



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 17845 dt. 26-09-2018 Rs. 100/-

Purchaser Name: Y. ANJIAH S/o. Y. LINGAIAH, Hyd

For Whom EAST SIDE RESIDENCY, ANNOJIGUDA LLP

DUSA SRINIVAS RAO 991757

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LIC.No. 16-05-23/1998 RI.No. 16-05-25/2017
H.No. 12-11-696, Warasiguda,
Secunderabad, Mobile. 9247420863

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made and executed on this 28th day of September, 2018 by and between:

M/s. East Side Residency Annojiguda LLP, a limited liability partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 and represented by its Designated Partners Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation Business and Mr. Anand Mehta, S/o. Shri Suresh U Mehta, aged about 40 years, Occupation Business.

Hereinafter referred to as the Development Manager.

AND

M/s. Satyavani Homes JV, a registered partnership having its office at A -203, Kushal Towers, Khairtabad, Hyderabad – 500 004, represented by its Managing Partner Mr. P. Surya Prakash, S/o. P. Hanumantha Rao, Aged 54 years, Occupation: Consultant.

Hereinafter referred to as the Developer.

The expressions Development Manager 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.

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

For Satya Vani Homes-J.V.

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

[Signature]
Partner

WHEREAS:

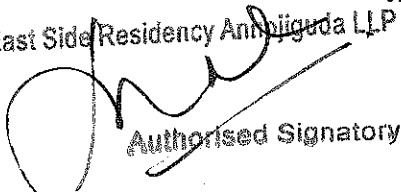
1. Overview

- 1.1. The Developer intends to develop land admeasuring 31,052 sq yards forming a part of 97 & 98, Annoiguda Village, Pocharam Grampanchyat, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana into a housing project.
- 1.2. The promoter of the Developer is a leading structural consultant in Telangana with expertise in design and execution of large projects.
- 1.3. Development Manager is part of a premier business group as a builder and has been carrying on business for over 4 decades. Development Manager has successfully executed and completed several large housing projects and carries a first rate reputation with customers.
- 1.4. The housing project proposed to be developed by the Developer was huge and Developer found itself needing finance, expertise, marketing and sales assistance to be able to successfully complete the project. Development Manager had the requisite experience, expertise, goodwill and was in a position to fund the project.
- 1.5. For various reasons the project is now at a standstill. The parties herein have agreed to re-launch the project.
- 1.6. The Developer requested Development Manager for its services so as to ensure successful closure of the project.
- 1.7. The Development Manager was agreeable to offer its services and finance and help the Developer complete the project.
- 1.8. After mutual discussions, the parties hereto agree to the following terms of arrangement.

2. Overview of this MOU between Development Manager and Developer.

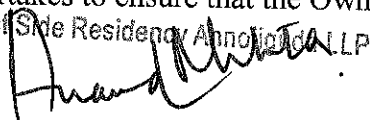
- 2.1. It was agreed between the parties that the successful completion of the project required considerable contribution by both parties in all functions and that such contribution can happen only with total commitment of both parties with the assurance of proportionate rewards to each. To achieve this, it was agreed upon as below, subject to the detailed terms herein.
 - 2.1.1. Development Manager shall finance the project to enable creation of designs, sanction of the plans, construction of housing project, provision of amenities, provision of infrastructure, etc. Such funding may happen out of funds the Development Manager arranges on its own or from out of advances of sales it makes of flats in the housing project.
 - 2.1.2. The parties have agreed that Development Manager shall offer several services to Developer for consideration described below.
 - 2.1.3. The details of such finance to be arranged by the Development Manager are detailed herein.
 - 2.1.4. The Development Manager underwrites to sell all the flats falling to the share of the Developer in the housing project at a rate specified in this MOU.
 - 2.1.5. The Development Manager shall have the exclusive rights to sell all the flats falling to the share of the Developer in the housing project to prospective purchasers to the exclusion of the Developer.
 - 2.1.6. Developer shall ensure that the other co-owners of the land shall grant appropriate rights envisaged under this MOU to the Developer/ Development Manager.
 - 2.1.7. Developer shall obtain permit for construction and execute the construction and completion of the project as its sole responsibility.
 - 2.1.8. To facilitate and ensure agreed execution, the entire financing, sales, and project expenses shall be executed via three Escrow Accounts with a reputed Bank and a financing mechanism shall be deployed to achieve the objectives.
 - 2.1.9. The Development Manager shall be admitted into the Developer as a partner with a 5% share and given exclusive rights to execute agreements and deeds with buyers and others to facilitate quick and effective resolution.
 - 2.1.10. The Developer and Owners shall not promote, market or sell any Flats on their own and all transactions of sale of Flats shall be considered as part of this MOU and be deemed to be considered to have been executed by Development Manager. The Developer undertakes to ensure that the Owners agree to the above in writing.

For East Side Residency Annoiguda LLP



Authorised Signatory

For East Side Residency Annoiguda LLP



Authorised Signatory

For Satya Vani Homes-J.V.



Partner

3. Title of Scheduled Land A.

- 3.1. Whereas Samala Ramaiah, Samala Rajamallaiah, Samala Narsaiah, Samala Veeraiah and Samala Yellaiah were the original pattedars of land forming Sy. Nos. 97 and 98 of Annoiguda Village, Pocharam Grampanchyat, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana. Their names were appropriately reflected in the revenue records. Hereinafter the pattedars along with their legal heirs are referred to as the Original Pattedars.
- 3.2. The Original Pattedars sold land admeasuring Ac. 5-05 gts., in Sy. No. 97 & 98 to Gorakhnath, Nathram and Vijay Kumar by way of registered sale deed (detailed in Sl. No. 1 of Anx -A).
- 3.3. Gorakhnath, Nathram and Vijay Kumar obtained a permit for sub-dividing the land into several plots from Pocharam Grampanchayat. The plots were numbered as plot nos. 95 to 185.
- 3.4. Gorakhnath and Vijay Kumar executed a registered General Power of Attorney to sell their share of land in favour of Natharam (detailed in Sl. No. 2 of Anx -A).
- 3.5. Natharam representing himself as GPA holder gifted the entire land to his minor daughters viz., Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan by way of registered gift deed (detailed in Sl. No. 3 of Anx -A).
- 3.6. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan executed a registered General Power of Attorney for selling parts of the land in favour of their father Natharam (detailed in Sl. No. 4 of Anx -A).
- 3.7. Since Varsha Rani and Rajani Wadwan were minors at the time of executing the GPA and are majors now, they have agreed to execute ratification deeds confirming the sale of plot/parcels of land by their father Natharam pertaining to the documents mentioned below.
- 3.8. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 113 admeasuring 200 sq yds to Abishek Garg by way of registered sale deed (detailed in Sl. No. 5 of Anx -A).
- 3.9. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 114 admeasuring 200 sq yds to Ankur Garg (a minor) by way of registered sale deed (detailed in Sl. No. 6 of Anx -A). After his death Suresh Agarwal, his father became the owner of the said plot. Other family members i.e., Mona Agarwal (mother), Abhishek Garg (brother), Komal Garg (sister) & Neha Garg (sister) have agreed to confirm the absolute ownership of the plot by Suresh Agarwal.
- 3.10. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 147 admeasuring 200 sq yds to Naresh Kumar Bhatt by way of registered sale deed (detailed in Sl. No. 7 of Anx -A). Naresh Kumar Bhatt in turn sold the plot to Ashish Wadwan by way of registered sale deed (detailed in Sl. No. 8 of Anx -A).
- 3.11. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 183, 184 & 185 admeasuring 1,000 sq yds to G. Srihari & G. Latha by way of registered sale deed (detailed in Sl. No. 9 of Anx -A).
- 3.12. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 174, 175, 176 & 177 admeasuring 1,060 sq yds to G. Srihari & G. Latha by way of registered sale deed (detailed in Sl. No. 10 of Anx -A).
- 3.13. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 117 & 118 admeasuring 400 sq yds to Rampal Jaju by way of registered sale deed (detailed in Sl. No. 11 of Anx -A). Rampal Jaju in turn sold the land to B. Satti Reddy and K. M. Reddy by way of registered sale deed (detailed in Sl. No. 12 of Anx -A).
- 3.14. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan gifted 74 plots bearing nos. 95 to 112, 115, 116, 119 to 146, 148 to 173 admeasuring 15,040 sq yds to Asish Wadwan by way of registered gift deed (detailed in Sl. No. 18 of Anx -A).
- 3.15. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 150 admeasuring 200 sq yds to V. Ravikanth by way of registered sale deed (detailed in Sl. No. 13 of Anx -A). V. Ravikanth in turn sold the plot to M/s. Satyavani Homes JV by way of registered sale deed (detailed in Sl. No. 14 of Anx -A). However, the said plot already belongs to Mr. Ashish Wadwan and this sale deed was executed to eliminate any claim by V. Ravikanth.

For East Side Residency Annajiiguda For East Side Residency Annajiiguda LLP

For Satya Vani Homes-J.V.

- 3.16. Plot Nos. 178 to 182, admeasuring 1,134 sq yds were sold to third parties by Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan and do not form part of this understanding.
- 3.17. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan have agreed to transfer by way of gift deed the roads in the layout admeasuring 7,305 sq yds to Ashish Wadwan.
- 3.18. The total land admeasuring Ac. 5-05 gts., less 1,134 sq yds i.e., 23,671 sq yds is proposed to be developed into a housing project along with the commercial block by the Developer and the said land is hereinafter referred to Scheduled Land A and more fully described as under.
4. Title of Scheduled Land B.
- 4.1. Whereas Samala Ramaiah, Samala Rajamallaiiah, Samala Narsaiah, Samala Veeraiah and Samala Yellaiah were the original pattedars of land forming Sy. Nos. 97 and 98 of Annoiguda Village, Pocharam Grampanchyat, Ghatkesar Mangal, Medchal Malkajgiri District, Telangana. Their names were appropriately reflected in the revenue records. Hereinafter the pattedars along with their legal heirs are referred to as the Original Pattedars.
- 4.2. The Original Pattedars sold land admeasuring Ac. 4-35 gts., in Sy. Nos. 97 and 98 to Smt. Sangishetty Saraswathi by a registered sale deed (detailed in Sl. No. 15 of Anx -A).
- 4.3. The Original Pattedars further sold land admeasuring Ac. 0-4.50 gts., in Sy. No. 97 to Smt. Sangishetty Saraswathi by a registered sale deed (detailed in Sl. No. 16 of Anx -A).
- 4.4. The Original Pattedars sold land admeasuring Ac. 4-34 gts., in Sy. Nos. 97 and 98 to Smt. Sangishetty Shambaiah by a registered sale deed (detailed in Sl. No. 17 of Anx -A).
- 4.5. After the death of Sangishetty Sambaia, his properties were divided amongst his heirs by way of a arbitration award dated 29.10.1994. The order was confirmed by Judgment of the III Additional Judge, City Civil Court Secunderabad in O/s. No. 387/1994. Hereafter, the beneficiaries of the award are referred to as the Original Owners.
- 4.6. The Original Owners in turn sold Ac. 5-27 gts., ins Sy. Nos. 97 & 98 to Ch. Manga, Ch. Sandeep Reddy and Ch. Krishna Reddy by registered sale deeds (detailed in Sl. No. 19, 20 & 21 of Anx -A).
- 4.7. Ch. Manga, Ch. Sandeep Reddy and Ch. Krishna Reddy in turn sold the land to Mr. K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy, M. Sridhar Reddy and S. Ashok Rao by way of a registered sale deed (detailed in Sl. No. 22 of Anx -A). They inturn apportioned undivided share of land among themselves. The name of these purchasers were mutated in the revenue records by way of proceeding of the MRO, Ghatkesar in proceeding no. 2130/2003 dated 28.05.2003.
- 4.8. S. Ashok Rao in turn sold his share of Ac. 0-20 gts., to to Mr. K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy and M. Sridhar Reddy by way of registered sale deed (detailed in Sl. No. 23 of Anx -A).
- 4.9. Mr. K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy and M. Sridhar Reddy, in turn sold Ac. 5-27 gts., to K. Narsimha Rao, KVS. Reddy, K. Srinivasa Rao and K. Surya Prabhakar by way of registered sale deed (detailed in Sl. No. 24 of Anx -A). KVS Reddy in turn sold Ac. 0-10 gts., out of his share to K. Srinivasa Rao by way of registered sale deed (detailed in Sl. No. 25 of Anx -A).
- 4.10. K. Narsimha Rao, KVS. Reddy, K. Srinivasa Rao and K. Surya Prabhakar sold Ac. 1-24g gts., out Ac. 5-27 gts., owned by them to M/s. Satyavani Homes (the Developer herein) by way of registered sale deed (detailed in Sl. No. 26 of Anx -A).
- 4.11. K. Srinivasa Rao, K. Narsimha & MS Prabhakar stood as guarantors and provided the balance land owned by them, admeasuring Ac. 4-03 gts., as security to M/s. Aditya Raiments and M/s. Sun Crop Plus Pvt. Ltd. for a loan from Bank of Maharashtra, Sultan Bazar Branch, Hyderabad.
- 4.12. Whereas the Bank of Maharashtra, Sultan Bazaar Branch, Hyderabad had taken possession of said property under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under section 13 read with rule 9 of the Security Interest (Enforcement) Rules 2002, as secured creditors and auctioned the said land to Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy by way of a registered sale deed (detailed in Sl. No. 27 of Anx -A).

For East Side Residency Annoiguda LLP

Authorised Signatory

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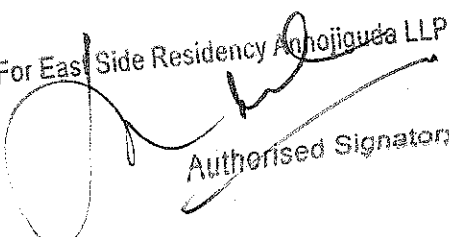
For Satya Vani Homes-J.V.

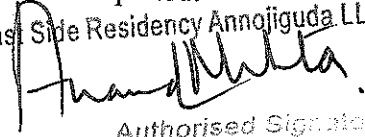
Partner


- 4.13. Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy sold Ac. 1-0.75 gts., to Marram Infra Projects Pvt. Ltd., by way of a sale deed (detailed in Sl. No. 28 of Anx – A).
- 4.14. Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy intend to sell the balance Ac. 3-2.25 gts., to Marram Infra Projects Pvt. Ltd., by way of a sale deed in the next few weeks.
- 4.15. As on date Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy, Marram Infra Projects Pvt. Ltd., and the Developer herein are co-owners of undivided share in land admeasuring Ac. 5-27 gts. It is proposed that at the time of executing a sale deed in favour of Marram Infra Projects Pvt. Ltd., by Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy, the land of Marram Infra Projects Pvt. Ltd., (Ac. 4-03 gts.,) and the Developer (Ac. 1-24gts.,) herein will become owners of their respective shares of land. However, to ensure access to their respective lands, it was agreed that land admeasuring Ac. 0-06 gts., shall be jointly owned with equal undivided shares by Marram Infra Projects Pvt. Ltd., and the Developer. Accordingly, Marram Infra Projects Pvt. Ltd., shall become exclusive owner of Ac. 4-00 gts., and the Developer shall become exclusive owner of Ac. 1-21 gts. and it shall be delineated and clearly marked in the proposed conveyance deed.
- 4.16. Accordingly, M/s. Satyavani Homes JV, the Developer herein will become absolute owner of the balance land admeasuring Ac. 1-21 gts., forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana. The land is more fully described under as Scheduled Land B.
5. Description of Scheduled Land C.
- 5.1. The Developer intends to develop Schedule Land A & Scheduled Land B, joined together as a single parcel of land, into a housing complex. The details of the combined land are given under as Scheduled Land C.

6. Proposed development.

- 6.1. The Developer proposes to develop the Scheduled Land C in accordance with the permit for construction, that is proposed to be obtained from time to time, into a housing complex as per details given below:
- 6.1.1. 4 blocks of flats labeled as Block A, B, C & D are proposed to be constructed.
- 6.1.2. Each block shall consists of parking floors in stilt/ basement and 15 upper floors.
- 6.1.3. Parking is proposed to be provided on two basement and stilt floors common to all the blocks.
- 6.1.4. Block A, B & C shall each consist of 14 flats per floor i.e., 210 flats in each block. Block D shall consist of 8 flats per floor i.e., 120 flats. A Total of 750 flats are proposed to be constructed. The detailed plans of block A, B, C and D along with area statement is attached herein as Annexures – E, F, G, H, I & J. The site plan of the entire housing complex is attached herein as Annexure – D.
- 6.1.5. 4 types of 2BHK & 3BHK flats having a super built-up area of 960, 1,060, 1,250 & 1,335 sft are proposed to be constructed. The total proposed constructed area of blocks A, B & C is about 2,44,730 sft each and block D is about 1,58,840 sft. The total housing project shall have a proposed super built-up area/saleable area of about 8,93,030 sft.
- 6.1.6. A commercial block is proposed to be constructed on the eastern side towards the main road and shall not form a part of the housing project and also this understanding. The housing project shall be separated from the commercial complex by way of compound wall / gates.
- 6.1.7. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.

For East Side Residency Annojiguda LLP

 Authorised Signatory

For East Side Residency Annojiguda LLP

 Authorised Signatory

For Satyavani Homes-J.V.

 Partner

- 6.1.8. Clubhouse consisting of ground + 6 upper floors admeasuring about 27,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 6.1.9. Each flat shall have a separately metered electric power connection
- 6.1.10. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 6.1.11. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and municipal water connection.
- 6.1.12. The proposed flats will be constructed strictly as per the design proposed by the Developer/Development Manager. The Developer/Development Manager reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as they deem fit and proper.
- 6.1.13. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 6.1.14. The Developer shall provide amenities and facilities on the Scheduled Land C in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 6.1.15. The housing project envisaged above shall be in the nature of a gated community wherein occupants of the housing project shall share the common amenities and facilities of the project, to the exclusion of others.
- 6.1.16. Flat(s) will be sold to prospective purchasers wherein the purchaser will become the absolute owner of his/her Flat(s) along with car parking and undivided share in the Scheduled Land C. The Flat(s) along with car parking and undivided share of land is herein after referred to as Flat(s).
- 6.1.17. 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 C.
- 6.1.18. Such common amenities and clubhouse shall be enjoyed as common amenities by the prospective purchasers of the Flat(s) and shall hereinafter be referred to as Common Amenities.
- 6.1.19. A registered society named 'East Side Residency Owners Association' (hereinafter referred to as the Owners Association) shall be formed for the purpose of maintaining the Common Amenities of the Housing Project. The representatives of the Developer and the Development Manager shall become the founding members of the Owners Association. All prospective purchasers /eventual owners of the Flats shall become members of the Owners Association and abide by its rules. Monthly maintenance charges and corpus fund shall be deposited in the bank account of the Owners Association. Day to day expenditure of the Owners Association shall be met through the bank account of the Owners Association. Upon completion of the Housing Project the Owners Association shall be handed over to its newly elected members.

7. Name of Housing Project

- 7.1. The proposed project of development on the entire Scheduled Land C is styled as 'East Side Residency' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Developer/Development Manager as East Side Residency shall always be called as such and shall not be changed.

8. Details of JDA between Developer and Owners.

- 8.1. The co-owners of the Scheduled Land A (hereinafter jointly referred to as Owners) are:
 - 8.1.1. Ashish Wadwan (hereinafter referred to as Owner no. 1), is the owner of 75 plots of land admeasuring 1,5240 sq yds of land.
 - 8.1.2. B. Sathi Reddy & K. M. Reddy (hereinafter referred to as Owner no. 2 & 3) are the owners of 400 sq yds of land.
 - 8.1.3. Suresh Agarwal & Abishek Garg (hereinafter referred to as Owner no. 4&5) are the owners of 400 sq yds of land.
 - 8.1.4. G. Srihari & G. Latha (hereinafter referred to as Owner no. 6 & 7) are the owners of 2,060 sq yds of land.

For East Side Residency Annojiguda LLP

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For Satya Vani Homes-J.V.

- 8.2. The Owners executed a Development Agreement cum Irrevocable General Power of Attorney (hereinafter referred to as JDA) in favour of the Developer herein by way of a registered document. (detailed as 29 in Anx –A). The salient features of the JDA are:
- 8.2.1. The Developer herein will develop the land admeasuring 23,671 sq yds into a housing complex along with the commercial block on the eastern side of the land at its risk and cost. In lieu of the land contributed by the Owners, the Developer agreed to give them constructed area as under:
- 8.2.1.1. Owner no.1 shall be entitled to 1,10,000 sft of constructed area in the proposed housing complex.
- 8.2.1.2. Owner no. 2 & 3 are entitled to 1 flat of each of about 1,200 sft.
- 8.2.1.3. Owner no. 4 &5 shall be entitled to 1,250 sft & 1,250 sft of constructed area in the proposed housing complex, respectively.
- 8.2.1.4. Owner no. 6 & 7 shall be entitled to 42.5% pro-rata of the plot area of 2,060 sq yds in the commercial complex to be built on the eastern side of the land.
- 8.2.2. As per JDA, Developer was to complete construction in 60 months from sanction. In case of default Rs. 3,000/- per month per flat was payable as compensation.
- 8.3. Notwithstanding the considerable delay in starting /completion of the Housing Project, the Owners have agreed to continue the arrangement between them and the Developer as per the terms of the JDA. The timelines in the JDA would now be considered from the date of obtaining sanction for the upper 10 floors of block A in the Housing Project.
- 8.4. The Owners have further agreed that Scheduled Land A belonging to the Owners, would be combined with Scheduled Land B and developed into a composite housing project, however, the interest of the Owners shall remain un-altered as given above.
- 8.5. The details of division of Flats between the Developer and Owner nos. 1 to 5 is specified in Annexure – H & I. The entire share of flats of these Owners is being restricted to block A & block B. The Owners shall not have any share in the Flats in block C and block D.
- 8.6. The division of constructed area of the commercial complex proposed to be constructed, between the Developer and Owner no. 6 & Owner no. 7 shall be beyond the scope of this understanding. The Developer and Owner no. 6 & Owner no. 7 shall on mutual agreement divide the proposed construction amongst themselves on mutually agreed terms. Owner no. 6 & Owner no. 7 shall not have any right, title and interest of whatsoever nature in the Flats proposed to be constructed in the Housing Project.
- 8.7. The details of the division of flats is given in the proposed Memorandum of Understanding, Supplementary JDA for Block A and Supplementary JDA for Block B to be executed between the Developer and Owners. The draft of the said MOU and Supplementary JDAs is attached herein as Annexure – K, L & M.

9. Design of Housing Project.

- 9.1. It is agreed that the entire housing project shall be designed by the Developer in coordination with Development Manager. Plans for the items given under have been finalized.
- 9.1.1. Layout of site.
- 9.1.2. Layout of blocks A, B, C & D.
- 9.1.3. Type design of each type of flat within blocks A, B, C & D along with details of furniture layout, bathroom layout, kitchen layout and electrical plan.
- 9.1.4. Schematic design of drive ways, entrance towards eastern side along the main road, entrance towards north east side, entrance between commercial block and housing project, temporary sales office, compound wall, clubhouse and parking floors.
- 9.2. Hereafter no further changes shall be made to the plans. These plans are being presented to prospective purchasers and therefore any changes are not desirable or feasible.
- 9.3. Permit for building construction shall be obtained in accordance with these plans.
- 9.4. In case design of the Housing Project requires changes as a result of difficulty in obtaining building permit, change in market conditions or such other factors, such changes shall be made by mutual agreement between the Developer and Development Manager. Any such changes shall be subject to protecting the interest of Flats already sold to prospective purchasers and the Flats allotted to the Owners.

For East Side Residency Annojiguda LLP

Authorised Signatory

For East Side Residency Annojiguda LLP

Authorised Signatory

For Satya Vani Homes-J.V.

Partner

10. Timelines.

- 10.1. The timelines contemplated herein shall be calculated from the date of project launch. The project launch shall be within 30 days from completion of all the following events:
- 10.1.1. Repayment of bank loan and obtaining NOC from bank by the Developer.
Details of bank loan are given clause 17.
- 10.1.2. Obtaining permit for construction for the upper 10 floors of block A from statutory authorities like HMDA/Annojiguda Grampanchayat.
- 10.1.3. Executing sale deeds, ratification deeds, gift deeds and other such documents for perfecting the title of Scheduled Land C. Details of such documents are given under.
- 10.1.4. Entering into an MOU with the Owners.
- 10.1.5. Execution of registered Supplementary JDA between the Owners and the Developer for Block A.
- 10.1.6. Registration under RERA Act for Block A.
- 10.2. Bookings/sales to prospective purchasers of flats in block A shall commence from the date of project launch. Hereafter, the said date is referred as Project Launch Date.
- 10.3. Registered supplementary JDA for other blocks and registration under RERA Act shall be executed/made in due course, however, before starting sales of other blocks.
- 10.4. The construction of block A in all aspects shall be completed within 18 months from Project Launch Date.
- 10.5. The construction of block B in all aspects shall be completed within 27 months from Project Launch Date.
- 10.6. The construction of block C in all aspects shall be completed within 36 months from Project Launch Date.
- 10.7. The construction of block D in all aspects shall be completed within 45 months from Project Launch Date.
- 10.8. Construction of clubhouse, swimming pool, childrens park and landscape gardens in all aspects shall be completed within 24 months from Project Launch Date.
- 10.9. Provision of basic amenities like compound wall, entrance gates, electric power connection, generator backup water for general use, drinking water, lifts, fire safety equipment, etc., shall be provided for each block, at the time of completion of each block.
- 10.10. The Developer assures the Development Manager that these timelines shall be strictly met, with a grace period of 6 months. In case of delay beyond the said timelines, the prospective purchasers shall be compensated, by the Developer for such a delay at a rate and terms and conditions specified in the draft agreement of sale, attached as Annexure - O herein.
- 10.11. At the advice of the Development Manager, the Developer shall withhold the completion of balance works of unsold Flats, like final coat of paint, bathroom tiles, electrical wiring and switches, flooring tiles, CP & Sanitary fittings, etc., and they shall be completed by the Developer upon the request of the Development Manager within 60 days of such a request so as to enable the prospective purchasers of the Flats to customize / make changes to the interiors within their Flat(s). It is agreed by the parties herein that such flats shall be deemed to be completed for the purposes of determining the date of completion under this MOU.
- 10.12. The following works shall be completed by the Developer within 90 days from this MOU:
- 10.12.1. Entrance arch and security kiosk along the main road.
- 10.12.2. Entrance arch and security kiosk along 40ft road.
- 10.12.3. Sales office near main road.
- 10.12.4. Development of the 40ft road leading from the main road to site.
- 10.12.5. Footpath, plantation and WBM road along the northern boundary leading from the main road to block A (on western side).
- 10.12.6. Cleanup of block A.
- 10.12.7. Completing model flats in block A.
- 10.12.8. Fencing all around the site.
- 10.12.9. Compound wall around block A.

For East Side Residency Annojiguda LLP

Authorised Signatory

For East Side Residency Annojiguda LLP

Authorised Signatory

For Satya Vani Homes-J.V.

Partner

11. Obligations of Developer.

- 11.1. The Developer shall fulfill its obligations given herein at its risk and cost.
- 11.2. To prepare designs, architectural drawings, structural drawings, MEP drawings, fire safety equipment design, etc.
- 11.3. Obtain permit for building construction from statutory authorities like HMDA/Pocharam Grampanchayat.
- 11.4. To obtain NOCs/permits/approvals from statutory authorities and utilities like fire department, electricity board, water board, environment board, pollution control board, government of Telangana, government of India, under NALA Act, Airports Authority, etc., for the purposes of development and completion of the Housing Project.
- 11.5. To deal with the Owners and meet obligations to them.
- 11.6. To settle any claims of title or otherwise from any party on the Scheduled Land C.
- 11.7. To settle any disputes related to title, statutory permits, etc., within reasonable time frame.
- 11.8. To construct the Housing Project and provide utilities and amenities as given herein.
- 11.9. The construction of the Housing Project shall be of good quality, in line with the quality provided by the Development Manager in its projects in that area.
- 11.10. To not deviate from the permit for construction and designs that have been finalized with the Development Manager.
- 11.11. To provide a one year guarantee against construction defects and 15 years structural guarantee to all prospective purchasers from the deemed date of possession. To compensate prospective purchasers for any delay in handing over completed flats, subject to payment terms given in agreement of sale between the Developer and the prospective purchaser.
- 11.12. To appoint contractors, provide men and material for construction of the Housing Project.
- 11.13. To maintain the Housing Project, as the founding members of the Owners Association, proposed to be formed, till such time the Housing Project is completed and the Owners Association is handed over to its newly elected members.
- 11.14. To develop and maintain four model Flats, one of each size. Two out of the four model Flats would be fully furnished and the other two would be un-furnished.
- 11.15. To perfect the title of Scheduled Land C and execute MOU/Supplementary JDAs with Owners as given herein.
- 11.16. To repay the bank loan and obtain NOC from the bank as given herein.
- 11.17. The Developer shall ensure that the Owners comply with all the terms and conditions given herein.
- 11.18. Produce originals of title documents, building permit and other related documents as and when required for inspection by prospective purchasers and their housing finance companies.

12. Obligations of Development Manager.

- 12.1. The Development Manager shall fulfill its obligations given herein at its risk and cost.
- 12.2. To finance the project from time to time as per details given in this MOU.
- 12.3. To promote, market and sell the Flats belonging to the share of the Developer.
- 12.4. To advertise, prepare brochures, flyers, websites and undertake all such promotional and marketing activities to aid in selling the Flats.
- 12.5. To prepare and sign booking form, agreement of sale, sale deeds, tripartite agreements, etc., that are required by prospective purchasers and their housing finance companies. To issue letters, receipts, notices, etc., to prospective purchasers and their nominees.
- 12.6. To follow-up with prospective purchasers for payment of sale consideration and other dues from time to time.
- 12.7. To provide customer relation services to prospective purchasers.
- 12.8. To employ managers, executives, assistants, etc., for the above purposes and to man the sales office throughout the year.
- 12.9. To provide quality control services to the Developer.
- 12.10. To liaison with prospective purchaser for additions and alterations required in their flats and coordinate with the Developer to ensure that such additions and alterations are made.
- 12.11. To maintain accounts/details of all prospective purchasers and to provide online access of such accounts/details to be Developer.

