



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

5-4-187/3&4, II floor, MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551
Email: info@modiproperties.com
Visit : www.modiproperties.com

Letter of Intent

To,
Mr. G. Ramakrishna, Mr. P. Nagaraju & Mr. K. Kishore,
Maruthi Legend, Flat no. 101,
Near Housing Board,
Hyderabad Road,
Siddipet.

Date: 05.06.2015

Sub.: Offer for Joint Development of land admeasuring Ac. 3-31 Gts., forming a part of
Sy. nos. 167, 169 & 170, Siddipet Village, Siddipet Mandal, Medak District, Telangana.

Dear Sirs,

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

The terms given in Annexure – A are final and binding on all the parties. Any change in the terms shall be made only on mutual agreement in writing. An amount of Rs. 5 lakhs bearing no. 000454 dated 15.06.2015 drawn on HDFC Bank has been paid as token advance on this day.

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

Thank You.

Yours sincerely,

Soham Modi.
Managing Director.

Sign: A. Purushotham
A. Purushotham

Agreed and Confirmed by:

Sign : [Signature]
G. Ramakrishna

Sign : _____
P. Nagaraju

Sign : [Signature]
K. Kishore

Place : _____

Date : _____



ANNEXURE – A

OFFER FOR JOINT DEVELOPMENT

Date: 05th June, 2015

Builder / Developer : Modi Properties & Investments Pvt. Ltd., (or its nominees or subsidiaries in partnership with Mr. A. Purushotham & others).

Owners : Mr. G. Ramakrishna, Mr. Nagaraju & Mr. K. Kishore.

Land Area : About Ac. 3-31 Gts., forming a part of Sy. nos. 167, 169 & 170, Siddipet Village, Siddipet Mandal, Medak District, Telangana.

Location : Siddipet, Medak District, Telangana.

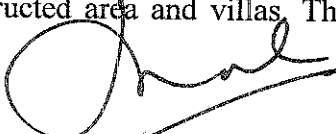
Proposed Development: Land shall be used for making 2 bedroom villas/independent houses with a built-up area of about 1,100 sft on 150 sq yds of land (60% of units) and about 950 sft on 125 sq yds of land (40% of units). Approximately 16 to 18 villas can be built per acre.

Design: Emphasis shall be on good design with reasonable size rooms and adequate ventilation. An external staircase shall be provided for the 150 sq yd villa and adequate front setback shall be provided in the 125 sq yds villa to build a staircase. Purchasers can add another floor after a lock-in period of about 5 years.

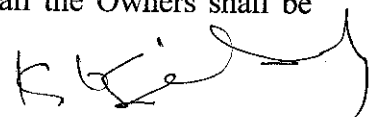
Proposed Amenities: Club house with swimming pool, gym, recreation room and banquet hall. Sport facilities like open air badminton, basketball, beach volley ball, etc. 24 hrs security with CCTV, high compound wall, landscape, gardens, CC internal roads, backup power and common area lighting.

Ownership of Land: Presently land is owned by Mr. Nagaraju, Mr. K. Shekaraiah, Mrs. B. Sunitha and Mr. P. Venkanna. The land will be transferred to Mr. Nagaraju (20% share), Mr. Ramakrishna (40% share), Mr. K. Kishore (10% share) jointly referred to as the Owners and the balance 30% to be transferred to the Developer. The Developer shall pay the Owners and their nominees a sum of Rs. 101.93 lakhs for transfer of Ac. 1- 05.3 gts., in the Developers' favour. The said amount shall be paid at the time of executing the conveyance deed in favour of the Owners and the Developer, however, within 60 days from this offer. Owners and Developer shall bear their respective share of cost for the transfer deed. Upon transfer the Owners and Developer shall become joint owners in the ratio 70:30 respectively.

Development Ratio: The entire land of Ac. 3-31 gts., shall be developed as a single residential complex. The Developer shall be entitled to 30% of share in plotted area/constructed area /villas for its share of land. The entire development /construction shall be taken up by the Developer at their cost. On the balance 70% land belonging to the Owners, the Owners shall be entitled to 33 ⅓ % and Builder 66 ⅔ % share of plotted area, constructed area and villas. They shall be divided equitably. Over all the Owners shall be


A. Purushotham







entitled to 20% of plotted area/constructed area /villas and the Developer shall be entitled to 80% of plotted area/constructed area /villas proposed to be constructed. The expected sale price of the smaller and larger villas is Rs. 22.50 to Rs. 25 and Rs. 32.50 to Rs. 35 lakhs respectively. The owners can expect a cash flow of about Rs. 160 lakhs per acre from sales of their share of villas.


Security Deposit : The Developer shall pay the Owners a security deposit of Rs. 24 lakhs. Rs. 5 lakhs payable on signing LOI. Rs. 5 lakhs on completion of due diligence, approval of schematic plans and signing agreement. Rs. 7 lakhs on obtaining demand for payment of fees for building permit and execution of GPA in favour of Builder. Rs. 7 lakhs on commencement of work.


Time Line : Change of land use from conservation to residential land use - 3 to 6 months from signing agreement. Sanction for construction – 3 months from change of land use. Commencement of construction – 30 days from sanction. Completion of project – in 18 months from sanction (with 6 months grace period).

Specifications : In general specification shall be similar to the specifications mentioned in our project Nilgiri Estate at Rampally, Hyderabad. For materials where branded products are available, well known / top brands shall be used. Details of specifications are:

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

Other Charges : Builder shall bear the entire cost of development including sanction fees. Land owner shall pay proportionate charges for water and electricity connection, VAT, service tax, stamp duty and registration charges, corpus fund, etc., for their share of villas (typically these are paid by buyers of Owner’s share of flats) and with respect to stamp duty and registration charges of the joint development agreement. The Owners have paid an amount of Rs. 6 lakhs for conversion of land to non-agricultural use in the revenue department and the Developer has agreed to reimburse 30% (Rs. 1.80 lakhs) of the cost to the Owners.


A. Pruthi





Other issues: Title of land needs to be examined. The land in possession of the owners is Ac. 4-06 Gts., which is 15 gts., more than mentioned in the title documents. Details of tippan and tonch plan are required to determine the extent and boundaries of land in each Sy. No. MRO survey must be conducted for the same. Permit for construction can be applied for only to the extent of Ac. 3-31 Gts. Design can be suitably modified to ensure that the Owners/ Developer can make best use of the excess land in their possession.

H. Pruthi