibility of the Owners to clear it at their cost.
25. That the Developer shall be responsible to undertake, inter-alia, at its own cost to obtain necessary sanction from GHMC and other appropriate authorities for construction. For that purpose the Owners shall if required, execute a Special Power of Attorney in favour of the Developer. Further, the Owners shall do all such acts and deeds and execute necessary documents that may be required for this purpose.
26. That the Owner shall be responsible for payment of all such charges, levies, taxes, transfer fees, regularization fee, conversion fee, etc., of whatsoever nature that may be leviable or payable either on this date of JDA or on any future date to any Government, Quasi Government authorities and/or statutory bodies like Revenue Department, HMDA, ULC Department, GHMC, etc., for under given purposes.
- a. For obtaining a no objection certificate or any other similar sanctions, permissions that may be required except fees towards building permit fee and related development/ betterment charges as envisaged in clause 27 above.



For Medi Properties Pvt. Ltd.

Managing Director

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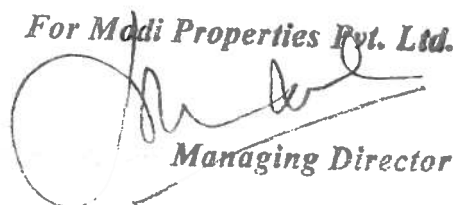


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- b. For regularization of usage of Scheduled Land for the development envisaged under this JDA.
- c. For more perfecting and protecting the title to the Scheduled Land so as to convert the Scheduled Land from leasehold to freehold, declaring the Scheduled Land as non-agricultural land, declaring the Scheduled Land as not a surplus land and such other acts which ensures the absolute ownership to the Scheduled Land free from all encumbrances, charges, restrictions of whatsoever nature from Government, Quasi Government and/or any other statutory bodies either under the present laws as amended from time to time or any other laws that may be enacted at a future date.
- d. Conversion of land from agricultural use to residential use in the Revenue Department or other relevant departments under the (Non Agricultural Lands Assessment) NALA Act 2006.
27. That the Developer hereby undertakes to assist the Owners and to do all such acts, deeds, etc., that may be required to obtain above referred various permissions, sanctions, NOC's etc., and the cost and expenses for the same shall be borne by the Owners. The Owner shall extend all the necessary co-operation and do all such acts, deeds, etc., that may be required for this purpose.
28. It is clarified that built-up area of each flat shall mean the area of the flat covered by external walls on all four sides including wall thickness, balconies, ducts. The super built-up area of each flat shall be the built-up area plus the proportionate area of common passages, lifts, lobbies, fire ducts, electrical ducts, headroom, lift room, electrical room, clubhouse, etc. Typically 1,000 sft of super built-up area would include 800 sft of built-up area plus 200 sft of common areas. Super built-up area would exclude parking areas. The areas of flats/residential units mentioned herein are super built-up areas unless stated otherwise. The details of built-up areas and carpet areas of each flat is given in Annexure -A. The carpet area mentioned therein is as defined under the RERA Act, 2016, i.e., 'Carpet area means the net usable floor area of an apartment excluding the area covered by external walls, areas under service shafts, exclusive balcony or varanda area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment'.
29. It is clarified that car parking in the basement shall be of two types: a. Single car parking shall mean a parking slot for one car admeasuring about 105 sft (about 7' 6" x 14') b. Family car parking shall mean a parking slot of two cars parked one behind the other admeasuring about 210 sft (about 7' 6" x 28'). The allotment of car parking shall be in proportion to the allotment of flats to the Owners and the Developer.
30. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the Developer and the Owners under this JDA the Owners hereby constitute and appoint the Developer as their lawful attorney to represent and act on behalf of the Owners to do the following acts in the name of and on behalf of the Owners with respect to the Developer's share of flats along with proportionate undivided share in the Scheduled Land and with appurtenant parking as per details given in Annexure A herein:
- a) To enter into sub contract for the sale of the said flats for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.



For Modi Properties Pvt. Ltd.