For East Side Residency Association

For East Side Residency Association

For Satya Mani Homes-J.V.

13. Obligations of Owners.

- 13.1. To sign all such documents and deeds that may be required to effectively transfer perfect title to Flats to prospective purchasers.
- 13.2. To not sell their share of flats to prospective purchasers, till the completion of construction and obtaining occupancy certificate for each block.
- 13.3. In case the Owners wish to sell their share of flats before obtaining of occupancy certificate, they may authorise the Development Manager to sell such flats on their behalf of prospective purchasers.
- 13.4. Owners shall be obliged to pay consultancy charges/fees to the Development Manager for sales of their share of flats. The details of charges/fees are given in clause no. 32.

14. Joint obligations of Development Manager and Developer.

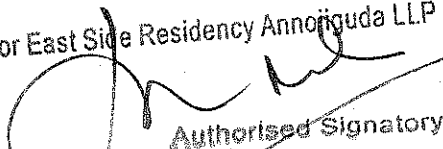
- 14.1. To maintain cordial relation with each other and amicably settle differences, if any.
- 14.2. The Developer shall schedule its construction, especially for the works after completion of civil works at the advice of the Development Manager. This is to help the Development Manager collect installments of sale consideration from prospective purchasers and to manage the cash flow requirement of the Housing Project.
- 14.3. The Developer and Development Manager shall mutually choose items like floor tiles, bathroom tiles, paints, doors, hardware, CP fittings, sanitary ware, granite, wires, switches, windows, grills, etc., to enable faster sales/ better realization from sales. Items so chosen shall be in tune with market expectation.
- 14.4. In the interest of both parties, for perception of providing quality construction, all items like steel, cement, lifts, generators, pumps, lights, floor tiles, bathroom tiles, paints, doors, hardware, CP fittings, sanitary ware, wires, switches, windows, etc., shall be purchased from well known brands. Wherever possible top 3 brands in India shall be used.


15. Documents to be executed to perfect title.

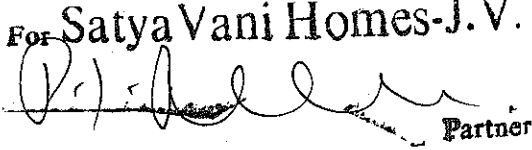
- 15.1. A gift deed to be executed by Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan, the sisters of Owner no. 1 for the extent of 7,305 sq yds in Sy. Nos. 97 & 98, being the roads in the layout developed by the family members of Owner no. 1. The Owner no. 1 is only the owner of 75 no. of plots. However, the said gift deed must be executed for perfecting the title of Scheduled Land A.
- 15.2. Natharam, registered GPA holder of Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan, the sisters of Owner no. 1, have executed several sale deeds bearing in favour of the Owners. At that time of executing the GPA Varsha Rani Wadwan and Rajani Wadwan were minors. Accordingly, Varsha Rani Wadwan and Rajani Wadwan who are majors now and must execute a registered ratification deed confirming the sales made to the Owners.
- 15.3. Family members of Late Ankur Garg to execute a release/confirmation deed in favour of his father, Owner no. 5 herein.
- 15.4. The Developer herein is the owner of Scheduled Land B. Originally, the Developer was owner of undivided share of land to an extent of Ac. 1-24 gts., out of a total extent of Ac. 5-27 gts. The balance land of Ac. 4-03 gts., in Sy. Nos. 97 & 98 is proposed to be sold to M/s. Maram Infra Projects Private Limited. The transfer deeds executed in favour of M/s. Maram Infra Projects Private Limited must clearly delineate Scheduled Land B of the Developer by metes and bounds.

16. MOU between Developer and Owners.

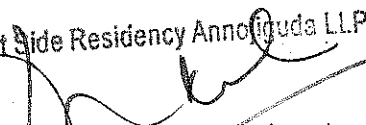
- 16.1. An MOU between the Developer and Owners shall be executed in order to confirm the following:
 - 16.1.1. The JDA dated 24.08.2006, registered as document no. 1358/06 executed between the Developer and the Owners is subsisting and in force.
 - 16.1.2. The details of the allotment of flats between Owner nos. 1 to 5 and the Developer.
 - 16.1.3. The details of division of commercial complex between Owner nos. 6 & 7 and the Developer.
 - 16.1.4. Confirming the detailed plans of site, blocks A, B, C & D, clubhouse, commercial complex and areas of each flat.

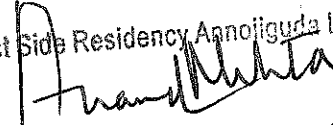
For East Side Residency Annojiguda LLP

Authorized Signatory


For East Side Residency Annojiguda LLP

Authorized Signatory

For Satya Vani Homes-J. V.

Partner

- 16.1.5. Confirming the draft Supplementary JDA for block A and draft Supplementary JDA for block B.
- 16.1.6. Confirming that the Supplementary JDAs shall be executed / registered within 7 days of obtaining permit for block A and block B respectively.
- 16.1.7. Confirming that the Owners shall sell their share of Flats through the Development Manager before obtaining occupancy certificate.
- 16.1.8. No objection to the Developer tying up with the Development Manager for financing/sales of the Housing Project.
- 16.1.9. Confirming that they have no objection to Scheduled Land A and Scheduled Land B being jointly developed as a composite Housing Project.
- 16.2. The draft of the MOU is attached herein as Annexure –K. The draft supplementary JDA for block A is attached as Annexure –L. The draft supplementary JDA for block B is attached as Annexure –M.
17. Details of Developer's bank loan.
- 17.1. The Developer has taken a loan from Bank of Maharashtra. The Scheduled Land A and B has been mortgaged to the bank and original title documents have been deposited with the bank.
- 17.2. The Developer has entered into a compromise with Bank of Maharashtra for a one time settlement of the loan taken by letter dated 13.08.2018. The Developer has agreed to repay the loan, except for the last Rs. 300 lakhs from its own sources, at its risk and cost.
- 17.3. The Development Manager has agreed to pay the Developer Rs. 300 lakhs, to enable the Developer to repay the bank and clear the balance outstanding loan. Such payment made by the Development Manager to the Developer shall be in the nature of refundable deposit and is detailed in this MOU.
- 17.4. The Developer shall obtain NOC from Bank of Maharashtra at its risk and cost.
- 17.5. The Developer shall release original title documents related to Scheduled Land C from Bank of Maharashtra.
18. Converting Developer to LLP.
- 18.1. The Developer is a partnership firm with Mr. P. Surya Prakash, Mrs. T. Usha Shree and M/s. Satyavani Homes Pvt. Ltd., as its only partners. The partnership firm shall be converted into an LLP at the earliest. However, for the said purpose all creditors of the Developer need to be repaid or an NOC is required from the creditors. Therefore, it is proposed that the firm shall be converted into an LLP after repayment of the entire loan to Bank of Maharashtra in full.
- 18.2. After the conversion of the firm to LLP, the LLP agreement shall be changed and the Development Manager, represented by its designated partners Mr. Anand Mehta/ Mr. Soham Modi shall be admitted as a general partner in the LLP. Mr. P. Surya Prakash and Mrs. T. Usha Shree shall be the designated partners.
- 18.3. Development Manager represented by its designated partner Mr. Anand Mehta / Mr. Soham Modi shall be authorized to sign booking form, agreement of sale, sale deeds, tripartite agreements and such other documents that may be required to sell and transfer title to prospective purchasers of Flats. However, Development Manager shall not be authorized to interfere with the day to day affairs of the LLP. Further, Development Manager shall not be authorized to operate bank account of the LLP.
- 18.4. The Development Manager shall be entitled to execute conveyance deeds/sale deeds in favour of prospective purchasers for the Flats sold to them on receipt of NOC from the Designated Partners of the LLP. The NOC shall be given to the Development Manager as per terms of the agreement of sale with prospective customers, draft of which is attached as Annexure – P herein. The Designated Partners shall not unreasonably withhold the NOC.
- 18.5. The draft of the LLP agreement, where Development Manager will be admitted as partner is attached as Annexure – S.
- 18.6. Upon completion of the Housing Project Development Manager shall retire from the said LLP. Any credit or debit to the partners capital of Development Manager shall be adjusted against fees and charges payable by the Developer to the Development Manager.

For East Side Residency Anandiguda LLP

 Authorised Signatory

For East Side Residency Anandiguda LLP

 Authorised Signatory

For Satyavani Homes-J.V.

 Partner

19. Details of building permit and present status of work.

- 19.1. Building permit for block A and block B, out of the 4 blocks proposed to be constructed was obtained for 2 basement floors + stilt + 5 floors in file no. 105590/P4/P1g/HMDA/2013 in 2014 from HMDA.
- 19.2. An application for permit for additional 10 floors on block A was made and had reached an advanced stage of approval.
- 19.3. Initially permit for construction shall be obtained for Block A. Thereafter, permit for construction of Block B and clubhouse shall be obtained. Subsequently, permit for construction for other blocks shall be obtained over the next 18 months.
- 19.4. Construction of 2 basement floors of block A has been largely completed. Construction of stilt and 2 upper floors of block A has been partially completed.
- 19.5. It is agreed that, further construction of block A would be started only after the Project Launch Date.

20. RERA compliance.

- 20.1. Immediately after receiving sanction of each block the Developer shall register the Housing Project/block under the RERA Act.
- 20.2. The Developer shall strictly follow the rules under the Act, especially related to financial compliance by operating the required escrow accounts.
- 20.3. Sales will not be started before obtaining permit for construction/registration under RERA.

21. Compensation payable by Developer to Development Manager.

- 21.1. The Developer and Development Manager have agreed for the Development Manager to offer finance and render services as described herein for consideration as described below. The parties agree that the consideration is arrived at by both parties understanding the scope and value of financing and services agreed to be rendered herein. The parties agree that neither shall dispute the consideration agreed and the same shall not be altered without mutual agreement of both parties. The parties affirm that, as business men, they agree that the consideration is fair and reasonable.
- 21.2. The Development Manager shall be paid by the Developer consideration for the financing and services offered hereunder. Such charges/ fees are hereinafter referred to as Management Fees and Premium Fees.
- 21.3. The Developer shall pay Management Fees, per Flat, equal to the difference between the Net Sale Price minus the Min Sale Price, subject to a maximum of Rs. 400/- per sft of super built-up area, x area of Flat, to the Development Manager for sales of Flats for the financial year 2018 -19. Thereafter, the maximum amount on the Management Fees shall be increased to Rs. 450/- per sft of super built-up area.
- 21.4. For sales of Flats wherein the Net Sale Price is in excess of the Min Sale Price plus Rs. 400/- per sft for financial year 2018 -19 or Rs. 450/- per sft for financial years 2019 -20, 2020 -21 and 2021 -22, the Developer shall pay Premium Fees to the Development Manager. Premium Sale Price (in Rs. Per sft of super built-up area) is being defined as the Net Sale Price minus the sum of Min Sale Price and applicable Management Fee for the respective financial year. The Premium Fees payable, per Flat, by the Developer to the Development Manager shall be equal to 60% of the Premium Sale Price x area of flat. For clarity sample calculations under various scenarios are attached herein as Annexure - U.
- 21.5. The Development Manager shall periodically raise invoices for the Management Fees and Premium Fees plus applicable GST in favour of the Developer and the Developer shall pay such fees within 7 days of submitting the invoice. The criteria for raising the invoices is given under.
- 21.6. The terms Min Sale Price and Net Sale Price are defined below.

For East Side Residency Annojiguda LLP
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For East Side Residency Annojiguda LLP

Anand Nataraj
Authorised Signatory

For Satya Vani Homes-J.V.

Partner

Partner

22. Financial Mechanism

22.1. To ensure that the project is completed smoothly and as planned, the parties have agreed to the following mechanism of use of funds. The mechanism of the payment shall be as per Financial Mechanism given below.

22.2. Details of pricing and discounts.

22.2.1. The Development Manager proposes to split the total sale consideration into several components that include base price/rate, amenity charges, parking charges, water & electricity and generator backup charges. A sample of price list and payment terms is attached as Annexure – R herein. The base price is likely to be increased periodically. However, the other components may largely remain constant till the end of the Housing Project. For the purposes of this MOU the Gross Sale Price (Rs. per sft of super built-up area) shall be equal to the base price/rate x super built-up area of the Flat + amenities charges + car parking charges for single car + water, electricity and generator backup charges, divided by the super built-up area of the Flat.

22.2.2. The Development Manager shall publish the price list on a monthly basis and circulate the same to the Developer. The Development Manager shall also keep the Developer informed about the maximum discount being given to prospective purchasers for each such price list. Further, the Development Manager shall keep the Developer informed about the total sale consideration and discounts given for each and every sale made to prospective purchasers.

22.2.3. As a marketing strategy, from time to time, special offers will be made which may include providing of modular kitchen, furniture, soft furnishings, false ceiling, air-conditioners, etc., free of cost to prospective buyers. The cost of providing such furniture and fixtures shall be borne by the Development Manager and shall be deducted from the Gross Sale Price for arriving at the Net Sale Price (Rs. per sft of super built-up area), being the Gross Sale Price minus cost of fixtures and furniture, for the purposes of this MOU.

22.2.4. Minimum sale price: The Development Manager shall sell Flats belonging to the share of the Developer at a Net Sale Price of not less than Rs. 2,400/- per sft of super built-up area for the financial year 2018 -19 and 2019 -20. The Net Sale Price shall be increased to Rs. 2,450/- per sft for the financial year 2020 -21 and Rs. 2500/- per sft for the financial year 2021 -22. The minimum Net Sale Price shall hereinafter be referred to as the Min Sale Price (Rs. per sft of super built-up area).

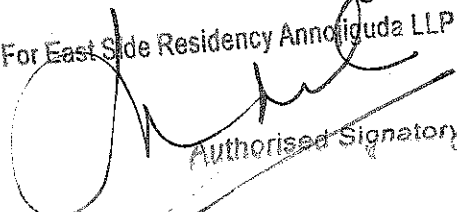
22.2.5. For the purposes of determining the Min Sale Price of each Flat, the Development Manager must pay atleast 10% of the total sale consideration for each Flat to the Developer in the respective financial year. The Development Manager shall be free to choose the Flats within each block for payment of the said 10% of the total sale consideration.

22.3. Details of Escrow account.

22.3.1. For the purposes of enforcing the terms of this MOU and for financial prudence three escrow accounts / escrow agreement as given below shall be opened and operated. The exact nature of the escrow account and agreement shall be determined after due consultation with banks/escrow managers.

22.3.2. Main Escrow Account. This Escrow account shall be in the name of the newly formed LLP with Development Manger as a general partner. All receipts from sales of Flats shall be deposited in this account. This account shall be solely for the purpose of compliance under RERA Act.

22.3.3. Construction Escrow Account. This Escrow account shall be in the name of the newly formed LLP with Development Manger as a general partner. 70% of all receipts from sales of Flats shall be deposited in this account, automatically, from the Main Escrow Account. Any excess amount lying in this account shall be converted to short term fixed deposits. Funds from this account shall be transferred to the Construction Sub-account only on receipt of NOC from the Development Manager.

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For Satya Vani Homes-J.V

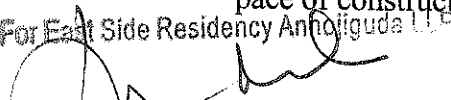
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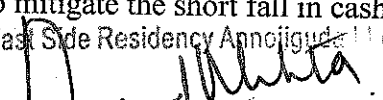
- 22.3.4. Withdrawal Escrow Account. This Escrow account shall be in the name of the newly formed LLP with Development Manger as a general partner. 30% of all receipts from sales of Flats shall be deposited in this account, automatically, from the Main Escrow Account. Any excess amount lying in this account shall be converted to short term fixed deposits. Funds from this account shall be transferred to the Developer only on receipt of NOC from the Development Manager. The Developer shall be entitled to withdraw this amount based on milestones given under for any purpose, subject to NOC from Development Manager.
- 22.3.5. Construction Sub-account. This account shall be in the name of the Developer. Funds from Construction Escrow Account shall be transferred to this account periodically based on the milestone reached as detailed in the MOU. The Developer shall use this account only for payment related to construction activity like payments for material, contractors, labourers, office staff, utility bills, sanction fees, other permit fees, etc. The Developer cannot divert funds from this account for any other purpose.
- 22.3.6. The Development Manager shall not unreasonably withhold NOCs for transfer of amounts lying in the Construction Escrow Account and Withdrawal Escrow Account. The Development manager shall issue NOCs strictly in accordance with this MOU.
- 22.3.7. The Management Fees and the Premium Fees payable to the Development Manager shall be paid from the Construction Escrow Account or the Withdrawal Escrow Account based on the availability of funds in the accounts.
- 22.3.8. If the Developer and Development Manager do not agree on issue of the instructions/NOC by the Development Manager to the escrow bank/manager, and the bank does not release funds to the Developer, the dispute shall be referred to the arbitration of the sole arbitrator, details of which are given below. His decision, on hearing the parties, shall be final and binding on both parties. The escrow bank/manager shall follow the instructions issued by the Arbitrator.
- 22.3.9. On reaching the milestones given herein, the Development Manager shall issue written instructions to the escrow bank/manager detailing funds to be transferred to Developer and escrow bank/manager shall transfer funds as to the designated account of the Developer.
- 22.3.10. All sales and other revenues of the project which are received in the name of Developer shall be deposited exclusively in the Main Escrow Account and not into any other account of the Developer.

22.4. Source of funds

- 22.4.1. The Development Manager shall raise funds for developing the Housing Project, primarily by way of advances from prospective purchasers of Flats. These advance shall be deposited in the Escrow account mentioned above. The Development Manager shall raise funds from its own sources towards meeting the shortfall in the cash flow requirements of the Housing Project. These amounts shall be paid to the Developer as an interest free refundable deposit and shall be deposited in the Construction sub-account of the Developer.
- 22.4.2. The Development Manager shall be entitled to raise funds from banks/finance companies/individuals by offering unsold Flats falling to the share of the Developer as security for such loans. However, for such purpose the Development Manager shall pay atleast 25% of the Min Sale Price to the Developer and only after the RCC slab of such flats are casted. The Developer shall not object to such loans raised by the Development Manager and shall give an NOC if required to the Development Manager.
- 22.4.3. The amount paid by the Development Manager to the Developer as refundable deposit shall be refundable by the Developer to the Development Manager upon receipt of the required funds by way of sale of Flats. Development Manager shall ensure that the Developer receives funds for development of the Housing Project linked to milestone achieved as per the details given below.
- 22.4.4. The Parties herein agree that the Development Manager shall fund the project by way of refundable deposit as given above upto a maximum of Rs. 1,000 lakhs. Thereafter the parties herein will find ways to improve sales or slow down the pace of construction to mitigate the short fall in cash flow requirement.

For East Side Residency Annojiguda LLP


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For East Side Residency Annojiguda LLP

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For Satya Vani Homes-J.V.

Partner

22.4.5. The Development Manager shall periodically release funds from the advances received from sales of Flats by issuing NOC to the Developer to transfer funds from the Construction Escrow Account and Withdrawal Escrow Account to the Construction Sub-account and the Developer's account respectively, linked to milestone as given below. Any shortfall in cash flow shall be met by the Development Manager by way of refundable deposit paid to the Construction Sub-account of the Developer.

23. Milestone linked payment by Development Manager to Developer.

23.1. The Development Manager shall finance the Developer, from its own funds, as under before the Project Launch Date. Such payments made shall be treated as refundable deposit.

23.1.1. Rs. 10 lakhs has already been paid to the Developer towards liaisoning charges for building permit.

23.1.2. Rs. 15 lakhs shall be paid on the date of this MOU, to be adjusted towards liaisoning charges for building permit.

23.1.3. Rs. 10 lakhs on completion of entrance arch and security kiosk along the main road.

23.1.4. Rs. 10 lakhs on completion of entrance arch and security kiosk along 40ft road.

23.1.5. Rs. 10 lakhs on completion of sales office near main road.

23.1.6. Rs. 5 lakhs on completion of development of the 40ft road leading from the main road to site.

23.1.7. Rs. 10 lakhs on completion of footpath, plantation and WBM road along the northern boundary leading from the main road to block A (on western side).

23.1.8. Rs. 5 lakhs on completion of cleanup of block A.

23.1.9. Rs. 5 lakhs on completion of completing model flats in block A.

23.1.10. Rs. 10 lakhs on completion of fencing all around the site.

23.1.11. Rs. 10 lakhs on completion of compound wall around block A.

23.2. Milestone linked cash flow to be released to the Developer for construction of Block A and development of the clubhouse, utilities, internal driveways, etc. is as follows (area shall mean super built-up area of each Flat, floor or block):

23.2.1. Rs. 250/- per sft shall be towards building permit cost. The amount shall be payable at the time of obtaining demand letter from HMDA. If building permit fee is less than Rs. 200/- per sft, the balance amount shall be paid in 12 equal monthly instalments.

23.2.2. Rs. 250/- per sft shall be paid in installments for development of common amenities like clubhouse, roads and provision of utilities like water, power, power backup, etc.

23.2.3. Rs. 100/- per sft shall be paid on completion of installation of lifts, OHT, corridor flooring and painting of common areas.

23.2.4. Rs. 500/- per sft shall be paid in installments for finishing works within each flat like flooring, painting, doors, windows, electrical fittings, CP, sanitary, etc.

23.2.5. Rs. 400/- per sft shall be paid in installments on completion of brick work, plastering and water proofing within each flat.

23.2.6. Rs. 950/- per sft for RCC structure. 10% each shall be paid on completing slab 1 and slab 2. Thereafter, 5% shall be paid on completing each slab (16 slabs). However, for works already completed in block A these amounts shall be paid in 6 equal monthly installments from obtaining building permit. The amount paid as refundable deposit for repayment of bank loan, as given above, shall be adjusted against payments due for the work already completed. The increase in sale consideration for subsequent financial years shall be added to this installment.

23.2.7. Amount in excess of the above after deducting Management Fee and Premium Fees payable to the Developer shall be released by Development Manager to the Developer within 60 days of obtaining OC and completion of each flat.

23.3. Milestone linked cash flow to be released to the Developer for construction of blocks B, C & D and development of the clubhouse, utilities, internal driveways, etc. is as follows (area shall mean super built-up area of each Flat, floor or block):

23.3.1. Rs. 250/- per sft shall be towards building permit cost. The amount shall be payable at the time of obtaining demand letter from HMDA. If building permit fee is less than Rs. 200/- per sft, the balance amount shall be paid in 12 equal monthly instalments.

For East Side Residency Annojiguda LLP

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For Satya Vani Homes-J.V.

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- 23.3.2. Rs. 250/- per sft shall be paid in installments for development of common amenities like roads and provision of utilities like water, power, power backup, etc.
- 23.3.3. Rs. 100/- per sft shall be paid on completion of installation of lifts, OHT, corridor flooring and painting of common areas.
- 23.3.4. Rs. 500/- per sft shall be paid in installments for finishing works within each flat like flooring, painting, doors, windows, electrical fittings, CP, sanitary, etc.
- 23.3.5. Rs. 400/- per sft shall be paid in installments on completion of brick work, plastering and water proofing within each flat.
- 23.3.6. Rs. 950/- per sft for RCC structure. 10% each shall be paid on completing slab 1 and slab 2. Thereafter, 5% shall be paid on completing each slab (16 slabs). However, for works already completed in block A these amounts shall be paid in 6 equal monthly installments from obtaining building permit. The amount paid as security deposit for repayment of bank loan, as given above, shall be adjusted against payments due for the work already completed. The increase in sale consideration for subsequent financial years shall be added to this installment.
- 23.3.7. Amount in excess of the above after deducting Management Fee and Premium Fee payable to the Developer shall be released by Development Manager to the Developer within 60 days of obtaining OC and completion of each flat.
- 23.4. Development Manager shall raise invoices from time to time and submit it to the Developer who shall make payment therefor. The Development Manager shall raise invoices for Management Fees and Premium Fees pertaining to block A as given under.
- 23.4.1. Management Fees shall be restricted to 5% of gross advances received from sales till completion of RCC structure of block A.
- 23.4.2. After completion of RCC structure of block A, the Management Fees and Premium Fees shall be restricted to 15% of all advances received from sales.
- 23.4.3. The balance invoice for Management Fees and Premium Fees can be raised, as and when the Min Sale Price is paid to the Developer for block A, subject to adequate receipts of advances from sales.
- 23.4.4. The Developer shall be free to use the funds deposited in the Withdrawal Escrow Account for any purpose it desires, subject to meeting its obligations under this agreement. However, any amount paid by Development Manager to Developer by way of refundable deposit shall be used by the Developer solely for development of the Housing Project.
24. Details of Development Management Agreement.
- 24.1. A simple agreement between the Development Manager and Developer shall be executed for the purpose of liaising with prospective purchasers and their housing finance companies. This agreement will authorize the Development Manager to represent the Developer.
- 24.2. Further, the Developer will authorize the Development Manager and its staff members to represent the Developer as an authorized agent to liaison with prospective purchasers and their housing finance companies. Inter-alia the Development Manager shall be authorized to sign booking form, issue receipts, communicate by letter/email, send notices, etc., with respect to dealings with prospective purchasers and their housing finance companies.
- 24.3. Modi Properties Pvt. Ltd., is a partner of the Development Manager. For the purposes of sales, marketing and the terms of the Development Management Agreement, the Development Manager and Modi Properties Pvt. Ltd., shall interchangeably used. The Developer shall not object to Modi Properties Pvt. Ltd., representing the Development Manager for such purposes.

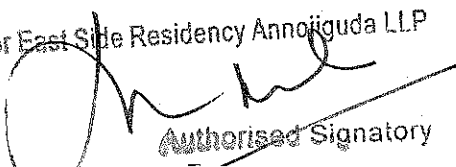
25. Draft AOS.

- 25.1. A draft Booking form, Agreement of Sale and Sale Deed to be executed between prospective purchasers and the Developer is attached herein as Annexure – O, P & Q.

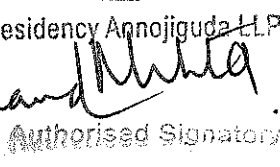
26. Specifications.

- 26.1. The specifications of the flats to be constructed and the utilities and amenities to be provided are attached as Annexures - V herein.

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For Satya Vani Homes-J.V.


Partner

27. Quality control.

27.1. The Development Manager shall provide quality control services to the Developer. Each stage of construction shall be inspected by the QC team of the Development Manager. The Developer ensure that each stage of construction is inspected by the QC team of the Development Manager and only thereafter proceed to the next stage of construction. Further, the Developer will act on the recommendations of the QC team before proceeding to the next stage of construction.

27.2. The details of inspection at each stage of construction is given in Annexure - W herein.

28. Credit Link Subsidy Scheme.

28.1. The Developer shall endeavor to be complainant with Pradhan Mantri Avas Yojana (CLSS) scheme promoted by the Government of India, to ensure that prospective purchasers can avail subsidy and reduced rate of GST under the scheme.

29. Customer Relations.

29.1. The Development Manager shall liaison/ interact with prospective purchasers post sale of Flat to them. The Developer shall not directly interact with prospective purchasers without prior consent of the Development Manager.

29.2. Each prospective purchaser shall be entitled to make minor additions and alterations to their Flats. The Development Manager shall provide details of such additions and alterations to the Developer from time to time and the Developer shall make such additions and alterations. However, such additions and alterations may be charged extra to the account of prospective purchasers. In some cases prospective purchasers may opt to use their own finishing material like tiles, hardware, switches, door shutters, CP fittings, sanitaryware, etc., and the Developer shall refund items not used by the prospective purchaser, at cost to them. The Developer shall fix such finishing material in the Flat at its cost.

30. Monthly maintenance charges.

30.1. The Developer shall form the Owners Association 3 months before completion of the first block. The draft bye-laws of the Owners Association are attached as Anx -T.

30.2. The Developer shall charge monthly maintenance charges from prospective purchasers as per the rates prescribed in the bye-laws of the Owners Association. Such amounts shall be collected in favour of the Owners Association and not in the favour of the Developer. Monthly maintenance charges and corpus fund shall be deposited on Owners Association account.

31. Co-branding.

31.1. The project shall be projected as promoted by the Development Manager. However, the Development Manager shall ensure that the brand/name of the Developer is prominently displayed/promoted.

32. Sale of Owners share of flats.

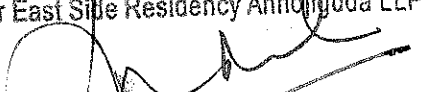
32.1. The Development Manager shall provide turnkey service for selling Owner's share of Flats at the request of the Owners. The services shall include marketing, sales, documentation, collections, housing loan processing, maintenance of database accessible to Owners, repairs and maintenance, etc. The additional charges for such services shall be 4% of the gross sale consideration. These charges include brokerage payable to brokers. For such sales sale consideration shall be collected in favour of the Owner and deposited in their bank account. Developers shall sell Owners share of flats without any discrimination with the Developer's share of flats, both in priority of sale and rate of sale.

33. Cancellation of MOU by Development Manager.

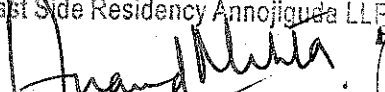
33.1. The parties herein have mutually agreed that this understanding can be unilaterally cancelled, before the Project Launch Date, by the Development Manager in case of the following event:

33.1.1. Failure to obtain sanction/building permit within 6 months of this MOU or any extension mutually agreed between the parties herein.

For East Side Residency Annojiguda LLP


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For East Side Residency Annojiguda LLP


Authorized Signatory

For Satya Vani Homes-J. V.


