

తెలంగాణ తెలంగాణ TELANGANA

S.No. 8898 Date:23-12-2016

Sold to: MAHENDAR

S/o. MALLESH

For Whom: MODI REALTY (MIRYALAGUDA) L.L.P.

 G 816129

T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

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 24th day of December, 2016 by and between:

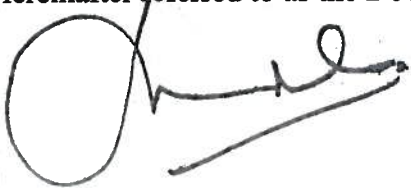
1. Smt. Anireddy Vasudha Reddy, W/o. Late Shri. Veera Reddy, aged about 51 years, Occupation House wife, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad.
2. Shri. Anireddy Sujay Reddy, S/o. Late Shri. Veera Reddy, aged about 31 years, Occupation Business, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad.
3. Shri. Anireddy Ajay Reddy, S/o. Late Shri. Veera Reddy, aged about 29 years, Occupation Business, resident of Flat no. A 402, Aditya Hilltop, Road no. 82, Jubilee Hills, Filmnagar Sub-port, Hyderabad.

Hereinafter collectively referred to as the Owners, and severally as Owner No. 1, Owner No. 2, & Owner No. 3 respectively.

AND

M/s. Modi Realty (Miryalaguda) LLP, a registered Limited Liability Partnership, having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Managing Partner Shri Soham Modi, Son of Late Shri. Satish Modi aged about 47 years.

Hereinafter referred to as the Developer.



1. A. Vasudha Reddy

2. Sujay Reddy

3. Ajay Reddy

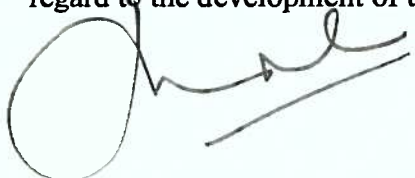
The expressions Owners and Developer shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

WHEREAS:

- A. The Owners are absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- B. Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- C. After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitendr Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts., in Sy. No. 786, of Miryalaguda Village in favour of the Owners.
- D. Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac - gts.,	Extent in Sy. No. 786/AA Ac - gts.,
Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440	2-27	--

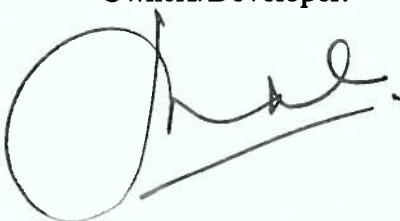
- E. The Owners have expressed interest in developing a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas 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 houses/villas along with certain common amenities.
- I. The parties hereto are desirous of recording the understanding reached amongst them with regard to the development of the entire Scheduled Land into writing.



1 A. Vasudha Reddy 2 A. Sujay Reddy
3 A. Ajay Reddy

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

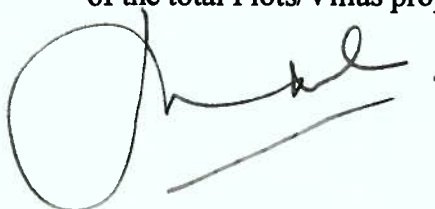
1. In pursuance of the foregoing and in consideration of mutual obligations undertaken by the Owners and Developer under this understanding, the Developer hereby agrees to develop the housing project on the Scheduled Land and the Owners hereby irrevocably authorize, appoint, nominate and empowers the Developer to undertake the development of Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, being the Scheduled Land, subject to the terms and conditions hereinafter contained.
2. The parties herein have applied for permit for construction to DTCP and Miriyalaguda Municipality. Their application for development of the Scheduled Land, file no. 2883/2016/H and permit no. B.P.No. 111/2016/H has been approved. Accordingly, the details of proposed development are as follows:
 - a. The Scheduled Land has been sub-divided into 91 plots. The plot sizes vary from about 179 sq yds to 243 sq yds.
 - b. An independent house with one or two floors is proposed to be constructed on each plot. The area of a single floor house including built-up area, covered portico and staircase head room is about 1,250 sft. The area of a two floor house including built-up area, covered portico and staircase head room is about 2,340 sft.
 - c. Roads of width 9 mtrs/30 ft to 12 mtrs/40 ft.
 - d. An amenities block on about 669 sq yds consisting of stilt plus four upper floors. Each floor of the amenities block has a built-up area of 2,325 sft that is the total built-up area of 9,300 sft.
 - e. Open areas admeasuring about 3,587 sq yds.
3. The Developer keeping in view the optimum utilization of land, salability and other relevant factors intends to undertake residential housing project with the following salient features :
 - a. The Schedule Land would be divided into plots of land (hereinafter referred to as Plot(s)) of about 179 sq yds to 243 sq yds along with roads of 30 ft / 40 ft width. Tot lots and amenities block shall also be provided as per bye-laws.
 - b. On each Plot a one or two floor independent house/villa /bungalow shall be constructed. Hereinafter the said Plot with a house constructed thereon shall be referred to as Villa(s).
 - c. A clubhouse consisting of stilt plus four floors admeasuring about 9,300 sft shall be constructed on the Scheduled Land with facilities like banquet hall, gym, recreation room, swimming pool, etc.
 - d. Villas will be sold to prospective customers wherein the customer will become the absolute owner of a divided Plot of land along with construction thereon.
 - e. About 6 types of Villas are proposed to be constructed on the said Plots.
 - f. Prospective customers would have a choice of purchasing Villas with construction of one or two floors.
 - g. Car parking/two wheeler parking, if provided, shall be within the Villa.
 - h. Common amenities and utility services like roads, footpaths, water supply, electric power supply, children's park, tree plantation, sports facilities, etc., shall also be developed on the Scheduled Land.
 - i. Such common amenities and clubhouse/ amenities block shall be enjoyed as common amenities by the prospective purchasers of the Villas and shall hereinafter be referred to as Common Amenities.
 - j. The entire development with Plots, Villas and Common Amenities shall hereinafter be referred to as the Housing Project.
 - k. Single floor houses shall be made on all the Plots. However, prospective purchasers may choose to make two floor houses i.e., ground plus one floor at additional cost payable to the Owners/Developer.