Managing Director

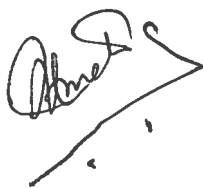
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1728 Sheet 9 of 22 Kapra

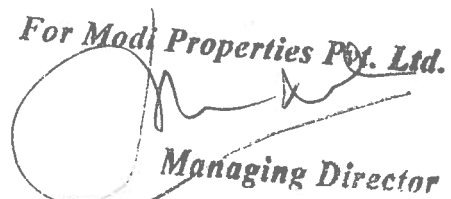
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- b) To sign / execute booking forms, agreement of sale, agreement of construction or such other agreements or deeds in favour of prospective purchasers.
- c) To sell the said flats to the prospective purchaser or his / her nominee or nominees and to collect sale consideration and other charges in its favour.
- d) To execute the sale deed or sale deeds in favour of the prospective purchasers or their nominees, receive the consideration money, to present the sale deed or deeds executed by them in favour of the prospective purchasers or their nominees before the concerned registering office, admit execution and receipt of consideration and procure the registered deeds.
- e) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
- f) To enter into tripartite agreement and deeds with housing finance companies and prospective purchasers.
- g) To execute all such documents, deeds and agreements with housing finance companies for the purposes of securing loans in favour of prospective purchasers.
- h) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said flats.
- i) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said flats.
- j) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
- k) Generally to act as the Attorney or Agent of the Owners in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said flats as fully and effectually in all respects as the Owners themselves would do if personally present.
- l) The Owners for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, namely the Developer in pursuance of these presents.
- m) To develop such land and undertake such works related to real estate development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
- n) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the Owners.

31. The Owners have on this day executed a General Power of Attorney, as given above, in favour of the Developer to enable the Developer to sell their share of the residential units along with parking & undivided share of land to any intending Purchaser, without any further reference to the Owners.




For Modi Properties Pvt. Ltd.

Managing Director

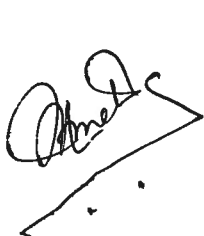
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32. That for the purposes of commencement of the development under this JDA, the Owners hereby agree to let the Developer enter the Scheduled Land, excavate and start the development work and to do and perform all necessary acts on obtaining sanction from GHMC and other concerned authorities for construction. The Owners shall deliver the constructive and actual position of the Scheduled Land progressively as and when the Developer delivers the constructed area to the Owners as provided herewith. The Owners in pursuance of this agreement shall handover constructive possession of the Scheduled Land in parts to the Developer for construction of the housing complex in phases.
33. The Developer and the Owners during the progress of construction work shall be entitled to offer their respective residential units falling to their share for sale in their own respective names at their sole discretion and the other party shall not have any objection over the same. The Owners and the Developer shall be entitled to take bookings and receive advances for their respective share of residential units during the time of construction or after the completion of the said residential units from their purchasers. The Developer and the Owners shall also be entitled to execute a sale deed or enter into agreement of sale / construction in favour of their purchasers for their respective share of residential units any time during the course of the project or after completion of the project without any further intimation or approval from each other.
34. On the basis of this agreement, the Developer will be entering into agreements with various parties for sale of residential units together with undivided share, right, title and interest in the Scheduled Land and mobilizing all their resources - men, material and finance. In view of the same it shall not be open to the Owners to terminate this agreement and also General Power of Attorney executed in pursuance of this agreement unilaterally under any circumstances whatsoever. The rights vested in the Developer by virtue of this agreement are irrevocable.
35. The Developer shall be entitled to erect boards, in the Scheduled Land advertising for sale and disposal of the residential units in the Scheduled Land and to publish in newspapers and other advertising media calling for application from prospective purchasers and market the same in any manner the Developer may deem fit and proper.
36. The Owners shall not be liable for any financial transactions entered into by the Developer in respect of the residential units falling to its share by way of collecting advance sale consideration etc., and likewise the Developer shall not be liable in respect of any financial transactions entered into by the Owner in respect of residential units falling to its share.
37. That it is agreed by the parties hereto that while the Scheduled Land is in the course of development and until the completion of the same, all the materials and machinery at the development side shall be solely at the risk of the Developer and the Developer shall alone be liable for all expenses, damages, losses, theft or destruction caused to any person or machinery or materials.