Partner

Partner

- 33.1.2. Title dispute or boundary dispute, that the Development Manager as its discretion deems to be a defect in title, for the purposes of transferring perfect title to the prospective purchasers.
- 33.1.3. Failure of the Developer to fulfill its obligations as given in clause 10.1.1, 10.1.2, 10.1.3, 10.1.4 & 10.1.5 above.
- 33.2. In such an event of cancellation the Developer shall, unconditionally, refund the refundable deposit paid by the Development Manager to the Developer, within 60 days of such a cancellation and in case of failure to do so, the Development Manager shall be entitled to recover the same with interest @ 18% per annum.
34. The parties herein have mutually agreed that this understanding can be cancelled, before the Project Launch Date, on mutual agreement in case of the following event:
- 34.1. Failure to obtain sanction/building permit in a reasonable time frame.
- 34.2. In case of title dispute or boundary dispute.
- 34.3. In case both parties to mutually cancel this understanding.
- 34.4. In such an event of cancellation the Developer shall, unconditionally, refund the refundable deposit paid by the Development Manager to the Developer, within 60 days of such a cancellation and in case of failure to do so, the Development Manager shall be entitled to recover the same with interest @ 18% per annum.
35. Extension of time.
- 35.1. The timelines mentioned herein shall be strictly adhere to by both the parties. Any extension or relaxation in timeline/schedules shall be only by mutual agreement, in writing.
36. Revocation of MOU/ Development Management Agreement.
- 36.1. That it is specifically agreed that, in interest of scheme of development of the Housing Project and to protect the interest of prospective purchasers and occupants of the Flat(s), 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 Memorandum of Understanding to be settled in monetary terms.
- 36.2. Considering the significant investment and commitment of money, effort and goodwill by both parties, it is clearly agreed that this MOU shall be irrevocable and no party shall have the right to back out of the project or its obligations. All disputes shall be resolved mutually or through Arbitration.
37. Arbitration.
- 37.1. To avoid protracted litigation in case of disputes and differences between the parties, it is agreed to refer all matters where the parties have differences to the arbitration of a single Arbitrator. The Arbitrator shall pass an order on the referred differences after due hearing of both parties and the decision of the Arbitrator shall be final and binding on both parties.
- 37.2. The cost of fees/charges payable to such an arbitrator shall be borne by both the parties equally.
- 37.3. The venue of the arbitration proceedings shall be Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. The decision of such a sole arbitrator shall be binding on both parties.
- 37.4. Such a arbitrator shall be appointed, in advance, by both the parties within 30 days of this MOU.

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Authorised Signatory

For Satya Vani Homes-J.V.

Partner

38. Indemnity.

- 38.1. The Development Manager, as partner of Developer, shall not be responsible for the liabilities of the Developer including any statutory liability and in case it suffers any damage, the Developer shall indemnify the Development Manager for the same.
- 38.2. Each party shall indemnify the other for defaults it commits in performing its obligations which may result in damages or loss to the other party.
- 38.3. Developer shall indemnify Development Manager for any delay, defect or cost or damage that may be caused in the execution and completion of the project.
- 38.4. If Development Manager defaults in performing its obligations, including the following, it shall indemnify Developer by making good the costs and damages.
- 38.5. That the Developer hereby agree and bind themselves to indemnify and keep indemnified the Development Manager/prospective purchaser 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 C or on account of any hindrance caused in peaceful enjoyment of the Scheduled Land C.
- 38.6. 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.
- 38.7. The Developer shall indemnify the Development Manager against any claims made by banks, financial institutions, landowners, claimants to title, any other claimant. The Developer shall indemnify against any claims made by prospective purchasers in relation to construction defects, delay in completion or in case of non-completion of the project.

39. Taxes.

- 39.1. Developer shall be obliged to register under GST, pay GST and comply with GST laws as applicable, on all sales of Flats.
- 39.2. Developer shall pay GST on compensation payable to Development Manager.
- 39.3. Each party shall be liable to pay its own income tax.
- 39.4. The transfer of rights of the Scheduled Land A by the Owners to the Developer may attract capital gains tax and GST. The Developer and Owners shall comply with the applicable laws.
- 39.5. GST shall be collected from prospective purchasers at applicable rates. Both parties shall endeavor to minimize the incidence of GST to all concerned, after careful planning.

40. Details of correspondence.

- 40.1. The details for communication of the Development Manager and Developer including address, mobile no., and email ID are given in Annexure -B. It shall be the responsibility of each Party to intimate the other party in writing about any change.
- 40.2. Communication by way of letters delivered by hand or registered post or by email shall be deemed to have been sent / received.

For East Side Residency Annojiguda LLP
Authorized Signatory

For East Side Residency Annojiguda LLP
Authorized Signatory

For Satya Vani Homes-J.V.
Partner

DESCRIPTION OF SCHEDULE LAND A

All that portion of the land admeasuring 23,671 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in red in the plan enclosed as Annexure - C and bounded by:

North	Schedule Land B
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

DESCRIPTION OF SCHEDULE LAND B

All that portion of the land admeasuring Ac. 1-21 gts., forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in blue in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Scheduled Land A
East	40 ft approach road
West	Pocharam Grampanchayat Road

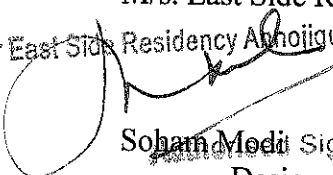
DESCRIPTION OF SCHEDULE LAND C

All that portion of the land admeasuring 31,052 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, shown in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road


IN WITNESS WHEREOF the Developer and Development Manager 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.

M/s. East Side Residency Annojiguda LLP

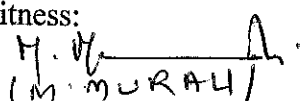
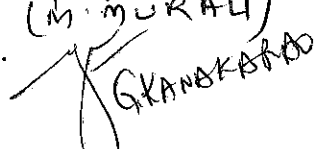
For East Side Residency Annojiguda LLP, For East Side Residency Annojiguda LLP

Soham Modi Signatory
Designated Partners


Anand Mehta
Designated Signatory

M/s. Satyavani Homes JV,

For Satya Vani Homes-J.V.

Mr. P. Surya Prakash,
Managing Partner
Partner

Witness:

1. 
(M. MURALI)
2. 
G. KANAKABABU

List of Annexures

- A. Details of registered agreements and deeds
- B. Details of communication.
- C. Plan of Scheduled Land C.
- D. Site plan.
- E. Plan of block A.
- F. Plan of block B & C.
- G. Plan of block D.
- H. Area statement of block A.
- I. Area statement of block B & C.
- J. Area statement of block D.
- K. Draft MOU between Developer & Owners.
- L. Draft supplementary JDA for block A.
- M. Draft supplementary JDA for block B.
- N. Draft Development Management Agreement.
- O. Draft agreement of sale.
- P. Draft sale deed.
- Q. Draft booking form.
- R. Draft payment & pricing terms.
- S. Draft LLP agreement of Satyavani Homes.
- T. Draft East Side Residency Owners Association – bye-laws.
- U. Sample calculations for management fees and Premium fee.
- V. Specifications of flats, utilities and common amenities.
- W. Details of quality control

M/s. East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

Soham Modi

Designated Partners

Anand Mehta

Authorised Signatory

M/s. Satyavani Homes JV,

For Satya Vanid Homes-J.V.

P. Surya Prakash,
Managing Partner

Partner

Witness:

1.

H. H. [Signature]
(M. MURALI)

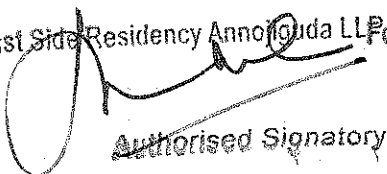
2.

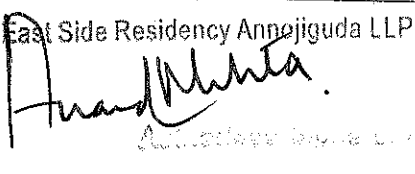
[Signature]
R. KANAKARAO

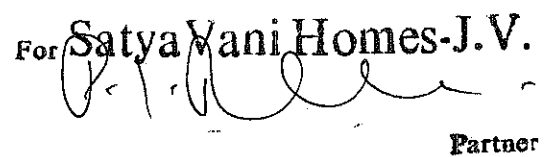
Annexure -A
Details of Registered Agreements

Sl. no.	Vendor	Purchaser	Sale Deed /AGP A doc	Doc. Date	Extent sold in Ac - gts	Sy. Nos & Village
1.	S. Rajamallaiyah, Ramaiah, Bhupal, Veeraiah, Yellaiah, Kistaiah, Bhichaiah, Yellaiah	Goraknath, Natharam & Vijaykumar	1117	15-04-1981	5-05	Sy. Nos. 97 & 98 Annojiguda
2.	GPA - Goraknath & Vijay Kumar	Natharam	726	04-09-1983	5-05	Sy. Nos. 97 & 98 Annojiguda
3.	Gift deed form Natharam	Suman Wadwan, Varsha Rani, Rajini Wadwan	3487	19-08-1983	5-05	Sy. Nos. 97 & 98 Annojiguda
4.	GPA - Suman Wadwan, Varsha Rani, Rajini Wadwan rep. GPA holder Natharam	Natharam	556	09-10-1991	5-05	Sy. Nos. 97 & 98 Annojiguda
5.	Suman Wadwan, Varsha Rani, Rajini Wadwan rep. GPA holder Natharam	Abhishek Garg	3242	22-04-1992	200 sq yds	Sy. Nos. 97 & 98 Annojiguda
6.	Suman Wadwan, Varsha Rani, Rajini Wadwan rep. GPA holder Natharam	Ankur Garg	3241	22-04-1992	200 sq yds	Sy. Nos. 97 & 98 Annojiguda
7.	Suman Wadwan, Varsha Rani, Rajini Wadwan rep. GPA holder Natharam	Naresh Kumar Bhatt	3291	31-10-1996	200 sq yds	Sy. Nos. 97 & 98 Annojiguda
8.	Naresh Kumar Bhatt	Ashish Wadwan	10518	19-12-2002	200 sq yds	Sy. Nos. 97 & 98 Annojiguda
9.	Suman Wadwan, Varsha Rani, Rajini Wadwan rep. GPA holder Natharam	G. Srihari, G. Latha	5631	25-07-2002	1000 sq yds	Sy. Nos. 97 & 98 Annojiguda
10.	Suman Wadwan, Varsha Rani, Rajini Wadwan	G. Srihari, G. Latha	5632	25-07-2002	1060 sq yds	Sy. Nos. 97 & 98 Annojiguda
11.	Suman Wadwan, Varsha Rani, Rajini Wadwan	Rampal Jaju	838	18-03-2000	400 sq yds	Sy. Nos. 97 & 98 Annojiguda
12.	Rampal Jaju	Sathi Reddy, K.M. Reddy	12524	08-08-2008	400 sq yds	Sy. Nos. 97 & 98 Annojiguda
13.	Suman Wadwan, Varsha Rani, Rajini Wadwan	V. Ravikanth	7417	30-08-1993	150 sq yds	Sy. Nos. 97 & 98 Annojiguda
14.	Ravikanth	Satyavani Homes JV	3172	19-04-2017	200 sq yds	Sy. Nos. 97 & 98 Annojiguda
15.	Samala Ramiah, Yellaiah, Rajamallaiyah, Narasaiah, Veeraiah, Bhupal	Singisetty Saraswathi	8230	31-07-1980	4-35	Sy. Nos. 97 & 98 Annojiguda
16.	Samala Ramiah, Yellaiah, Rajamallaiyah, Narasaiah, Veeraiah, Bhupal, Kistaiah,	Singisetty Saraswathi	1118	15-04-1981	0-04.5	Sy. Nos. 97 Annojiguda
17.	Samal Anjaiah, Buddaiah, Narsimha, Rajamallaiyah,	Singisetty Sambaiah	1690	14-03-1998	4-34	Sy. Nos. 97 & 98 Annojiguda
18.	Suman Wadwan, Varsha Rani, Rajini Wadwan	Asish Wadwan	2014	10-02-2006	15040 Sq.Yards	Sy. Nos. 97 & 98 Annojiguda
19.	Sigisetty Saraswathi, Ravi Kumar, Venkateswarulu, Sudhakar, Srinivasulu,	CH. Managa	1028	23-12-1999	2-00	Sy. Nos. 97 & 98 Annojiguda
20.	Sigisetty Saraswathi, Ravi Kumar, Venkateswarulu, Sudhakar, Srinivasulu,	CH. Sandeep Reddy	1024	23-12-1999		
21.	Singisetty Saraswathi, Ravi Kumr, Venkateswarlu, Sudhakar, Srinivasulu,	Ch. Krishna Reddy	1029	03-12-1999	2-20	Sy. Nos. 97 & 98 Annojiguda

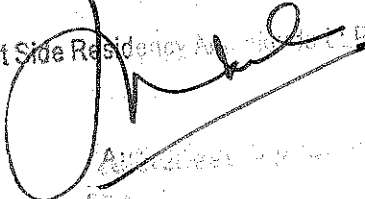
For East Side Residency Annojiguda LLP For East Side Residency Annojiguda LLP

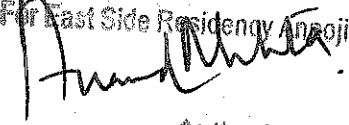

Authorized Signatory



Authorized Signatory

For Satya Vani Homes-J.V.

Partner

22.	Ch. Manga, Ch. Sandeep & Ch. Krishna Reddy	K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy, Sridhar Reddy, S. Ashok Rao	1841	21-02-2003	5-27	Sy. Nos. 97 & 98 Annojiguda
23.	S. Ashok Rao	K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy, Sridhar Reddy	8150	11-11-2005	0-20	Sy. Nos. 97 & 98 Annojiguda
24.	K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy, & M. Sridhar Reddy	K.Narsimha Rao, KVS Reddy, K.Srinivas, Surya Prabhakar	5777	31-03-2006	1-08	Sy. Nos. 97 & 98 Annojiguda
25.	KVS Reddy,	K. Srinivas Rao	14022	26-08-2006	0-10	Sy. Nos. 97 & 98 Annojiguda
26.	KVS Reddy, M. Surya Prabhakar, K. Narsimha Rao, K. Srinivas Rao,	Satyavani Homes JV	14023	26-08-2006	1-24	Sy. Nos. 97 & 98 Annojiguda
27.	Bank of Maharashtra Rep. by Ramachander Murthy	M. Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy	2723	23-06-2017	4-07	Sy. Nos. 97 & 98 Annojiguda
28.	M. Murali Mukkamala, P. Surya Prakash, T. Ushashree, Suryanarayana Murthy, Satyavani Homes JV	Marram Infra Projects	7218	08-08-2018	1-0.75	Sy. Nos. 97 & 98 Annojiguda
29.	Asish Wadwan, Natharam, G.Srihari, B.Sathi Reddy, Late Ankur Garg	JDA in favour of Satyavani Homes JV	13581	24-08-2006	18100 Sq.Yards	Sy. Nos. 97 & 98 Annojiguda

For East Side Residency Annojiguda LLP

 Authorized Signatory

For East Side Residency Annojiguda LLP

 Authorized Signatory

For Satya Vani Homes-J.V.

 Partner

Annexure - B
Details of communication

Developer:

M/s. Satyavani Homes JV,

Represented by Mr. Suryaprakash,

Office address: A- 203, Kushal Towers, Khairtabad, Hyderabad – 500 004.

Office phone no.: 040 23308184.

Mobile no.: 9393348484

Email id: suryapp@yahoo.com.

Alternate email id: finance@satyavaniindia.com or suryaprakash764@gmail.com.

Development Manager:

M/s. East Side Residency LLP.

Represented by Mr. Soham Modi & Mr. Anand Mehta,

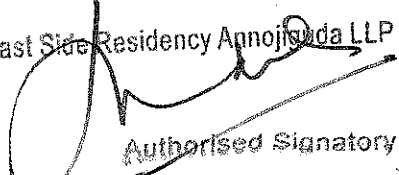
Office address: 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.


Office phone no.: 040 66335556

Mobile no.: 9849349373 & 9885000518.

Email id: sohammodi@modiproperties.com.

Alternate email id: anandmehta@modiproperties.com.

For East Side Residency Annojiguda LLP

Authorised Signatory

For East Side Residency Annojiguda LLP

Authorised Signatory

For Satya Vani Homes-J.V

Partner


Annexure - C
Plan of Scheduled Land C

<Plan yet to be prepared>

For East Side Residency Annojiguda LLP


Authorized Signatory

For Satya Vani Homes-J.V.

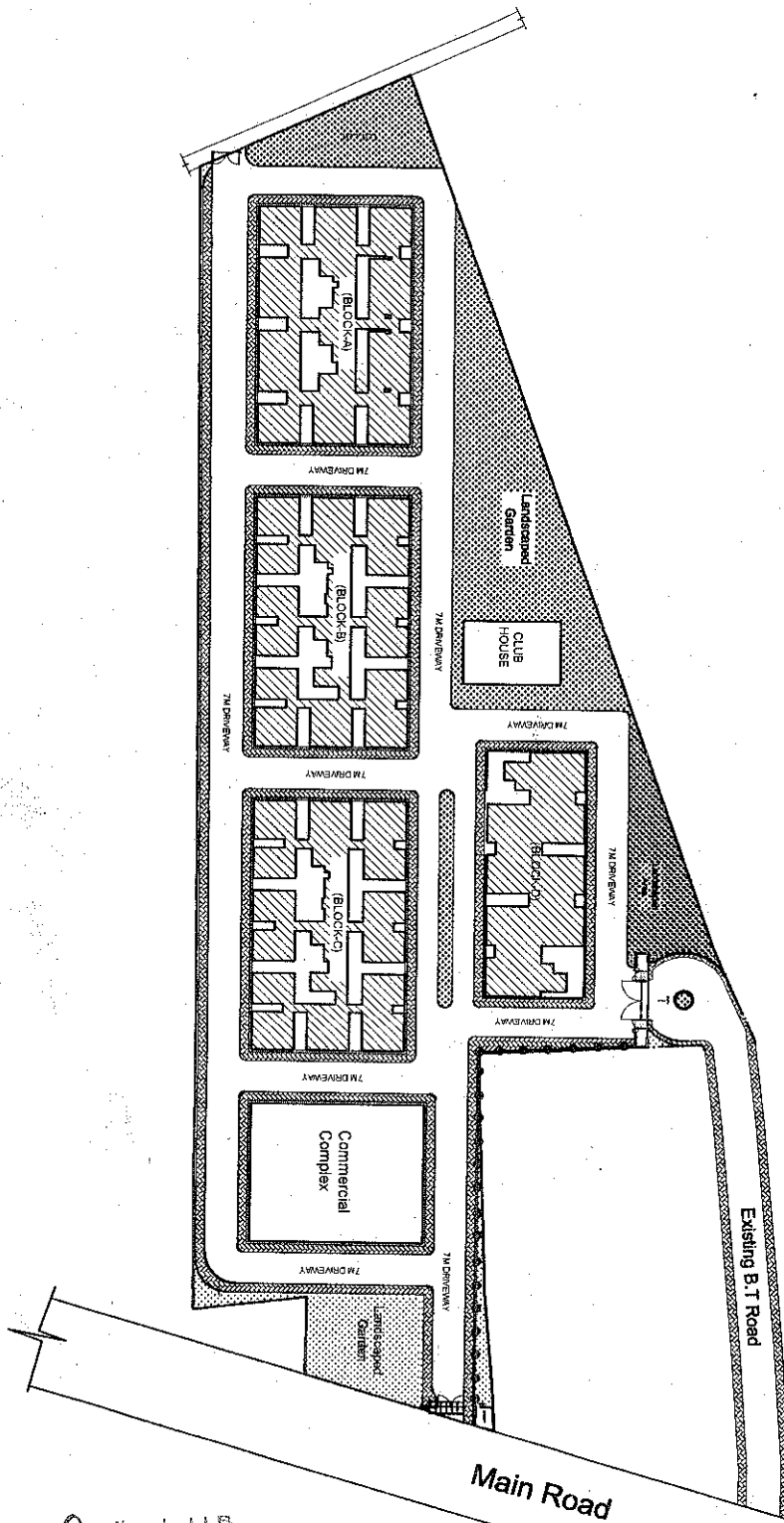


Partner

For East Side Residency Annojiguda LLP



Annexure – D
Site plan



For East Side Residency Annojiguda LLP

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Authorised Signatory

For East Side Residency Annojiguda LLP

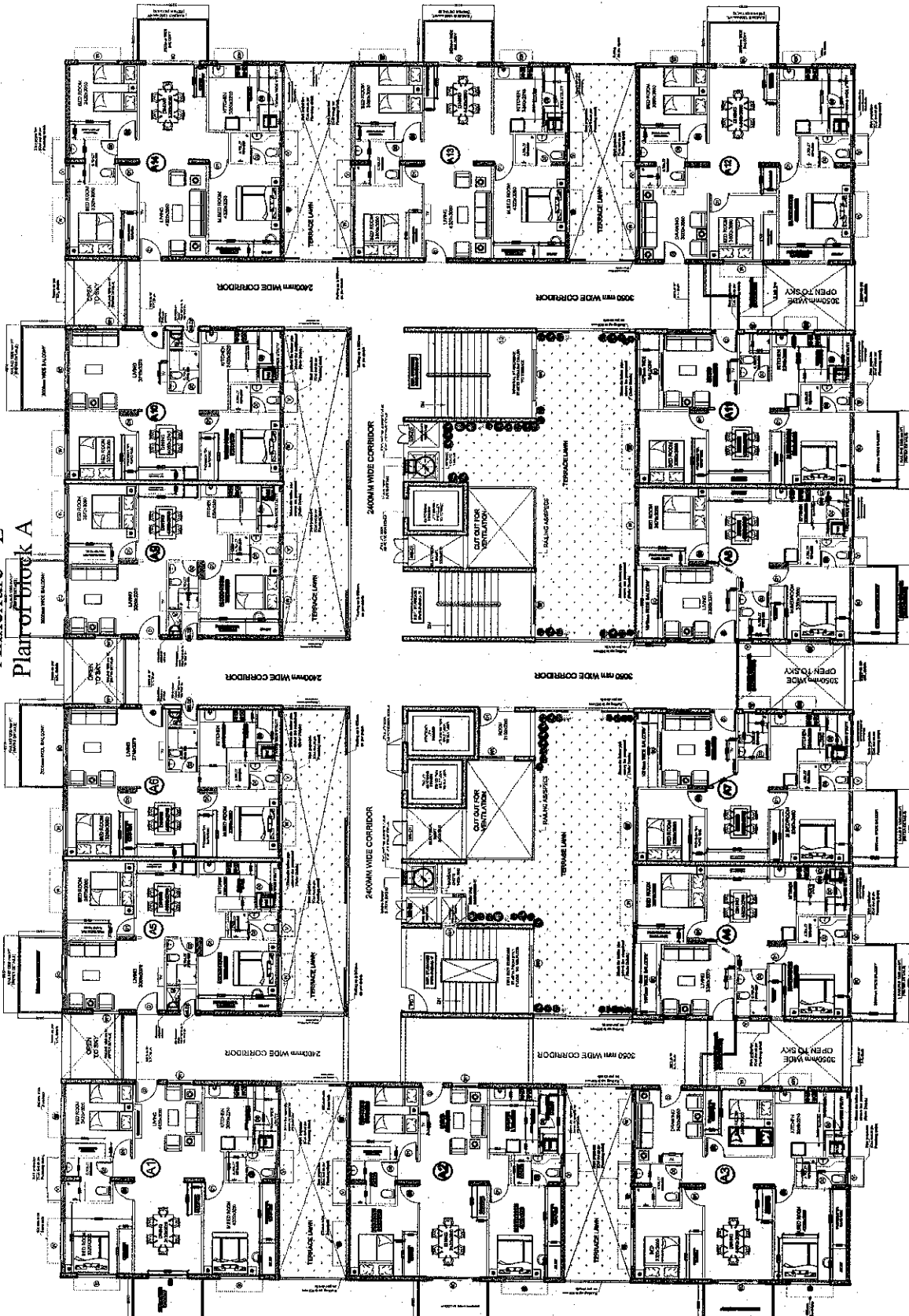
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Authorised Signatory

For Satya Vani Homes-J.V.

[Signature]
Partner



Annexure - E
Plan of Block A



For East Side Residency Annapoonda LLP

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Authorised Signatory

For East Side Residency Annapoonda LLP

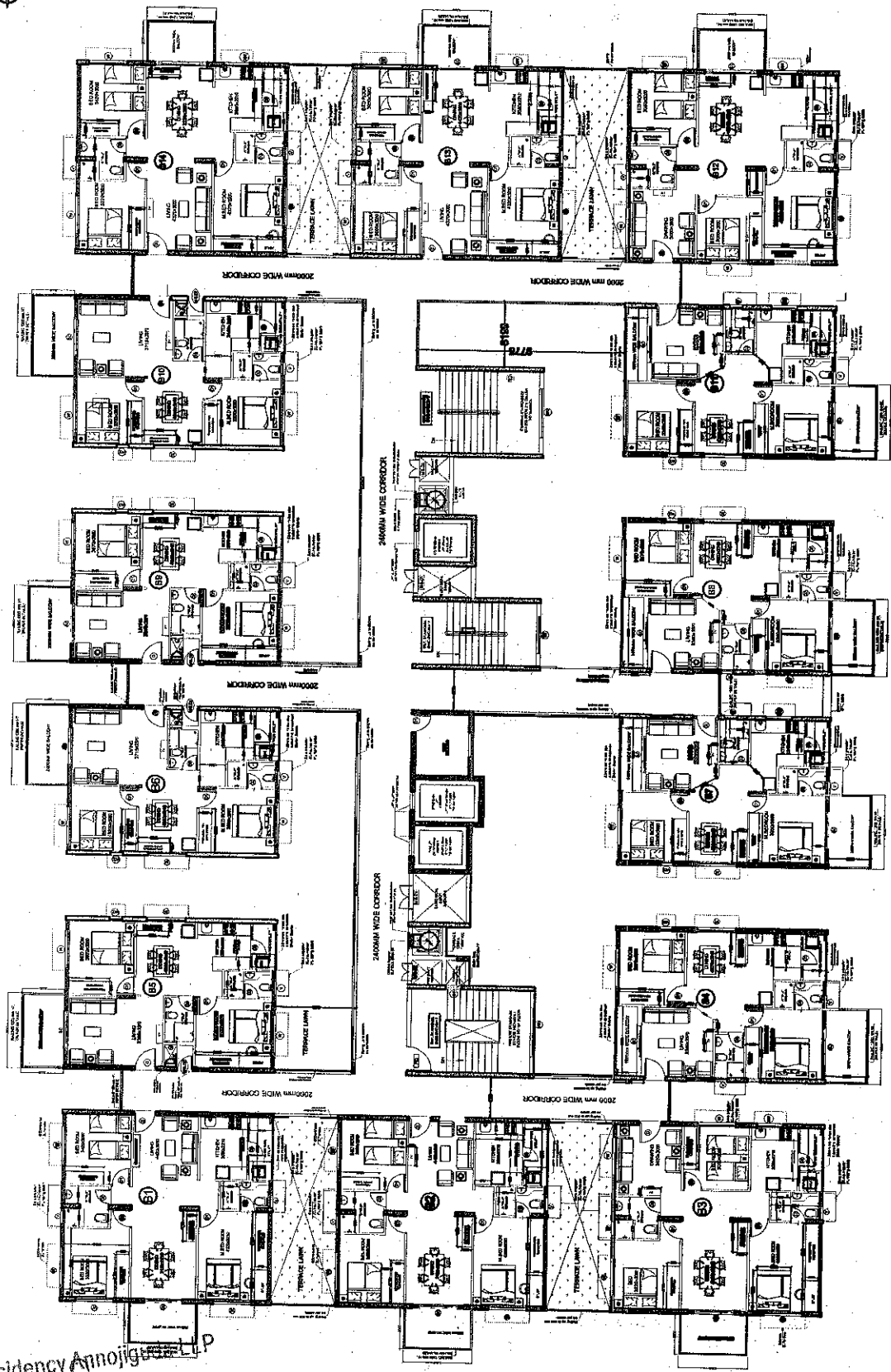
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Authorised Signatory

For Satya Vani Homes-J. V.

[Signature]
Partner

Partner

Annexure -F
Plan of block B & C



For East Side Residency Annojiguda LLP

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Authorised Signatory

For East Side Residency Annojiguda LLP

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Authorised Signatory

For Satya Vani Homes-J.V.

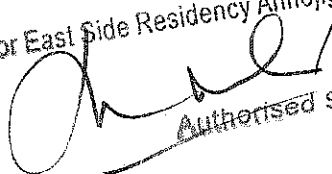
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Partner

Annexure – G
Plan of block D

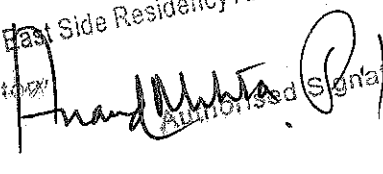
<Plans yet to be finalised>

For East Side Residency Annojiguda LLP



Authorised Signatory

For East Side Residency Annojiguda LLP



Authorised Signatory

For Satya Vani Homes-J.V.



