

Letter of Intent

To,
M/s. Sri Venkataramana Constructions & others,
Represented by Mr. Ram Reddy & Others,
2-3-35, Pent House,
Sri Sai Residency, 6 no. Junction,
Amberpet, Hyderabad – 500 013.

Date: 23.03.2017

Sub.: Offer for Joint Development of land admeasuring Ac. 21.32 gts., forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District..

Dear Sir,

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.

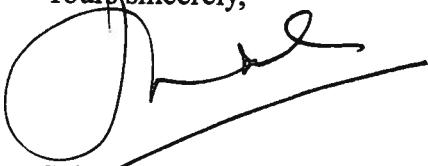
The terms given in Annexure – A are final and binding on all the parties. Any change in the terms shall be made only on mutual agreement in writing. An amount of Rs. 10 lakhs has been paid as token advance on this day as per the details given below:

Sl. No.	Cheque no.	Date	Drawn on	Issued to
1	001359	03.03.2017	HDFC Bank	Sri Venkata Ramana Constructions

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

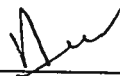
Thank You.

Yours sincerely,



Soham Modi.
Managing Director.

Agreed and Confirmed by:

Sign : 

Place : HYDERABAD.

Date : 23/3/17

Annexure - A

OFFER FOR JOINT DEVELOPMENT

Date: 23rd March, 2017

1. Builder / Developer : Modi Properties Pvt. Ltd. and Greenwood Lakeside LLP (the name is proposed to be changed to 'Modi & Mehta Realty Kowkur LLP').
2. Owners : Sri Venkataramana Constructions, Mr. A. Ram Reddy, Mr. A. Vikram Reddy & Mrs. A. Aruna Reddy.
3. Land area & location : Total area Ac. 21.32 gts., forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District.
4. Proposed Development:
 - a. Permit for construction for the entire land has been obtained in 2013. As per the permit of construction 343 villas were proposed to be constructed on the said land.
 - b. The project is styled as 'Villa Orchids'.
 - c. However, due to some encroachments and variation in total extent of land, the total no. of villas that can be constructed would be about 340 nos.
 - d. Apart from the villas a clubhouse consisting of 2 basements and 4 upper floors were proposed to be constructed. As per the permit flats on stilt + 5 floors for EWS/LIG group were proposed to be constructed.
 - e. However, the NOC from defence services has been obtained only for 2 floors. Accordingly, the development of EWS/LIG housing and clubhouse would have to be restricted to 2 floors. Construction of additional floors can be considered after obtaining revised NOC from defense services and/or revised building permit from GHMC. In such a revised permit the amenities block may be redesigned and EWS/LIG housing may be deleted.
 - f. The details of the villas proposed to be constructed, area of plots, built-up area, type of design, etc., is given in Annexure –B.
 - g. 10 nos. of villa type designs have been made and labeled as A1, A2, B1, B2, C1, C2, D1, D2, E1 and E2. Each plot has been assigned a villa type in Annexure –B.
5. Current status of work & sales:
 - a. The Owners have entered into a sales & project management agreement with the Developer for selling of the villas in Villa Orchids (VOC). The Developer has sold about 85 villas, referred to as Villas Sold by Developer in Annexure –B. The Owners have to complete the construction of the villas at their own cost. These villas shall not form a part of this offer/JDA. The terms and conditions entered into between the Owners and Developer under the Sales and Property Management Agreement dated 13.11.2014 shall continue to be into force with respect to these villas.
 - b. The Owners have allotted some villas to the original owners and others of the land on which VOC is being developed. The Owners have to complete the construction of the villas at their own cost and are referred to as Villas Allotted to Original Owners in Annexure –B.