1 A. Vasudhadeddy 2 A. Suresh Reddy

3 A. Jay Reddy

- l. The Developer shall make a provision in the structure of each Villa for construction of a three floor house i.e., ground plus two floors. After the initial period of construction and handing over of the completed Villas to the prospective purchaser/Owners/Developer, there shall be a prohibition (Lock-in period of 5 years) on all owners/purchasers of Villas from making any additions or alterations that may change the external appearance of the Villa or add additional floors to the Villa for a period of 5 years after the initial period of construction.
 - m. The Developer shall provide structural, architectural and other such relevant drawings to prospective purchasers/Owners/Developer for addition of floors to the existing Villa free of cost. Prospective purchasers/Owners/Developer can after the lock-in period of 5 years construct additional floors to their Villas strictly in accordance with the plans, colour scheme, elevation details, etc., provided by the Developer. However, each Villa shall have a maximum of three floors i.e., ground plus two floors. This restriction shall apply for a further period of 15 years from the lock-in period.
 - n. The construction is likely to be completed by 30th June, 2019. Therefore, the lock-in period of 5 years shall be from 1st July, 2019 till 30th June, 2024, irrespective of the actual date of completion of the housing project.
 - o. Developer and Owners shall not be entitled to sell Plots of land without construction of house thereon i.e., open plots cannot be sold. However, the Developer and Owners can for purposes of creating title in favour of the prospective purchaser, in order to enable prospective purchaser to avail a housing loan, execute a sale deed for the Plot along with an inseparable agreement of construction for construction of the house thereon.
4. The Owners agree and affirm that they have understood the scheme of development of the Housing Project on the Scheduled Land formulated by the Developer and that they agree to the scheme so formulated by the Developer.
 5. 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 dividing the Scheduled Land into Plots, construction of houses on Plots, creation of Common Amenities at its cost, risk and expense.
 6. 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 Villa, design of the Housing Project 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. However, the Developer has provided a schematic plan of the proposed development to the Owners and the Owners have approved the same.
 7. In consideration of the aforesaid premises and in consideration of the Developer agreeing to develop the Scheduled Land into a Housing Project by developing Plots and construction houses on the Plots for the Owners, about 35% (thirty five percentage only) of the total Plots with single floor houses proposed to be constructed, as per the specifications in Annexure -I at the cost of the Developer, the Owners agrees to convey or transfer or assign about 65% (sixty five percentage only) of the total Villas/Plots in the Housing Project on the Scheduled Land in favour of the Developer and /or its nominees.
 8. The consideration payable by the Developer to the Owners for sale and transfer of about 65% of Plots/Villas in the Scheduled Land pertaining to about 65% of the total Plots/Villas proposed to be developed/constructed is by way of development/construction and delivery of about 35% of the total Plots/Villas proposed to be constructed in the housing project by the Developer or its agent on the Schedule Land at the cost of the Developer. In view of the same, the Owner is not liable to pay any amount to the Developer for development/ construction of the Owner's about 35 % share of the Plots/Villas and delivery thereof to the Owners. Likewise, the Developer is also not liable to pay any sale consideration for sale in its and /or in its nominees' favour of about 65% of Plots/Villas in the Scheduled Land pertaining to about 65% of the total Plots/Villas proposed to be developed/constructed.