Partner

Annexure H

Area Statement of Block A									
East Side Residency									
S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
1	A	A0101	3BHK	Type IA	883	1,000	1,250	Owner/Mortgaged	
2	A	A0102	3BHK	Type IIIA	883	1,000	1,250	Developer/Mortgaged	
3	A	A0103	3BHK	Type IIIA	883	1,000	1,250	Developer/Mortgaged	
4	A	A0104	2BHK	Type VIIA	680	770	960	Developer/Mortgaged	
5	A	A0105	2BHK	Type VA	660	770	960	Developer/Mortgaged	
6	A	A0106	2BHK	Type VIA	660	770	960	Developer/Mortgaged	
7	A	A0107	2BHK	Type VIIIA	680	770	960	Developer/Mortgaged	
8	A	A0108	2BHK	Type VIIA	680	770	960	Developer/Mortgaged	
9	A	A0109	2BHK	Type VA	660	770	960	Owner	
10	A	A0110	2BHK	Type VIA	660	770	960	Owner	
11	A	A0111	2BHK	Type VIIIA	680	770	960	Developer/Mortgaged	
12	A	A0112	3BHK	Type IVA	883	1,000	1,250	Owner/Mortgaged	
13	A	A0113	3BHK	Type IIA	883	1,000	1,250	Developer/Mortgaged	
14	A	A0114	3BHK	Type IIA	883	1,000	1,250	Developer/Mortgaged	
15	A	A0201	3BHK	Type IA	883	1,000	1,250	Developer	
16	A	A0202	3BHK	Type IIIA	883	1,000	1,250	Developer	
17	A	A0203	3BHK	Type IIIA	883	1,000	1,250	Developer	
18	A	A0204	2BHK	Type VIIA	680	770	960	Developer	
19	A	A0205	2BHK	Type VA	660	770	960	Developer	
20	A	A0206	2BHK	Type VIA	660	770	960	Developer	
21	A	A0207	2BHK	Type VIIIA	680	770	960	Developer	
22	A	A0208	2BHK	Type VIIA	680	770	960	Owners	
23	A	A0209	2BHK	Type VA	660	770	960	Developer	
24	A	A0210	2BHK	Type VIA	660	770	960	Developer	
25	A	A0211	2BHK	Type VIIIA	680	770	960	Owners	
26	A	A0212	3BHK	Type IVA	883	1,000	1,250	Developer	
27	A	A0213	3BHK	Type IIA	883	1,000	1,250	Owners	
28	A	A0214	3BHK	Type IIA	883	1,000	1,250	Developer	
29	A	A0301	3BHK	Type IB	919	1,070	1,335	Developer	
30	A	A0302	3BHK	Type IIIB	919	1,070	1,335	Developer	
31	A	A0303	3BHK	Type IIIB	919	1,070	1,335	Owners	
32	A	A0304	2BHK	Type VIIB	720	850	1,060	Developer	
33	A	A0305	2BHK	Type VB	700	850	1,060	Owners	
34	A	A0306	2BHK	Type VIB	705	850	1,060	Owners	
35	A	A0307	2BHK	Type VIIIIB	720	850	1,060	Developer	
36	A	A0308	2BHK	Type VIIB	720	850	1,060	Developer	
37	A	A0309	2BHK	Type VB	700	850	1,060	Developer	
38	A	A0310	2BHK	Type VIB	705	850	1,060	Developer	
39	A	A0311	2BHK	Type VIIIIB	720	850	1,060	Developer	
40	A	A0312	3BHK	Type IVB	919	1,070	1,335	Developer	
41	A	A0313	3BHK	Type IIB	919	1,070	1,335	Developer	
42	A	A0314	3BHK	Type IIB	919	1,070	1,335	Developer	
43	A	A0401	3BHK	Type IB	919	1,070	1,335	Developer	
44	A	A0402	3BHK	Type IIIB	919	1,070	1,335	Owners	
45	A	A0403	3BHK	Type IIIB	919	1,070	1,335	Developer	
46	A	A0404	2BHK	Type VIIB	720	850	1,060	Owners	

For East Side Residency Annojiguda LLP

For East Side Residency Page 1 of 5

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J. V.

Partner

Annexure H

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
47	A	A0405	2BHK	Type VB	700	850	1,060	Developer	
48	A	A0406	2BHK	Type VIB	705	850	1,060	Developer	
49	A	A0407	2BHK	Type VIIIIB	720	850	1,060	Owners	
50	A	A0408	2BHK	Type VIIB	720	850	1,060	Developer	
51	A	A0409	2BHK	Type VB	700	850	1,060	Developer	
52	A	A0410	2BHK	Type VIB	705	850	1,060	Developer	
53	A	A0411	2BHK	Type VIIIIB	720	850	1,060	Developer	
54	A	A0412	3BHK	Type IVB	919	1,070	1,335	Developer	
55	A	A0413	3BHK	Type IIB	919	1,070	1,335	Owners	
56	A	A0414	3BHK	Type IIB	919	1,070	1,335	Developer	
57	A	A0501	3BHK	Type IB	919	1,070	1,335	Developer	
58	A	A0502	3BHK	Type IIIIB	919	1,070	1,335	Developer	
59	A	A0503	3BHK	Type IIIIB	919	1,070	1,335	Developer	
60	A	A0504	2BHK	Type VIIB	720	850	1,060	Developer	
61	A	A0505	2BHK	Type VB	700	850	1,060	Developer	
62	A	A0506	2BHK	Type VIB	705	850	1,060	Developer	
63	A	A0507	2BHK	Type VIIIIB	720	850	1,060	Developer	
64	A	A0508	2BHK	Type VIIB	720	850	1,060	Owners	
65	A	A0509	2BHK	Type VB	700	850	1,060	Developer	
66	A	A0510	2BHK	Type VIB	705	850	1,060	Developer	
67	A	A0511	2BHK	Type VIIIIB	720	850	1,060	Owners	
68	A	A0512	3BHK	Type IVB	919	1,070	1,335	Developer	
69	A	A0513	3BHK	Type IIB	919	1,070	1,335	Developer	
70	A	A0514	3BHK	Type IIB	919	1,070	1,335	Owners	
71	A	A0601	3BHK	Type IB	919	1,070	1,335	Developer	
72	A	A0602	3BHK	Type IIIIB	919	1,070	1,335	Owners	
73	A	A0603	3BHK	Type IIIIB	919	1,070	1,335	Developer	
74	A	A0604	2BHK	Type VIIB	720	850	1,060	Developer	
75	A	A0605	2BHK	Type VB	700	850	1,060	Owners	
76	A	A0606	2BHK	Type VIB	705	850	1,060	Owners	
77	A	A0607	2BHK	Type VIIIIB	720	850	1,060	Developer	
78	A	A0608	2BHK	Type VIIB	720	850	1,060	Developer	
79	A	A0609	2BHK	Type VB	700	850	1,060	Developer	
80	A	A0610	2BHK	Type VIB	705	850	1,060	Developer	
81	A	A0611	2BHK	Type VIIIIB	720	850	1,060	Developer	
82	A	A0612	3BHK	Type IVB	919	1,070	1,335	Owners	
83	A	A0613	3BHK	Type IIB	919	1,070	1,335	Developer	
84	A	A0614	3BHK	Type IIB	919	1,070	1,335	Developer	
85	A	A0701	3BHK	Type IB	919	1,070	1,335	Developer	
86	A	A0702	3BHK	Type IIIIB	919	1,070	1,335	Developer	
87	A	A0703	3BHK	Type IIIIB	919	1,070	1,335	Owners	
88	A	A0704	2BHK	Type VIIB	720	850	1,060	Owners	
89	A	A0705	2BHK	Type VB	700	850	1,060	Developer	
90	A	A0706	2BHK	Type VIB	705	850	1,060	Developer	
91	A	A0707	2BHK	Type VIIIIB	720	850	1,060	Owners	
92	A	A0708	2BHK	Type VIIB	720	850	1,060	Developer	
93	A	A0709	2BHK	Type VB	700	850	1,060	Developer	
94	A	A0710	2BHK	Type VIB	705	850	1,060	Developer	
95	A	A0711	2BHK	Type VIIIIB	720	850	1,060	Developer	

For East Side Residency Annejiguda, P.

For East Side Residency Annejiguda, P.

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J.V.

Partner

Annexure H

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
96	A	A0712	3BHK	Type IVB	919	1,070	1,335	Developer	
97	A	A0713	3BHK	Type IIB	919	1,070	1,335	Developer	
98	A	A0714	3BHK	Type IIB	919	1,070	1,335	Developer	
99	A	A0801	3BHK	Type IB	919	1,070	1,335	Developer	
100	A	A0802	3BHK	Type IIIB	919	1,070	1,335	Developer	
101	A	A0803	3BHK	Type IIIB	919	1,070	1,335	Developer	
102	A	A0804	2BHK	Type VIIB	720	850	1,060	Developer	
103	A	A0805	2BHK	Type VB	700	850	1,060	Developer	
104	A	A0806	2BHK	Type VIB	705	850	1,060	Developer	
105	A	A0807	2BHK	Type VIIIB	720	850	1,060	Developer	
106	A	A0808	2BHK	Type VIIB	720	850	1,060	Developer	
107	A	A0809	2BHK	Type VB	700	850	1,060	Owners	
108	A	A0810	2BHK	Type VIB	705	850	1,060	Owners	
109	A	A0811	2BHK	Type VIIIB	720	850	1,060	Developer	
110	A	A0812	3BHK	Type IVB	919	1,070	1,335	Developer	
111	A	A0813	3BHK	Type IIB	919	1,070	1,335	Owners	
112	A	A0814	3BHK	Type IIB	919	1,070	1,335	Developer	
113	A	A0901	3BHK	Type IB	919	1,070	1,335	Owners	
114	A	A0902	3BHK	Type IIIB	919	1,070	1,335	Developer	
115	A	A0903	3BHK	Type IIIB	919	1,070	1,335	Developer	
116	A	A0904	2BHK	Type VIIB	720	850	1,060	Developer	
117	A	A0905	2BHK	Type VB	700	850	1,060	Developer	
118	A	A0906	2BHK	Type VIB	705	850	1,060	Developer	
119	A	A0907	2BHK	Type VIIIB	720	850	1,060	Developer	
120	A	A0908	2BHK	Type VIIB	720	850	1,060	Owners	
121	A	A0909	2BHK	Type VB	700	850	1,060	Developer	
122	A	A0910	2BHK	Type VIB	705	850	1,060	Developer	
123	A	A0911	2BHK	Type VIIIB	720	850	1,060	Owners	
124	A	A0912	3BHK	Type IVB	919	1,070	1,335	Developer	
125	A	A0913	3BHK	Type IIB	919	1,070	1,335	Developer	
126	A	A0914	3BHK	Type IIB	919	1,070	1,335	Owners	
127	A	A1001	3BHK	Type IB	919	1,070	1,335	Developer	
128	A	A1002	3BHK	Type IIIB	919	1,070	1,335	Owners	
129	A	A1003	3BHK	Type IIIB	919	1,070	1,335	Developer	
130	A	A1004	2BHK	Type VIIB	720	850	1,060	Developer	
131	A	A1005	2BHK	Type VB	700	850	1,060	Owners	
132	A	A1006	2BHK	Type VIB	705	850	1,060	Owners	
133	A	A1007	2BHK	Type VIIIB	720	850	1,060	Developer	
134	A	A1008	2BHK	Type VIIB	720	850	1,060	Developer	
135	A	A1009	2BHK	Type VB	700	850	1,060	Developer	
136	A	A1010	2BHK	Type VIB	705	850	1,060	Developer	
137	A	A1011	2BHK	Type VIIIB	720	850	1,060	Developer	
138	A	A1012	3BHK	Type IVB	919	1,070	1,335	Owners	
139	A	A1013	3BHK	Type IIB	919	1,070	1,335	Developer	
140	A	A1014	3BHK	Type IIB	919	1,070	1,335	Developer	
141	A	A1101	3BHK	Type IB	919	1,070	1,335	Developer	
142	A	A1102	3BHK	Type IIIB	919	1,070	1,335	Developer	
143	A	A1103	3BHK	Type IIIB	919	1,070	1,335	Owners	
144	A	A1104	2BHK	Type VIIB	720	850	1,060	Owners	

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J.V.

Partner

Annexure H

S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
145	A	A1105	2BHK	Type VB	700	850	1,060	Developer	
146	A	A1106	2BHK	Type VIB	705	850	1,060	Developer	
147	A	A1107	2BHK	Type VIIB	720	850	1,060	Owners	
148	A	A1108	2BHK	Type VIIB	720	850	1,060	Developer	
149	A	A1109	2BHK	Type VB	700	850	1,060	Developer	
150	A	A1110	2BHK	Type VIB	705	850	1,060	Developer	
151	A	A1111	2BHK	Type VIIB	720	850	1,060	Developer	
152	A	A1112	3BHK	Type IVB	919	1,070	1,335	Developer	
153	A	A1113	3BHK	Type IIB	919	1,070	1,335	Developer	
154	A	A1114	3BHK	Type IIB	919	1,070	1,335	Owners	
155	A	A1201	3BHK	Type IB	919	1,070	1,335	Developer	
156	A	A1202	3BHK	Type IIIB	919	1,070	1,335	Developer	
157	A	A1203	3BHK	Type IIIB	919	1,070	1,335	Developer	
158	A	A1204	2BHK	Type VIIB	720	850	1,060	Developer	
159	A	A1205	2BHK	Type VB	700	850	1,060	Owners	
160	A	A1206	2BHK	Type VIB	705	850	1,060	Owners	
161	A	A1207	2BHK	Type VIIB	720	850	1,060	Developer	
162	A	A1208	2BHK	Type VIIB	720	850	1,060	Developer	
163	A	A1209	2BHK	Type VB	700	850	1,060	Developer	
164	A	A1210	2BHK	Type VIB	705	850	1,060	Developer	
165	A	A1211	2BHK	Type VIIB	720	850	1,060	Developer	
166	A	A1212	3BHK	Type IVB	919	1,070	1,335	Developer	
167	A	A1213	3BHK	Type IIB	919	1,070	1,335	Owners	
168	A	A1214	3BHK	Type IIB	919	1,070	1,335	Developer	
169	A	A1301	3BHK	Type IB	919	1,070	1,335	Owners	
170	A	A1302	3BHK	Type IIIB	919	1,070	1,335	Developer	
171	A	A1303	3BHK	Type IIIB	919	1,070	1,335	Developer	
172	A	A1304	2BHK	Type VIIB	720	850	1,060	Owners	
173	A	A1305	2BHK	Type VB	700	850	1,060	Developer	
174	A	A1306	2BHK	Type VIB	705	850	1,060	Developer	
175	A	A1307	2BHK	Type VIIB	720	850	1,060	Owners	
176	A	A1308	2BHK	Type VIIB	720	850	1,060	Developer	
177	A	A1309	2BHK	Type VB	700	850	1,060	Developer	
178	A	A1310	2BHK	Type VIB	705	850	1,060	Developer	
179	A	A1311	2BHK	Type VIIB	720	850	1,060	Developer	
180	A	A1312	3BHK	Type IVB	919	1,070	1,335	Owners	
181	A	A1313	3BHK	Type IIB	919	1,070	1,335	Developer	
182	A	A1314	3BHK	Type IIB	919	1,070	1,335	Developer	
183	A	A1401	3BHK	Type IB	919	1,070	1,335	Developer	
184	A	A1402	3BHK	Type IIIB	919	1,070	1,335	Owners	
185	A	A1403	3BHK	Type IIIB	919	1,070	1,335	Developer	
186	A	A1404	2BHK	Type VIIB	720	850	1,060	Developer	
187	A	A1405	2BHK	Type VB	700	850	1,060	Developer	
188	A	A1406	2BHK	Type VIB	705	850	1,060	Developer	
189	A	A1407	2BHK	Type VIIB	720	850	1,060	Developer	
190	A	A1408	2BHK	Type VIIB	720	850	1,060	Developer	
191	A	A1409	2BHK	Type VB	700	850	1,060	Owners	
192	A	A1410	2BHK	Type VIB	705	850	1,060	Owners	
193	A	A1411	2BHK	Type VIIB	720	850	1,060	Developer	

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J. V.

Partner

Annexure H

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
194	A	A1412	3BHK	Type IVB	919	1,070	1,335	Developer	
195	A	A1413	3BHK	Type IIB	919	1,070	1,335	Developer	
196	A	A1414	3BHK	Type IIB	919	1,070	1,335	Developer	
197	A	A1501	3BHK	Type IB	919	1,070	1,335	Developer	
198	A	A1502	3BHK	Type IIIB	919	1,070	1,335	Developer	
199	A	A1503	3BHK	Type IIIB	919	1,070	1,335	Owners	
200	A	A1504	2BHK	Type VIIB	720	850	1,060	Developer	
201	A	A1505	2BHK	Type VB	700	850	1,060	Developer	
202	A	A1506	2BHK	Type VIB	705	850	1,060	Developer	
203	A	A1507	2BHK	Type VIIIB	720	850	1,060	Developer	
204	A	A1508	2BHK	Type VIIB	720	850	1,060	Owners	
205	A	A1509	2BHK	Type VB	700	850	1,060	Developer	
206	A	A1510	2BHK	Type VIB	705	850	1,060	Developer	
207	A	A1511	2BHK	Type VIIIB	720	850	1,060	Owners	
208	A	A1512	3BHK	Type IVB	919	1,070	1,335	Developer	
209	A	A1513	3BHK	Type IIB	919	1,070	1,335	Developer	
210	A	A1514	3BHK	Type IIB	919	1,070	1,335	Developer	
Total					166,968	196,180	244,730		

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J.V.

Partner

Annexure I

Area Statement of Block B									
East Side Residency									
S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
1	B	B0101	3BHK	Type IA	883	1,000	1,250	Owner/Mortgaged	
2	B	B0102	3BHK	Type IIIA	883	1,000	1,250	Developer/Mortgaged	
3	B	B0103	3BHK	Type IIIA	883	1,000	1,250	Developer/Mortgaged	
4	B	B0104	2BHK	Type VIIA	680	770	960	Developer/Mortgaged	
5	B	B0105	2BHK	Type VA	660	770	960	Developer/Mortgaged	
6	B	B0106	2BHK	Type VIA	660	770	960	Developer/Mortgaged	
7	B	B0107	2BHK	Type VIIIA	680	770	960	Developer/Mortgaged	
8	B	B0108	2BHK	Type VIIA	680	770	960	Developer/Mortgaged	
9	B	B0109	2BHK	Type VA	660	770	960	Owner	
10	B	B0110	2BHK	Type VIA	660	770	960	Owner	
11	B	B0111	2BHK	Type VIIIA	680	770	960	Developer/Mortgaged	
12	B	B0112	3BHK	Type IVA	883	1,000	1,250	Owner/Mortgaged	
13	B	B0113	3BHK	Type IIA	883	1,000	1,250	Developer/Mortgaged	
14	B	B0114	3BHK	Type IIA	883	1,000	1,250	Developer/Mortgaged	
15	B	B0201	3BHK	Type IA	883	1,000	1,250	Developer	
16	B	B0202	3BHK	Type IIIA	883	1,000	1,250	Developer	
17	B	B0203	3BHK	Type IIIA	883	1,000	1,250	Developer	
18	B	B0204	2BHK	Type VIIA	680	770	960	Developer	
19	B	B0205	2BHK	Type VA	660	770	960	Developer	
20	B	B0206	2BHK	Type VIA	660	770	960	Developer	
21	B	B0207	2BHK	Type VIIIA	680	770	960	Developer	
22	B	B0208	2BHK	Type VIIA	680	770	960	Owners	
23	B	B0209	2BHK	Type VA	660	770	960	Developer	
24	B	B0210	2BHK	Type VIA	660	770	960	Developer	
25	B	B0211	2BHK	Type VIIIA	680	770	960	Owners	
26	B	B0212	3BHK	Type IVA	883	1,000	1,250	Developer	
27	B	B0213	3BHK	Type IIA	883	1,000	1,250	Owners	
28	B	B0214	3BHK	Type IIA	883	1,000	1,250	Developer	
29	B	B0301	3BHK	Type IB	919	1,070	1,335	Developer	
30	B	B0302	3BHK	Type IIIB	919	1,070	1,335	Developer	
31	B	B0303	3BHK	Type IIIB	919	1,070	1,335	Owners	
32	B	B0304	2BHK	Type VIIB	720	850	1,060	Developer	
33	B	B0305	2BHK	Type VB	700	850	1,060	Owners	
34	B	B0306	2BHK	Type VIB	705	850	1,060	Owners	
35	B	B0307	2BHK	Type VIIB	720	850	1,060	Developer	
36	B	B0308	2BHK	Type VIIB	720	850	1,060	Developer	
37	B	B0309	2BHK	Type VB	700	850	1,060	Developer	
38	B	B0310	2BHK	Type VIB	705	850	1,060	Developer	
39	B	B0311	2BHK	Type VIIB	720	850	1,060	Developer	
40	B	B0312	3BHK	Type IVB	919	1,070	1,335	Developer	
41	B	B0313	3BHK	Type IIB	919	1,070	1,335	Developer	
42	B	B0314	3BHK	Type IIB	919	1,070	1,335	Developer	
43	B	B0401	3BHK	Type IB	919	1,070	1,335	Developer	
44	B	B0402	3BHK	Type IIIB	919	1,070	1,335	Owners	
45	B	B0403	3BHK	Type IIIB	919	1,070	1,335	Developer	
46	B	B0404	2BHK	Type VIIB	720	850	1,060	Owners	

For East Side Residency Annojiguda LLP

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Authorised Signatory

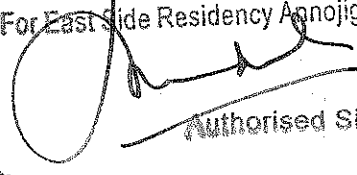
For Satya Vani Homes-J.V.

Partner

Annexure I

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
47	B	B0405	2BHK	Type VB	700	850	1,060	Developer	
48	B	B0406	2BHK	Type VIB	705	850	1,060	Developer	
49	B	B0407	2BHK	Type VIII B	720	850	1,060	Owners	
50	B	B0408	2BHK	Type VIIB	720	850	1,060	Developer	
51	B	B0409	2BHK	Type VB	700	850	1,060	Developer	
52	B	B0410	2BHK	Type VIB	705	850	1,060	Developer	
53	B	B0411	2BHK	Type VIII B	720	850	1,060	Developer	
54	B	B0412	3BHK	Type IVB	919	1,070	1,335	Developer	
55	B	B0413	3BHK	Type IIB	919	1,070	1,335	Owners	
56	B	B0414	3BHK	Type IIB	919	1,070	1,335	Developer	
57	B	B0501	3BHK	Type IB	919	1,070	1,335	Developer	
58	B	B0502	3BHK	Type IIIB	919	1,070	1,335	Developer	
59	B	B0503	3BHK	Type IIIB	919	1,070	1,335	Developer	
60	B	B0504	2BHK	Type VIIB	720	850	1,060	Developer	
61	B	B0505	2BHK	Type VB	700	850	1,060	Developer	
62	B	B0506	2BHK	Type VIB	705	850	1,060	Developer	
63	B	B0507	2BHK	Type VIII B	720	850	1,060	Developer	
64	B	B0508	2BHK	Type VIIB	720	850	1,060	Owners	
65	B	B0509	2BHK	Type VB	700	850	1,060	Developer	
66	B	B0510	2BHK	Type VIB	705	850	1,060	Developer	
67	B	B0511	2BHK	Type VIII B	720	850	1,060	Owners	
68	B	B0512	3BHK	Type IVB	919	1,070	1,335	Developer	
69	B	B0513	3BHK	Type IIB	919	1,070	1,335	Developer	
70	B	B0514	3BHK	Type IIB	919	1,070	1,335	Owners	
71	B	B0601	3BHK	Type IB	919	1,070	1,335	Developer	
72	B	B0602	3BHK	Type IIIB	919	1,070	1,335	Owners	
73	B	B0603	3BHK	Type IIIB	919	1,070	1,335	Developer	
74	B	B0604	2BHK	Type VIIB	720	850	1,060	Developer	
75	B	B0605	2BHK	Type VB	700	850	1,060	Owners	
76	B	B0606	2BHK	Type VIB	705	850	1,060	Owners	
77	B	B0607	2BHK	Type VIII B	720	850	1,060	Developer	
78	B	B0608	2BHK	Type VIIB	720	850	1,060	Developer	
79	B	B0609	2BHK	Type VB	700	850	1,060	Developer	
80	B	B0610	2BHK	Type VIB	705	850	1,060	Developer	
81	B	B0611	2BHK	Type VIII B	720	850	1,060	Developer	
82	B	B0612	3BHK	Type IVB	919	1,070	1,335	Owners	
83	B	B0613	3BHK	Type IIB	919	1,070	1,335	Developer	
84	B	B0614	3BHK	Type IIB	919	1,070	1,335	Developer	
85	B	B0701	3BHK	Type IB	919	1,070	1,335	Developer	
86	B	B0702	3BHK	Type IIIB	919	1,070	1,335	Developer	
87	B	B0703	3BHK	Type IIIB	919	1,070	1,335	Owners	
88	B	B0704	2BHK	Type VIIB	720	850	1,060	Owners	
89	B	B0705	2BHK	Type VB	700	850	1,060	Developer	
90	B	B0706	2BHK	Type VIB	705	850	1,060	Developer	
91	B	B0707	2BHK	Type VIII B	720	850	1,060	Owners	
92	B	B0708	2BHK	Type VIIB	720	850	1,060	Developer	
93	B	B0709	2BHK	Type VB	700	850	1,060	Developer	
94	B	B0710	2BHK	Type VIB	705	850	1,060	Developer	
95	B	B0711	2BHK	Type VIII B	720	850	1,060	Developer	

For East Side Residency Annojiguda LLP


 Anand Krishna
 Authorised Signatory

For East Side Residency Annojiguda LLP


 Anand Krishna
 Authorised Signatory

For Satya Vani Homes-J.V.

 Partner

Annexure I

S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
96	B	B0712	3BHK	Type IVB	919	1,070	1,335	Developer	
97	B	B0713	3BHK	Type IIB	919	1,070	1,335	Developer	
98	B	B0714	3BHK	Type IIB	919	1,070	1,335	Developer	
99	B	B0801	3BHK	Type IB	919	1,070	1,335	Developer	
100	B	B0802	3BHK	Type IIIB	919	1,070	1,335	Developer	
101	B	B0803	3BHK	Type IIIB	919	1,070	1,335	Developer	
102	B	B0804	2BHK	Type VIIB	720	850	1,060	Developer	
103	B	B0805	2BHK	Type VB	700	850	1,060	Developer	
104	B	B0806	2BHK	Type VIB	705	850	1,060	Developer	
105	B	B0807	2BHK	Type VIIB	720	850	1,060	Developer	
106	B	B0808	2BHK	Type VIIB	720	850	1,060	Developer	
107	B	B0809	2BHK	Type VB	700	850	1,060	Owners	
108	B	B0810	2BHK	Type VIB	705	850	1,060	Owners	
109	B	B0811	2BHK	Type VIIB	720	850	1,060	Developer	
110	B	B0812	3BHK	Type IVB	919	1,070	1,335	Developer	
111	B	B0813	3BHK	Type IIB	919	1,070	1,335	Owners	
112	B	B0814	3BHK	Type IIB	919	1,070	1,335	Developer	
113	B	B0901	3BHK	Type IB	919	1,070	1,335	Owners	
114	B	B0902	3BHK	Type IIIB	919	1,070	1,335	Developer	
115	B	B0903	3BHK	Type IIIB	919	1,070	1,335	Developer	
116	B	B0904	2BHK	Type VIIB	720	850	1,060	Developer	
117	B	B0905	2BHK	Type VB	700	850	1,060	Developer	
118	B	B0906	2BHK	Type VIB	705	850	1,060	Developer	
119	B	B0907	2BHK	Type VIIB	720	850	1,060	Developer	
120	B	B0908	2BHK	Type VIIB	720	850	1,060	Owners	
121	B	B0909	2BHK	Type VB	700	850	1,060	Developer	
122	B	B0910	2BHK	Type VIB	705	850	1,060	Developer	
123	B	B0911	2BHK	Type VIIB	720	850	1,060	Owners	
124	B	B0912	3BHK	Type IVB	919	1,070	1,335	Developer	
125	B	B0913	3BHK	Type IIB	919	1,070	1,335	Developer	
126	B	B0914	3BHK	Type IIB	919	1,070	1,335	Owners	
127	B	B1001	3BHK	Type IB	919	1,070	1,335	Developer	
128	B	B1002	3BHK	Type IIIB	919	1,070	1,335	Owners	
129	B	B1003	3BHK	Type IIIB	919	1,070	1,335	Developer	
130	B	B1004	2BHK	Type VIIB	720	850	1,060	Developer	
131	B	B1005	2BHK	Type VB	700	850	1,060	Owners	
132	B	B1006	2BHK	Type VIB	705	850	1,060	Owners	
133	B	B1007	2BHK	Type VIIB	720	850	1,060	Developer	
134	B	B1008	2BHK	Type VIIB	720	850	1,060	Developer	
135	B	B1009	2BHK	Type VB	700	850	1,060	Developer	
136	B	B1010	2BHK	Type VIB	705	850	1,060	Developer	
137	B	B1011	2BHK	Type VIIB	720	850	1,060	Developer	
138	B	B1012	3BHK	Type IVB	919	1,070	1,335	Owners	
139	B	B1013	3BHK	Type IIB	919	1,070	1,335	Developer	
140	B	B1014	3BHK	Type IIB	919	1,070	1,335	Developer	
141	B	B1101	3BHK	Type IB	919	1,070	1,335	Developer	
142	B	B1102	3BHK	Type IIIB	919	1,070	1,335	Developer	
143	B	B1103	3BHK	Type IIIB	919	1,070	1,335	Owners	
144	B	B1104	2BHK	Type VIIB	720	850	1,060	Owners	

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP Page 3 of 5

Authorised Signatory

Authorised Signatory

For Satya Vani Homes - J. . .