- c. The Owners have further sold some villas to prospective purchasers. The Owners have to complete the construction of the villas at their own cost and referred to as Villas Sold by Owners in Annexure –B.
- d. All other villas excluding the ones mentioned above shall become part of this JDA and have been marked as Villas Under JDA Phase I, Villas Under JDA Phase II, Villas Under JDA Phase III. Phase III villas are the mortgage villas i.e., 14 nos. Phase II villas are villas bearing nos. 155 to 167 & 301 to 343. Phase I villas shall be rest of the villas not covered above. They have been appropriately marked in Annexure –B.
- e. Construction of some villas that have not been sold or allotted has been started. Such villas are referred to as Villas Under Construction but not Sold in Annexure –B. The earth work, RCC work, brick work, plastering, electrical conducting, plumbing and drainage, compound wall and water proofing shall be completed by the Owners and the cost of which shall be reimbursed by the Developer to the Owners at the rate of Rs. 650/- per sft of salable area. These villas are covered as Villas Under JDA Phase I in Annexure –B.
- f. Utility services like water supply, OHT, sumps, septic tank, RO plant, pumps, electric power connection, etc., for provision of water, electricity and drainage are nearly completed. The remaining works shall be completed at the cost of the Owners.
- g. Roads, compound wall and footpath. These works have been nearly completed. The remaining works shall be completed at the cost of the Owners. The Developer shall complete the landscaping and tiling work on the footpath at its cost.
- h. Clubhouse, swimming pool and children open area. The Owners shall complete the entire civil work of the clubhouse, civil work of the landscaped central open area and the swimming pool along with filtration plant, water proofing and liner at its cost. The Developer shall complete the finishing works of the clubhouse including furniture, finishing work of landscape areas and plantation works at its cost.
- i. The work of roads, footpaths, utility services like water and electricity have not been completed for villa nos. 301 to 345. These infrastructure works shall be completed, on a later date, on mutual agreement, by the Owners at their cost, however, subject to revision of plans/permit for these villas, if any.
6. Design:
- a. The Developer shall be free to re-design the villas covered under this JDA. However, the overall external look and material used shall be in line with the existing villas that are not covered under this JDA. Besides, the total built-up area shall not be substantially altered (within +/- 5%).
- b. The design, choice of material, furniture, fixtures and equipment within the clubhouse shall be at the discretion of the Developer.
- c. Similarly, the choice of design of landscaping, footpath tiles, etc., shall be at the discretion of the Developer.
7. Occupancy certificate:
- a. The Owners shall obtain the occupancy certificate for the entire project at its risk and cost. However, the cost of compounding fees that may be levied for the villas covered under the JDA Phase I, Phase II and Phase III, if any, as a result of deviation in the constructed area, that was mutually agreed to by both the parties, shall be shared in the ratio 46:54 by the Owner and the Developer respectively.

- b. The Owners shall release mortgage of Villas Under JDA Phase III at its risk and cost.
- c. Due to the discrepancy in terms and conditions of building permit and the NOC from defence services, the building permit may have to be suitably revised in order to complete the development and obtain occupancy certificate (OC).
- d. Further, there is a possibility of deleting the provision for EWS/LIG housing in the revised permit for construction.
- e. It is further proposed that, in case, the sales of villa types D1, D2, E1 & E2 is poor, the layout can be redesigned only to the extent of these villas where the land covered under these villas can be merged and larger size villas designed in its place.
- f. In case of revision of sanction the clubhouse area may be suitably amended to meet the bye-laws. Any extra area for amenities to be constructed shall be entirely at the cost of the Owners. They may be entitled to the proceeds from the sale of the same.
- g. However, any such application and eventual approval for revised permit shall be made only on mutual agreement between the Owners and Developer.
- h. The cost of obtaining such revised permit shall be borne on a prorate basis by the Developer and Owners as calculated under:
- i. Area not covered under this JDA – cost to be borne by Owners.
 - ii. Areas covered under this JDA – cost to be borne by Owners and Developer equally.
 - iii. Clubhouse, amenities shall not be considered for such a calculation.
 - iv. Each villas shall have weight-age of one unit irrespective of plot area and built-up area for this calculation.
 - v. Cost of EWS/LIG area, if any shall be borne by the Owners.
 - vi. Incidental expenses shall be borne by the Owners.
 - vii. Similarly, cost of provision of municipal water connection from water board, if provided, shall be borne by the Owners and Developer in the ratio given above.
8. Development Ratio:
- a. The Developer shall develop the villas covered under this JDA at its cost.
 - b. The Developer shall at its cost market and sell these villas.
 - c. The receipts from such sales shall be divided between the Developer and Owners in the ratio of 54:46 i.e., the Developer shall devolve 46% of receipts from sales to the Owners.
 - d. The Developer shall be entitled to collect the entire receipts from sales in its favour. It may at its discretion ask prospective purchasers to pay the Owners share of consideration to the Owners directly.
 - e. For the purposes of calculating the sale consideration, amounts collected from prospective purchasers towards VAT, service tax, GST, stamp duty, registration charges, water & electricity charges, legal charges, housing loan processing charges, etc., shall not be considered. Further, any charges paid by the prospective purchaser to the Developer for providing additional furniture or fixtures or towards additions and alterations shall not be considered as part of sale consideration.
 - f. Developer may from time to time announce special incentives like cash discounts, gift of bullion, other gifts and the like for promoting the sales. The cost of providing the same shall be deducted from the sale consideration for the purposes of sharing the revenue.