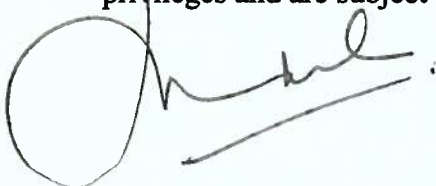


1 A. Vasudha Reddy

2 A. Suresh Reddy

3 A. Suresh Reddy

9. The Developer's right to get about 65% of Plots/Villas in the Scheduled Land conveyed to itself and/or its nominees, which is the consideration for its obligation to develop/construct and deliver to the Owners about 35% of Plots/Villas on the Schedule Land are valued equally.
10. Owner no.1, Owner no.2 and Owner no.3 shall be collectively and together entitled to 35% of the total Plots/Villas in the Housing Project on the Scheduled Land. That the apportionment amongst Owners of the Plots/Villas 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 for non-apportionment/non receipt of the Plots/Villas for whatever reason.
11. The Developer shall be entitled to the remaining about 65% of Plots/Villas in the Housing Project on the Scheduled Land.
12. The construction shall be of the first class quality as per the details and specifications given in the Annexure – I hereto. The quality of construction of the standard Villas to be delivered to the Owners and the standard Villas falling to the share of the Developer in terms of this understanding shall be uniform and similar and in accordance with the specifications set out in the Annexure –I.
13. The Owners and the Developer and/or their respective successors/nominees shall be entitled to enjoy their respective shares of Villas 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 Villas shall keep and maintain the villa in a decent and civilized manner and shall do their part in maintaining the living standards of the Housing Project at a very high level.
 - b. That all owners/tenants/users of Villas 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 Villas, inter-alia shall not
 - i. throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same;
 - ii. use the Villa for any illegal, immoral, commercial & business purposes;
 - iii. use the Villa 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 Villas;
 - vii. install cloths drying stands or other such devices on the external side of the Villas;
 - viii. store extraordinary heavy material therein;
 - ix. to use the roads or passages for storage of material;
 - x. place shoe racks, pots, plants or other such material in the roads or passages of common use.
 - c. The Owners/tenants/users of Villas shall be entitled to construct additional floors to their Villas after the initial lock-in period of 5 years. However, such a development shall be in conformity with the overall scheme of development and in strict adherence to the plans, colour scheme, etc., provided by the Developer. Addition of additional floors shall be restricted to ground plus two floors. Restriction on additions and alterations as given herein shall be in force for a period of 15 years from the initial lock-in period of 5 years.
14. 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 Villas so as to ensure that all the Villa owners, whether falling within the Owners share of Villas or the Developer's share of Villas, are entitled to the same rights and privileges and are subject to the same restrictions and obligations.



1 A Vasudha Reddy

2 A. Sujith Reddy

3 A. Anjan

15. The Owners and/or their nominees shall become the absolute owners of the Owners' share of Villas 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 Plots/Villas 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.
16. The Owners and the Developer shall be respectively entitled to retain, enjoy, sell, lease or otherwise dispose-off their respective shares of Villas/Plots along with their respective 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 Villas allotted to the other party under this understanding.
17. That the Developer shall construct the Villas as per specifications given in Annexure - 'I'. The cost of any alteration/additions made to the Villas 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 Rs. 50,000/- per Villa, 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 Villas allotted to them. However, the Developer has agreed to waive off charges for water and electricity connection for 6 Villas belonging to the Owners.
18. It is specifically agreed between the Owners and Developer that the Developer shall construct single floor houses on the Plots falling to the share of the Owners. In cases where the prospective purchaser of the Owners are interested in a two floor house i.e., ground plus one floor, then at the request of the Owners the Developer shall construct an additional floor for such prospective customers at the request of the Owners. In such cases the Owners or their prospective customers shall pay the Developer the cost of the additional floor at the rate of Rs. 1,250/- per sft of built-up area. However, the Developer has agreed to waive off the payment of addition charges for construction of an additional floor for 6 Villas falling to the share of the Owners. The Owners shall be at liberty to choose 6 such Villas for construction of an additional floor. The Developer shall be at liberty to construct houses of one or two floors on its share of Plots.
19. All taxes including capital gains, income and wealth tax that may arise on account of the benefits to the Owners under this Joint Development Agreement cum General Power of Attorney shall be paid by the Owners. All such taxes shall be a charged on the Owner's share of Villas.
20. The Owners hereby confirms that their right, title and interest to and in the Scheduled Land are good, clear, marketable and that 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.
21. That it is agreed to name the Housing Project as "AVR Gulmohar Homes".
22. That for the purposes of commencement of the development under this understanding, the Owners hereby agrees 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 DTCP/Miriyalaguda 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.



