

తెలంగాణ తెలంగాణ TELANGANA
SL.NO. 586 Date: 29/3/19 100/-

Sold to K. Prabhakar Reddy, S/o. K.P. Reddy, Hrd
FOR WHOM M/s. Modi Realty Mallapur LLP, Ho. Sec-6/2nd

T. Jayanthi R. 532548
T. JAYANTHI
LICENSED STAMP VENDOR
LIC NO 16-02-046/2012
RL NO 16-02-015/2015
RL NO 16-02-05/2018
H.NO 2-3-64/5, Tirumalanagar
Amberpet, Hyderabad-500013
Cell: 9866539183

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This Supplementary Development Agreement is made and executed on 1st day of April, 2019 by and between:

1. M/s. Gulmohar Residency, a registered partnership firm having its office at Plot no. 8, Road no. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad – 500 067, represented by its Managing Partner Shri Sudhir U Mehta.
2. M/s. Jade Estates, a registered partnership firm having its office at Plot no. 8, Road no. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad – 500 067, represented by its Managing Partner Shri Sudhir U Mehta.

Hereinafter jointly referred to as the Owners and severally as Owner no. 1 and Owner no. 2

AND

1. M/s. Modi Realty Mallapur LLP (formerly known as M/s. Modi Estates), a registered LLP having its office at 5-4-187/3 & 4, Soham Mansion, second floor, M. G. Road, Secunderabad – 500 003, represented by its Partner Shri Soham Modi.

For GULMOHAR RESIDENCE
Partner

For JADE ESTATES
Partner

For MODI REALTY MALLAPUR LLP
Partner

For PARAMOUNT AVENUES LLP.
Partner

2. M/s. Paramount Avenues LLP (formerly known as M/s. Paramount Avenues Pvt. Ltd.,) a registered LLP, having its office at 5-4-187/3 & 4, Soham Mansion, second floor, M. G. Road, Secunderabad – 500 003, represented by its partner Mr. Soham Modi.

Hereinafter jointly referred to as the Developers and severally as Developer no. 1 and Developer no. 2.

The expressions Owners and Developers 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. The Owner No. 1 is the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no. 12683/05 registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this land is referred to as the Scheduled A Land and is more fully described at the foot of the document).
- B. The Owner No. 2 is the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no. 12684/05 registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this land is referred to as the Scheduled B Land and is more fully described at the foot of the document).
- C. The total land owned by Owner no. 1 & Owner no. 2 admeasuring Ac. 8-00 gts., forming a party of Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, (formerly known as Ranga Reddy District) is hereinafter referred to as the Scheduled C Land and is more fully described at the foot of the document.
- D. Developer no. 1 had entered into a Development Agreement cum GPA with Owner no. 1 for the Scheduled A Land and the same was registered as document no. 5521/07 dated 20.04.2007 at SRO Uppal. As per the terms of the agreement the Developer no. 1 had proposed to construct a residential complex on the Scheduled A Land and the constructed area was to be divided between Developer no. 1 and Owner no. 1 in the ratio of 65:35.
- E. Developer no. 2 had entered into a Development Agreement cum GPA with Owner no. 2 for the Scheduled B Land and the same was registered as document no. 5364/07 dated 20.04.2007 at SRO Uppal. As per the terms of the agreement the Developer no. 2 had proposed to construct a residential complex on the Scheduled B Land and the constructed area was to be divided between Developer no. 2 and Owner no. 2 in the ratio of 65:35.
- F. For reasons beyond the control of Developers and the Owners the development of the Scheduled C Land could not be taken up. However, the parties herein have now agreed to develop the land into a residential complex on the same terms and conditions as mentioned in the registered Development Agreements executed between the parties.
- G. Over the last 10 years there have been several changes in the partners/shareholders of the firms and companies of the Developers and the Owners, which were duly recorded with the Registrar of Firms/Companies. Both parties are fully aware of the said changes.
- H. The Developers and the Owners have agreed to develop the Scheduled C Land into a single housing project as per details given below, by combining the Scheduled A Land together with the Scheduled B Land.
- I. Towards that end M/s. Paramount Avenues LLP, will be merged (subsumed) with M/s. Modi Realty Mallapur LLP, as a single entity, subject to approval by NCLT. Application for merger has already been made and is in an advance stage of approval. The Owners agree not to raise any objection to the proposed change in the constitution of the Developers. All the rights in the Development Agreements shall automatically stand transferred to the newly formed entity(s) of the Developers.