- g. The Developer guarantees a minimum revenue that shall be shared with the Owners as follows:
- Villa type A1 & A2 – Rs. 65 lakhs
 - Villa type B1 & B2 – Rs. 62.50 lakhs
 - Villa type C1 & C2 – Rs. 55 lakhs
 - Villa type D1 & D2 / E1 & E2 – Rs. 47.50 lakhs.
- The Owners shall be entitled to 46% of the minimum guaranteed amount even if the net sale consideration realized by the Developer is less than the minimum guaranteed amount.
9. Security Deposit : Rs. 100 lacs. Rs. 10 lakhs payable on signing LOI. Rs. 30 lakhs in one month from this LOI at the time of signing the MOU. Rs. 30 lakhs within 2 months from this LOI. The balance Rs. 30 lakhs in 3 months from this LOI at the time of handing over possession of site to Developer. Security Deposit to be refunded at the rate of Rs. 5 lakhs per villa in the last villas being developed.
10. Time Line :
- a. The Owners shall complete all the works mentioned above within 3 months of this LOI.
 - b. The Developer undertakes to complete the entire project within 3 years of this LOI with a grace period of 6 months. 40% of the villas shall be constructed in 18 months, 20% of the villas in 24 months, 20% of the villas in 30 months and 20% of the villas in 36 months.
 - c. Any delay in obtaining revised permit for construction after a period of 18 months from this LOI shall be added to the date of completion of the project, only to the extent of villas covered under Phase II & Phase III.
11. Specifications : In general specification shall be similar to the specifications of the villas already constructed in VOC and as mentioned in the brochure.
12. Other Charges : The Owners shall pay the cost of conversion of land to non-agricultural use in the revenue department. Further, the Owners shall bear the cost of obtaining NOC, if required, from the defence services.
13. Guarantee: The Developer shall provide a one year guarantee from date of possession against all construction defects to the landowners and all prospective purchasers. The Developer shall further extend guarantee of 15 years on the structure of the building.
14. Mode of implementation of this JDA:
- a. A detailed MOU shall be signed between the Owners and Developed along with revised plans, if any within 30 days of this LOI.
 - b. One possible method of implementing this JDA is proposed under. This proposal or any similar proposal shall be evaluated and finalized within 30 days of this LOI considering incidence of IT, service tax, VAT, GST, stamp duty, registration charges, LTCG, STCG, etc. the incidence of such taxation to be minimized for the Developer, Owners and prospective purchaser. Such a proposal shall operationally convenient to the Owner, Developer, prospective purchaser and housing finance companies of the prospective purchaser.

- i. The Rs. 100 lakhs security deposit may be treated as advance paid for purchase of plots.
- ii. Owners sell each plot to the Developer at the rate of 46% of the minimum guarantee.
- iii. The Owners shall execute a registered AOS in favour of the Developer on payment of Rs. 5 lakhs per villa. For such purposes Rs. 50 lakhs out of the Rs. 100 lakhs security deposit, shall be considered as advance for the villas. The Developer shall be given possession of each plot only on payment of the said amount. The balance consideration to be paid to the Owners within 12 months of the AOS.
- iv. The Owners shall execute a Sale deed or AOS cum GPA or GPA in favour of the Developer or its nominees on receipt of its share of sale consideration. In case the sale deed is being executed in favour of the prospective purchaser by the Owners, the Developer shall join as the consenting party.
- v. A separate cash flow agreement and premium agreement to be executed between the Owners and Developer wherein the Developer shall devolve 46% of net receipts of sale consideration to the Owners. Further, the Developer shall pay a premium to the Owners equal to 46% of the net sale consideration received over and above the minimum guaranteed amount.