For Mod/ Properties Pvt. Ltd.

Managing Director

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38. That all the common amenities, facilities and spaces like lifts, water tanks, drainage and sewerage connections, electrical transformers, water connections, clubhouse, roads, gates, children's park, compound wall, sports & recreational facilities, etc. shall be used and held by the parties hereto or their assignees, nominees and successors in interest for the benefit of all the occupants of the residential units without any exclusive right for any party.
39. The Developer and the Owners shall ensure by incorporating necessary clause in agreement of sale / sale deed and/or any other agreements entered into with the purchasers / buyers that the respective purchasers / buyers of residential units shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the housing project and shall abide by its rules framed from time to time. Further, such respective purchasers / buyers of residential units shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. Further, such respective purchasers / buyers shall undertake to pay regularly the subscription and also his contribution of the expenses as the society / association members from time to time. Until the society / association is formed the purchasers / buyers shall pay to the Developer / Owner such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Developer / Owners .
40. That the Developer hereby undertake and agree to construct the flats and deliver to Owners their share of flats within 48 months from the date of receipt of sanction / permission for construction from GHMC and other appropriate authorities. The Developer further agrees to complete the project in three phases (one block per each phase) and that the first phase/block shall be completed within 24 months from sanction and the remaining two blocks in 36 & 48 months from sanction respectively. The Developer assures the Owners that there will not be a time over run of more than 6 months in handing over the agreed area except for reasons beyond its control (such as any natural calamities, abrupt change in Government Policies, unexpected shortage of materials, etc.). The Owners agrees for such grace period of 6 months. In case of delay beyond the time stipulated, except for reasons beyond control (i.e., force majeure event), the Developer will pay the Owners a sum of Rs. 7/- per sft for every month of delay, for the area of each flat that has not been handed over to the Owners.
41. The Developer shall withhold the final finishing works like flooring, bathroom tiles, windows, grills, doors, CP, sanitary, electrical, final coat paint, etc., so as to enable the Owners or their nominees/prospective customers to customize the interior works within their flat. Further, it is agreed that the final finishing works like last coat of paint/polish, CP, sanitary, etc., shall be withheld to ensure that the completed flat is handed over to the Owners or their nominees/prospective customers in a brand new condition. However, balance works like flooring, bathroom tiles, windows, grills, doors, CP, sanitary, electrical, final coat paint, etc., shall be completed by the Developer for such flats upon the request of the Owners within 90 days of such a request. It is specifically agreed between the Owners and the Developer that for the purposes of determining the date of completion such final works which may not be completed shall not be considered.



For Modi Properties Pvt. Ltd.