Partner

Annexure I

S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
145	B	B1105	2BHK	Type VB	700	850	1,060	Developer	
146	B	B1106	2BHK	Type VIB	705	850	1,060	Developer	
147	B	B1107	2BHK	Type VIIB	720	850	1,060	Owners	
148	B	B1108	2BHK	Type VIIB	720	850	1,060	Developer	
149	B	B1109	2BHK	Type VB	700	850	1,060	Developer	
150	B	B1110	2BHK	Type VIB	705	850	1,060	Developer	
151	B	B1111	2BHK	Type VIIB	720	850	1,060	Developer	
152	B	B1112	3BHK	Type IVB	919	1,070	1,335	Developer	
153	B	B1113	3BHK	Type IIB	919	1,070	1,335	Developer	
154	B	B1114	3BHK	Type IIB	919	1,070	1,335	Owners	
155	B	B1201	3BHK	Type IB	919	1,070	1,335	Developer	
156	B	B1202	3BHK	Type IIB	919	1,070	1,335	Developer	
157	B	B1203	3BHK	Type IIB	919	1,070	1,335	Developer	
158	B	B1204	2BHK	Type VIIB	720	850	1,060	Developer	
159	B	B1205	2BHK	Type VB	700	850	1,060	Owners	
160	B	B1206	2BHK	Type VIB	705	850	1,060	Owners	
161	B	B1207	2BHK	Type VIIB	720	850	1,060	Developer	
162	B	B1208	2BHK	Type VIIB	720	850	1,060	Developer	
163	B	B1209	2BHK	Type VB	700	850	1,060	Developer	
164	B	B1210	2BHK	Type VIB	705	850	1,060	Developer	
165	B	B1211	2BHK	Type VIIB	720	850	1,060	Developer	
166	B	B1212	3BHK	Type IVB	919	1,070	1,335	Developer	
167	B	B1213	3BHK	Type IIB	919	1,070	1,335	Owners	
168	B	B1214	3BHK	Type IIB	919	1,070	1,335	Developer	
169	B	B1301	3BHK	Type IB	919	1,070	1,335	Owners	
170	B	B1302	3BHK	Type IIB	919	1,070	1,335	Developer	
171	B	B1303	3BHK	Type IIB	919	1,070	1,335	Developer	
172	B	B1304	2BHK	Type VIIB	720	850	1,060	Owners	
173	B	B1305	2BHK	Type VB	700	850	1,060	Developer	
174	B	B1306	2BHK	Type VIB	705	850	1,060	Developer	
175	B	B1307	2BHK	Type VIIB	720	850	1,060	Owners	
176	B	B1308	2BHK	Type VIIB	720	850	1,060	Developer	
177	B	B1309	2BHK	Type VB	700	850	1,060	Developer	
178	B	B1310	2BHK	Type VIB	705	850	1,060	Developer	
179	B	B1311	2BHK	Type VIIB	720	850	1,060	Developer	
180	B	B1312	3BHK	Type IVB	919	1,070	1,335	Owners	
181	B	B1313	3BHK	Type IIB	919	1,070	1,335	Developer	
182	B	B1314	3BHK	Type IIB	919	1,070	1,335	Developer	
183	B	B1401	3BHK	Type IB	919	1,070	1,335	Developer	
184	B	B1402	3BHK	Type IIB	919	1,070	1,335	Owners	
185	B	B1403	3BHK	Type IIB	919	1,070	1,335	Developer	
186	B	B1404	2BHK	Type VIIB	720	850	1,060	Developer	
187	B	B1405	2BHK	Type VB	700	850	1,060	Developer	
188	B	B1406	2BHK	Type VIB	705	850	1,060	Developer	
189	B	B1407	2BHK	Type VIIB	720	850	1,060	Developer	
190	B	B1408	2BHK	Type VIIB	720	850	1,060	Developer	
191	B	B1409	2BHK	Type VB	700	850	1,060	Owners	
192	B	B1410	2BHK	Type VIB	705	850	1,060	Owners	
193	B	B1411	2BHK	Type VIIB	720	850	1,060	Developer	

For East Side Residency

For East Side Residency Page 4 of 5

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J.V.
Partner

Annexure I

S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
194	B	B1412	3BHK	Type IVB	919	1,070	1,335	Developer	
195	B	B1413	3BHK	Type IIB	919	1,070	1,335	Developer	
196	B	B1414	3BHK	Type IIB	919	1,070	1,335	Developer	
197	B	B1501	3BHK	Type IB	919	1,070	1,335	Developer	
198	B	B1502	3BHK	Type IIIB	919	1,070	1,335	Developer	
199	B	B1503	3BHK	Type IIIB	919	1,070	1,335	Owners	
200	B	B1504	2BHK	Type VIIB	720	850	1,060	Developer	
201	B	B1505	2BHK	Type VB	700	850	1,060	Developer	
202	B	B1506	2BHK	Type VIB	705	850	1,060	Developer	
203	B	B1507	2BHK	Type VIIB	720	850	1,060	Developer	
204	B	B1508	2BHK	Type VIIB	720	850	1,060	Owners	
205	B	B1509	2BHK	Type VB	700	850	1,060	Developer	
206	B	B1510	2BHK	Type VIB	705	850	1,060	Developer	
207	B	B1511	2BHK	Type VIIB	720	850	1,060	Owners	
208	B	B1512	3BHK	Type IVB	919	1,070	1,335	Developer	
209	B	B1513	3BHK	Type IIB	919	1,070	1,335	Developer	
210	B	B1514	3BHK	Type IIB	919	1,070	1,335	Developer	
Total					166,968	196,180	244,730		

For East Side Residency Annojiguda LLP

For East Side Residency Annojiguda LLP

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For Satya Vani Homes-J.V

Partner

Area Statement of Block C									
East Side Residency									
S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
1	C	C0101	3BHK	Type IA	883	1,000	1,250	Developer	
2	C	C0102	3BHK	Type IIIA	883	1,000	1,250	Developer	
3	C	C0103	3BHK	Type IIIA	883	1,000	1,250	Developer	
4	C	C0104	2BHK	Type VIIA	680	770	960	Developer	
5	C	C0105	2BHK	Type VA	660	770	960	Developer	
6	C	C0106	2BHK	Type VIA	660	770	960	Developer	
7	C	C0107	2BHK	Type VIIIA	680	770	960	Developer	
8	C	C0108	2BHK	Type VIIA	680	770	960	Developer	
9	C	C0109	2BHK	Type VA	660	770	960	Developer	
10	C	C0110	2BHK	Type VIA	660	770	960	Developer	
11	C	C0111	2BHK	Type VIIIA	680	770	960	Developer	
12	C	C0112	3BHK	Type IVA	883	1,000	1,250	Developer	
13	C	C0113	3BHK	Type IIA	883	1,000	1,250	Developer	
14	C	C0114	3BHK	Type IIA	883	1,000	1,250	Developer	
15	C	C0201	3BHK	Type IA	883	1,000	1,250	Developer	
16	C	C0202	3BHK	Type IIIA	883	1,000	1,250	Developer	
17	C	C0203	3BHK	Type IIIA	883	1,000	1,250	Developer	
18	C	C0204	2BHK	Type VIIA	680	770	960	Developer	
19	C	C0205	2BHK	Type VA	660	770	960	Developer	
20	C	C0206	2BHK	Type VIA	660	770	960	Developer	
21	C	C0207	2BHK	Type VIIIA	680	770	960	Developer	
22	C	C0208	2BHK	Type VIIA	680	770	960	Developer	
23	C	C0209	2BHK	Type VA	660	770	960	Developer	
24	C	C0210	2BHK	Type VIA	660	770	960	Developer	
25	C	C0211	2BHK	Type VIIIA	680	770	960	Developer	
26	C	C0212	3BHK	Type IVA	883	1,000	1,250	Developer	
27	C	C0213	3BHK	Type IIA	883	1,000	1,250	Developer	
28	C	C0214	3BHK	Type IIA	883	1,000	1,250	Developer	
29	C	C0301	3BHK	Type IB	919	1,070	1,335	Developer	
30	C	C0302	3BHK	Type IIIB	919	1,070	1,335	Developer	
31	C	C0303	3BHK	Type IIIB	919	1,070	1,335	Developer	
32	C	C0304	2BHK	Type VIIB	720	850	1,060	Developer	
33	C	C0305	2BHK	Type VB	700	850	1,060	Developer	
34	C	C0306	2BHK	Type VIB	705	850	1,060	Developer	
35	C	C0307	2BHK	Type VIIB	720	850	1,060	Developer	
36	C	C0308	2BHK	Type VIIB	720	850	1,060	Developer	
37	C	C0309	2BHK	Type VB	700	850	1,060	Developer	
38	C	C0310	2BHK	Type VIB	705	850	1,060	Developer	
39	C	C0311	2BHK	Type VIIB	720	850	1,060	Developer	
40	C	C0312	3BHK	Type IVB	919	1,070	1,335	Developer	
41	C	C0313	3BHK	Type IIB	919	1,070	1,335	Developer	
42	C	C0314	3BHK	Type IIB	919	1,070	1,335	Developer	
43	C	C0401	3BHK	Type IB	919	1,070	1,335	Developer	
44	C	C0402	3BHK	Type IIIB	919	1,070	1,335	Developer	
45	C	C0403	3BHK	Type IIIB	919	1,070	1,335	Developer	
46	C	C0404	2BHK	Type VIIB	720	850	1,060	Developer	

For East Side Residency Annojiguda LLP

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For East Side Residency Annojiguda LLP

Authorised Signatory

Authorised Signatory

For Satya Vani Homes-J. V.

Partner

Annexure I

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
47	C	C0405	2BHK	Type VB	700	850	1,060	Developer	
48	C	C0406	2BHK	Type VIB	705	850	1,060	Developer	
49	C	C0407	2BHK	Type VIIIIB	720	850	1,060	Developer	
50	C	C0408	2BHK	Type VIIIB	720	850	1,060	Developer	
51	C	C0409	2BHK	Type VB	700	850	1,060	Developer	
52	C	C0410	2BHK	Type VIB	705	850	1,060	Developer	
53	C	C0411	2BHK	Type VIIIIB	720	850	1,060	Developer	
54	C	C0412	3BHK	Type IVB	919	1,070	1,335	Developer	
55	C	C0413	3BHK	Type IIB	919	1,070	1,335	Developer	
56	C	C0414	3BHK	Type IIB	919	1,070	1,335	Developer	
57	C	C0501	3BHK	Type IB	919	1,070	1,335	Developer	
58	C	C0502	3BHK	Type IIIB	919	1,070	1,335	Developer	
59	C	C0503	3BHK	Type IIIB	919	1,070	1,335	Developer	
60	C	C0504	2BHK	Type VIIIB	720	850	1,060	Developer	
61	C	C0505	2BHK	Type VB	700	850	1,060	Developer	
62	C	C0506	2BHK	Type VIB	705	850	1,060	Developer	
63	C	C0507	2BHK	Type VIIIIB	720	850	1,060	Developer	
64	C	C0508	2BHK	Type VIIIB	720	850	1,060	Developer	
65	C	C0509	2BHK	Type VB	700	850	1,060	Developer	
66	C	C0510	2BHK	Type VIB	705	850	1,060	Developer	
67	C	C0511	2BHK	Type VIIIIB	720	850	1,060	Developer	
68	C	C0512	3BHK	Type IVB	919	1,070	1,335	Developer	
69	C	C0513	3BHK	Type IIB	919	1,070	1,335	Developer	
70	C	C0514	3BHK	Type IIB	919	1,070	1,335	Developer	
71	C	C0601	3BHK	Type IB	919	1,070	1,335	Developer	
72	C	C0602	3BHK	Type IIIB	919	1,070	1,335	Developer	
73	C	C0603	3BHK	Type IIIB	919	1,070	1,335	Developer	
74	C	C0604	2BHK	Type VIIIB	720	850	1,060	Developer	
75	C	C0605	2BHK	Type VB	700	850	1,060	Developer	
76	C	C0606	2BHK	Type VIB	705	850	1,060	Developer	
77	C	C0607	2BHK	Type VIIIIB	720	850	1,060	Developer	
78	C	C0608	2BHK	Type VIIIB	720	850	1,060	Developer	
79	C	C0609	2BHK	Type VB	700	850	1,060	Developer	
80	C	C0610	2BHK	Type VIB	705	850	1,060	Developer	
81	C	C0611	2BHK	Type VIIIIB	720	850	1,060	Developer	
82	C	C0612	3BHK	Type IVB	919	1,070	1,335	Developer	
83	C	C0613	3BHK	Type IIB	919	1,070	1,335	Developer	
84	C	C0614	3BHK	Type IIB	919	1,070	1,335	Developer	
85	C	C0701	3BHK	Type IB	919	1,070	1,335	Developer	
86	C	C0702	3BHK	Type IIIB	919	1,070	1,335	Developer	
87	C	C0703	3BHK	Type IIIB	919	1,070	1,335	Developer	
88	C	C0704	2BHK	Type VIIIB	720	850	1,060	Developer	
89	C	C0705	2BHK	Type VB	700	850	1,060	Developer	
90	C	C0706	2BHK	Type VIB	705	850	1,060	Developer	
91	C	C0707	2BHK	Type VIIIIB	720	850	1,060	Developer	
92	C	C0708	2BHK	Type VIIIB	720	850	1,060	Developer	
93	C	C0709	2BHK	Type VB	700	850	1,060	Developer	
94	C	C0710	2BHK	Type VIB	705	850	1,060	Developer	
95	C	C0711	2BHK	Type VIIIIB	720	850	1,060	Developer	

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For Satya Vani Homes-J.V.

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Annexure I

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
96	C	C0712	3BHK	Type IVB	919	1,070	1,335	Developer	
97	C	C0713	3BHK	Type IIB	919	1,070	1,335	Developer	
98	C	C0714	3BHK	Type IIB	919	1,070	1,335	Developer	
99	C	C0801	3BHK	Type IB	919	1,070	1,335	Developer	
100	C	C0802	3BHK	Type IIIB	919	1,070	1,335	Developer	
101	C	C0803	3BHK	Type IIIB	919	1,070	1,335	Developer	
102	C	C0804	2BHK	Type VIIB	720	850	1,060	Developer	
103	C	C0805	2BHK	Type VB	700	850	1,060	Developer	
104	C	C0806	2BHK	Type VIB	705	850	1,060	Developer	
105	C	C0807	2BHK	Type VIIB	720	850	1,060	Developer	
106	C	C0808	2BHK	Type VIIB	720	850	1,060	Developer	
107	C	C0809	2BHK	Type VB	700	850	1,060	Developer	
108	C	C0810	2BHK	Type VIB	705	850	1,060	Developer	
109	C	C0811	2BHK	Type VIIB	720	850	1,060	Developer	
110	C	C0812	3BHK	Type IVB	919	1,070	1,335	Developer	
111	C	C0813	3BHK	Type IIB	919	1,070	1,335	Developer	
112	C	C0814	3BHK	Type IIB	919	1,070	1,335	Developer	
113	C	C0901	3BHK	Type IB	919	1,070	1,335	Developer	
114	C	C0902	3BHK	Type IIIB	919	1,070	1,335	Developer	
115	C	C0903	3BHK	Type IIIB	919	1,070	1,335	Developer	
116	C	C0904	2BHK	Type VIIB	720	850	1,060	Developer	
117	C	C0905	2BHK	Type VB	700	850	1,060	Developer	
118	C	C0906	2BHK	Type VIB	705	850	1,060	Developer	
119	C	C0907	2BHK	Type VIIB	720	850	1,060	Developer	
120	C	C0908	2BHK	Type VIIB	720	850	1,060	Developer	
121	C	C0909	2BHK	Type VB	700	850	1,060	Developer	
122	C	C0910	2BHK	Type VIB	705	850	1,060	Developer	
123	C	C0911	2BHK	Type VIIB	720	850	1,060	Developer	
124	C	C0912	3BHK	Type IVB	919	1,070	1,335	Developer	
125	C	C0913	3BHK	Type IIB	919	1,070	1,335	Developer	
126	C	C0914	3BHK	Type IIB	919	1,070	1,335	Developer	
127	C	C1001	3BHK	Type IB	919	1,070	1,335	Developer	
128	C	C1002	3BHK	Type IIIB	919	1,070	1,335	Developer	
129	C	C1003	3BHK	Type IIIB	919	1,070	1,335	Developer	
130	C	C1004	2BHK	Type VIIB	720	850	1,060	Developer	
131	C	C1005	2BHK	Type VB	700	850	1,060	Developer	
132	C	C1006	2BHK	Type VIB	705	850	1,060	Developer	
133	C	C1007	2BHK	Type VIIB	720	850	1,060	Developer	
134	C	C1008	2BHK	Type VIIB	720	850	1,060	Developer	
135	C	C1009	2BHK	Type VB	700	850	1,060	Developer	
136	C	C1010	2BHK	Type VIB	705	850	1,060	Developer	
137	C	C1011	2BHK	Type VIIB	720	850	1,060	Developer	
138	C	C1012	3BHK	Type IVB	919	1,070	1,335	Developer	
139	C	C1013	3BHK	Type IIB	919	1,070	1,335	Developer	
140	C	C1014	3BHK	Type IIB	919	1,070	1,335	Developer	
141	C	C1101	3BHK	Type IB	919	1,070	1,335	Developer	
142	C	C1102	3BHK	Type IIIB	919	1,070	1,335	Developer	
143	C	C1103	3BHK	Type IIIB	919	1,070	1,335	Developer	
144	C	C1104	2BHK	Type VIIB	720	850	1,060	Developer	

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For Satya Vani Homes-J.V.

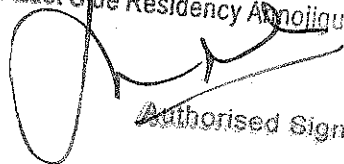


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Annexure I

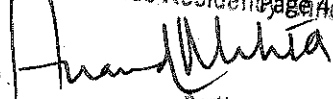
S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
145	C	C1105	2BHK	Type VB	700	850	1,060	Developer	
146	C	C1106	2BHK	Type VIB	705	850	1,060	Developer	
147	C	C1107	2BHK	Type VIIB	720	850	1,060	Developer	
148	C	C1108	2BHK	Type VIIB	720	850	1,060	Developer	
149	C	C1109	2BHK	Type VB	700	850	1,060	Developer	
150	C	C1110	2BHK	Type VIB	705	850	1,060	Developer	
151	C	C1111	2BHK	Type VIIB	720	850	1,060	Developer	
152	C	C1112	3BHK	Type IVB	919	1,070	1,335	Developer	
153	C	C1113	3BHK	Type IIB	919	1,070	1,335	Developer	
154	C	C1114	3BHK	Type IIB	919	1,070	1,335	Developer	
155	C	C1201	3BHK	Type IB	919	1,070	1,335	Developer	
156	C	C1202	3BHK	Type IIB	919	1,070	1,335	Developer	
157	C	C1203	3BHK	Type IIB	919	1,070	1,335	Developer	
158	C	C1204	2BHK	Type VIIB	720	850	1,060	Developer	
159	C	C1205	2BHK	Type VB	700	850	1,060	Developer	
160	C	C1206	2BHK	Type VIB	705	850	1,060	Developer	
161	C	C1207	2BHK	Type VIIB	720	850	1,060	Developer	
162	C	C1208	2BHK	Type VIIB	720	850	1,060	Developer	
163	C	C1209	2BHK	Type VB	700	850	1,060	Developer	
164	C	C1210	2BHK	Type VIB	705	850	1,060	Developer	
165	C	C1211	2BHK	Type VIIB	720	850	1,060	Developer	
166	C	C1212	3BHK	Type IVB	919	1,070	1,335	Developer	
167	C	C1213	3BHK	Type IIB	919	1,070	1,335	Developer	
168	C	C1214	3BHK	Type IIB	919	1,070	1,335	Developer	
169	C	C1301	3BHK	Type IB	919	1,070	1,335	Developer	
170	C	C1302	3BHK	Type IIB	919	1,070	1,335	Developer	
171	C	C1303	3BHK	Type IIB	919	1,070	1,335	Developer	
172	C	C1304	2BHK	Type VIIB	720	850	1,060	Developer	
173	C	C1305	2BHK	Type VB	700	850	1,060	Developer	
174	C	C1306	2BHK	Type VIB	705	850	1,060	Developer	
175	C	C1307	2BHK	Type VIIB	720	850	1,060	Developer	
176	C	C1308	2BHK	Type VIIB	720	850	1,060	Developer	
177	C	C1309	2BHK	Type VB	700	850	1,060	Developer	
178	C	C1310	2BHK	Type VIB	705	850	1,060	Developer	
179	C	C1311	2BHK	Type VIIB	720	850	1,060	Developer	
180	C	C1312	3BHK	Type IVB	919	1,070	1,335	Developer	
181	C	C1313	3BHK	Type IIB	919	1,070	1,335	Developer	
182	C	C1314	3BHK	Type IIB	919	1,070	1,335	Developer	
183	C	C1401	3BHK	Type IB	919	1,070	1,335	Developer	
184	C	C1402	3BHK	Type IIB	919	1,070	1,335	Developer	
185	C	C1403	3BHK	Type IIB	919	1,070	1,335	Developer	
186	C	C1404	2BHK	Type VIIB	720	850	1,060	Developer	
187	C	C1405	2BHK	Type VB	700	850	1,060	Developer	
188	C	C1406	2BHK	Type VIB	705	850	1,060	Developer	
189	C	C1407	2BHK	Type VIIB	720	850	1,060	Developer	
190	C	C1408	2BHK	Type VIIB	720	850	1,060	Developer	
191	C	C1409	2BHK	Type VB	700	850	1,060	Developer	
192	C	C1410	2BHK	Type VIB	705	850	1,060	Developer	
193	C	C1411	2BHK	Type VIIB	720	850	1,060	Developer	

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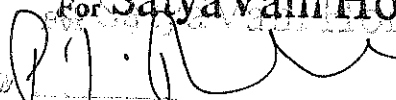
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For Satya Vani Homes-J.V.

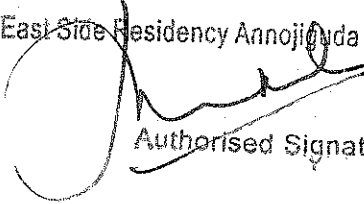


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Annexure I

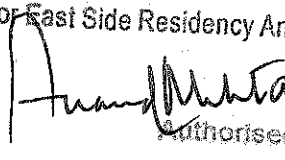
S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
194	C	C1412	3BHK	Type IVB	919	1,070	1,335	Developer	
195	C	C1413	3BHK	Type IIB	919	1,070	1,335	Developer	
196	C	C1414	3BHK	Type IIB	919	1,070	1,335	Developer	
197	C	C1501	3BHK	Type IB	919	1,070	1,335	Developer	
198	C	C1502	3BHK	Type IIIB	919	1,070	1,335	Developer	
199	C	C1503	3BHK	Type IIIB	919	1,070	1,335	Developer	
200	C	C1504	2BHK	Type VIIB	720	850	1,060	Developer	
201	C	C1505	2BHK	Type VB	700	850	1,060	Developer	
202	C	C1506	2BHK	Type VIB	705	850	1,060	Developer	
203	C	C1507	2BHK	Type VIIIB	720	850	1,060	Developer	
204	C	C1508	2BHK	Type VIIB	720	850	1,060	Developer	
205	C	C1509	2BHK	Type VB	700	850	1,060	Developer	
206	C	C1510	2BHK	Type VIB	705	850	1,060	Developer	
207	C	C1511	2BHK	Type VIIIB	720	850	1,060	Developer	
208	C	C1512	3BHK	Type IVB	919	1,070	1,335	Developer	
209	C	C1513	3BHK	Type IIB	919	1,070	1,335	Developer	
210	C	C1514	3BHK	Type IIB	919	1,070	1,335	Developer	
Total					166,968	196,180	244,730		

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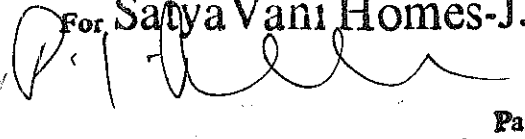
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For, Satya Vani Homes-J.V.

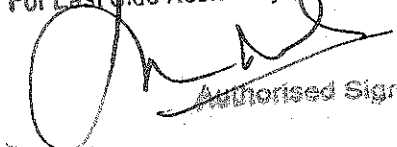


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Annexure J

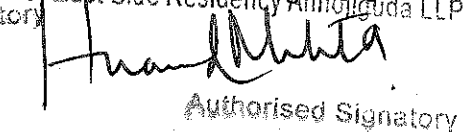
Area Statement of Block D									
East Side Residency									
S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
1	D	D0101	3BHK	Type IXA	883	1,000	1,250	Developer	
2	D	D0102	3BHK	Type XA	883	1,000	1,250	Developer	
3	D	D0103	3BHK	Type IXA	883	1,000	1,250	Developer	
4	D	D0104	3BHK	Type XA	883	1,000	1,250	Developer	
5	D	D0105	3BHK	Type IXA	883	1,000	1,250	Developer	
6	D	D0106	3BHK	Type XA	883	1,000	1,250	Developer	
7	D	D0107	3BHK	Type IXA	883	1,000	1,250	Developer	
8	D	D0108	3BHK	Type XA	883	1,000	1,250	Developer	
9	D	D0201	3BHK	Type IXA	883	1,000	1,250	Developer	
10	D	D0202	3BHK	Type XA	883	1,000	1,250	Developer	
11	D	D0203	3BHK	Type IXA	883	1,000	1,250	Developer	
12	D	D0204	3BHK	Type XA	883	1,000	1,250	Developer	
13	D	D0205	3BHK	Type IXA	883	1,000	1,250	Developer	
14	D	D0206	3BHK	Type XA	883	1,000	1,250	Developer	
15	D	D0207	3BHK	Type IXA	883	1,000	1,250	Developer	
16	D	D0208	3BHK	Type XA	883	1,000	1,250	Developer	
17	D	D0301	3BHK	Type IXB	919	1,070	1,335	Developer	
18	D	D0302	3BHK	Type XB	919	1,070	1,335	Developer	
19	D	D0303	3BHK	Type IXB	919	1,070	1,335	Developer	
20	D	D0304	3BHK	Type XB	919	1,070	1,335	Developer	
21	D	D0305	3BHK	Type IXB	919	1,070	1,335	Developer	
22	D	D0306	3BHK	Type XB	919	1,070	1,335	Developer	
23	D	D0307	3BHK	Type IXB	919	1,070	1,335	Developer	
24	D	D0308	3BHK	Type XB	919	1,070	1,335	Developer	
25	D	D0401	3BHK	Type IXB	919	1,070	1,335	Developer	
26	D	D0402	3BHK	Type XB	919	1,070	1,335	Developer	
27	D	D0403	3BHK	Type IXB	919	1,070	1,335	Developer	
28	D	D0404	3BHK	Type XB	919	1,070	1,335	Developer	
29	D	D0405	3BHK	Type IXB	919	1,070	1,335	Developer	
30	D	D0406	3BHK	Type XB	919	1,070	1,335	Developer	
31	D	D0407	3BHK	Type IXB	919	1,070	1,335	Developer	
32	D	D0408	3BHK	Type XB	919	1,070	1,335	Developer	
33	D	D0501	3BHK	Type IXB	919	1,070	1,335	Developer	
34	D	D0502	3BHK	Type XB	919	1,070	1,335	Developer	
35	D	D0503	3BHK	Type IXB	919	1,070	1,335	Developer	
36	D	D0504	3BHK	Type XB	919	1,070	1,335	Developer	
37	D	D0505	3BHK	Type IXB	919	1,070	1,335	Developer	
38	D	D0506	3BHK	Type XB	919	1,070	1,335	Developer	
39	D	D0507	3BHK	Type IXB	919	1,070	1,335	Developer	
40	D	D0508	3BHK	Type XB	919	1,070	1,335	Developer	
41	D	D0601	3BHK	Type IXB	919	1,070	1,335	Developer	
42	D	D0602	3BHK	Type XB	919	1,070	1,335	Developer	
43	D	D0603	3BHK	Type IXB	919	1,070	1,335	Developer	
44	D	D0604	3BHK	Type XB	919	1,070	1,335	Developer	
45	D	D0605	3BHK	Type IXB	919	1,070	1,335	Developer	
46	D	D0606	3BHK	Type XB	919	1,070	1,335	Developer	

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For Satya Vani Homes-J.V.