15. Other issues:

- a. The Owners shall obtain NOC from Janapriya group, Mr. Jogi Reddy and Mr. B.N. Reddy for this JDA within 60 days of LOI.
- b. Mr. Ravinder Reddy advocate shall be appointed as legal advisor to both the Owners and Developer. He shall help in drafting/vetting all agreements/understandings between the two parties. He shall also help in resolving any differences between the parties that may crop up from time to time. Both the parties by and large agree to abide by the advice of Mr. Ravinder Reddy in resolving differences, if any.
- c. The implementation of the real estate regulation bill may adversely impact the cash flow of both the Owners and the Developer. They agree to amicably find a reasonable solution to mitigate any negative impact of such a regulation.
- d. The Developer agrees to take up the construction contract of villas not covered under this JDA and of EWS/LIG units at the request of the Owners. The Owners agree to pay a sum of Rs. 1,350/- per sft (+ 6% escalation per year) of salable area to the Developer (subject to taxes) for constructing fully finished villas/flats.
- e. The Developer shall endeavor to increase the sale price of the villas from time to time and thereby ensure that the revenue of both the parties is maximized.
- f. The Owners have obtained a loan from Srei Equipment Finance. They have given some plots from Villa Orchids a collateral security. The Owners agree to obtain NOC from the lender as and when required at its risk and cost.

16. Exit clause: In the event that this understanding cannot be implemented because of a. Inability of the owner to obtain the NOCs from Janapriya group, Mr. Jogi Reddy and Mr. B.N. Reddy or b. for any reasons which both parties agree to this LOI shall stand cancelled and the Owners shall refund the amount paid by the Developer to it within 30 days of such a cancellation. Thereafter, the developer shall be entitled to recover the amount paid along with interest @ 18% per annum. Neither party shall be entitled to seek reimbursement of expenditure incurred by them.

17. Extension of time: The timelines mentioned in this LOI may be extended only on mutual agreement.

Annexure - B

S. No.	Villa no.	Villa Type	Area in Sq yds	Built-up area	Status
1	1	A1	200	1,940	Villas sold by Developer
2	2	B1	180	1,940	Villas sold by Developer
3	3	B1	180	1,940	Villas sold by Developer
4	4	B1	180	1,940	Villas sold by Developer
5	5	B1	180	1,940	Villas sold by Developer
6	6	A1	200	1,940	Villas sold by Developer
7	7	A1	200	1,940	Villas sold by Developer
8	8	B1	180	1,940	Villas under JDA Phase I
9	9	B1	180	1,940	Villas under JDA Phase I
10	10	B1	180	1,940	Villas under JDA Phase I
11	11	B1	180	1,940	Villas under JDA Phase I
12	12	B1	180	1,940	Villas under JDA Phase I
13	13	B2	180	1,940	Villas under JDA Phase I
14	14	B2	180	1,940	Villas under JDA Phase I
15	15	B2	180	1,940	Villas under JDA Phase I
16	16	B2	180	1,940	Villas under JDA Phase I
17	17	B2	180	1,940	Villas under JDA Phase I
18	18	A2	200	1,940	Villas sold by Developer
19	19	A2	200	1,940	Villas sold by Developer
20	20	B2	180	1,940	Villas sold by Developer
21	21	B2	180	1,940	Villas sold by Owners
22	22	B2	180	1,940	Villas allotted to original Owners
23	23	B2	180	1,940	Villas sold by Developer
24	24	A2	200	1,940	Villas sold by Developer
25	25	A1	200	1,940	Villas sold by Developer
26	26	B1	180	1,940	Villas sold by Developer
27	27	B1	180	1,940	Villas under JDA Phase I
28	28	B1	180	1,940	Villas under JDA Phase I
29	29	B1	180	1,940	Villas sold by Developer
30	30	A1	2000	1,940	Villas sold by Developer
31	31	A1	200	1,940	Villas sold by Developer
32	32	B1	180	1,940	Villas sold by Developer
33	33	B1	180	1,940	Villas under JDA Phase I
34	34	B1	180	1,940	Villas under JDA Phase I
35	35	B1	180	1,940	Villas under JDA Phase I
36	36	B1	180	1,940	Villas under JDA Phase I
37	37	B1	189	1,940	Villas under JDA Phase I
38	38	X	136	1,820	Villas sold by Developer
39	39	C2	147	1,820	Villas under JDA Phase I
40	40	C2	147	1,820	Villas under JDA Phase I
41	41	B2	180	1,940	Villas under JDA Phase I
42	42	B2	180	1,940	Villas under JDA Phase I
43	43	B2	180	1,940	Villas under JDA Phase I
44	44	B2	180	1,940	Villas under JDA Phase I
45	45	A2	200	1,940	Villas sold by Developer
46	46	A2	200	1,940	Villas sold by Developer
47	47	B2	180	1,940	Villas under JDA Phase I
48	48	B2	180	1,940	Villas under JDA Phase I