1. A. V. S. Reddy

2. A. S. Reddy

3. A. S. Reddy

23. That the Developer shall be responsible for obtaining necessary sanction from DTCP/Urban Development Authority/Local Municipality and other appropriate authorities for development of the proposed housing project. 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.
24. 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 understanding or on any future date to any Government, Quasi Government authorities and/or statutory bodies like Revenue Department, DTCP/Urban Development Authority/Local Municipality, ULC Department, etc., for under given purposes.
- 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 22 above.
 - For regularization of usage of Scheduled Land for the development envisaged under this understanding.
 - 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.
 - 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.
25. The details of the division of the Owners and Developer's respective share of Villas in the ratio of about 35:65 is given in Annexure – II. 32 Villas are falling to the share of the Owners and 59 Villas are falling to the share of the Developer. The division of the Villas amongst the Owners is also clearly mentioned in the Annexure –II. The plan of the housing project is attached herein as Annexure – III.
26. It is clarified that built-up area means and includes the plinth area of each floor along with area covered by staircases, head rooms, ducts covered on atleast three sides and portico. Built-up area shall exclude open to sky areas. Area of each Plot shall include the width of the compound wall not shared between Plots and half the width of the compound walls that are shared between the Plots.
27. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the Developer and the Owners under this Joint Development Agreement cum General Power of Attorney 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 Developers share of Villas (Plot + a one or two floor house constructed thereon) as per details given in Annexure I & II herein:
- To enter into sub contract for the sale of the said Villas for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - To sign / execute booking forms, agreement of sale, agreement of construction or such other agreements or deeds in favour of prospective purchasers.
 - To sell the said Villas to the prospective purchaser or his / her nominee or nominees and to collect sale consideration and other charges in its favour.
 - 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.



1 A. Kaludhebeddy

2 A. Srinivas Reddy

3 A. Srinivas Reddy

- 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 Villas.
- 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 Villas.
- 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 Villas 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.

28. 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 Villas to any intending Purchaser, without any further reference to the Owners.

29. The Villas falling to the share of the Owners have been divided amongst themselves and is clearly mentioned in Annexure – II. Each Owner shall be entitled to sell their share of Villas to any intending Purchaser, without any further reference to the other Owners or the Developer. Each Owner shall become absolute owner of their share of Villas and shall be entitled to all incomes, gains, capital appreciations and benefits of all kinds arising from their share of Villas. Each Owner shall be respectively entitled to retain, enjoy, sell, lease or otherwise dispose-off their respective share of Villas to such persons and at such prices as they may deem fit and shall be entitled to the proceeds from their respective share and appropriate the same.

30. The Owners shall deliver the constructive and actual position of the Scheduled Land to the Developer on 1st April, 2017. That for the purposes of commencement of the development under this understanding, 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 from 1st April, 2017. Till such time the Developer shall only be licensed to enter the Scheduled Land for the purpose of measurement and marking without claiming possession of the same.

31. The Developer and the Owners during the progress of construction work shall be entitled to offer their respective Villas 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 Villas during the time of construction or after the completion of the said Villas 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 Villas any time during the course of the project or after completion of the project without any further intimation or approval from each other.



1 A. Vasudha Reddy

2 A. Suresh Reddy

3 A. Venkatesh Reddy

32. On the basis of this understanding, the Developer will be entering into agreements with various parties for sale of Villas 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 understanding unilaterally under any circumstances whatsoever. The rights vested in the Developer by virtue of this understanding are irrevocable.
33. The Developer shall be entitled to erect boards, in the Scheduled Land advertising for sale and disposal of the Villas 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.
34. The Owners shall not be liable for any financial transactions entered into by the Developer in respect of the Villas 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 Villas falling to its share.
35. 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.
36. That all the Common Amenities, facilities and spaces like water tanks, drainage and sewerage connections, electrical transformers, water connections, clubhouse, roads, footpaths, gates, children's park, compound wall, sports & recreational facilities, swimming pool, tree plantation, 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 Villas without any exclusive right for any party.
37. 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 Villas 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 Villas 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 contribute the corpus fund to the society/association and to regularly pay the subscription and also their contribution of the expenses as the society / association intimates them 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.
38. That the Developer hereby undertake and agree to construct the Villas and deliver to Owners their share of Villas within 24 months from the date of receipt of sanction / permission for construction from appropriate authorities. 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. 6/- per sft for every month of delay, for the built-up area of each Villa that has not been handed over to the Owners.