For GULMOHAR RESIDENTS
Partner

Partner

For MODI REALTY MALLAPUR LLP
Partner

For PARAMOUNT AVENUES LLP.
Partner

- J. The Parties herein have made an application dated 30.12.2017 to GHMC for development of a housing project on Scheduled C Land and GHMC has approved the building permit for development of Scheduled C Land, subject to payment of fees and submission of certain documents vide their letter no. 1/C1/19077/2017, dated 17.03.2019. The details of the proposed development as per building permit obtained is as follows:
- 8 blocks of flats with 354 flats on 6 floors
 - Total saleable area of flats (super built-up area) : 5,35,430 sft.
 - Parking has been provided in 2 basements having an area of 2,16,303 sft.
 - Total no. of car parkings: 461.
 - Net land area after road widening: 27,216 sq yds.
 - Undivided share of land for every 1,000 sft of saleable area/super built-up area: 50.83 sq yds.
 - Clubhouse consisting of 6 floors admeasuring about 24,842 sft.
- K. The division of saleable area/super built-up area, parking area, no. of flats, no. of car parkings, undivided share of land between the Owners and the Developers is as follows:

Sl. No.	Description	Share of Owner no.1	Share of Owner no.2	Share of Developers	Total
1.	No. of Flats	64	60	230	354
2.	Total saleable area of flats (super built-up area) in sft.	93,640	93,900	3,47,900	5,35,440
3.	Total parking area in sft.	37,853	37,853	1,40,598	2,16,363
4.	Total no. of car parkings	80	81	300	461
5.	Undivided share of land in sq yds	4,760	4,773	17,684	27,216

- L. The Owners and Developers have identified and determined their respective ownership of the 354 flats, along with proportional parking space proposed to be constructed in a group housing scheme named and styled as Gulmohar Residency together with their respective proportionate undivided share in the Scheduled C Land. The details of the share of respective ownership of the parties is contained in Annexure A attached herein. The layout of the housing project is attached as Annexure B herein.
- M. 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 Owners and the Developers in the ratio 35:65 respectively.
- N. The Scheduled C 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 flats.
- O. 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 C Land and appurtenant parking or allotted parking in the basement floors. The Owners and Developers shall sell residential units to intending purchasers as a package.
- P. The details of share of residential units/flats belonging/allotted to the Owners and Developers are given in Annexure A. It is explicitly agreed between the Owners and Developers that each party shall become exclusively owner of their share of flats/residential units allotted to them and that each party 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 further reference to each other or the Developers. The Owners and Developers shall execute all such documents that are required to transfer perfect title to nominees or prospective purchasers of the Owners/Developer's share of flats. At the request of the Owners the Developers shall join in executing sale deed/conveyance deed in favour of prospective purchasers. Similarly, at the request of the Developers, the Owners shall join in executing sale deed/conveyance deed in favour of prospective purchasers.