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49	49 B2	180	1,940	Villas allotted to original Owners
50	50 B2	180	1,940	Villas under JDA Phase I
51	51 A2	200	1,940	Villas sold by Developer
52	52 A1	200	1,940	Villas allotted to original Owners
53	53 B1	180	1,940	Villas sold by Developer
54	54 B1	180	1,940	Villas sold by Developer
55	55 B1	180	1,940	Villas under JDA Phase I
56	56 B1	180	1,940	Villas under JDA Phase I
57	57 A1	200	1,940	Villas sold by Developer
58	58 A1	200	1,940	Villas sold by Developer
59	59 A1	200	1,940	Villas sold by Developer
60	60 A1	200	1,940	Villas sold by Developer
61	61 A1	200	1,940	Villas sold by Developer
62	62 A1	200	1,940	Villas allotted to original Owners
63	63 A1	200	1,940	Villas under JDA Phase I
64	64 A1	200	1,940	Villas under JDA Phase I
65	65 A1	200	1,940	Villas under JDA Phase I
66	66 A2	200	1,940	Villas sold by Developer
67	67 A2	200	1,940	Villas under JDA Phase I
68	68 A2	200	1,940	Villas under JDA Phase I
69	69 A2	200	1,940	Villas under JDA Phase I
70	70 A2	200	1,940	Villas sold by Developer
71	71 A2	200	1,940	Villas sold by Developer
72	72 A2	200	1,940	Villas sold by Developer
73	73 A2	200	1,940	Villas sold by Developer
74	74 A2	200	1,940	Villas sold by Developer
75	75 B2	180	1,940	Villas under JDA Phase I
76	76 B2	180	1,940	Villas under JDA Phase I
77	77 B2	180	1,940	Villas under JDA Phase I
78	78 B2	180	1,940	Villas under JDA Phase I
79	79 A2	200	1,940	Villas sold by Developer
80	80 A1	200	1,940	Villas sold by Developer
81	81 B1	180	1,940	Villas sold by Developer
82	82 B1	180	1,940	Villas under JDA Phase I
83	83 B1	180	1,940	Villas under JDA Phase I
84	84 B1	180	1,940	Villas under JDA Phase I
85	85 B1	180	1,940	Villas under JDA Phase I
86	86 B1	178	1,940	Villas sold by Developer
87	87 B2	180	1,940	Villas under JDA Phase I
88	88 B2	180	1,940	Villas under JDA Phase I
89	89 B2	180	1,940	Villas under JDA Phase I
90	90 B2	180	1,940	Villas under JDA Phase I
91	91 B2	180	1,940	Villas under JDA Phase I
92	92 A2	200	1,940	Villas sold by Developer
93	93 A1	200	1,940	Villas sold by Developer
94	94 C1	147	1,820	Villas sold by owners
95	95 C1	147	1,820	Villas under JDA Phase I
96	96 C1	147	1,820	Villas under JDA Phase I
97	97 C1	147	1,820	Villas under JDA Phase I
98	98 A1	200	1,940	Villas sold by Developer

Annexure - B

99	99 A2	200	1,940	Villas sold by Developer
100	100 C2	147	1,820	Villas under JDA Phase I
101	101 C2	147	1,820	Villas under JDA Phase I
102	102 C2	147	1,820	Villas under JDA Phase I
103	103 C2	147	1,820	Villas under JDA Phase I
104	104 A2	200	1,940	Villas under JDA Phase I
105	105 A1	200	1,940	Villas sold by Developer
106	106 C1	147	1,820	Villas under JDA Phase I
107	107 C1	147	1,820	Villas under JDA Phase I
108	108 C1	147	1,820	Villas under JDA Phase I
109	109 C1	147	1,820	Villas under JDA Phase I
110	110 C1	147	1,820	Villas under JDA Phase I
111	111 A1	200	1,940	Villas sold by Developer
112	112 A2	200	1,940	Villas under JDA Phase I
113	113 C2	147	1,820	Villas under JDA Phase I
114	114 C2	147	1,820	Villas under JDA Phase I
115	115 C2	147	1,820	Villas under JDA Phase I
116	116 C2	147	1,820	Villas under JDA Phase I
117	117 C2	147	1,820	Villas under JDA Phase I
118	118 A2	200	1,940	Villas sold by Developer
119	119 X	160	1,820	Villas under JDA Phase I
120	120 C1	147	1,820	Villas under JDA Phase I
121	121 C1	147	1,820	Villas under JDA Phase I
122	122 C1	147	1,820	Villas under JDA Phase I
123	123 C1	147	1,820	Villas under JDA Phase I
124	124 C1	147	1,820	Villas under JDA Phase I
125	125 C1	147	1,820	Villas under JDA Phase I
126	126 A1	200	1,940	Villas under JDA Phase I
127	127 B2	180	1,940	Villas under JDA Phase I
128	128 C2	147	1,820	Villas under JDA Phase I
129	129 C2	147	1,820	Villas under JDA Phase I
130	130 C2	147	1,820	Villas under JDA Phase I
131	131 C2	147	1,820	Villas under JDA Phase I
132	132 C2	147	1,820	Villas under JDA Phase I
133	133 A2	200	1,940	Villas sold by Developer
134	134 A1	200	1,940	Villas sold by Developer
135	135 C1	147	1,820	Villas under JDA Phase I
136	136 C1	147	1,820	Villas under JDA Phase I
137	137 C1	147	1,820	Villas under JDA Phase I
138	138 C1	147	1,820	Villas under JDA Phase I
139	139 C1	147	1,820	Villas under JDA Phase I
140	140 B1	180	1,940	Villas sold by Developer
141	141 A2	200	1,940	Villas sold by Developer
142	142 C2	147	1,820	Villas allotted to original Owners
143	143 C2	147	1,820	Villas under JDA Phase I
144	144 C2	147	1,820	Villas allotted to original Owners
145	145 C2	147	1,820	Villas under JDA Phase I
146	146 C2	147	1,820	Villas under JDA Phase I
147	147 B2	180	1,940	Villas sold by Developer
148	148 B1	180	1,940	Villas sold by Developer