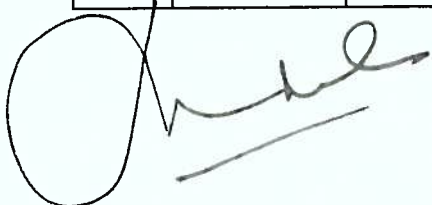
1 A. Vasudha Reddy

2 A. Suresh Reddy

3 A. Suresh Reddy

39. It is agreed by the Owners and the Developers that the construction and handover of the Owners share of Villas shall be deemed to be completed on completion of major works like civil works, plumbing, electrical conducting, drainage, water proofing, elevation works, first coat of paint, grills and windows, doors, etc. The balance works like final coat of paint, bathroom tiles, electrical wiring and switches, flooring tiles, CP & Sanitary fittings, etc., shall be completed by the Developer upon the request of the Owners within 90 days of such a request so as to enable the prospective customers of the Owners to customize / make changes to the interiors within their Villa.
40. That the Owners, from the date of receipt of possession or from the deemed date of handover of their agreed Villas shall be responsible for payment of all taxes, levies, rates, water & electricity charges etc., in respect of such Villas.
41. That the Developer shall raise and spend all monies required for men and material for the construction of the Villas and Common Amenities on the Scheduled Land.
42. That the Developer will provide the requisites amenities to all the Villas such as water, electricity, drainage connections, electric transformers, meters, etc.
43. That the stamp duty and registration charges along with VAT, Service Tax, GST and any other taxes, fees, charges, levies that are payable or shall become payable for the Villas allotted to the Owners are to be paid by them and/or by their eventual buyers. It is specifically agreed that taxes like VAT, service tax, GST and other taxes, fees, charges, levies that are payable or shall become payable as a consequence of this Joint Development Agreement and other agreements and deeds executed in pursuance of this Joint Development Agreement pertaining to the Owners share of Villas shall be borne by the Owners exclusively.
44. 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 Villas.
45. 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.
46. The Owners have requested the Developer to deposit an amount of Rs. 129 Lakhs (Rupees Hundred and Twenty Nine Lakhs only) as security deposit towards performance guarantee for fulfilling its obligations under this Joint Development Agreement. The Developer has paid Rs. 119 lakhs as per details give below to the Owners. The Developer shall pay the balance amount of Rs. 10 lakhs to the Owners on 1st April, 2017 at the time of handing over possession of the Scheduled Land. The Security deposit shall be refunded to the Developer only after completion of all Villas and within 45 days of intimation by the Developer to the Owners for refund of the same. The Developer in order to ensure the refund of the Security deposit towards the performance guarantee shall handover the last 5 Villas agreed to be developed/ constructed falling to the share of the Owners only after refund of the said security deposit.

S No	Date	Amount	Cheque / Pay order No	Drawn on	In favour of
1.	22.12.2015	10,00,000	000752	HDFC Bank	Mrs. Vasudha Reddy
2.	22.12.2015	10,00,000	000754	HDFC Bank	Mr. Ajay Reddy
3.	15.03.2016	15,00,000	000873	HDFC Bank	Mr. Ajay Reddy
4.	15.03.2016	15,00,000	000874	HDFC Bank	Mrs. Vasudha Reddy
5.					Mr. Ajay Reddy
6.					Mrs. Vasudha Reddy



A. Vasudha Reddy

A. Vasudha Reddy

3 A. Vasudha Reddy

47. That at the request of Owners the Developer shall market/sell the Villas falling to their share for a consideration equal to 1.5% of the gross sale consideration payable by the prospective purchaser to the Owners for sale of each Villa. 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.
48. The Developer shall be entitled to develop other such housing projects or lands abutting or near the Scheduled Land and the Owners shall not raise any objections to such a development.
49. That the Owners hereby agree and bind themselves to indemnify and keep indemnified the Developer at all times in respect of all losses, 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.
50. 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.
51. 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 Villas, 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 to be settled in monetary terms.
52. All the disputes or differences between the Owners and the Developer arising out of, or in connection with, this understanding 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 understanding to the exclusion of all other law courts.
53. This understanding is executed in two originals one for each for Developer & Owners.
54. The cost of registration and execution of this Joint Development Agreement shall be borne by the Developer.