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Annexure J

S.No.	Block No.	Flat No.	No. of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
47	D	D0607	3BHK	Type IXB	919	1,070	1,335	Developer	
48	D	D0608	3BHK	Type XB	919	1,070	1,335	Developer	
49	D	D0701	3BHK	Type IXB	919	1,070	1,335	Developer	
50	D	D0702	3BHK	Type XB	919	1,070	1,335	Developer	
51	D	D0703	3BHK	Type IXB	919	1,070	1,335	Developer	
52	D	D0704	3BHK	Type XB	919	1,070	1,335	Developer	
53	D	D0705	3BHK	Type IXB	919	1,070	1,335	Developer	
54	D	D0706	3BHK	Type XB	919	1,070	1,335	Developer	
55	D	D0707	3BHK	Type IXB	919	1,070	1,335	Developer	
56	D	D0708	3BHK	Type XB	919	1,070	1,335	Developer	
57	D	D0801	3BHK	Type IXB	919	1,070	1,335	Developer	
58	D	D0802	3BHK	Type XB	919	1,070	1,335	Developer	
59	D	D0803	3BHK	Type IXB	919	1,070	1,335	Developer	
60	D	D0804	3BHK	Type XB	919	1,070	1,335	Developer	
61	D	D0805	3BHK	Type IXB	919	1,070	1,335	Developer	
62	D	D0806	3BHK	Type XB	919	1,070	1,335	Developer	
63	D	D0807	3BHK	Type IXB	919	1,070	1,335	Developer	
64	D	D0808	3BHK	Type XB	919	1,070	1,335	Developer	
65	D	D0901	3BHK	Type IXB	919	1,070	1,335	Developer	
66	D	D0902	3BHK	Type XB	919	1,070	1,335	Developer	
67	D	D0903	3BHK	Type IXB	919	1,070	1,335	Developer	
68	D	D0904	3BHK	Type XB	919	1,070	1,335	Developer	
69	D	D0905	3BHK	Type IXB	919	1,070	1,335	Developer	
70	D	D0906	3BHK	Type XB	919	1,070	1,335	Developer	
71	D	D0907	3BHK	Type IXB	919	1,070	1,335	Developer	
72	D	D0908	3BHK	Type XB	919	1,070	1,335	Developer	
73	D	D1001	3BHK	Type IXB	919	1,070	1,335	Developer	
74	D	D1002	3BHK	Type XB	919	1,070	1,335	Developer	
75	D	D1003	3BHK	Type IXB	919	1,070	1,335	Developer	
76	D	D1004	3BHK	Type XB	919	1,070	1,335	Developer	
77	D	D1005	3BHK	Type IXB	919	1,070	1,335	Developer	
78	D	D1006	3BHK	Type XB	919	1,070	1,335	Developer	
79	D	D1007	3BHK	Type IXB	919	1,070	1,335	Developer	
80	D	D1008	3BHK	Type XB	919	1,070	1,335	Developer	
81	D	D1101	3BHK	Type IXB	919	1,070	1,335	Developer	
82	D	D1102	3BHK	Type XB	919	1,070	1,335	Developer	
83	D	D1103	3BHK	Type IXB	919	1,070	1,335	Developer	
84	D	D1104	3BHK	Type XB	919	1,070	1,335	Developer	
85	D	D1105	3BHK	Type IXB	919	1,070	1,335	Developer	
86	D	D1106	3BHK	Type XB	919	1,070	1,335	Developer	
87	D	D1107	3BHK	Type IXB	919	1,070	1,335	Developer	
88	D	D1108	3BHK	Type XB	919	1,070	1,335	Developer	
89	D	D1201	3BHK	Type IXB	919	1,070	1,335	Developer	
90	D	D1202	3BHK	Type XB	919	1,070	1,335	Developer	
91	D	D1203	3BHK	Type IXB	919	1,070	1,335	Developer	
92	D	D1204	3BHK	Type XB	919	1,070	1,335	Developer	
93	D	D1205	3BHK	Type IXB	919	1,070	1,335	Developer	
94	D	D1206	3BHK	Type XB	919	1,070	1,335	Developer	
95	D	D1207	3BHK	Type IXB	919	1,070	1,335	Developer	

For East Side Residency Annojiguda LLP



Authorised Signatory

For East Side Residency Annojiguda LLP



Authorised Signatory

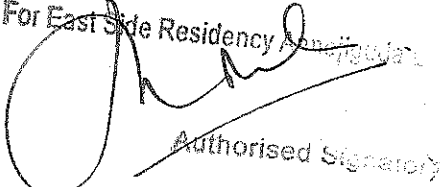
For Satya Vani Homes-J.V.

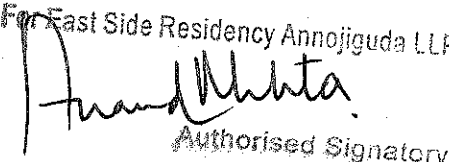



Partner

Annexure J

S.No.	Block No.	Flat No.	No.of bedrooms	Flat type	Carpet area in sft.	Built-up Area in sft	Super Builtup Area in sft	Flat allotted to	Undivided share of land - sq. yds.
96	D	D1208	3BHK	Type XB	919	1,070	1,335	Developer	
97	D	D1301	3BHK	Type IXB	919	1,070	1,335	Developer	
98	D	D1302	3BHK	Type XB	919	1,070	1,335	Developer	
99	D	D1303	3BHK	Type IXB	919	1,070	1,335	Developer	
100	D	D1304	3BHK	Type XB	919	1,070	1,335	Developer	
101	D	D1305	3BHK	Type IXB	919	1,070	1,335	Developer	
102	D	D1306	3BHK	Type XB	919	1,070	1,335	Developer	
103	D	D1307	3BHK	Type IXB	919	1,070	1,335	Developer	
104	D	D1308	3BHK	Type XB	919	1,070	1,335	Developer	
105	D	D1401	3BHK	Type IXB	919	1,070	1,335	Developer	
106	D	D1402	3BHK	Type XB	919	1,070	1,335	Developer	
107	D	D1403	3BHK	Type IXB	919	1,070	1,335	Developer	
108	D	D1404	3BHK	Type XB	919	1,070	1,335	Developer	
109	D	D1405	3BHK	Type IXB	919	1,070	1,335	Developer	
110	D	D1406	3BHK	Type XB	919	1,070	1,335	Developer	
111	D	D1407	3BHK	Type IXB	919	1,070	1,335	Developer	
112	D	D1408	3BHK	Type XB	919	1,070	1,335	Developer	
113	D	D1501	3BHK	Type IXB	919	1,070	1,335	Developer	
114	D	D1502	3BHK	Type XB	919	1,070	1,335	Developer	
115	D	D1503	3BHK	Type IXB	919	1,070	1,335	Developer	
116	D	D1504	3BHK	Type XB	919	1,070	1,335	Developer	
117	D	D1505	3BHK	Type IXB	919	1,070	1,335	Developer	
118	D	D1506	3BHK	Type XB	919	1,070	1,335	Developer	
119	D	D1507	3BHK	Type IXB	919	1,070	1,335	Developer	
120	D	D1508	3BHK	Type XB	919	1,070	1,335	Developer	
Total					109,704	127,280	158,840		

For East Side Residency Annojiguda

 Authorised Signatory

For East Side Residency Annojiguda LLP

 Authorised Signatory

For Satya Vani Homes-J. V.

 Partner

Annexure - K
MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and executed on this ___ day of ___, 2018 by and between:

1. Mr. Ashish Wadhavan, S/o. Mr. Matharam, aged about 35 years, Occupation: Business, R/o. H. No. 2-3-703/1/A, Amberpet, Hyderabad.
 2. Mr. B. Sathi Reddy, S/o. Shri B. Malla Reddy, aged about 42 years, Occupation: Business, R/o. Annojiguda Village, Ghatkesar Mandal, Ranga Reddy District.
 3. K.M. Reddy, S/o. Chandra Shekar Reddy, Aged about 47 years, Occupation: CA, R/o. 305, Srinilaya Estate, Ameerpet, Hyderabad – 500 073.
 4. Mr. Suresh Agarwal, s/o. _____ aged about ___ years, Occupation: ___, R/o. H. No. 5-9—22/41/D, Adarshnagar, Hyderabad.
 5. Mr. Abhishek Garg, S/o. Shri Suresh Agarwal, Aged 36 years, Occupation: ___, R/o. H. No. 5-9—22/41/D, Adarshnagar, Hyderabad.
 6. Mr. G. Srihari, S/o. Late Shri Advaiiah, aged about 78 years, Occupation: Business, R/o. H. No. C-1, 1st Floor, Siddartha Enclave, Road no. 12, Banjara Hills, Hyderabad.
 7. G. Latha, W/o. Sri. G. Srihari, Aged about 72 years, Occupation: House wife, R/o. H. No. C-1, 1st Floor, Siddartha Enclave, Road no. 12, Banjara Hills, Hyderabad
- Hereinafter jointly referred to as the Owners and severally as Owner no. 1, Owner no.2 and so on.

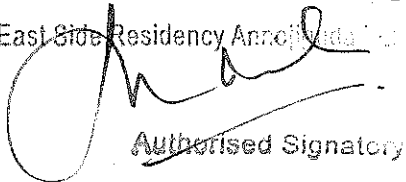
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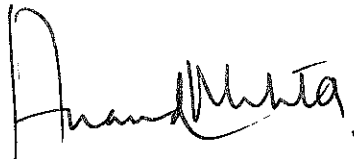
M/s. Satyavani Homes JV, a registered partnership having its office at A -203, Kushal Towers, Khairtabad, Hyderabad – 500 004, represented by its Managing Partner Mr. P. Surya Prakash, S/o. P. Hanumantha Rao, Aged 54 years, Occupation: Consultant.


Hereinafter jointly referred to as the Developer.

The expressions Development Manager 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.

For East Side Residency Annojiguda


Authorised Signatory



For Satya Vani Homes-J. V.

Partner

WHEREAS:

1. Overview

- 1.1. A Development Agreement cum Irrevocable General Power of Attorney (hereinafter referred to as JDA) dated 24.08.2016, registered as document no. 1358/06 executed between the Developer and the Owners is subsisting and in force. It contemplated development of a housing project and a commercial complex on land admeasuring 23,671 sq yds, situated at Sy. no. 97 & 98, Annoiguda Village, Pocharam Grampanchyat, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana
- 1.2. Notwithstanding the considerable delay in starting /completion of the Housing Project, the Owners have agreed to continue the arrangement between them and the Developer as per the terms of the JDA.
- 1.3. The Owners and Developer had reached an understanding for meeting their obligations under the JDA and is recorded herein.
- 1.4. The details of the allotment of flats to Owner nos. 1 to 5 is detailed herein.
- 1.5. The details of division of commercial complex between Owner nos. 5 & 6 and the Developer is proposed to be finalized on a later date.
- 1.6. The detailed plans of site, blocks A, B, C & D, clubhouse, commercial complex and areas of each flat have been finalized.
- 1.7. The draft Supplementary JDA for block A and draft Supplementary JDA for block B have been finalised.
- 1.8. The parties have agreed that the Supplementary JDAs shall be executed / registered within 7 days of obtaining permit for block A and block B respectively.
- 1.9. To confirm that the Owners shall sell their share of Flats through the Development Manager before obtaining occupancy certificate.
- 1.10. The Owners have no objection to the Developer tying up with the Development Manager for financing/sales of the Housing Project.
- 1.11. To confirm that they have no objection to Scheduled Land A and Scheduled Land B being jointly developed as a composite Housing Project.

2. Title of Scheduled Land A.

- 2.1. Whereas Samala Ramaiah, Samala Rajamallaiah, Samala Narsaiah, Samala Veeraiah and Samala Yellaiah were the original pattedars of land forming Sy. Nos. 97 and 98 of Annoiguda Village, Pocharam Grampanchyat, Ghatkesar Mandal, Medchal Malkajgiri District, Telangana. Their names were appropriately reflected in the revenue records. Hereinafter the pattedars along with their legal heirs are referred to as the Original Pattedars.
- 2.2. The Original Pattedars sold land admeasuring Ac. 5-05 gts., in Sy. No. 97 & 98 to Gorakhnath, Nathram and Vijay Kumar by way of registered sale deed (detailed in Sl. No. 1 of Anx -A). - Doc no. 1117/81.
- 2.3. Gorakhnath, Nathram and Vijay Kumar obtained a permit for sub-dividing the land into several plots from Pocharam Grampanchayat. The plots were numbered as plot nos. 95 to 185.
- 2.4. Gorakhnath and Vijay Kumar executed a registered General Power of Attorney to sell their share of land in favour of Natharam (detailed in Sl. No. 2 of Anx -A).
- 2.5. Natharam representing himself as GPA holder gifted the entire land to his minor daughters viz., Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan by way of registered gift deed (detailed in Sl. No. 3 of Anx -A).
- 2.6. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan executed a registered General Power of Attorney for selling parts of the land in favour of their father Natharam (detailed in Sl. No. 4 of Anx -A).
- 2.7. Since Varsha Rani and Rajani Wadwan were minors at the time of executing the GPA and are majors now, they have agreed to execute ratification deeds confirming the sale of plot/parcels of land by their father Natharam pertaining to the documents mentioned below.
- 2.8. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 113 admeasuring 200 sq yds to Abishek Garg by way of registered sale deed (detailed in Sl. No. 5 of Anx -A).
- 2.9. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 114 admeasuring 200 sq yds to Ankur Garg (a minor) by way of registered sale deed (detailed in Sl. No. 6 of Anx -A).. After his death Suresh Agarwal, his father became the owner of the said plot. Other family members, Mrs. Mona I. V. for Satva Vani Homes.

- Agarwal (mother), Abhishek Garg (brother), Komal Garg (sister) & Neha Garg (sister) have agreed to confirm the absolute ownership of the plot by Suresh Agarwal.
- 2.10. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 147 admeasuring 200 sq yds to Naresh Kumar Bhatt by way of registered sale deed (detailed in Sl. No. 7 of Anx -A). Naresh Kumar Bhatt in turn sold the plot to Ashish Wadwan by way of registered sale deed (detailed in Sl. No. 8 of Anx -A).
 - 2.11. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 183, 184 & 185 admeasuring 1,000 sq yds to G. Srihari & G. Latha by way of registered sale deed (detailed in Sl. No. 9 of Anx -A).
 - 2.12. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 174, 175, 176 & 177 admeasuring 1,060 sq yds to G. Srihari & G. Latha by way of registered sale deed (detailed in Sl. No. 10 of Anx -A).
 - 2.13. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 117 & 118 admeasuring 400 sq yds to Rampal Jaju by way of registered sale deed (detailed in Sl. No. 11 of Anx -A). Rampal Jaju in turn sold the land to B. Satti Reddy and K. M. Reddy by way of registered sale deed (detailed in Sl. No. 12 of Anx -A).
 - 2.14. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan gifted 74 plots bearing nos. 95 to 112, 115, 116, 119 to 146, 148 to 173 admeasuring 15,040 sq yds to Asish Wadwan by way of registered gift deed (detailed in Sl. No. 13 of Anx -A).
 - 2.15. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan represented by their GPA holder Natharam sold plot no. 150 admeasuring 200 sq yds to V. Ravikanth by way of registered sale deed (detailed in Sl. No. 14 of Anx -A). V. Ravikanth in turn sold the plot to M/s. Satyavani Homes JV by way of registered sale deed (detailed in Sl. No. 15 of Anx -A). However, the said plot already belongs to Mr. Ashish Wadwan and this sale deed was executed to eliminate any claim by V. Ravikanth.
 - 2.16. Plot Nos. 178 to 182, admeasuring 1,134 sq yds were sold to third parties by Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan and do not form part of this understanding.
 - 2.17. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan have agreed to transfer by way of gift deed the roads in the layout admeasuring 7,305 sq yds to Ashish Wadwan.
 - 2.18. The total land admeasuring Ac. 5-05 gts., less 1,134 sq yds i.e., 23,671 sq yds is proposed to be developed into a housing project along with the commercial block by the Developer and the said land is hereinafter referred to Scheduled Land A and more fully described under.
3. Title of Scheduled Land B.
 - 3.1. Whereas Samala Ramaiah, Samala Rajamallaiiah, Samala Narsaiah, Samala Veeraiah and Samala Yellaiah were the original pattedars of land forming Sy. Nos. 97 and 98 of Annoiguda Village, Pocharam Grampanchyat, Ghatkesar Mangal, Medchal Malkajgiri District, Telangana. Their names were appropriately reflected in the revenue records. Hereinafter the pattedars along with their legal heirs are referred to as the Original Pattedards.
 - 3.2. The Original Pattedars sold land admeasuring Ac. 4-35 gts., in Sy. Nos. 97 and 98 to Smt. Sangishetty Saraswathi by a registered sale deed (detailed in Sl. No. 18 of Anx -A)..
 - 3.3. The Original Pattedars further sold land admeasuring Ac. 0-4.50 gts., in Sy. No. 97 to Smt. Sangishetty Saraswathi by a registered sale deed (detailed in Sl. No. 19 of Anx -A).
 - 3.4. The Original Pattedars sold land admeasuring Ac. 4-34 gts., in Sy. Nos. 97 and 98 to Smt. Sangishetty Shambaiah by a registered sale deed (detailed in Sl. No. 20 of Anx -A).
 - 3.5. After the death of Sangishetty Sambaia, his properties were divided amongst his heirs by way of a arbitration award dated 29.10.1994. The order was confirmed by Judgment of the III Additional Judge, City Civil Court Secunderabad in O/s. No. 387/1994. Hereafter, the beneficiaries of the award are referred to as the Original Owners.
 - 3.6. The Original Owners in turn sold Ac. 5-27 gts., ins Sy. Nos. 97 & 98 to Ch. Manga, Ch. Sandeep Reddy and Ch. Krishna Reddy by registered sale deeds (detailed in Sl. No. 19, 20 & 21 of Anx -A).- Doc. 1028/2000, 1024/200, 1029/2000.
 - 3.7. Ch. Manga, Ch. Sandeep Reddy and Ch. Krishna Reddy in turn sold the land to Mr. K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy, M. Sridhar V

- Reddy and S. Ashok Rao by way of a registered sale deed (detailed in Sl. No. 22 of Anx -A). - Doc no. 1841/03. They inturn apportioned undivided share of land among themselves. The name of these purchasers were mutated in the revenue records by way of proceeding of the MRO, Ghatkesar in proceeding no. 2130/2003 dated 28.05.2003.
- 3.8. S. Ashok Rao in turn sold his share of Ac. 0-20 gts., to to Mr. K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy and M. Sridhar Reddy by way of registered sale deed (detailed in Sl. No. 23 of Anx -A)..
 - 3.9. Mr. K. Laxma Reddy, K. Rajender Reddy, K. Upender Reddy, K. Madhukar Reddy and M. Sridhar Reddy, in turnsold Ac. 5-27 gts., to K. Narsimha Rao, KVS. Reddy, K. Srinivasa Rao and K. Surya Prabhakar by way of registered sale deed (detailed in Sl. No. 24 of Anx -A). KVS Reddy in turn sold Ac. 0-10 gts., out of his share to K. Srinivasa Rao by way of registered sale deed (detailed in Sl. No. 25 of Anx -A).
 - 3.10. K. Narsimha Rao, KVS. Reddy, K. Srinivasa Rao and K. Surya Prabhakar sold Ac. 1-24g gts., out Ac. 5-27 gts., owned by them to M/s. Satyavani Homes (the Developer herein) by way of registered sale deed (detailed in Sl. No. 26 of Anx -A).
 - 3.11. K. Srinivasa Rao, K. Narsimha & MS Prabhakar stood as guarantors and provided the balance land owned by them, admeasuring Ac. 4-03 gts., as security to M/s. Aditya Raiments and M/s. Sun Crop Plus Pvt. Ltd. for a loan from Bank of Maharastra, Sultan Bazar Branch, Hyderabad.
 - 3.12. Whereas the Bank of Maharashtra, Sultan Bazaar Branch, Hyderabad had taken possession of said property under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under section 13 read with rule 9 of the Security Interest (Enforcement) Rules 2002, as secured creditors and auctioned the said land to Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy by way of a registered sale deed (detailed in Sl. No. 27of Anx -A).
 - 3.13. Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy sold Ac. 1-0.75 gts., to Marram Infra Projects Pvt. Ltd., by way of a sale deed (detailed in Sl. No. 28 of Anx -A).
 - 3.14. Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy intend to sell the balance Ac. 3-2.25 gts., to Marram Infra Projects Pvt. Ltd., by way of a sale deed in the next few weeks.
 - 3.15. As on date Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy, Marram Infra Projects Pvt. Ltd., and the Developer herein are co-owners of undivided share in land admeasuring Ac. 5-27 gts. It is proposed that at the time of executing a sale deed in favour of Marram Infra Projects Pvt. Ltd., by Murali Mukkamala, P. Surya Prakash, T. Ushashree, V.S. Murthy, the land of Marram Infra Projects Pvt. Ltd., (Ac. 4-03 gts.,) and the Developer (Ac. 1-24gts.,) herein will become owners of their respective shares of land. However, to ensure access to their respective lands, it was agreed that land admeasuring Ac. 0-06 gts., shall be jointly owned with equal undivided shares by Marram Infra Projects Pvt. Ltd., and the Developer. Accordingly, Marram Infra Projects Pvt. Ltd., shall become exclusive owner of Ac. 4-00 gts., and the Developer shall become exclusive owner of Ac. 1-21 gts. and it shall be delineated and clearly marked in the proposed conveyance deed.
 - 3.16. Accordingly, M/s. Satyavani Homes JV, the Developer herein will become absolute owner of the balance land admeasuring Ac. 1-21 gts., forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana. The land is more fully described under as Scheduled Land B.
4. Description of Scheduled Land C.
 - 4.1. The Developer intends to develop Schedule Land A & Scheduled Land B, joined together as a single parcel of land, into a housing complex. The details of the combined land are given under as Scheduled Land C.
 5. Proposed development.
 - 5.1. The Developer proposes to develop the Scheduled Land C in accordance with the permit for construction, that is proposed to be obtained from time to time, into a housing complex as per details given below:
 - 5.1.1. 4 blocks of flats labeled as Block A, B, C & D are proposed to be constructed.
 - 5.1.2. Each block shall consists of parking floors in still/ basement and 15 upper floors.
- for Satya Vaani Homes-J. V.

- 5.1.3. Parking is proposed to be provided on two basement and stilt floors common to all the blocks.
- 5.1.4. Block A & B shall each consist of 14 flats per floor i.e., 210 flats in each block. The detailed plans of block A, B, C and D along with area statement is attached herein as Annexures – E, F, G, H, I & J. The site plan of the entire housing complex is attached herein as Annexure – D.
- 5.1.5. 4 types of 2BHK & 3BHK flats having a super built-up area of 960, 1,060, 1,250 & 1,335 sft are proposed to be constructed. The total proposed constructed area of blocks A & B is about 2,44,730 sft each. The total housing project shall have a proposed super built-up area/saleable area of about 8,93,030 sft.
- 5.1.6. A commercial block is proposed to be constructed on the eastern side towards the main road and shall not form a part of the housing project and this understanding. The housing project shall be separated from the commercial complex by way of compound wall / gates.
- 5.1.7. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 5.1.8. Clubhouse consisting of ground + 6 upper floors admeasuring about 27,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 5.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and municipal water connection.
- 5.1.10. The Developer shall provide amenities and facilities on the Scheduled Land C in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 5.1.11. The housing project envisaged above shall be in the nature of a gated community wherein occupants of the housing project shall share the common amenities and facilities of the project, to the exclusion of others.
- 5.1.12. Flat(s) will be sold to prospective purchasers wherein the purchaser will become the absolute owner of his/her Flat(s) along with car parking and undivided share in the Scheduled Land C. The Flat(s) along with car parking and undivided share of land is herein after referred to as Flat(s).
- 5.1.13. 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 C.
- 5.1.14. Such common amenities and clubhouse shall be enjoyed as common amenities by the prospective purchasers of the Flat(s) and shall hereinafter be referred to as Common Amenities.
- 5.1.15. A registered society named 'East Side Residency Owners Association' (hereinafter referred to as the Owners Association) shall be formed for the purpose of maintaining the Common Amenities of the Housing Project. The representatives of the Developer and the Development Manager shall become the founding members of the Owners Association. All prospective purchasers /eventual owners of the Flats shall become members of the Owners Association and abide by its rules. Monthly maintenance charges and corpus fund shall be deposited in the bank account of the Owners Association. Day to day expenditure of the Owners Association shall be met through the bank account of the Owners Association. Upon completion of the Housing Project the Owners Association shall be handed over to its newly elected members.

6. Name of Housing Project

- 6.1. The proposed project of development on the entire Scheduled Land C is styled as 'East Side Residency' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Developer as East Side Residency shall always be called as such and shall not be changed.

7. Details of JDA between Developer and Owners.

- 7.1. The co-owners of the Scheduled Land A are:

- 7.1.1. Ashish Wadwan (Owner no. 1) is the owner of 75 plots of land admeasuring 1,5240 sq yds of land.

For Satya Vani Homes-J.V.

- 7.1.2. B. Sathi Reddy & K. M. Reddy (Owner no. 2 & 3) are the owners of 400 sq yds of land.
- 7.1.3. Suresh Agarwal & Abishek Garg (Owner no. 4&5) are the owners of 400 sq yds of land.
- 7.1.4. G. Srihari & G. Latha (Owner no. 6 & 7) are the owners of 2,060 sq yds of land.
- 7.2. The salient features of the JDA are:
- 7.2.1. The Developer herein will develop the land admeasuring 23,671 sq yds into a housing complex along with the commercial block on the eastern side of the land at its risk and cost. In lieu of the land contributed by the Owners, the Developer agreed to give them constructed area as under:
- 7.2.1.1. Owner no.1 shall be entitled to 1,10,000 sft of constructed area in the proposed housing complex.
- 7.2.1.2. Owner no. 2 & 3 are entitled to 1 flat of each of about 1,200 sft.
- 7.2.1.3. Owner no. 4 & 5 shall be entitled to _____ sft & _____ sft of constructed area in the proposed housing complex, respectively.
- 7.2.1.4. Owner no. 6 & 7 shall be entitled to 42.5% pro-rata of the plot area of 2,060 sq yds in the commercial complex to be built on the eastern side of the land.
- 7.2.2. As per JDA, Developer was to complete construction in 60 months from sanction. In case of default Rs. 3,000/- per month per flat was payable as compensation.
8. The Owners and Developer to effectuate the subsisting JDA have further agreed to the terms given under:
- 8.1. Notwithstanding the considerable delay in starting /completion of the Housing Project, the Owners have agreed to continue the arrangement between them and the Developer as per the terms of the JDA. The timelines in the JDA would now be considered from the date of obtaining sanction for the upper 10 floors of block A in the Housing Project.
- 8.2. The Owners have further agreed that Scheduled Land A belonging to the Owners, would be combined with Scheduled Land B and developed into a composite housing project, however, the interest of the Owners shall remain un-altered as given above.
- 8.3. The details of division of Flats between the Developer and Owner nos. 1 to 5 is specified in Annexure – H & I. The entire share of flats of these Owners is being restricted to block A & block B. The Owners shall not have any share in the Flats in block C and block D.
- 8.4. The division of constructed area of the commercial complex proposed to be constructed, between the Developer and Owner no. 6 & Owner no. 7 shall be beyond the scope of this understanding. The Developer and Owner no. 6 & Owner no. 7 shall on mutual agreement divide the proposed construction amongst themselves on mutually agreed terms. Owner no. 6 & Owner no. 7 shall not have any right, title and interest of whatsoever nature in the Flats proposed to be constructed in the Housing Project.
- 8.5. The Owners and Developer agree to execute a registered Supplementary JDA for Block A and Supplementary JDA for Block B within 7 days of obtaining permit for construction of all the floors in each block to record the allotment of flats to each Owner and the Developer. The draft of the said Supplementary JDAs is attached herein as Annexure – L & M.
9. Timelines.
- 9.1. The timelines contemplated herein shall be calculated from the date of project launch. The project launch shall be within 30 days of Obtaining permit for construction for the upper 10 floors of block A from statutory authorities like HMDA/Annojiguda Grampanchayat.
- 9.2. Bookings/sales to prospective purchasers of flats in block A shall commence from the date of project launch. Hereafter, the said date is referred as Project Launch Date.
- 9.3. Registered supplementary JDA for other blocks and registration under RERA Act shall be executed/made in due course, however, before starting sales of other blocks.
- 9.4. The construction of block A in all aspects shall be completed within 18 months from Project Launch Date.
- 9.5. The construction of block B in all aspects shall be completed within 27 months from Project Launch Date.
- 9.6. Construction of clubhouse, swimming pool, childrens park and landscape gardens in all aspects shall be completed within 24 months from Project Launch Date.

- 9.7. Provision of basic amenities like compound wall, entrance gates, electric power connection, generator backup water for general use, drinking water, lifts, fire safety equipment, etc., shall be provided for each block, at the time of completion of each block.
- 9.8. The Developer assures the Development Manager that these timelines shall be strictly met, with a grace period of 6 months. In case of delay beyond the said timelines, the prospective purchasers shall be compensated, by the Developer for such a delay at a rate and terms and conditions specified in the draft agreement of sale, attached as Annexure - O herein.
10. Details of agreement between Developer and Development Manager.
- 10.1. The housing project proposed to be developed by the Developer was huge and Developer found itself needing finance, expertise, marketing and sales assistance to be able to successfully complete the project. Development Manager had the requisite experience, expertise, goodwill and was in a position to fund the project.
- 10.2. Accordingly, the Developer and Development Manager have entered into an understanding wherein, the Developer shall obtain permits for construction of the housing project and develop the housing project at its own cost and the Development Manager shall help in raising finances for the project, through its own sources or by way of advance from sales, advertise, market and sell the flats in the housing project.
- 10.3. The Owners have confirmed that they have no objection to the understanding between the Developer and the Development Manager.
- 10.4. The Owners shall not sell their share of Flats to prospective purchasers, till the completion of construction and obtaining occupancy certificate for each block.
- 10.5. In case the Owners wish to sell their share of Flats before obtaining of occupancy certificate, they may authorise the Development Manager to sell such Flats on their behalf of prospective purchasers.
- 10.6. Owners shall be obliged to pay consultancy charges/fees to the Development Manager for sales of their share of Flats. The details of charges/fees are given hereunder.
- 10.7. The Development Manager shall provide turnkey service for selling Owner's share of Flats at the request of the Owners. 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 4% of the gross sale consideration. These charges include brokerage payable to brokers. For such sales sale consideration shall be collected in favour of the Owner and deposited in their bank account. Developers shall sell Owners share of flats without any discrimination with the Developer's share of flats, both in priority of sale and rate of sale
11. Documents to be executed to perfect title. The Owners have agreed to execute the following documents in order to transfer perfect title to the prospective purchasers of the Flats.
- 11.1. A gift deed to be executed by Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan, the sisters of Owner no. 1 for the extent of 7,305 sq yds in Sy. Nos. 97 & 98, being the roads in the layout developed by the family members of Owner no. 1. The Owner no. 1 is only the owner of 75 no. of plots. However, the said gift deed must be executed for perfecting the title of Scheduled Land A.
- 11.2. Natharam, registered GPA holder of Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan, the sisters of Owner no. 1, have executed several sale deeds bearing in favour of the Owners. At that time of executing the GPA Varsha Rani Wadwan and Rajani Wadwan were minors. Accordingly, Varsha Rani Wadwan and Rajani Wadwan who are majors now and must execute a registered ratification deed confirming the sales made to the Owners.
- 11.3. Family members of Late Ankur Garg to execute a release/confirmation deed in favour of his father, Owner no. 5 herein.
12. Details of building permit and present status of work.
- 12.1. Building permit for block A and block B, out of the 4 blocks proposed to be constructed was obtained for 2 basement floors + stilt + 5 floors in file no. 105590/P4/P1g/HMDA/2013 in 2014 from HMDA.
- 12.2. An application for permit for additional 10 floors on block A was made and had reached an advanced stage of approval.

For Satya Vani Homes-J.V.