Annexure - B

149	149 C1	147	1,820	Villas sold by Developer
150	150 C1	147	1,820	Villas sold by Developer
151	151 C1	147	1,820	Villas sold by Developer
152	152 C1	147	1,820	Villas sold by Developer
153	153 C1	147	1,820	Villas sold by Developer
154	154 A1	200	1,940	Villas sold by Developer
155	155 X	114	1,585	Villas under JDA Phase II
156	156 X	114	1,585	Villas under JDA Phase II
157	157 X	114	1,585	Villas under JDA Phase II
158	158 X	114	1,585	Villas under JDA Phase II
159	159 X	114	1,585	Villas under JDA Phase II
160	160 X	114	1,585	Villas under JDA Phase II
161	161 X	114	1,585	Villas under JDA Phase II
162	162 X	114	1,585	Villas under JDA Phase II
163	163 X	114	1,585	Villas under JDA Phase II
164	164 X	114	1,585	Villas under JDA Phase II
165	165 X	114	1,585	Villas under JDA Phase II
166	166 X	114	1,585	Villas under JDA Phase II
167	167 X	165	1,820	Villas under JDA Phase II
168	168 D2	114	1,585	Villas sold by Developer
169	169 D2	114	1,585	Villas sold by Developer
170	170 D2	114	1,585	Villas sold by owners
171	171 D2	114	1,585	Villas allotted to original Owners
172	172 D2	114	1,585	Villas allotted to original Owners
173	173 D2	114	1,585	Villas under JDA Phase I
174	174 D2	114	1,585	Villas allotted to original Owners
175	175 D2	114	1,585	Villas allotted to original Owners
176	176 D2	114	1,585	Villas allotted to original Owners
177	177 D2	114	1,585	Villas sold by owners
178	178 D1	114	1,585	Villas sold by Developer
179	179 D1	114	1,585	Villas sold by Developer
180	180 D1	114	1,585	Villas allotted to original Owners
181	181 D1	114	1,585	Villas under JDA Phase I
182	182 D1	114	1,585	Villas under JDA Phase I
183	183 D1	114	1,585	Villas allotted to original Owners
184	184 D1	114	1,585	Villas under JDA Phase I
185	185 D1	114	1,585	Villas sold by Developer
186	186 X	236	1,940	Villas under JDA Phase I
187	187 D2	114	1,585	Villas under JDA Phase I
188	188 D2	114	1,585	Villas under JDA Phase I
189	189 D2	114	1,585	Villas under JDA Phase I
190	190 D2	114	1,585	Villas under JDA Phase I
191	191 D2	114	1,585	Villas under JDA Phase I
192	192 D2	114	1,585	Villas sold by Developer
193	193 D1	114	1,585	Villas sold by Developer
194	194 D1	114	1,585	Villas under JDA Phase I
195	195 D1	114	1,585	Villas under JDA Phase I
196	196 D1	114	1,585	Villas under JDA Phase I
197	197 D1	114	1,585	Villas under JDA Phase I
198	198 D1	114	1,585	Villas under JDA Phase I