1 A. Vasudha Reddy

2 A. Suresh Reddy

3 A. Anand Reddy

SCHEDULE OF THE LAND

All that portion of the land area to the extent of Ac. 6 -18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana under S.R.O. Miryalaguda and bounded by:

NORTH : 40 ft road in Sy. No. 786
SOUTH : Neighbours land in Sy. No. 791 & 785
EAST : Neighbours land in Sy. No. 784
WEST : Owners land in Sy. No. 787

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

A. Vasudha Reddy

Owner No. 1: Smt. Anireddy Vasudha Reddy

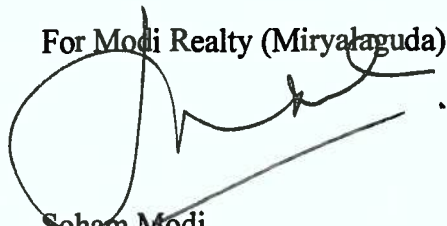
A. Sujay Reddy

Owner No. 2: Shri. Anireddy Sujay Reddy

Ajay Reddy

Owner No. 3: Shri. Anireddy Ajay Reddy

For Modi Realty (Miryalaguda) LLP



Soham Modi
Managing Partner

WITNESSES

- 1.
- 2.

ANNEXURE – I

Specification of construction of Villas:

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:	Laminated / 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 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 Villa.

A. Vasudha Reddy
Owner No. 1: Smt. Anireddy Vasudha Reddy

A. Sujay Reddy
Owner No. 2: Shri. Anireddy Sujay Reddy

A. Ajay Reddy
Owner No. 3: Shri. Anireddy Ajay Reddy

For Modi Realty (Miryalaguda) LLP

Soham Modi
Soham Modi
Managing Partner

WITNESSES

- 1.
- 2.

Annexure II
Division of Villas between Owners and Developer.

Developer's share of Villas				59	Nos.		
Owners share of Villas				32	Nos.		
S. No.	Villa Number	Type of Villa	Land Area in sq yds - Rounded off	Built-up Area in sft of single floor Villa	Built-up Area in sft of two floor Villa	Villa falling to the share of:	
1	1	A1	179	1,250	2,340	Owner No. 1	
2	2	A1	179	1,250	2,340	Developer	
3	3	A1	179	1,250	2,340	Developer	
4	4	A1	179	1,250	2,340	Owner No. 1	
5	5	A1	179	1,250	2,340	Developer	
6	6	A1	179	1,250	2,340	Developer	
7	7	A1	179	1,250	2,340	Owner No. 1	
8	9	A1	197	1,250	2,340	Developer	
9	10	A1	179	1,250	2,340	Developer	
10	11	A1	179	1,250	2,340	Owner No. 1	
11	12	A1	179	1,250	2,340	Developer	
12	13	A1	179	1,250	2,340	Developer	
13	14	A1	179	1,250	2,340	Owner No. 1	
14	15	A1	197	1,250	2,340	Developer	
15	16	A2	197	1,250	2,340	Developer	
16	17	A2	197	1,250	2,340	Owner No. 1	
17	18	A2	179	1,250	2,340	Developer	
18	19	A2	179	1,250	2,340	Developer	
19	20	A2	179	1,250	2,340	Owner No. 1	
20	21	A2	179	1,250	2,340	Developer	
21	22	A2	179	1,250	2,340	Developer	
22	23	A2	179	1,250	2,340	Owner No. 1	
23	24	A2	179	1,250	2,340	Developer	
24	25	A2	179	1,250	2,340	Developer	
25	26	A2	179	1,250	2,340	Owner No. 1	
26	27	A2	179	1,250	2,340	Developer	
27	28	A2	179	1,250	2,340	Developer	
28	29	A1	179	1,250	2,340	Owner No. 1	
29	30	A1	179	1,250	2,340	Developer	
30	31	A1	179	1,250	2,340	Developer	
31	32	A1	179	1,250	2,340	Owner No. 1	
32	33	A1	179	1,250	2,340	Developer	
33	34	A1	179	1,250	2,340	Owner No. 2	
34	35	A1	179	1,250	2,340	Owner No. 2	
35	36	A1	179	1,250	2,340	Developer	
36	37	A1	179	1,250	2,340	Owner No. 2	
37	38	A1	179	1,250	2,340	Owner No. 2	



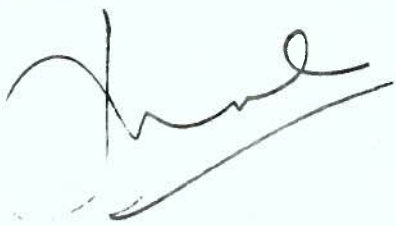
1 A. Vasudhe Reddy

2 A. Suresh Reddy

3 A. Anand Reddy

Annexure II
Division of Villas between Owners and Developer.