For GULMOHAR RESIDENCY
FOR SALE ESTATES

[Signature]
Partner

[Signature]
Partner

Partner

For MODI REALTY MALLAPUR LLP

[Signature]
Partner

For PARAMOUNT AVENUES LLP

[Signature]
Partner

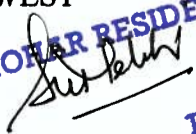
Partner

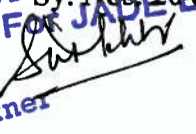
- Q. That for the purposes of commencement of the development under this JDA, the Owners on this day, agree to let the Developers enter the Scheduled C Land, excavate and start the development work and to do and perform all necessary acts for construction of the housing project. The Owners shall deliver the constructive and actual position of the Scheduled C Land. A progressively as and when the Developers delivers the constructed area to the Owners as provided herewith. The Owners in pursuance of this agreement shall handover constructive possession of the Scheduled C Land in parts to the Developers for construction of the housing complex in phases.
- R. 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’.
- S. It is clarified that car parking in the basement can 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 Developers. The Owners and the Developers shall sell single car parking or family car parking falling to their share to prospective customers by metes and bounds, as given herein.
- T. The Owners shall execute a general power of attorney or a development agreement cum power of attorney (GPA) in favour of the Developers as and when called for by the Developers. The Developers shall be entitled to execute a GPA in parts (block wise) or for the entire housing project at its discretion. The cost of registration and stamp duty for execution of such a JDA shall be borne by the Developers in full.
- U. By way of two Development Agreements bearing document nos. 5521/07 & 5364/07 dated 20.04.2007 and this Supplementary Agreement, the Developers shall be fully entitled to sell and convey residential units allotted to it, to prospective customers without any further reference to the Owners.
- V. That the Owners shall provide/make available all necessary documents (originals) pertaining to the title to the Scheduled C Land in order to enable the prospective purchasers to obtain loans from financial institutions, banks, etc.
- W. This Supplementary Development Agreement is executed in 2 originals one each for the Developers and Owners.
- X. The cost of registration and execution of this Supplementary Development Agreement shall be borne by the Developers in full.

Details of Scheduled A Land

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by:

NORTH : Sy. No. 19(Part)
 SOUTH : 100’ Road
 EAST : Sy. Nos. 81 & 24
 WEST : Sy. Nos. 20 & 12A

For GULMOHAR RESIDENCY

 Partner

For JADE ESTATES

 Partner

For GULMOHAR RESIDENCY

 Partner

For MODI REALTY MALLAPUR LLP

 Partner

Details of Scheduled B Land

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by:

NORTH : Sy. No. 22
SOUTH : Sy. No. 19 (part)
EAST : Sy. Nos. 81 & 24
WEST : Sy. Nos. 20

Details of Scheduled C Land

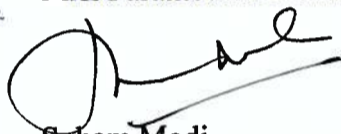
All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal Malkajiri District marked in red and bounded by:

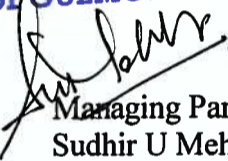
NORTH : Sy. No. 22
SOUTH : Sy. No. 19 (part)
EAST : Sy. Nos. 81 & 24
WEST : Sy. Nos. 20

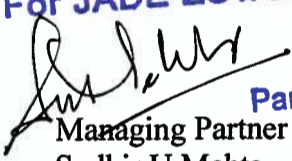
In witness whereof the Owners and Developers have affixed their signatures on this Supplementary Joint Development Agreement on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

M/s. Modi Realty Mallapur LLP
For **MODI REALTY MALLAPUR LLP**

Soham Modi Partner

M/s. **PARAMOUNT AVENUES LLP.**
For **PARAMOUNT AVENUES LLP.**

Soham Modi Partner

M/s. Gulmohar Residency
For **GULMOHAR RESIDENCY**

Managing Partner Partner
Sudhir U Mehta

M/s. Jade Estates
For **JADE ESTATES**

Managing Partner Partner
Sudhir U Mehta

Witness:

1.

2.


G. Kamal Rao

A. Saubhik Rao

Confirmed by:

1. Ratan N Mulani

2. Pradeep N Mulani


3. Ketan C Parekh

4. Hardik Mehta

5. Anand Mehta

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

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.
A101	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A103	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A104	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A107	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A108	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A109	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A201	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A203	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A204	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A205	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A206	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A207	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A208	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A209	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A301	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A302	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A304	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A305	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A307	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A308	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A309	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A401	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A404	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A407	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A408	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A409	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A501	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A503	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A504	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A506	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A507	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A508	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A509	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A601	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A602	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A604	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A605	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A607	945	1,089	1,360	Gulmohar Residency - Owner No. 1	69.13
A608	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
A609	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
B101	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38


For GULMOHAR RESIDENCY

 Partner

For JADE ESTATES

 Partner

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For MODI REALTY MALLAPUR LLP


 Partner

For PARAMOUNT AVENUES LLP.


 Partner

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

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.
B103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B104	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B107	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B108	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B202	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B203	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B205	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B206	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B208	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B302	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B303	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B305	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B306	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B307	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B308	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B401	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B403	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B404	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B407	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B408	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B502	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B503	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B505	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B506	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B507	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B508	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B602	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B603	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B605	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B606	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
B607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
B608	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C101	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C104	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C107	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C202	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C203	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38

For GULMOHAR RESIDENCY

Partner

Page 2 of 7

For MODI REALTY MALLAPUR LLP


Partner

For PARAMOUNT AVENUES LLP.