Annexure - B

199	199 A2	200	1,940	Villas sold by Developer
200	200 C2	147	1,820	Villas under JDA Phase I
201	201 C2	147	1,820	Villas under JDA Phase I
202	202 C2	147	1,820	Villas under JDA Phase I
203	203 C2	147	1,820	Villas under JDA Phase I
204	204 C2	147	1,820	Villas under JDA Phase I
205	205 C2	147	1,820	Villas sold by Developer
206	206 A2	200	1,940	Villas under JDA Phase I
207	207 A1	200	1,940	Villas sold by Developer
208	208 C1	147	1,820	Villas under JDA Phase I
209	209 C1	147	1,820	Villas under JDA Phase I
210	210 C1	147	1,820	Villas under JDA Phase I
211	211 C1	147	1,820	Villas under JDA Phase I
212	212 C1	147	1,820	Villas under JDA Phase I
213	213 C1	147	1,820	Villas under JDA Phase I
214	214 A1	200	1,940	Villas sold by Developer
215	215 A2	200	1,940	Villas sold by Developer
216	216 C2	147	1,820	Villas sold by Developer
217	217 C2	147	1,820	Villas under JDA Phase I
218	218 C2	147	1,820	Villas under JDA Phase I
219	219 C2	147	1,820	Villas under JDA Phase I
220	220 C2	147	1,820	Villas under JDA Phase I
221	221 C2	147	1,820	Villas under JDA Phase I
222	222 A2	200	1,940	Villas sold by Developer
223	223 A1	200	1,940	Villas allotted to original Owners
224	224 C1	147	1,820	Villas under JDA Phase I
225	225 C1	147	1,820	Villas under JDA Phase I
226	226 C1	147	1,820	Villas under JDA Phase I
227	227 C1	147	1,820	Villas under JDA Phase I
228	228 C1	147	1,820	Villas under JDA Phase I
229	229 C1	147	1,820	Villas sold by Developer
230	230 A1	200	1,940	Villas allotted to original Owners
231	231 A2	200	1,940	Villas sold by Developer
232	232 B2	180	1,940	Villas sold by Developer
233	233 B2	180	1,940	Villas sold by Developer
234	234 B2	180	1,940	Villas under JDA Phase I
235	235 B2	180	1,940	Villas under JDA Phase I
236	236 B2	180	1,940	Villas sold by Developer
237	237 B2	180	1,940	Villas sold by Developer
238	238 B1	180	1,940	Villas sold by Developer
239	239 B1	180	1,940	Villas under JDA Phase I
240	240 B1	180	1,940	Villas under JDA Phase I
241	241 B1	180	1,940	Villas under JDA Phase I
242	242 B1	180	1,940	Villas under JDA Phase I
243	243 B1	180	1,940	Villas under JDA Phase I
244	244 A1	200	1,940	Villas allotted to original Owners
245	245 A2	200	1,940	Villas sold by Developer
246	246 B2	180	1,940	Villas under JDA Phase I
247	247 B2	180	1,940	Villas under JDA Phase I
248	248 B2	180	1,940	Villas under JDA Phase I