- 12.3. Initially permit for construction shall be obtained for Block A. Thereafter, permit for construction of Block B and clubhouse shall be obtained. Subsequently, permit for construction for other blocks shall be obtained over the next 18 months.
- 12.4. Construction of 2 basement floors of block A has been largely completed. Construction of silt and 2 upper floors of block A has been partially completed.
- 12.5. It is agreed that, further construction of block A would be started only after the Project Launch Date.
13. Taxes.
- 13.1. Developer shall be obliged to register under GST, pay GST and comply with GST laws as applicable, on all sales of Flats and in relation to the JDA.
- 13.2. The Owners shall also be obliged to register under GST, pay GST and comply with GST laws as applicable, on all sales of Flats and in relation to the JDA.
- 13.3. Each party shall be liable to pay its own income tax.
- 13.4. The transfer of rights of the Scheduled Land A by the Owners to the Developer may attract capital gains tax and GST. The Developer and Owners shall comply with the applicable laws.

DESCRIPTION OF SCHEDULE LAND A

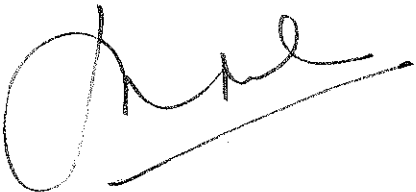
All that portion of the land admeasuring 23,671 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in red in the plan enclosed as Annexure - C and bounded by:

North	Schedule Land B
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

DESCRIPTION OF SCHEDULE LAND B

All that portion of the land admeasuring Ac. 1-21 gts., forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in blue in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Scheduled Land A
East	40 ft approach road
West	Pocharam Grampanchayat Road




FOR Satya Vani Homes-J.V.

 Partner

DESCRIPTION OF SCHEDULE LAND C

All that portion of the land admeasuring 31,052 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, shown in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

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

Mr. Ashish Wadhavan
Mr. G. Srihari
Mr. B. Sathi Reddy
Mr. Suresh Agarwal
Mr. Abhishek Garg
K.M. Reddy
G. Latha

Owners

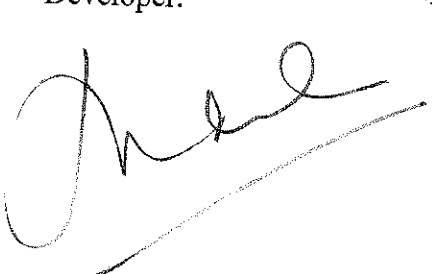
For **Satya Vani Homes-J.V.**

For Satya Vani Homes J.V.


Surya Prakash P.

Developer.

Partner

 Anand Mishra

Annexure – L
Supplementary JDA for block A

SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT

This Supplementary Joint Development Agreement is made and executed on ___ day of ___, 2018 by and between:

1. Mr. Ashish Wadhavan, S/o. Mr. Matharam, aged about 35 years, Occupation: Business, R/o. H. No. 2-3-703/1/A, Amberpet, Hyderabad.
2. Mr. B. Sathi Reddy, S/o. Shri B. Malla Reddy, aged about 42 years, Occupation: Business, R/o. Annojiguda Village, Ghatkesar Mandal, Ranga Reddy District.
3. K.M. Reddy, S/o. Chandra Shekar Reddy, Aged about 47 years, Occupation: CA, R/o. 305, Srinilaya Estate, Ameerpet, Hyderabad – 500 073.
4. Mr. Suresh Agarwal, s/o. _____ aged about ___ years, Occupation: ___, R/o. H. No. 5-9—22/41/D, Adarshnagar, Hyderabad.
5. Mr. Abhishek Garg, S/o. Shri Suresh Agarwal, Aged 36 years, Occupation: ___, R/o. H. No. 5-9—22/41/D, Adarshnagar, Hyderabad.
6. Mr. G. Srihari, S/o. Late Shri Advaiiah, aged about 78 years, Occupation: Business, R/o. H. No. C-1, 1st Floor, Siddartha Enclave, Road no. 12, Banjara Hills, Hyderabad.
7. Mrs. G. Latha, W/o. Sri. G. Srihari, Aged about 72 years, Occupation: House wife, R/o. H. No. C-1, 1st Floor, Siddartha Enclave, Road no. 12, Banjara Hills, Hyderabad.

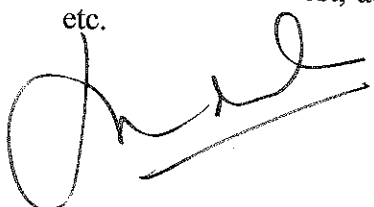
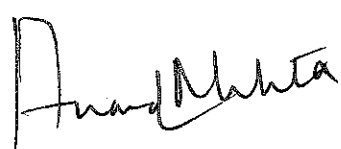
Hereinafter jointly referred to as the Owners and severally as Owner no. 1, Owner no.2 and so on.

AND

M/s. Satyavani Homes JV, a registered partnership having its office at A -203, Kushal Towers, Khairtabad, Hyderabad – 500 004, represented by its Managing Partner Mr. P. Surya Prakash, S/o. P. Hanumantha Rao, Aged 54 years,, Occupation: Consultant.

Hereinafter jointly referred to as the Developer.

The term Owners and Developer shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For **Satya Vani Homes-J.V.**

Partner

<Details to be inserted here>

DESCRIPTION OF SCHEDULE LAND A

All that portion of the land admeasuring 23,671 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in red in the plan enclosed as Annexure - C and bounded by:

North	Schedule Land B
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

DESCRIPTION OF SCHEDULE LAND B

All that portion of the land admeasuring Ac. 1-21 gts., forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in blue in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Scheduled Land A
East	40 ft approach road
West	Pocharam Grampanchayat Road

DESCRIPTION OF SCHEDULE LAND C

All that portion of the land admeasuring 31,052 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, shown in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

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

Mr. Ashish Wadhavan

Mr. G. Srihari

Mr. B. Sathi Reddy

Mr. Suresh Agarwal

Mr. Abhishek Garg



Owners

For Satyavani Homes JV,

For **Satya Vani Homes - J. V.**

Surya Prakash P.
Developer.

Partner

Annexure – M
Supplementary JDA for block B

SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT

This Supplementary Joint Development Agreement is made and executed on ___ day of ___, 2018 by and between:

1. Mr. Ashish Wadhavan, S/o. Mr. Matharam, aged about 35 years, Occupation: Business, R/o. H. No. 2-3-703/1/A, Amberpet, Hyderabad.
2. Mr. B. Sathi Reddy, S/o. Shri B. Malla Reddy, aged about 42 years, Occupation: Business, R/o. Annojiguda Village, Ghatkesar Mandal, Ranga Reddy District.
3. K.M. Reddy, S/o. Chandra Shekar Reddy, Aged about 47 years, Occupation: CA, R/o. 305, Srinilaya Estate, Ameerpet, Hyderabad – 500 073.
4. Mr. Suresh Agarwal, s/o. _____ aged about ___ years, Occupation: ___, R/o. H. No. 5-9—22/41/D, Adarshnagar, Hyderabad.
5. Mr. Abhishek Garg, S/o. Shri Suresh Agarwal, Aged 36 years, Occupation: ___, R/o. H. No. 5-9—22/41/D, Adarshnagar, Hyderabad.
6. Mr. G. Srihari, S/o. Late Shri Advaiiah, aged about 78 years, Occupation: Business, R/o. H. No. C-1, 1st Floor, Siddartha Enclave, Road no. 12, Banjara Hills, Hyderabad.
7. Mrs. G. Latha, W/o. Sri. G. Srihari, Aged about 72 years, Occupation: House wife, R/o. H. No. C-1, 1st Floor, Siddartha Enclave, Road no. 12, Banjara Hills, Hyderabad.

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


AND

M/s. Satyavani Homes JV, a registered partnership having its office at A -203, Kushal Towers, Khairtabad, Hyderabad – 500 004, represented by its Managing Partner Mr. P. Surya Prakash, S/o. P. Hanumantha Rao, Aged 54 years., Occupation: Consultant.

Hereinafter jointly referred to as the Developer.

The term Owners and Developer shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.



For Satya Vani Homes-J.V.

Partner

<Details to be inserted here>

DESCRIPTION OF SCHEDULE LAND A

All that portion of the land admeasuring 23,671 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in red in the plan enclosed as Annexure - C and bounded by:

North	Schedule Land B
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

DESCRIPTION OF SCHEDULE LAND B

All that portion of the land admeasuring Ac. 1-21 gts., forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in blue in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Scheduled Land A
East	40 ft approach road
West	Pocharam Grampanchayat Road

DESCRIPTION OF SCHEDULE LAND C

All that portion of the land admeasuring 31,052 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, shown in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

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

Mr. Ashish Wadhavan

Mr. G. Srihari

Mr. B. Sathi Reddy

Mr. Suresh Agarwal

Mr. Abhishek Garg

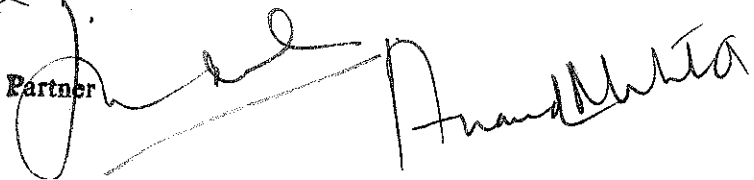
Owners

For Satyavani Homes JV,

For **Satya Vani Homes-J.V.**

Surya Prakash
Developer.

Partner



Annexure – N
Draft Development Management Agreement

Development Management Agreement

This Development Management Agreement is made and executed on ___ day of ___, 2018 by and between:

M/s. East Side Residency Annojiguda LLP, a limited liability partnership firm having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 and represented by its Designated Partners Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation Business and Mr. Anand Mehta, S/o. Shri Suresh U Mehta, aged about 40 years, Occupation Business.

Hereinafter referred to as the Development Manager.

A N D

M/s. Satyavani Homes JV, a registered partnership having its office at A -203, Kushal Towers, Khairtabad, Hyderabad – 500 004, represented by its Managing Partner Mr. P. Surya Prakash, S/o. ___, Age: ___ years, Occupation: Consultant.

Hereinafter jointly referred to as the Developer.

The term Developer and Development Manager shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

<Details to be inserted here>

DESCRIPTION OF SCHEDULE LAND C

All that portion of the land admeasuring 31,052 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, shown in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Marram Infra Projects Private Limited
South	Neighbours Land
East	Main Road
West	Pocharam Grampanchayat Road

IN WITNESS WHEREOF the Developer and Development Manager 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

For **Satyavani Homes - J. V**

Developer

Partner

M/s. East Side Residency Annojiguda LLP,

Designated Partners

Mr. Soham Modi,

Mr. Anand Mehta

Witness:

Anand Mehta



Annexure - O
Draft Booking Form

Site Office : Sy. No. 96/97, Annojiguda,
Near Pocharam, Hyderabad- 501 301,
☎ : +91- 91213 09555 ✉ : esr@modiproperties.com
Promoted by : East Side Residency Annojiguda LLP.



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

BOOKING FORM

Name of Purchaser:				No.
Name of father/spouse:				Age
Address:				
Occupation:				
Phone	Office		Home	
	Mobile		Email	
Flat No.			Flat Area	Sft.
Total Sale Consideration:	Rs.			
(in words)	Rupees.			
Type of flat	<input type="checkbox"/> Luxury <input type="checkbox"/> Deluxe			
Booking Amount	Rs.			
Receipt No			Date	
Payment Terms				
Installment No.	Due Date	Amount		
I installment	Within 15 days of booking			
II installment	Within 30 days of booking			
III installment	Within 7 days of Casting of slab			
IV installment	Within 7 days of completing brickwork and internal plastering			
V installment	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint			
VI installment	On completion			
Payment through	<input type="checkbox"/> Housing Loan <input type="checkbox"/> Own sources			
Remarks				
				PPT No.

I hereby declare that I have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same

Date: _____

Place: _____

Booked by: _____

Signature of Purchaser:

For East Side Residency Annojiguda LLP.

Signature: _____

Name: _____

Note

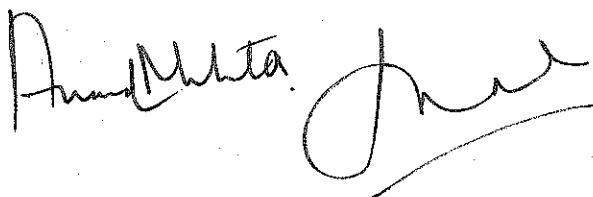
M/s. Satyavani Homes LLP is the Builder & Developer of East Side Residency. (HMDA sanction vide Permit no.) M/s. East Side Residency Annojiguda LLP, is duly appointed as the Development managing agents for the project. All payments shall be made directly in favour of M/s. Satyavani Homes LLP.

[Handwritten Signature]

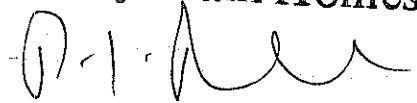
For Satyavani Homes-J.V
[Handwritten Signature]

TERMS AND CONDITIONS:

- 1. NATURE OF BOOKING:**
 - 1.1. This is a provisional booking for a flat mentioned overleaf in the project known as 'EAST SIDE RESIDENCY'.
 - 1.2. The provisional booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Sale Agreement / Sale Deed / Construction Contract, etc., are executed.
 - 1.3. The purchaser shall execute the required documents within a period of 15 days from the date of booking along with payment of the 1st installment mentioned overleaf. In case, the purchaser fails to do so then this provisional booking shall stand cancelled and the builder shall be entitled to deduct cancellation charges as mentioned herein.
- 2. REGISTRATION & OTHER CHARGES:**
 - 2.1. Registration Charges, Stamp Duty and incidental expenses thereto as applicable at the time of registration shall be extra and is to be borne by the purchaser.
 - 2.2. GST as applicable from time to time shall be extra and are to be borne by the purchaser.
- 3. MODE OF PAYMENT:**
 - 3.1 All payments from outstation locations are to be paid through DEMAND DRAFTS only. Demand Drafts / Local Cheques are to be made payable to M/s. Satyavani Homes LLP. Cash payment shall be made only at the Head Office. The purchaser must insist on a duly signed receipt from authorized personnel having photo identity cards.
- 4. DELAYED PAYMENTS:**
 - 4.1 Simple interest at the rate of 1.5% per month shall be charged on all delayed payments of installments. The rate of interest to be paid along with delayed installments is Rs. 1.50 per Rs. 100/- per month.
- 5. HOUSING LOANS:**
 - 5.1 The purchaser at his/her discretion and cost may avail housing loan from a bank / financial institution. The purchaser shall endeavour to obtain necessary loan sanctions within 30 days from the date of provisional booking. The builder shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the builder shall not be linked to the housing loan availed / to be availed by the purchaser.
- 6. CANCELLATION CHARGES:**
 - 6.1. In case of default mentioned in clause 1.3 above, the cancellation charges shall be Rs. 25,000/-.
 - 6.2. In case of failure of the purchaser to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be NIL provided necessary intimation to this effect is given to the builder in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-.
- 6.3 In case of request for cancellation in writing within 60 days of this provisional booking, the cancellation charges shall be 50,000/-.
 - 6.4 In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed sale consideration.
- 7. OTHER CONSEQUENCES UPON CANCELLATION:**
 - 7.1 The purchaser shall re-convey and redeliver the possession of the flat in favour of the builder at his/her cost free from all encumbrances, charges, claims, interests etc., of whatsoever nature.
- 8. ADDITIONS & ALTERATIONS:**
 - 8.1. Cost of any additions and alterations made over and above specifications mentioned in the brochure at the request of the purchaser shall be charged extra.
 - 8.2. All the flats in East Side Residency shall have a similar elevation, colour scheme, compound wall, landscaping, trees, etc. No purchaser shall be allowed to alter any portion of the flat that may change its external appearance without due authorization from the builder and/or association / society in-charge of maintenance for an initial period ending in year 2030.
- 9. BROKERAGE COMMISSION:**
 - 9.1 The builder has not appointed any other agents for marketing and/or obtaining loans. No brokerage commission or any other charges shall be payable to any employee of the company.
- 10. MEMBERSHIP OF ASSOCIATION / SOCIETY:**
 - 10.1. The purchaser shall become a member of the Association / Society which shall be formed to look after the maintenance of flats in East Side Residency and abide by its rules.
 - 10.2. The purchaser shall pay a sum of Rs. 25,000/- & 35,000/- for 2 & 3 BHK flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed flat.
- 11. POSSESSION:**
 - 11.1 The builder shall deliver of possession of the completed flat together with land to the purchaser only on payment of all dues to the builder
- 12. OTHER TERMS & CONDITIONS**
 - 12.1 Other Terms & Conditions mentioned in Sale Agreement / Deed and Construction Contract shall apply.
 - 12.2 In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and dues dates mentioned herein.
 - 12.3 This booking is not transferable.
 - 12.4 Any alterations to these terms and conditions shall be in writing, duly signed by the builder and purchaser.



For Satya Vani Homes-J. V.



Partner

Annexure – P
Draft Agreement of Sale

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the _____ day of _____ at Secunderabad by and between:

M/s. Satyavani Homes LLP, represented by M/s. East Side Residency Annojiguda LLP, represented by its authorized signatory Shri. Anand S. Mehta, son of Shri. Suresh U. Mehta aged about 40 years, Occupation: Business, residing at Flat no. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad - 500016., hereinafter referred to as the Vendor.

In favour of

_____, son of _____ aged about _____ years, residing at _____, hereinafter referred to as the 'Purchaser'

The term Vendor, Owner and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor/ Owner /Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Owner/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:
<title>

2. DETAILS OF PERMITS
< details of permit>

3. PROPOSED DEVELOPMENT:

For Satyavani Homes-J.V.

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 4 blocks of flats labeled as A to D are proposed to be constructed.
 - 3.1.2. Each block consists of 15 upper floors.
 - 3.1.3. Parking is proposed to be provided on the two basements and stilt floor common to all the blocks.
 - 3.1.4. Total of 750 flats are proposed to be constructed.
 - 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
 - 3.1.6. Clubhouse consisting of seven floors admeasuring about 27,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
 - 3.1.7. Each flat shall have a separately metered electric power connection.
 - 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
 - 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and municipal water connection.
 - 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
 - 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
 - 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.

- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'East Side Residency' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as 'East Side Residency' shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

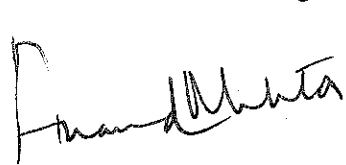
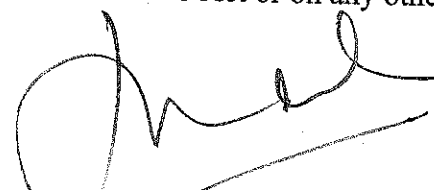
- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

- 4.6 Only on payment of the entire sale consideration along with other charges like GST, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Flat only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 At the request of the Purchaser the Vendor may give license to the Purchaser to enter the flat being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire sale consideration and other charges to the Vendor. The Purchaser shall not be entitled to claim possession of the Scheduled Flat till such time all dues are cleared and such a license given by the Vendor to enter the Scheduled Flat cannot be construed as handing over of possession by the Vendor to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Vendor shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 4.8 That for the purposes of creating a charge in favour of the bank / financial institutions on the Scheduled Flat so as to enable the Purchaser to avail housing loan, the Vendor will execute a sale deed in favour of the Purchaser for semi-finished flat. In the event of execution of sale deed before the flat is fully completed, the Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for completing the unfinished flat and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Flat shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Flat back to the Vendor for the purposes of carrying out construction of the flat thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed flat to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.
- 4.9 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Flat registered in his favour and / or enter into an Agreement for Construction in respect of the flat with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Flat as a security for obtaining housing loan for the purposes of purchase and construction of the Scheduled Flat.
- 4.10 The Purchaser and the Vendor may be required to enter into a tripartite agreement with the housing finance company of the Purchaser, in order to enable the Purchaser to obtain a housing loan. The tripartite agreement will enable the housing finance company release the housing loan availed by the Purchaser in part or full before execution of the sale deed in favour of the Purchaser. The parties herein shall cooperate with each other to execute such a tripartite agreement.
- 4.11 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and agreement of construction, as amended from time to time, shall be deemed to be the part of this agreement unless otherwise specifically waived and /or differently agreed upon in writing.
- 4.12 That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement has been examined and is duly approved by the Purchaser.

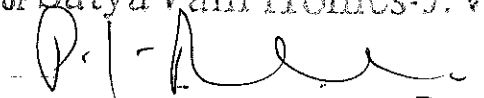
5. DETAIL OF FLAT BEING SOLD:

- 5.1 The Purchaser is desirous of purchasing a flat in the Housing Project and the Vendor is desirous of selling the same. The details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure -A attached to this agreement. Hereinafter, the flat mentioned in Annexure - A is referred to as the Scheduled Flat.

- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire Housing Project. The Purchaser upon such inspection is satisfied as to the title and competency of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.4 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.
- 5.5 The plan of the Scheduled Flat to be constructed (or under construction or already constructed) shall be as per the Annexure – B attached herein and the specifications shall be as per Annexure – C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Vendor from time to time. The layout plan of the Housing Project is attached as Annexure –D herein.
- 5.6 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.
6. SALE CONSIDERATION:
- 6.1 That in pursuance of this agreement of sale the Vendor agrees to sell the Scheduled Flat and the Purchaser agrees to purchase the Scheduled Flat for the consideration mentioned in Annexure –A.
- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, GST, or any other similar levy that is leviable or may become leviable with respect to the construction or sale of the Scheduled Flat. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
- 6.5 Both the Parties confirm that the sale consideration given herein is after considering all the benefits that have accrued to the Vendor in respect of, input tax credit (ITC), under the GST Act. Further, the Purchaser shall not be entitled to make any claims under the Anti-profiteering Rules of the GST Act or on any other count.

For Satya Vani Homes-J.V.



Purchaser

- 6.6 That the Vendor has agreed to construct the Scheduled Flat as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 6.7 Interest on delayed payment, if any, shall be paid over and above the agreed consideration.
7. DETAILS OF BOOKING :
- 7.1 The Purchaser has made provisional booking for the Scheduled Flat, by way of signing a booking form and the details of the booking are given in Annexure – A.
8. PAYMENT TERMS:
- 8.1 That the Purchaser in pursuance of this agreement has paid an advance amount, the details of which are given in Annexure – A, to the Vendor which is hereby admitted and acknowledged by the Vendor. The installments received will be appropriated first towards the consideration for sale of the Scheduled Flat and thereafter towards other charges like taxes, registration charges, interest, etc.
- 8.2 That the Purchaser in pursuance of this agreement shall pay the balance consideration to the Vendor as per the payment schedule given in Annexure –A. The Vendor shall intimate the Purchaser the stage of construction for payment of the installments given herein in writing to their last known address or by email, the details of which are given in Annexure – A. The Purchaser shall not raise any objections for non-receipt of such an intimation and delay the payment of installments on that count.
- 8.3 That the Purchaser shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque/NEFT/RTGS/Wire transfer and obtain receipt for the same and the Purchaser shall pay such installments on or before the due dates. The Purchaser shall not be entitled to pay the said sale consideration by way of cash.
- 8.4 In case the Scheduled Flat is completed before the scheduled date of completion / delivery mentioned herein, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned herein. The Purchaser shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Flat, notwithstanding the installments and due dates mentioned above.
- 8.5 That the Purchaser at his discretion and cost may avail housing loan from bank / financial institutions. The Purchaser shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Purchaser for whatsoever reason. The payment of installments to the Vendor by the Purchaser shall not be linked with housing loan availed / to be availed by the Purchaser.
- 8.6 That in the event the Purchaser is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Schedule flat and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Purchaser for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Purchaser and the consequence as regards default in payments as contained under this Agreement shall become operative.
- 8.7 That any time given to the Purchaser for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Purchaser other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.

Anand Mhata

For Satya Vani Homes-J.V.

P. V. V. V.

9. PENALTY FOR DELAY IN PAYMENT:

9.1 That the Vendor shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Purchaser. Under no circumstances the Purchaser shall delay the payment of installments for more than 1 month from the due date.

10. CANCELLATION CHARGES:

10.1 That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges as under:

10.1.1 In case of failure of the Purchaser to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-

10.1.2 In case of request for cancellation in writing within 30 days of the provisional booking, the cancellation charges shall be Rs. 50,000/-.

10.1.3 In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.

10.2 That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Purchaser and the Vendor need not give any prior notice or intimation to the Purchaser of such action of cancellation of the Agreement.

10.3 The Vendor shall be entitled to re-allot / sell the said Scheduled Flat thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Purchaser to take action as stated herein, and such action shall be at the sole prerogative and discretion of the Vendor and the defaulting Purchaser shall have no say in or to object to the same.

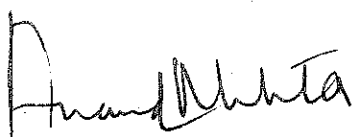
10.4 In case the sale deed is executed in favour of the Purchaser for such a cancelled flat, the Purchaser shall re-convey the Scheduled Flat in favour of the Vendor or its nominees at its cost.

10.5 In case of cancellation of the booking or agreement of sale the Vendor shall refund the amount received by him after deducting cancellation charges, additions and alterations, other taxes, etc., within one year from the date of cancellation. The Vendor at its discretion may refund such an amount in installments.

11. COMPLETION OF CONSTRUCTION:

11.1 The Vendor agrees to deliver the Scheduled Flat completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 7/- per sft per month, being the average expected rent for the Schedule Flat. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire sale consideration to the Vendor. The Purchaser agrees to limit their claims for delay in completion to the said amount.

11.2 The Vendor shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Vendor, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure - A.


Anand Khata

For Satya Yani Homes-J.V.

Partner

- 11.3 That upon completion of construction of the Scheduled Flat the Vendor shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 11.4 That from the intimation as to possession or completion of the Scheduled Flat or date of receipt of possession of the flat, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Flat including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 11.5 The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Vendor proposes to complete the Scheduled Flat as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other flats or blocks of flats as long as the Purchaser is able to enjoy possession of the Scheduled Flat without any reasonable let or hindrance.
- 11.6 The Vendor at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Schedule Flat. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed flat is handed over to the Purchaser in a brand new condition.

12. POSSESSION OF FLAT AND EXECUTION OF CONVEYANCE DEED:

- 12.1 That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the flat before it is fully constructed and possession delivered unless he has made full payment of sale consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 12.2 That the Vendor shall cause this Agreement of sale to be registered in favour of the Purchaser as and when the Purchaser intimates in writing to the Vendor his preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
- 12.3 The Purchaser shall be entitled to take possession of the Schedule Flat only on receipt of 'Letter of Possession' from the Vendor. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Vendor shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

13. OWNERS ASSOCIATION:

- 13.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure - A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 13.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor 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 Vendor.
- 13.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the

Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

- 13.4 The Purchaser shall pay corpus fund to the Association at the time of taking possession of the completed flat. The details of corpus fund payable are given in Annexure – A.
- 13.5 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 13.6 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 13.7 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 13.8 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

14. RESTRICTION ON ALTERATIONS & USE:

- 14.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 14.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 years i.e. upto the ending of year 2030 and all the flats in the project of Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any objections / objections.
- 14.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser 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 Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 14.4 The Vendor/association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants etc. that may be ~~Set up~~ ~~on~~ ~~Homes~~ - I V

common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

15. NOC FOR SURROUNDING DEVELOPMENT :

15.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

15.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

15.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

15.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

16 COMPLIANCE OF STATUTORY LAWS:

16.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

16.1.1 The defense services or allied organizations.

16.1.2 Airports Authority of India.

16.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

16.1.4 Fire department.

16.1.5 Electricity and water supply board.

16.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.

16.1.7 Irrigation department.

16.1.8 Environment department and pollution control board.

16.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this agreement shall have precedence over rules and regulations that have not been explicitly defined in the Act or deemed to be unalterable in the Act.

For Satya Vani Homes-J.V.

17 GUARANTEE OF TITLE:

17.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Scheduled Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

18 GUARANTEE OF QUALITY OF CONSTRUCTION:

18.1 The Vendor shall provide a limited guarantee against construction defects for a period of one year from the deemed date of completion of the Scheduled Flat. The Vendor shall further provide a guarantee on the structure of the Scheduled Flat for a period of 15 years from the deemed date of completion. The guarantee shall be subject to the following:

18.1.1 The guarantee shall cover construction defects and shall not cover items that are worn or damaged as a result of normal wear and tear. The guarantee shall not cover items damaged due to improper use or additions/alterations carried out by Purchaser / occupier.

18.1.2 Purchaser of the Flat shall be required to give a list, in writing, of construction defects that require repair/corrections before taking possession of the Scheduled Flat. Such defects shall be repaired/corrected by the Vendor before handing over possession. Any defects not pointed out before taking possession shall not be considered as defects during the period of guarantee.

18.1.3 An additional guarantee of 15 years shall be provided on the RCC structure of the Flat. The structural guarantee shall stand void if any structural or civil alterations are made to the Flat during the guarantee period.

18.1.4 The guarantee shall not cover hairline cracks which may appear from time to time that are less than 1 mm wide. However, all hairline cracks shall be rectified before handing over possession.

18.1.5 In case civil work is taken up for repairs/correction of defects during the guarantee period, painting shall be taken up only on the affected area. Over a period of time shades of paint may vary and it may not be possible to exactly match the shade of the newly painted area with older ones.

18.1.6 The guarantee shall not be applicable for items purchased by the Purchaser and fitted by the Vendor in the Scheduled Flat.

18.1.7 The guarantee shall not be applicable in case of events beyond the control of the Vendor, like natural disasters, government orders, etc., (force majeure event)

19 DETAILS OF COMMUNICATION:

19.1 The details for communication of the Vendor and Purchaser including address, mobile no., and email ID are given in Annexure -A. It shall be the responsibility of the Purchaser to intimate the Vendor in writing about any change in the above.