S. No.	Villa Number	Type of Villa	Land Area in sq yds - Rounded off	Built-up Area in sft of single floor Villa	Built-up Area in sft of two floor Villa	Villa falling to the share of:
38	39	A1	179	1,250	2,340	Owner No. 2
39	40	A1	197	1,250	2,340	Developer
40	41	A1	197	1,250	2,340	Owner No. 2
41	42	A2	192	1,250	2,340	Developer
42	43	A2	179	1,250	2,340	Developer
43	44	A2	179	1,250	2,340	Owner No. 2
44	45	A2	179	1,250	2,340	Developer
45	46	A2	179	1,250	2,340	Developer
46	47	A2	179	1,250	2,340	Owner No. 2
47	48	A2	179	1,250	2,340	Developer
48	49	A2	179	1,250	2,340	Developer
49	50	A2	179	1,250	2,340	Owner No. 2
50	51	A2	179	1,250	2,340	Developer
51	52	A2	179	1,250	2,340	Developer
52	53	A2	179	1,250	2,340	Owner No. 2
53	54	A2	179	1,250	2,340	Developer
54	55	A1	179	1,250	2,340	Developer
55	56	A1	179	1,250	2,340	Owner No. 2
56	57	A1	179	1,250	2,340	Developer
57	58	A1	179	1,250	2,340	Developer
58	59	A1	179	1,250	2,340	Owner No. 3
59	60	A1	179	1,250	2,340	Developer
60	61	A1	179	1,250	2,340	Developer
61	62	A1	206	1,250	2,340	Developer
62	63	A1	206	1,250	2,340	Developer
63	64	A1	206	1,250	2,340	Developer
64	65	A1	206	1,250	2,340	Developer
65	66	A1	224	1,250	2,340	Developer
66	67	A2	206	1,250	2,340	Developer
67	68	A2	179	1,250	2,340	Owner No. 3
68	69	A2	179	1,250	2,340	Developer
69	70	A2	179	1,250	2,340	Developer
70	71	A2	179	1,250	2,340	Owner No. 3
71	72	A2	179	1,250	2,340	Developer
72	73	A2	179	1,250	2,340	Developer
73	74	A1	179	1,250	2,340	Owner No. 3
74	75	A1	179	1,250	2,340	Developer
75	76	A1	179	1,250	2,340	Developer
76	77	A1	224	1,250	2,340	Developer
77	78	A1	206	1,250	2,340	Developer



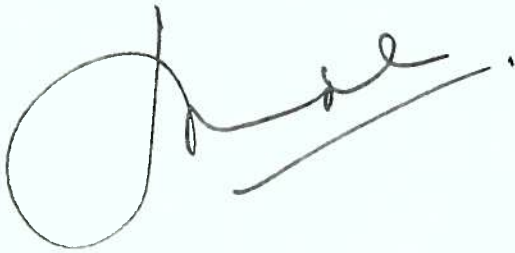
1 A. Vasudha Reddy

2 A. Surya Reddy

3 A. Anjan Reddy

Annexure II
Division of Villas between Owners and Developer.

S. No.	Villa Number	Type of Villa	Land Area in sq yds - Rounded off	Built-up Area in sft of single floor Villa	Built-up Area in sft of two floor Villa	Villa falling to the share of:
78	79	A1	201	1,250	2,340	Developer
79	80	A2	191	1,250	2,340	Owner No. 3
80	81	A2	197	1,250	2,340	Developer
81	82	A2	179	1,250	2,340	Developer
82	83	A2	179	1,250	2,340	Owner No. 3
83	84	A2	179	1,250	2,340	Developer
84	85	A2	179	1,250	2,340	Owner No. 3
85	86	A1	179	1,250	2,340	Owner No. 3
86	87	A1	179	1,250	2,340	Developer
87	88	A1	179	1,250	2,340	Developer
88	89	A1	226	1,250	2,340	Owner No. 3
89	90	A1	208	1,250	2,340	Developer
90	91	A2	233	1,250	2,340	Developer
91	92	A2	243	1,250	2,340	Owner No. 3
Total			16,908	1,13,750	2,12,940	-