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Annexure - B

249	249 B2	180	1,940	Villas under JDA Phase I
250	250 B2	180	1,940	Villas under JDA Phase I
251	251 A2	200	1,940	Villas sold by Developer
252	252 B2	180	1,940	Villas under JDA Phase I
253	253 B2	180	1,940	Villas under JDA Phase I
254	254 B2	180	1,940	Villas under JDA Phase I
255	255 B2	180	1,940	Villas under JDA Phase I
256	256 C2	147	1,820	Villas under JDA Phase I
257	257 C2	147	1,820	Villas under JDA Phase I
258	258 C2	147	1,820	Villas under JDA Phase I
259	259 C1	147	1,820	Villas under JDA Phase III
260	260 C1	147	1,820	Villas under JDA Phase III
261	261 C1	147	1,820	Villas under JDA Phase III
262	262 B1	180	1,940	Villas under JDA Phase III
263	263 B1	180	1,940	Villas under JDA Phase III
264	264 B1	180	1,940	Villas under JDA Phase III
265	265 B1	180	1,940	Villas under JDA Phase III
266	266 B2	180	1,940	Villas under JDA Phase III
267	267 B2	180	1,940	Villas under JDA Phase III
268	268 B2	180	1,940	Villas under JDA Phase III
269	269 B2	180	1,940	Villas under JDA Phase III
270	270 C2	147	1,820	Villas under JDA Phase III
271	271 C2	147	1,820	Villas under JDA Phase III
272	272 C2	147	1,820	Villas under JDA Phase III
273	273 A1	200	1,940	Villas sold by Developer
274	274 C1	147	1,820	Villas under JDA Phase I
275	275 C1	147	1,820	Villas under JDA Phase I
276	276 C1	147	1,820	Villas under JDA Phase I
277	277 C1	147	1,820	Villas under JDA Phase I
278	278 C1	147	1,820	Villas under JDA Phase I
279	279 C1	147	1,820	Villas sold by Owners
280	280 A1	200	1,940	Villas sold by Owners
281	281 A2	200	1,940	Villas sold by Developer
282	282 C2	147	1,820	Villas under JDA Phase I
283	283 C2	147	1,820	Villas under JDA Phase I
284	284 C2	147	1,820	Villas under JDA Phase I
285	285 C2	147	1,820	Villas under JDA Phase I
286	286 C2	147	1,820	Villas under JDA Phase I
287	287 C2	147	1,820	Villas under JDA Phase I
288	288 A2	200	1,940	Villas sold by Developer
289	289 A1	200	1,940	Villas sold by Developer
290	290 C1	147	1,820	Villas under JDA Phase I
291	291 C1	147	1,820	Villas under JDA Phase I
292	292 C1	147	1,820	Villas under JDA Phase I
293	293 C1	147	1,820	Villas under JDA Phase I
294	294 C1	147	1,820	Villas under JDA Phase I
295	295 C1	147	1,820	Villas under JDA Phase I
296	296 A1	200	1,940	Villas sold by Owners
297	297	-	-	Cancelled plot / villa
298	298 X	114	1,585	Villas under JDA Phase I

Annexure - B

299	299 X		114	1,585	Villas under JDA Phase I
300	300 X		114	1,585	Villas under JDA Phase I
301	301 X		114	1,585	Villas under JDA Phase II
302	302 X		114	1,585	Villas under JDA Phase II
303	303 X		114	1,585	Villas under JDA Phase II
304	304 X		114	1,585	Villas under JDA Phase II
305	305 X		114	1,585	Villas under JDA Phase II
306	306 X		114	1,585	Villas under JDA Phase II
307	307 X		114	1,585	Villas under JDA Phase II
308	308 X		114	1,585	Villas under JDA Phase II
309	309 X		106	1,585	Villas under JDA Phase II
310	310	-	-		Cancelled plot / villa
311	311 X		114	1,585	Villas under JDA Phase II
312	312 D2		114	1,585	Villas under JDA Phase II
313	313 D2		114	1,585	Villas under JDA Phase II
314	314 D2		114	1,585	Villas under JDA Phase II
315	315 D2		114	1,585	Villas under JDA Phase II
316	316 D2		114	1,585	Villas under JDA Phase II
317	317 D2		114	1,585	Villas under JDA Phase II
318	318 D2		114	1,585	Villas under JDA Phase II
319	319 D2		114	1,585	Villas under JDA Phase II
320	320 D2		114	1,585	Villas under JDA Phase II
321	321 D2		114	1,585	Villas under JDA Phase II
322	322 D2		114	1,585	Villas under JDA Phase II
323	323 D2		114	1,585	Villas under JDA Phase II
324	324 D2		114	1,585	Villas under JDA Phase II
325	325 D2		114	1,585	Villas under JDA Phase II
326	326 D2		114	1,585	Villas under JDA Phase II
327	327 D2		114	1,585	Villas under JDA Phase II
328	328 D1		114	1,585	Villas under JDA Phase II
329	329 D1		114	1,585	Villas under JDA Phase II
330	330 D1		114	1,585	Villas under JDA Phase II
331	331 D1		114	1,585	Villas under JDA Phase II
332	332 D1		114	1,585	Villas under JDA Phase II
333	333 D1		114	1,585	Villas under JDA Phase II
334	334 D1		114	1,585	Villas under JDA Phase II
335	335 D1		114	1,585	Villas under JDA Phase II
336	336 D1		114	1,585	Villas under JDA Phase II
337	337 D1		114	1,585	Villas under JDA Phase II
338	338 D1		114	1,585	Villas under JDA Phase II
339	339 D1		114	1,585	Villas under JDA Phase II
340	340 D1		114	1,585	Villas under JDA Phase II
341	341 D1		114	1,585	Villas under JDA Phase II
342	342 D1		114	1,585	Villas under JDA Phase II
343	343 D1		114	1,585	Villas under JDA Phase II