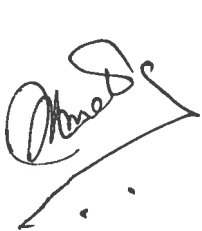


Managing Director

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Kapra



42. That the Owners, from the date of receipt of possession of their agreed residential units shall be responsible for payment of all taxes, levies, rates, water & electricity charges etc., in respect of such area.
43. That the Developer shall raise and spend all monies required for men and material for the construction of the residential units and common amenities on the Scheduled Land.
44. That the Developer will provide the requisites amenities to all the residential units such as water, electricity, drainage connections, electric transformers, meters, etc.
45. That the stamp duty and registration charges along with GST and any other taxes, fees, charges, levies that are payable or shall become payable for the residential units allotted to the Owners are to be paid by them and/or by their eventual buyers. The Owners shall pay all taxes and statutory liabilities that are levy-able or may become levy-able like GST, etc., in relation to development of the Owners share of flats to the Developer as applicable and the Developer shall remit the same to the appropriate statutory authority from time to time.
46. That the parties hereto agree to do and perform all and such acts and deeds that are required to more fully effectuate the transactions entered into herein and to make secure the title of the other party and their respective successors in interest. The Developer and Owners agree to join together, if required, in execution of sale deeds in favour of the purchasers of residential units.
47. That the Owners shall provide/make available all necessary documents (originals) pertaining to the title to the Scheduled Land in order to enable the prospective purchasers to obtain loans from financial institutions, banks, etc.
48. The Owners have requested the Developer to deposit an amount of Rs. 150 Lakhs (Rupees Hundred Fifty Lakhs only) as security deposit towards performance guarantee for fulfilling its obligations under this Memorandum of Understanding. The Developer has paid Rs. 100 Lakhs (Rupees Hundred Lakhs only) as per details given below to the Owners as on this date. The balance Security Deposit shall be paid by the Developer to the Owners at the time of handing over possession of the Scheduled Land to the Developer after obtaining permit for construction, which shall be within 30 days of receipt of the permission for construction. The Security deposit shall be refunded to the Developer only after completion of all Flat(s) and within 15 days of intimation by the Developer to the Owners for refund of the same. Further, the Security deposit shall become refundable upon cancellation of this understanding as given under. The Developer in order to ensure the refund of the Security deposit towards the performance guarantee shall handover possession of the last 10 Flat(s) agreed to be developed/constructed falling to the share of the Owners only after refund of the said security deposit.



For Modi Properties Pvt. Ltd.

Managing Director

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S No	Date	Amount	Pay order No	Drawn on	In favour of
1.	06.09.2017	24,00,000	014255	HDFC Bank	Mehul V Mehta
2.	06.09.2017	16,00,000	014254	HDFC Bank	BhaveshV Mehta
3.	07.04.2017	5,00,000	013558	HDFC Bank	Mehul V Mehta
4.	07.04.2017	5,00,000	013557	HDFC Bank	BhaveshV Mehta
5.	17.09.2018	31,00,000	488904	YES Bank	Mehul V Mehta
6.	17.09.2018	19,00,000	488905	YES Bank	BhaveshV Mehta

49. That at the request of Owners the Developer shall market/sell the Flat(s) falling to their share for a consideration equal to 2.5% of the gross sale consideration payable by the prospective purchaser to the Owners for sale of each Flat(s). Further, an additional sum of 0.5% of the gross sale consideration shall be paid by the Owners to the Developers in cases where the prospective purchaser avails a housing loan to finance their purchase. The Developer shall provide services like sales, promotions, collections, documentation, registration, etc., to such prospective purchasers and collect all amounts towards sale consideration by cheques / demand drafts / payorders in favour of the Owners. The Developer shall be responsible for payment of brokerage to brokers for such sales made by the Developer.
50. The Developer shall be entitled to obtain loans from banks and finance companies for the purpose of developing the Housing Project. Such loans may be used for financing cost of building permit, working capital, etc. the Developer shall be entitled to offer only its share of flat(s) to such financiers as security. The Owners shall not object to the same and shall provide NOC to such financiers for the said purpose as and when requested for by the Developer. However, the Developer or its bankers/finance companies shall not be entitled to create any charge or encumbrance of whatsoever nature on the Owners share of flats.
51. The Developer shall be entitled to develop other such housing projects or lands abetting or near the Scheduled Land and the Owners shall not raise any objections to such a development.
52. That the Owners hereby agree and bind themselves to indemnify and keep indemnified the Developer at all times in respect of all loss, expenses and cost to which the Developer may be put on account of all or any of the recitals contained herein to be incorrect with respect to the title, interest, ownership etc., of the Scheduled Land or on account of any hindrance caused to the Developer in peaceful enjoyment of the Scheduled Land either by the Owners or by anyone else claiming through them.
53. That the parties hereto shall always indemnify and keep indemnified the other for any loss, damage or expenditure caused on account of any violation or breach of the terms hereof, if any.

For Modi Properties Pvt. Ltd.

