

Letter of Intent

Date: 25.05.2018

To,
Mr. Dora Swamy,
Director,
Touchstone Property Developers Private Limited,
Plot No. 31, H. No. 8-2-622/1/1/A3,
Classic Emerald, Road No. 10,
Hyderabad.

Sub.: Offer for Joint Development of land admeasuring plot no. 10, 11 & 12 - 854 sq yds,
plot no. 22 & 33 - 514 sq yds, plot no. 24 , 25 - 514 sq yds, plot no. 26 to 29 - 1,194 sq yds,
plot no. 43 - 411 sq yds, plot no. 44 - 176 sq yds, plot no. 45 - 182 sq yds, plot no. 46 - 188 sq
yds, plot no. 47 - 193 sq yds, plot no. 48 - 199 sq yds, plot no. 49 - 205 sq yds, plot no. 50 - 211
sq yds, plot no. 51 - 216 sq yds, Total about 5,058 sq yds. Areas subject to measurement,
situated at Sy. No. 31 & 32, Muraharipally, Near Genome Valley

Dear Sir,

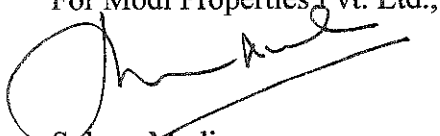
We are happy to confirm the terms of Joint Development for the said land. The details of the terms
and conditions are given in Annexure - A attached herein.

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.

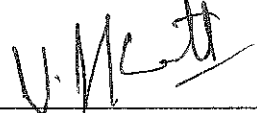
Please sign a copy of this LOI as confirmation of having accepted the terms and conditions.

Thank You.

Yours sincerely,
For Modi Properties Pvt. Ltd.,


Soham Modi.
Managing Partner.

Agreed and Confirmed by:
For Touchstone Property Developers Pvt. Ltd.,

Sign : 

Place : Hyderabad

Date: 25/05/2018

ANNEXURE -A

Date: 25th May, 2018.

Builder / Developer : Modi Properties Pvt. Ltd., / Modi Realty Genome Valley LLP (or its nominees or subsidiaries).

Owner : Touchstone Property Pvt. Ltd.,

Land Area : Details of land area - plot no. 10, 11 & 12 - 854 sq yds, plot no. 22 & 33 - 514 sq yds, plot no. 24, 25 - 514 sq yds, plot no. 26 to 29 - 1,194 sq yds, plot no. 43 - 411 sq yds, plot no. 44 - 176 sq yds, plot no. 45 - 182 sq yds, plot no. 46 - 188 sq yds, plot no. 47 - 193 sq yds, plot no. 48 - 199 sq yds, plot no. 49 - 205 sq yds, plot no. 50 - 211 sq yds, plot no. 51 - 216 sq yds, Total about 5,058 sq yds. Areas subject to measurement.

Location : Sy. No. 31 & 32, Muraharipally, Near Genome Valley.

Proposed Development:

Land to be divided into 6 parcels. On 4 parcels of land apartment complexes consisting of stilt + 4 or stilt + 5 floors shall be constructed. On 5th parcel of land consisting of 8 plots, 8 nos - 3BHK villas will be constructed. On the 6th parcel of land 4 apartments and clubhouse shall be developed. These plots form a part of a layout of about 8 acres + 2 acres land belonging to the Developer. Developer proposes to construct a hospital on ½ acre and an apartment complex on 1 acre of its land. The entire layout shall be developed as a semi-gated community. The details of development of each parcel of land is given under:

Block no	Plot nos	Plot area in sq yds	Type of Development	Saleable area in sft
A	10, 11, 12	854	15 flats on stilt + 5 floors	20,250
B	22, 33	514	8 flats on stilt + 4 floors	9,700
C	24, 25	514	12 flats on stilt + 4 floors	9,600
D	26 to 29	1,194	20 flats on stilt + 5 floors	28,250
E	44 to 51	1,570	8 villas, G + 2 floors, 2,920 sft each	23,360
F	43	411	4 flats on stilt + 4 floors. Clubhouse with shops, cafe, gym, crèche, recreation room on 5 floors	3,250
			Total:	94,410

Design: Emphasis shall be on good design with reasonable size rooms and adequate ventilation. All flats/villas shall have similar design, elevation and external appearance. All flats/villas shall be designed as per vastu.