Partner

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

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.
C204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C205	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C206	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C302	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C303	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C305	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C306	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C307	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C401	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C403	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C404	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C407	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C502	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C503	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C505	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C506	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C507	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C602	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C603	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C605	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
C606	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
C607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D101	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D104	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D107	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D108	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D202	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D203	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D205	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D206	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D208	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D302	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D303	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D305	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D306	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D307	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D308	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38

For GULMOHAR RESIDENCY For JADE ESTATES

 Partner

Partner

For MODI REALTY MALLAPUR LLP

 Partner

For PARAMOUNT AVENUES LLP.

 Partner

Partner

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

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.
D401	1,185	1,329	1,660	Gulmohar Residency - Owner No. 1	84.38
D402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D403	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D404	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D407	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D408	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D502	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D503	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D505	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D506	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D507	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D508	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D602	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D603	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
D604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D605	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D606	1,185	1,329	1,660	Jade Estates - Owner No. 2	84
D607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
D608	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E101	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E102	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E103	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E104	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E105	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E106	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E107	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E201	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E202	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E203	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E204	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E205	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E206	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E207	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E301	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E302	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E303	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E304	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E305	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E306	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E307	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E401	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E402	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E403	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E404	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E405	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E406	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E407	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E501	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E502	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E503	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E504	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38

For GULMOHAR RESIDENCE

For JADE ESTATES

Partner


For MODI REALTY MALLAPUR LLP

For PARAMOUNT AVENUES LLP.

Partner

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

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.
E505	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E506	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E507	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E601	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E602	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E603	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E604	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E605	1,185	1,329	1,660	Jade Estates - Owner No. 2	84.38
E606	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
E607	1,185	1,329	1,660	Modi Realty Mallapur LLP - Developer	84.38
F101	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F103	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F104	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F201	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F203	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F204	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F205	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F206	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F301	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F302	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F304	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F305	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F401	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F404	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F501	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F503	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F504	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F506	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F601	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F602	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F604	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
F605	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
F606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G101	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G103	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G104	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G107	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G201	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G203	945	1,089	1,360	Jade Estates - Owner No. 2	69.13

GULMOHAR RESIDENCY
For JADE ESTATES

 Partner


For MODI REALTY MALLAPUR LLP

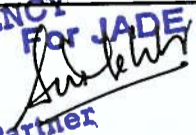
 Partner
For PARAMOUNT AVENUES LLP.

 Partner

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

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.
G204	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G205	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G206	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G207	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G301	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G302	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G304	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G305	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G307	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G401	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G404	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G407	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G501	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G503	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G504	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G506	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G507	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G601	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G602	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G604	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G605	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
G606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
G607	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H101	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H102	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H103	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H104	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H105	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H106	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H107	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H201	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H202	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H203	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H204	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H205	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H206	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H207	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H301	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H302	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H303	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H304	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H305	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H306	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H307	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H401	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H402	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H403	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13

For GULMOHAR RESIDENCY

 Partner

For JADE ESTATES

 Partner

Partner

For MODI REALTY MALLAPUR LLP

For PARAMOUNT AVENUES LLP.