 Managing Director

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54. That it is specifically agreed in interest of scheme of development of the housing project and to protect the interest of prospective purchasers and occupants of the residential units, the parties hereto shall cooperate with each other in all respects for the due completion of the housing project. Further, it is agreed that the parties hereto shall not be entitled to stop or seek stoppage of the construction under any circumstances from any court or other authority on any ground and they must restrict all their claims arising out of this Joint Development Agreement cum General Power of Attorney to be settled in monetary terms.
55. All the disputes or differences between the Owners and the Developer arising out of, or in connection with, this agreement shall be decided through arbitration of two arbitrators; one to be appointed by the Owners and the other to be appointed by the Developer and the two arbitrators appointing the third arbitrator. The venue of the arbitration proceedings shall be Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this agreement to the exclusion of all other law courts.
56. This agreement is executed in one original for Developer and two copies for Owner no. 1 and Owner no. 2.
57. The cost of registration and execution of this Agreement shall be borne by the Owners & Developer in proportion to the residential units allotted to them.


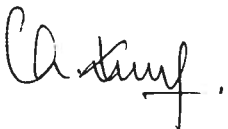
SCHEDULE OF THE LAND

All that portion of the land area to the extent of 11,213 sq yds forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), under S.R.O. Kapra, and bounded by:

North	Railway Track
South	Main Road
East	Open land
West	40' Wide Road

IN Witness whereof the Owners and Developer have affixed their signatures on this development agreement on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad

WITNESSES

1. 
2. 

Owner No. 1: Mehul Mehta



Owner No. 2: Bhavesh Mehta



For Modi Properties Pvt. Ltd.,

For Modi Properties Pvt. Ltd.


Soham Modi Managing Director
Managing Director.

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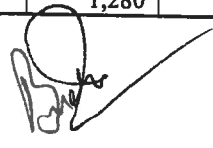


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Annexure A - Details of allotment of flats between Developer and Owners.

Block No.	Flat No.	Carpet Area in sft	Built-up Area in sft	Super Built-up Area in sft	Flat allotted to:	Undivided share of land in sq. yds.
A	0101	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0102	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0103	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0104	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0105	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0106	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
A	0107	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0108	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0201	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0202	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0203	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0204	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0205	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0206	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0207	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0208	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
A	0301	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0302	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0303	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0304	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0305	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0306	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0307	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0308	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0401	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0402	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0403	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0404	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0405	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0406	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0407	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0408	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0501	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0502	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0503	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0504	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0505	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0506	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0507	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0508	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
A	0601	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0602	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0603	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0604	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0605	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0606	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0607	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0608	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0701	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0702	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0703	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0704	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0705	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0706	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0707	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0708	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39

For Modi Properties Pvt. Ltd.

Managing Director

Bk -1, CS No 5839/2018 & Doct No *5738/2018*
Sheet 16 of 22 Sub Registrar
Kapra

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Annexure A - Details of allotment of flats between Developer and Owners.

Block No.	Flat No.	Carpet Area in sft	Built-up Area in sft	Super Built-up Area in sft	Flat allotted to:	Undivided share of land in sq. yds.
A	0801	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0802	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0803	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0804	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	0805	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0806	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0807	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0808	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0901	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0902	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0903	1,045	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	0904	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0905	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	0906	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	0907	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	0908	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	1001	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	1002	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
A	1003	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	1004	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
A	1005	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
A	1006	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
A	1007	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
A	1008	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0101	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
B	0102	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0103	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0105	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
B	0201	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0202	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0203	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0204	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0205	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0301	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0302	1,545	1,715	2,140	Bhavesh Mehta - Owner No. 2	69.42
B	0303	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
B	0304	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0305	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0401	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
B	0402	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0403	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0404	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0405	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0501	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0502	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0503	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0504	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
B	0505	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0601	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0602	1,545	1,715	2,140	Mahul Mehta - Owner No. 1	69.42
B	0603	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0604	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0605	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
B	0701	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0702	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0703	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39

For Modi Properties Pvt. Ltd.

 Managing Director

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Kapra

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Annexure A - Details of allotment of flats between Developer and Owners.