1 A. Vasudha Reddy

2 A. Suresh Reddy

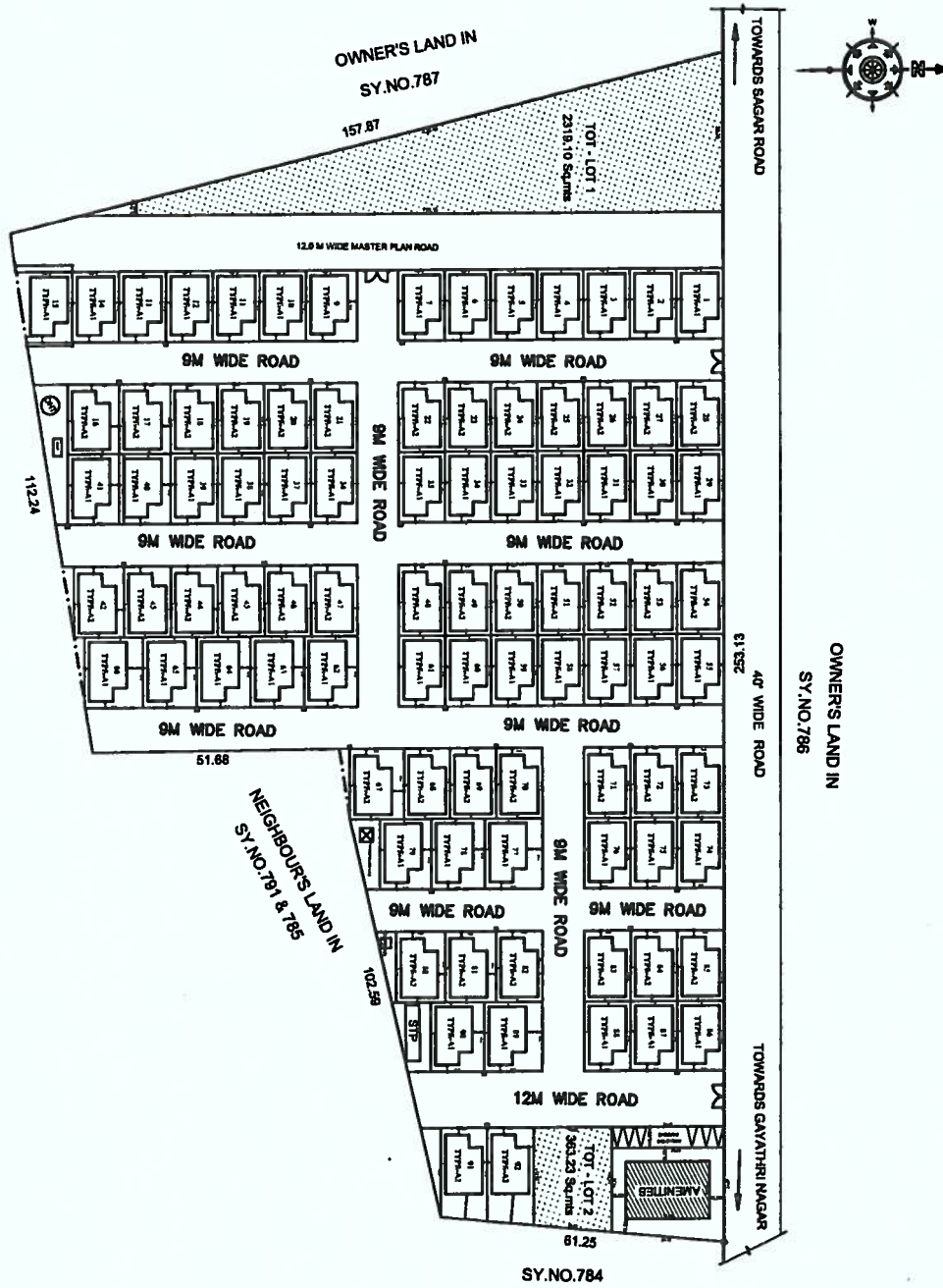
3 A. Manoj Reddy

ANNEXURE - III

Plan showing Ac. 6-18 gts., forming a part of Sy. No. 786, Miriyalagua Village, Miriyalaguda Mandal, Nalgonda District.

Owners: Smt. Anireddy Vasudha Reddy, Shri. Anireddy Sujay Reddy, Shri. Anireddy Ajay Reddy

Developer: M/s. Modi Realty (Miriyalaguda) LLP represented by its Designated Partners Shri Soham Modi and Shri A. Purushotham



[Handwritten signature]

- 1 Anireddy Vasudha Reddy
- 2 Anireddy Sujay Reddy
- 3 Anireddy Ajay Reddy