Proposed Amenities: Club house of about 3,500 sft with shops, café, gym, recreation room and crèche shall be developed on part of plot no. 43 that is abetting the by-pass road. 24 hrs security with CCTV, compound wall, prominent entrance arch on 2 roads, CC internal roads, 1KVA back-up power per flat/villa, development of plantation, backup power for common area lighting.

Development Ratio:

The Owners shall be entitled to 30% and Developer 70% share of flats/villas. They shall be divided equitably. The expected sale price at the time of launch of the project is Rs. 2,250/- per sft. The owners can expect a cash of about Rs. 6.35 cr considering sales at the launch price. Sale price is likely to increase by Rs. 100 to Rs. 200 per sft over a period of 6 months to one year.

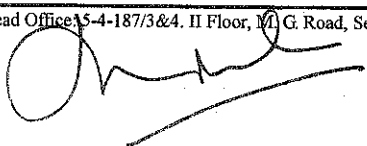
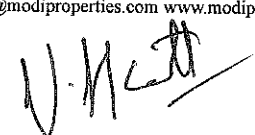
Security Deposit : The Developer shall pay the Owners a security deposit equal to about 20% of the land value (Rs. 1,300 per sq yd) which is estimated at Rs.6,500/- per sq yd. Rs. 1,100/- per sq yd shall be paid on completion of due-diligence, registration of sale deed in favour of Owner, approval of schematic plans and signing of agreement/MOU. The balance Rs. 200/- per sq yd shall be paid after receipt of building permit for construction for each plot/block and at the time of execution of JDA/GPA in favour of Developer.

Time Line :

Due diligence to be completed and MOU to be signed in 2 weeks from LOI. Sanction for construction of flats and villas in 1 to 3 months from LOI. Commencement of construction within 7 days of receiving permit for construction for each parcel of land. Completion of construction in 18 months from sanction (with 6 months grace period). However, the first set of flats/ villas shall be handed over in 12 months from sanction and the balance will be handed over in phases.

Specifications : In general specification shall be similar to the specifications in our projects like Paramount Estates at Nagaram and Silver Oak Villas at Cherlapally. 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:	CPVC & PVC pipes
Sanitary:	Branded sanitaryware
CP fittings:	Branded quarter turn ceramic disc type.
Kitchen platform:	Granite slab with 2 ft dado and SS sink

Other Charges : Developer shall bear the entire cost of development including cost of sanction fees for the flats/villas. Land owner shall pay proportionate charges for water and electricity connection, GST, stamp duty and registration charges, corpus fund, etc., for their share of flats/villas (typically these are paid by buyers of Owner's share of flats/villas). The Owner shall convert land to non-agricultural use, under the NALA Act, at its cost.

Additional services: The Developer shall provide turnkey service for selling Owner's share of villas/plots. The services shall include marketing, sales, documentation, collections, housing loan processing, maintenance of database accessible to Owners, repairs and maintenance, etc. The additional charges for such services shall be 2.5% of sale consideration plus 0.5% in sales involving processing of housing loan for villas. These charges include brokerage payable to brokers. For such sales amount shall be collected in favour of the Owners and deposited in their bank account. Developer shall sell Owners share of villas without any discrimination with its share of villas, both in terms in priority of sale and rate of sale.

Other Terms:

1. The Owners and Developer shall jointly explore the possibility of a revenue sharing model wherein the Owners receive 30% of revenues from sale of any flat/villa in the project. Here all flats and villas shall be jointly owned between the Owners and Developer in the ratio of 30:70. Income tax and GST implications for such a scheme need to be explored.
2. 8 villas proposed to be developed have been designed for making corporate guest houses. The Owners shall help the Developer pre-lease the said villas to companies in Genome Valley through their associates.
3. The project shall be co-branded i.e., the visibility and branding of both the Owners and Developer shall be given equal weightage.
4. The extent of land has to be verified.
5. Land has to be transferred to the Owners by way of AGPA or sale deed.
6. Plans of proposed development have already been shared.