Block No.	Flat No.	Carpet Area in sft	Built-up Area in sft	Super Built-up Area in sft	Flat allotted to:	Undivided share of land in sq. yds.
B	0704	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0705	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0801	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0802	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	0803	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0804	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
B	0805	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
B	0901	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
B	0902	1,545	1,715	2,140	Bhavesh Mehta - Owner No. 2	69.42
B	0903	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
B	0904	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	0905	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	1001	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
B	1002	1,545	1,715	2,140	Modi Properties Pvt Ltd - Developer	69.42
B	1003	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	1004	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
B	1005	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0101	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	0102	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0103	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0104	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0105	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0106	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0201	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0202	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0203	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0204	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0205	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0206	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
C	0301	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0302	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0303	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0304	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0305	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0306	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0401	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0402	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	0403	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0404	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0405	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0406	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0501	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0502	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0503	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0504	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0505	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0506	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
C	0601	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0602	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0603	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0604	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0605	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0606	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0701	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0702	1,065	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0703	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66

For Modi Properties Pvt Ltd.

Managing Director

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Kapra



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Annexure A - Details of allotment of flats between Developer and Owners.

Block No.	Flat No.	Carpet Area in sft	Built-up Area in sft	Super Built-up Area in sft	Flat allotted to:	Undivided share of land in sq. yds.
C	0704	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0705	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0706	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0801	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	0802	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0803	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0804	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0805	1,280	1,450	1,800	Mahul Mehta - Owner No. 1	58.39
C	0806	1,280	1,450	1,800	Bhavesh Mehta - Owner No. 2	58.39
C	0901	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0902	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0903	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	0904	1,045	1,200	1,500	Mahul Mehta - Owner No. 1	48.66
C	0905	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	0906	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	1001	1,065	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	1002	1,065	1,200	1,500	Bhavesh Mehta - Owner No. 2	48.66
C	1003	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	1004	1,045	1,200	1,500	Modi Properties Pvt Ltd - Developer	48.66
C	1005	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
C	1006	1,280	1,450	1,800	Modi Properties Pvt Ltd - Developer	58.39
Total		2,22,270	2,51,700	3,13,600	-	10,173
Summary - Allotment of Flats between Owners and Developer						
Allotted to	Number of flats	Super built-up area in sft.	Undivided share of land in sq yds.			
Developer	123	2,03,680	6,607			
Owner No 1.	40	66,040	2,142			
Owner No 2.	26	43,880	1,423			
Total	189	3,13,600	10,173			



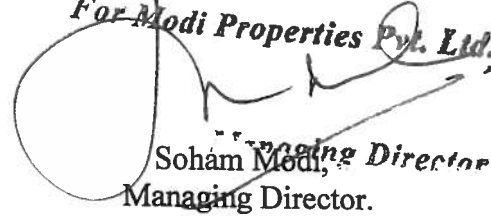
Owner No. 1
Mehul Mehta



Owner No. 2
Bhavesh Mehta

For Modi Properties Pvt. Ltd.,

For Modi Properties Pvt. Ltd.



Soham Modi, Managing Director
Managing Director.

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Kapra

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ANNEXURE B

Specification of construction of Flat(s):

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

Specifications for amenities:

Club House with banquet hall, Gym, Recreation room.
Swimming Pool
Children's Play Ground
Landscaped Gardens
CC roads and lighting
Sports Facilities
Backup Generator for Common Area Lighting and 1KVA back-up for each Flat(s).



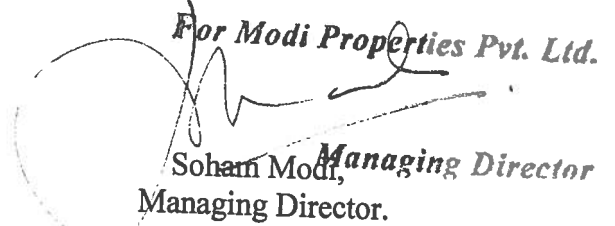
Owner No. 1
Mehul Mehta



Owner No. 2
Bhavesh Mehta

For Modi Properties Pvt. Ltd.,

For Modi Properties Pvt. Ltd.