Partner

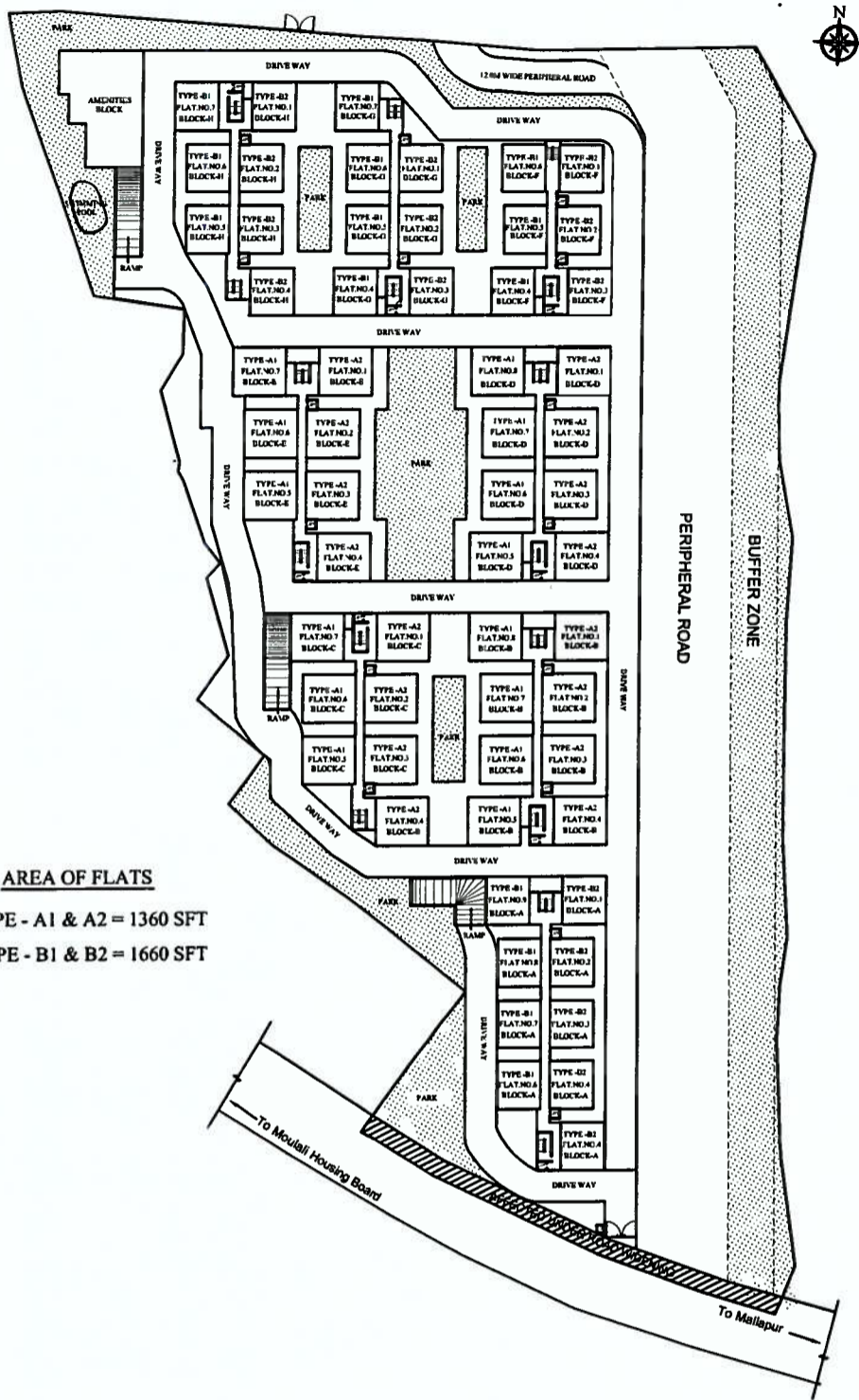
Annexure A - Details of allotment of flats between Developer and Owners.

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.
H404	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H405	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H406	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H407	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H501	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H502	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H503	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H504	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H505	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H506	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H507	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H601	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H602	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H603	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H604	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H605	945	1,089	1,360	Jade Estates - Owner No. 2	69.13
H606	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
H607	945	1,089	1,360	Modi Realty Mallapur LLP - Developer	69.13
Total	3,77,730	4,28,706	5,35,440	-	27,216

For GULMOHAR RESIDENCY
For JADE ESTATES
Partner
Partner

For MODI REALTY MALLAPUR LLP
Partner
For PARAMOUNT AVENUES LLP.
Partner

ANNEXURE – B
Schematic site plan of the proposed construction



AREA OF FLATS

TYPE - A1 & A2 = 1360 SFT
 TYPE - B1 & B2 = 1660 SFT

For MODI REALTY MALLAPUR LLP

M/s. Modi Realty Mallapur LLP

Soham Modi

Partner

For PARAMOUNT AVENUES LLP.

M/s. Paramount Avenue LLP

Soham Modi

Partner

For GULMOHAR RESIDENCY

M/s. Gul Mohar Residency

Managing Partner
 Sudhir U Mehta

Partner

For JADE ESTATES

M/s. Jade Estates

Managing Partner
 Sudhir U Mehta

Partner