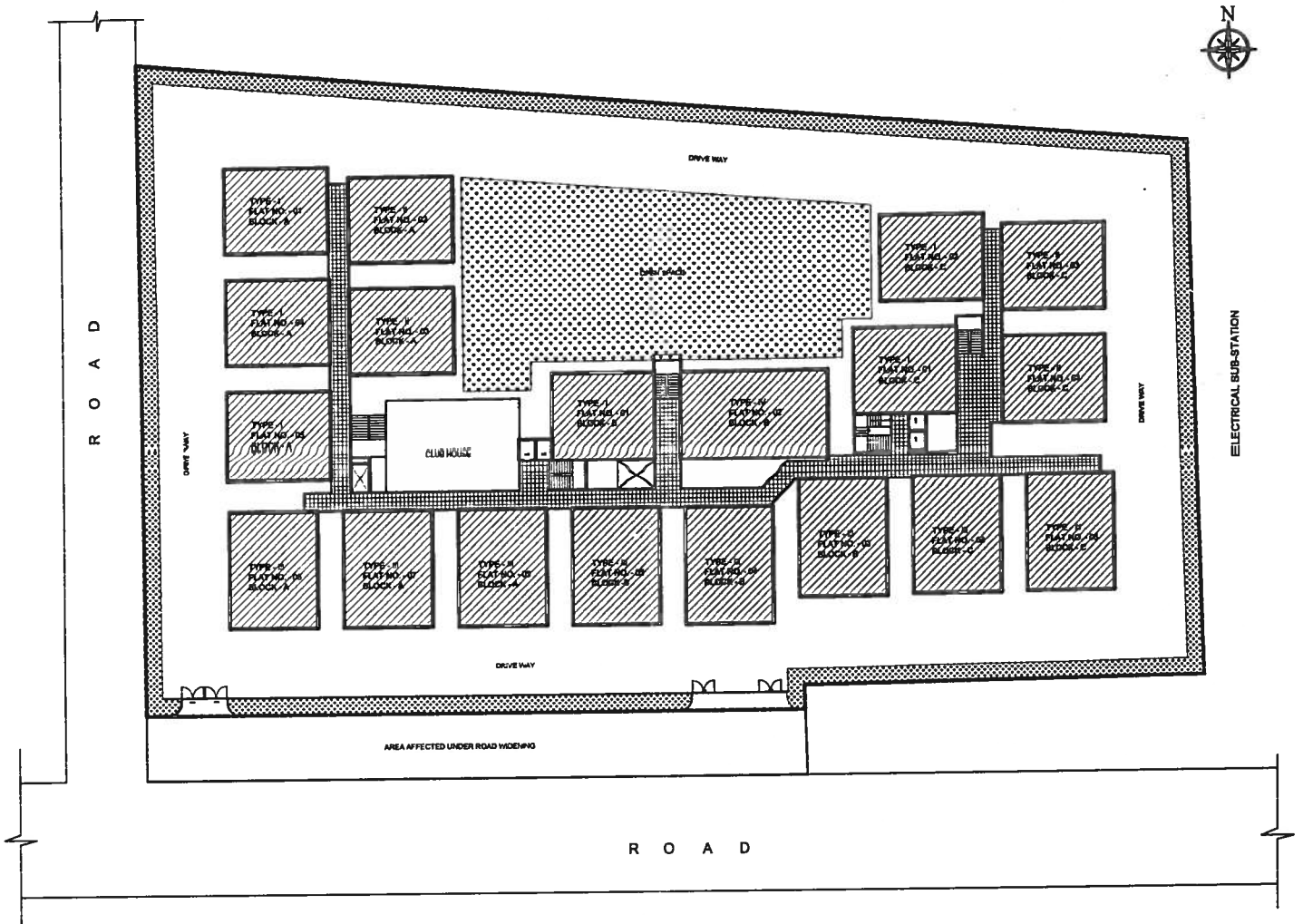
Soham Modi,
Managing Director.


Bk - 1, CS No 5839/2018 & Doct No *2018*
538 Sheet 20 of 22 Sub Registrar
Kapra


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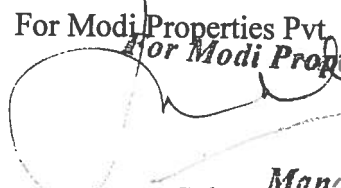


ANNEXURE - C
Schematic site plan of the proposed construction




Owner No. 1
Mehul Mehta


Owner No. 2
Bhavesh Mehta

For Modi Properties Pvt. Ltd.,
For Modi Properties Pvt. Ltd.

Soham Modi
Managing Director
Managing Director



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5839-2018 Sheet 21 of 22 Sub Registrar
Kapra

भारत सरकार
GOVERNMENT OF INDIA



శ్రీహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male

[Handwritten Signature]



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ీ హిల్స్,
ఖైరతాబాద్, లంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మేహుల్ వ మేహలా
Mehul V Mehta

[Handwritten Signature]

పుట్టిన తేదీ/Your of Birth: 1976
పురుషుడు / Male

7411 1261 6006

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O వసంత్ యు మేహలా,
ప్లాట్ నెం 21 1స్ ఫ్లోర్,
బాపుబాగ్ కాలనీ,
కెమ్.ఎస్.ఆర్.
పాఠశాల,
సెకండరాబాద్,
ఆంధ్ర ప్రదేశ్,
500003

Address: S/O Vasant U Mehta,
PLOT NO 21 1ST FLOOR,
BAPUBAGH COLONY, KIMS, P
G ROAD, Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

1947 1800 180 1847 help@uidai.gov.in www.uidai.gov.in స.స. అధ్యక్షుడు: 1947 ఉపాధ్యక్షుడు: 1800001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



భావేష్ వసంత్ మేహలా
Bhavesh Vasant Mehta

పుట్టిన తేదీ/Your of Birth: 1970
పురుషుడు / Male

4040 0942 6266

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O వసంత్ యు మేహలా
2-3-577 301 ఉత్తమ టౌవర్స్, డివి కాలనీ
మినిస్టర్ రోడ్, సెకండరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500003

Address: S/O Vasant U
Mehta, 2-3-577 301 UTTAM
TOWERS, D V COLONY,
MINISTER ROAD,
Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

1947 1800 180 1847 help@uidai.gov.in www.uidai.gov.in స.స. అధ్యక్షుడు: 1947 ఉపాధ్యక్షుడు: 1800001

INDIAN UNION DRIVING LICENCE
TELANGANA STATE



54791995
PRABHAKAR REDDY K
K PADMA REDDY
23-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500012



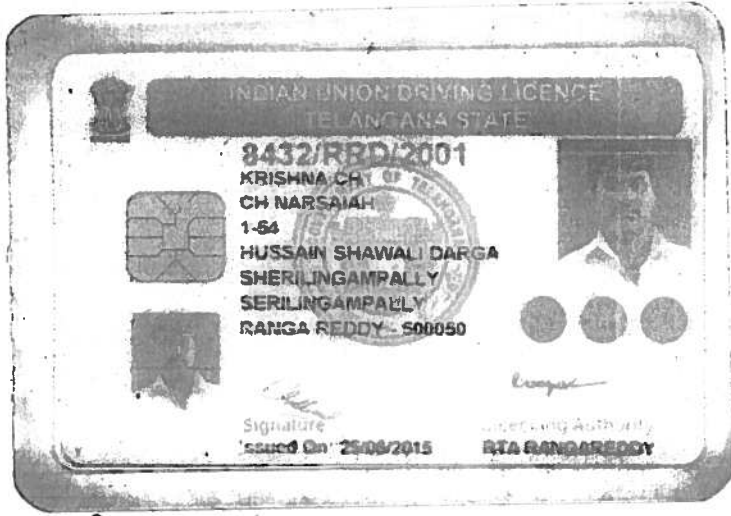
Signature
Issued On: 18/12/2014

Licensing Authority
RTA-HYDERABAD-EZ

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear
Date of Validity Transport 14/01/2024
Date of Validity Badge No. *[Signature]*
Reference No. DLRTS0111178314
Original LA. RTA-HYDERABAD-EZ
Date of First Issue 04/01/1995
Date of Birth 18/01/1974
Blood Group

DL0200705/14

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Kapra



Kapra

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