19.2 The Vendor shall communicate the due dates of installments, intimation of completion of flat or any other information to the Purchaser by way of email or SMS or letter, either of which shall be deemed to be intimation to the Purchaser. Purchaser shall not raise any objection for non-receipt of such communication for reasons of change in numbers/address/ID or such services being inoperative or state of disuse.

20. DISPUTE RESOLUTION :

20.1 That the Purchaser agrees that under no circumstances including that of any disputes or misunderstandings, the Purchaser shall seek or cause the stoppage or stay of construction or related activity in the Housing Project or cause any inconvenience or obstructions whatsoever. However, the claim of the Purchaser against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the sale consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

Anand Mhata

For Satya Vani Homes-J.V.

20.2 That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.

21. FORCE MAJEURE:

21.1 That in event of any delay in the completion of the construction of the Scheduled Flat and delivery of possession of the said flat by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Vendor shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

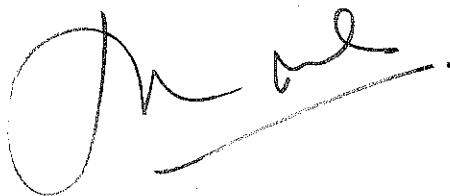
22. OTHER TERMS:

22.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

22.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.

22.3 In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

22.4 That the Purchaser shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.



For Satya Vani Homes-J.V.
 Partner

DESCRIPTION OF SCHEDULE LAND

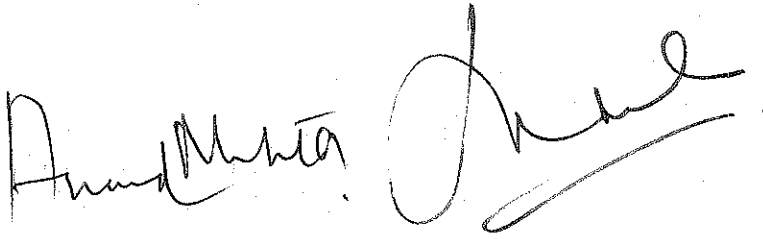
All that portion of the land admeasuring 31,052 sq. yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, under S.R.O. Ghatkesar, marked in red in the plan enclosed as Annexure - C and bounded by:

North	Land belonging to Maram Infra projects Private Ltd.
South	Neighbours land
East	Main road
West	Pocharam grampanchayat Road

WITNESSES:

1.

2.



VENDOR

PURCHASER

For Satya Vani Homes-J.V.



Partner

ANNEXURE- A

1.	Names of Purchaser:		
2.	Purchaser's permanent residential address:		
3.	Purchaser's address for correspondence:		
4.	Purchaser's Email ID for correspondence:		
5.	Purchaser's Mobile no.:		
6.	Pan no. of Purchaser:		
7.	Aadhar card no. of Purchaser:		
8.	Vendors address for correspondence		
9.	Vendors Email ID for correspondence		
10.	Name address & registration no. of Owners Association		
11.	Corpus fund payable to Association		
12.	Booking form no. & date		
13.	Type of flat	Semi deluxe / Luxury	
14.	Details of Scheduled Flat:		
	a. Flat no.:		
	b. Undivided share of land:	Sq. yds.	
	c. Super built-up area:	Sft.	
	d. Built-up area + common area:	X + Y Sft.	
	e. Carpet area	Sft.	
	f. Car parking area	Sft.	
15.	Total sale consideration:	Rs. /- (Rupees only)	
16.	Details of advance paid:		
	Sl. No.	Date	Payment details
	a.		Amount
	b.		
	c.		
17.	Total advance paid:		
18.	Payment terms:		
	Installment	Due date for payment	Amount
	I	Within 15 days of booking	/-
	II	Within 30 days of booking	/-
	III	Within 7 days of casting slab	/-
	IV	Within 7 days of completion of brick work & internal plastering	/-
	V	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	/-
	VI	On completion	/-
19.	Scheduled date of completion:		
20.	Description of the Schedule Flat: All that portion forming a Deluxe flat bearing no. _____ on the first floor, in block no. 'A' admeasuring _____ sft. of super built-up area (i.e., _____ sft. of built-up area + _____ sft. of common area, _____ sft of carpet area) together with proportionate undivided share of land to the extent of _____ sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. in the housing project named as East Side Residency, forming part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal-Malkajgiri District, Telangana State and bounded as under: North by: South by: East by: West by:		

VENDOR

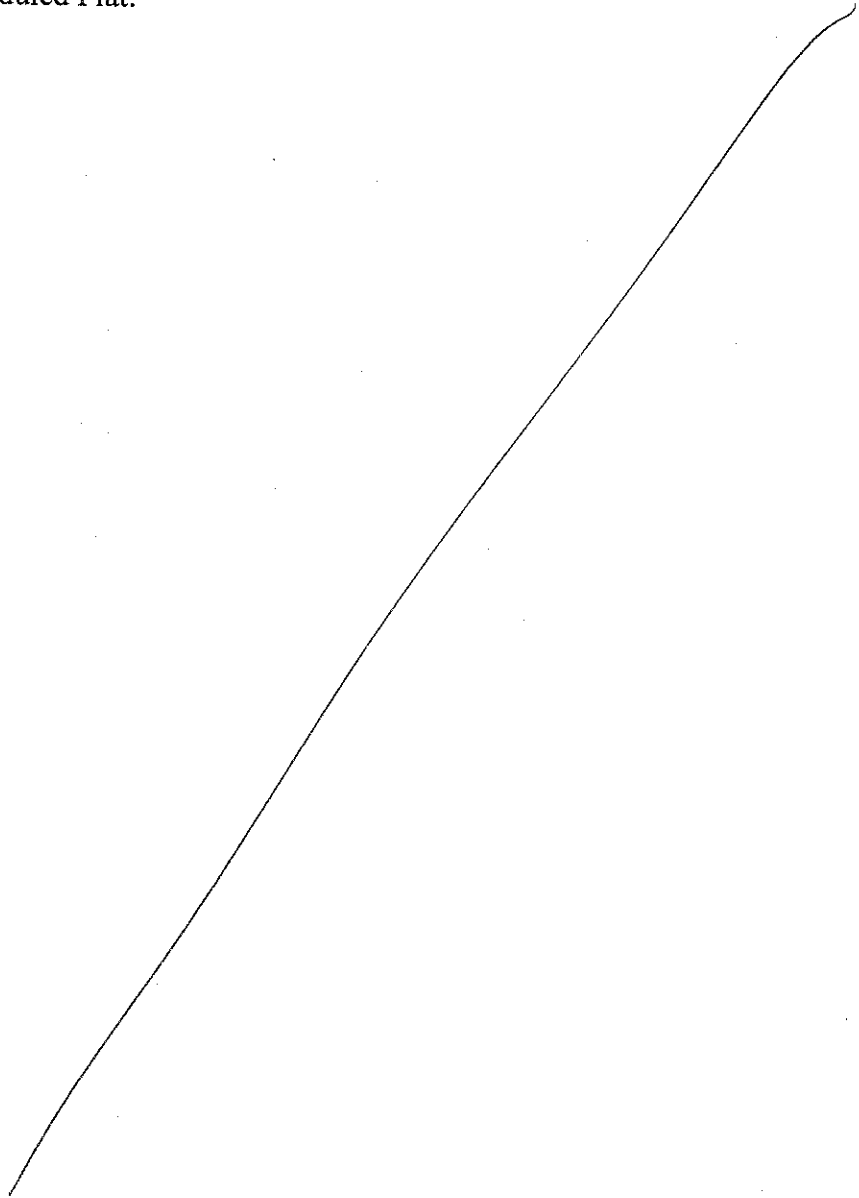
Anand Kumar

PURCHASER

For *Satya Vani Homes-J.V.*
P. V. Reddy
Partner

ANNEXURE- B

Plan of the Scheduled Flat:



VENDOR

Anand Mishra
[Signature]

PURCHASER

For **Satya Vani Homes-J.V.**
[Signature]
Partner

ANNEXURE - C

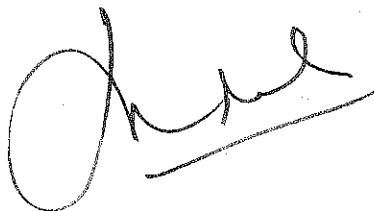
Specifications of Scheduled Flat:

➤ Structure:	RCC
➤ Walls:	4"/6" AAC 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:	UPVC
➤ Bathrooms:	Branded ceramic tiles --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

Note:


1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Vendor and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Scheduled Flat shall be at the sole discretion of the Vendor and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Vendor. The Vendor agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Vendor's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Scheduled Flat for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the flat.

VENDOR



PURCHASER

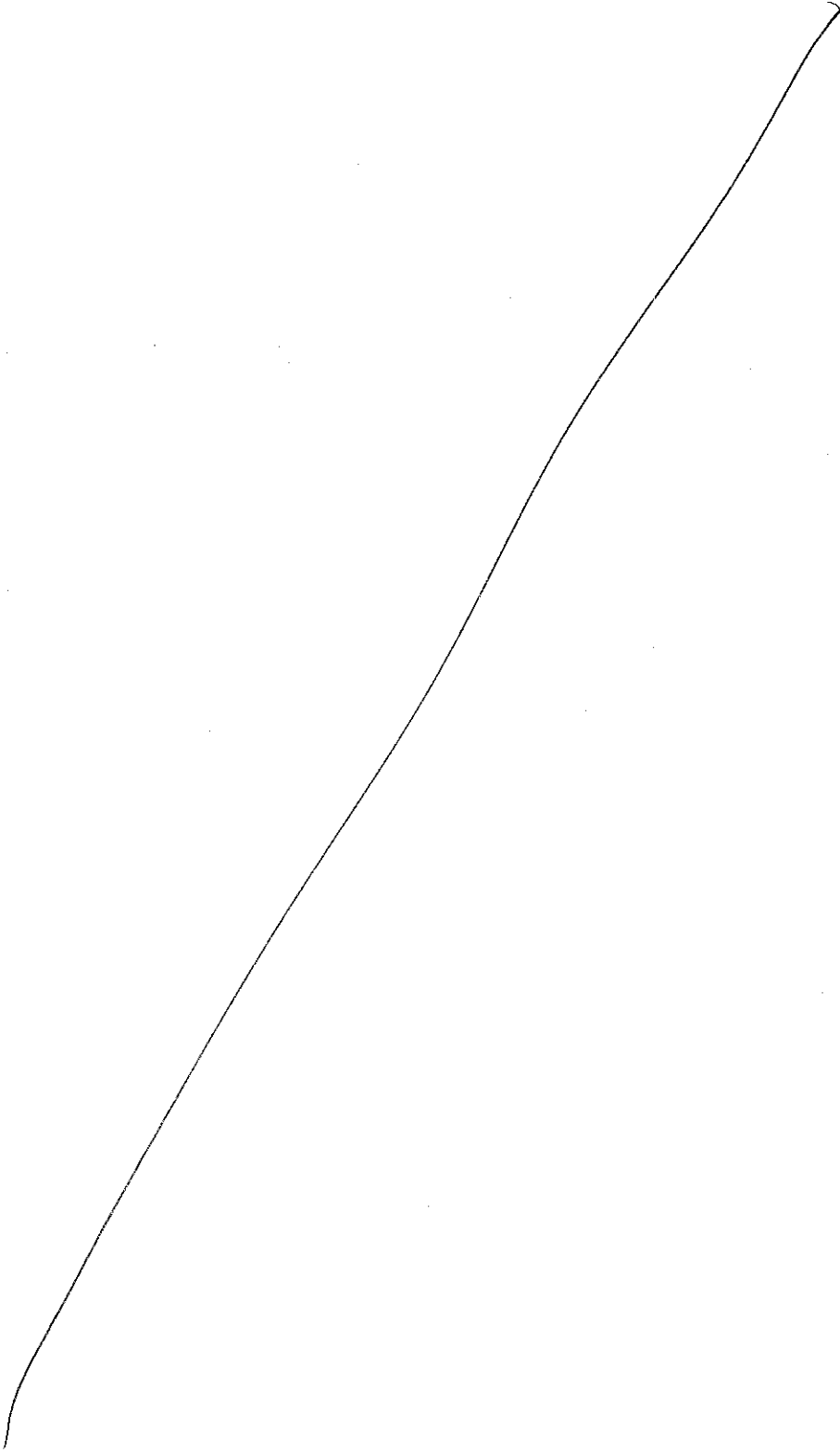
For Satya Vani Homes-J. V.



Partner

ANNEXURE - D

Layout plan of the Housing Project:



VENDOR

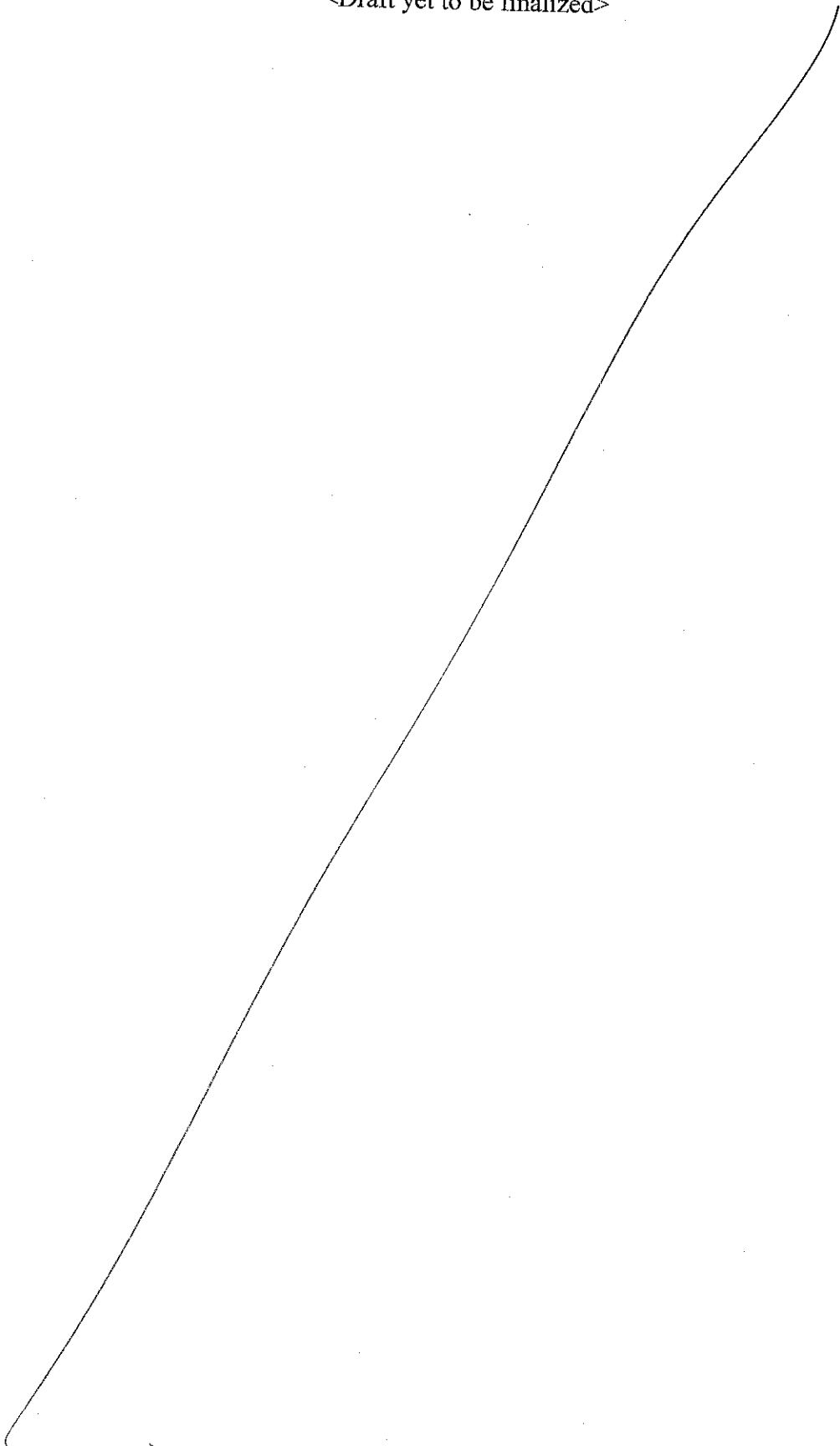
Anand Kumar
Om

PURCHASER

For Satya Vani Homes-J.V.
P. V. S.
Partner

Annexure - Q
Draft sale deed

<Draft yet to be finalized>

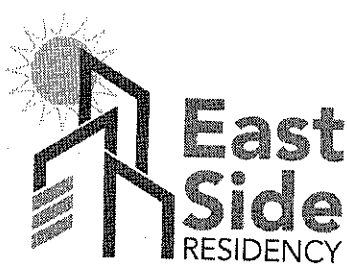


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For Satya Vani Homes-J.V.

Handwritten signature

Partner



Annexure – R
Draft Pricing & Payment terms



Site Office : Sy. No. 96/97, Annojiguda,
Near Pocharam, Hyderabad- 501 301,
☎ : +91- 91213 09555 ✉ : esr@modiproperties.com
Promoted by : East Side Residency Annojiguda LLP.

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

SPECIAL INAUGURAL OFFER!
PRICING & PAYMENT TERMS

Rate for Deluxe Apartment	Rs. 2,749/- per sft
Special Inaugural Discount	Rs. 250/- per sft
Special Inaugural Rate	Rs. 2,499/- per sft
Amenities charges	Rs. 2,50,000/- & Rs. 3,00,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 50,000/-
Additional charges for floor rise from 6 th to 15 th floor - Rs. 50/- per floor.	

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Regular Price	Special Inaugural Offer
2 bedroom	960	30.89	28.49
2 bedroom	1,060	33.64	30.99
3 bedroom	1,250	39.36	36.24
3 bedroom	1,335	41.70	38.36

Scheduled date of completion (from date of signing agreement)

Block no	A
Date	24 months

Payment Terms

Booking amount	Rs. 25,000/- on booking
I Installment	Rs. 2,00,000/- within 15 days of booking
II Installment	15% of sale consideration to be paid within 30 days.
III Installment* - 50% of balance amount	Within 7 days of completing slab
IV Installment* - 30% of balance amount	Within 7 days of completing brick work and internal plastering
V Installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VI Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 30th September, 2018.
- Car parking charges for single car park included in above price for 2 & 3 bedroom flats.
- Corpus fund Rs. 25,000/- and Rs. 35,000/- for 2 & 3 bedroom flats respectively extra.
- GST, stamp duty & registration charges extra.
- * Installments III, IV, V shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 45 days from booking.

For further details or site visit contact:
Mr. Sanjeet Singh K, Sr. Sales Manager

[PPT 101]

+ 91 95027 59933

Anand Mishra

[Signature]

For Satya Vani Homes-J. V.

[Signature]

Partner

Annexure – R

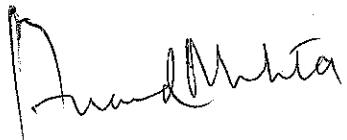
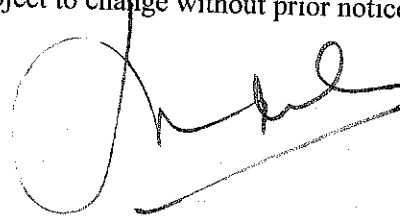
Draft Pricing & Payment terms

Specifications

Deluxe flat:		
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	:	UPVC
Bathrooms	:	Branded ceramic tiles – 4 / 7 ft height
Plumbing	:	CPVC & PVC pipes
Sanitary	:	Cera / Parryware or equivalent brand
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink

Note:

1. Choice of 2 colors for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice.

  For Satya Vani Homes-J. V.
Partner

Annexure – S
Draft LLP Agreement

LIMITED LIABILITY PARTNERSHIP AGREEMENT
(As per section 23(4) of the LLP Act, 2008)

THIS AGREEMENT OF LIMITED LIABILITY PARTNERSHIP (“Agreement”) made on this the _____ 2018, at Hyderabad by and between:

1. **Mr. P. Surya Prakash S/o. Shri. P . Hanumath Rao** aged 54 years, Occupation: Business, resident of 12-2-417/36, Sharada Nagar, Kulsumpura Post, Hyderabad – 500 067, Telangana (hereinafter called the FIRST PARTY) which expression shall, unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, successors, nominees (PAN: ADFPP 2317 P, Aadhar No. 8371-2119-3740)

AND

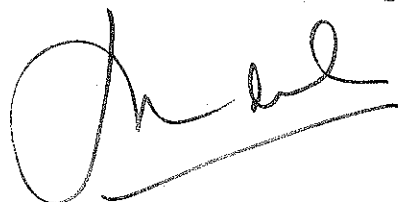
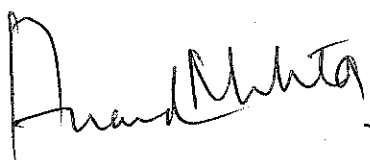
2. **Mrs. T. Ushasree W/o Shri. P. Surya Prakash Modi** aged 52 years, Occupation: Business, resident of 12-2-417/36, Sharada Nagar, Kulsumpura Post, Hyderabad – 500 067, Telangana (hereinafter called the SECOND PARTY) which expression shall, unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, successors, nominees (PAN: ABMPT 7826 Q, Aadhar No. 9900-9705-2957)

AND

3. **M/s. East Side Residency Annojiguda LLP** a limited liability partnership firm having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Designated Partner **Shri. Anand S. Mehta S/o. Shri. Suresh U. Mehta** (hereinafter called the THIRD PARTY) which expression shall, unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, successors, nominees

Page 1 of 10

Satyavani Homes LLP - Annex-S 27 9 18 ver 2A



For **Satya Vani Homes-J. V.**

Partner

WHEREAS the above mentioned parties have agreed to form a Limited Liability Partnership (LLP) under LLP Act 2008 subject to terms and conditions of this agreement for the benefits of all its partners.

AND WHEREAS, the parties hereto are desirous of reducing to writing and recording here under the terms and conditions so mutually agreed upon them.

NOW THIS INDENTURE WITNESSETH that it is hereby agreed and declared by and among the parties hereto as follows:-

1. Name and Registered office:

The name of LLP shall be “**SATYAVANI HOMES LLP**” and office of LLP shall be at A-203, Kushal Towers, Khairatabad, Hyderabad – 500 004, Telangana, India or at such other place or places as all the Partners hereto may agree upon time to time.

2. Incorporation of LLP:

The Designated Partners shall submit all such documents and pay all such fees as shall be necessary for the incorporation of LLP with Ministry of Corporate Affairs.

3. Commencement of Business:

The LLP shall commence with effect from _____ 2018

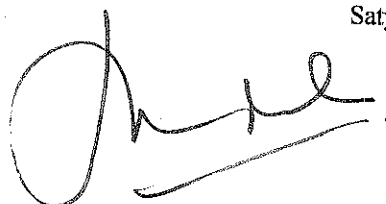
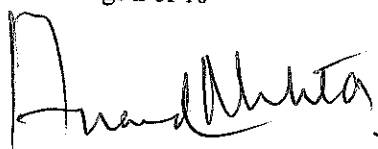
4. Nature of Business:

a. **Main Objects:** The business of LLP shall be as given below and/ or such other business(s) that may be agreed by partners from time to time

- i. Buy and sell immovable property
- ii. Develop immovable property into plots, residential complex, houses, commercial complex, shops, office complex, etc.
- iii. Take on lease or lease immovable property
- iv. Invest into companies, firms, LLPs and other such entities related to and engaged in real estate and real estate development business
- v. Borrow or lend funds related to real estate business
- vi. Take up Construction contracts
- vii. Provide consultancy, brokerage etc., related to construction and real estate business
- viii. Any other activity related to real estate business
- ix. Act as property managers, agents, brokers, underwriters, consultants, etc.

b. **Incidental or ancillary objects:** To attain the main objects of LLP the business of the LLP shall include:

- i. To acquire and undertake the whole or any part of the business, which the LLP is authorized to carry on.
- ii. To enter into Partnership or any other arrangement for sharing of profits, union of interest, co-operation, joint venture, reciprocal concession or otherwise with any person, firm, LLP or Company carrying on or engaged in



For **SatyaVani Homes-J.V.**


- or about to carry on or engage in, or any business or transaction capable of being conducted so as to directly or indirectly benefit this LLP.
- iii. To employ or otherwise acquire technical experts, engineers, mechanics, foremen, skilled and unskilled labour for any of the purpose or business of the LLP.
 - iv. To pay, satisfy or compromise any claims made against the LLP.
 - v. To advance and lend moneys upon such securities or without securities therefore as may be thought proper in connection with the LLP's business, and to invest such of the LLP's money not immediately required in such manner as may from time to time be determined by the Partners of the LLP.
 - vi. To dispose off the whole of the undertaking of the LLP or any part thereof for such consideration as the LLP may think fit.
 - vii. To do all or any of the above things in any part of the world and either as principals, agents, trustees, contractors, or otherwise and either alone or in conjunction with other and either by so through agents, sub-contractors, trustees or otherwise.

5. LLP at Will

The LLP shall be **AT WILL**. The death or retirement of any Designated Partner shall not **"ISPO-FATO"** dissolve the LLP. The remaining partners shall be at liberty to continue the business as a going concern either by themselves or with any other person or persons as designated partner or designated partners. It is further agreed amongst the designated partner that the retiring designated partner or Designated Partners shall not have any right to any particular asset of LLP. However, he shall have the right to the balance standing to the credit of his account. The retiring partner/ designated partner shall not cause any hindrances for the peaceful continuance of business by the remaining Designated partners.

6. Designated Partners

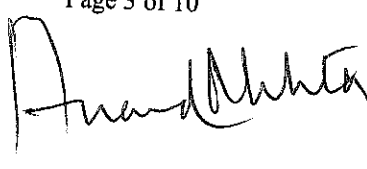
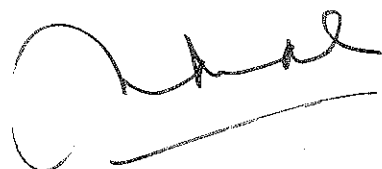
The Party of First Part and Party of Second Part of this agreement will be Designated Partners of LLP.

7. Capital and Finance

The capital of LLP shall be **Rs.1,00,000/-** (Rupee One Lakh Only) which shall be contributed by the partners in the following proportions:

Partner	Percentage	Capital Amount Rs.
Mr. P. Surya Prakash	50%	50,000
Mrs. T. Ushasree	45%	45,000
M/s. East Side Residency Annojiguda LLP	05%	05,000

8. The LLP may further borrow monies from the Partners, individuals, banks and financial institutions and the like at such interest rate, as authorized by the majority of the Partners and all such borrowings for the operations of the LLP shall be binding on the LLP.

FOR **Satya Vani Homes-J.V.**


9. Accounting of Financial Results

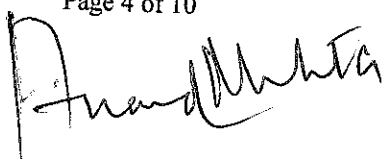
- a. All outgoings and expenses incidental and relating to the LLP business such as establishment charges, rents, rates and taxes (including LLP's Income Tax) etc., shall be met out of the revenue of the LLP before the net result ascertained on closing the accounts at the close of the each year.
- b. The Designated Partners shall ensure the account in respect of the business of LLP are kept at the registered office or any other location as the Designated Partner may from time to time determined and shall be open to inspection by the Designated Partners all the times.
- c. The accounts of the LLP shall be closed 31st March of every year when a Profit & Loss account and Balance sheet of the LLP shall be audited in accordance with all relevant statements of the LLP in such format and manner as may be required by the relevant authorities of the LLP.

10. Management duties and designated partners

- i. It is hereby agreed by and amongst the parties hereto that the Party of the First Part of the LLP shall be the Managing Partner and he shall devote his time and attention in the conduct of the affairs of the LLP as the circumstances and business needs may require. They have agreed for the following:
 - a. The party of First Part, the Managing Partner, is authorized, to execute and sign agreements, deed etc., in connection with normal course of business.
 - b. The party of the First Part i.e., Managing Partner is authorized to raise loans on mortgages, pledge or promissory note either from banks or from private parties as and when required in connection with normal course of business.
 - c. The Party of the First Part i.e., Managing Partner is authorized to take services of and appoint any experienced personnel as chief executive to carry on the day-to-day activities of the business including the above referred activities and fix their remuneration on behalf of the LLP.
- ii. Mr. P. Surya Prakash and Mrs. T. Ushasree shall be Designated Partners of the LLP.

11. Authorized representative for execution of deeds and documents:

- a. The Third Party i.e., East Side Residency Annojiguda LLP is duly authorized to execute documents like booking form, Agreement of Sale, Sale Deed, Agreement for Construction, Tripartite Agreement and other such deeds and documents that may be required for making a sale to prospective purchasers of the housing projects developed by the LLP and to transfer the title of such houses sold to the prospective purchasers.
- b. The Designated Partners shall duly execute all other agreements and deeds, excluding the above for the business of the LLP.







12. Working partners and Remuneration.

All the Designated Partners have agreed to keep themselves actively engaged in conducting the affairs of the business of LLP as working Partners. All the Designated Partners have agreed that they shall be entitled to remuneration as may be mutually agreed from time to time.

13. Profit And Loss:

With effect from the date of this Agreement, the profit and losses of the LLP including loss of capital, if any, shall belong to and shall be borne by the Parties in the following proportion unless varied according to the terms contained herein.

Partner	Business Stake (%)	Profit & Loss (%)
Mr. P. Surya Prakash	50	50
Mrs. T. Ushasree	45	45
M/s. East Side Residency Annojiguda LL	05	05

14. Business Conduct:

- a. Each Designated Partner shall be just and faithful to the other Partner in all transactions relating to the business of the LLP and shall give a true and correct account of the same to other Designated Partner when and so often as the same may be reasonably required.
- b. Each Designated Partner shall upon every reasonable request, inform other Designated Partner of all letters, accounts, writings and other things which shall come to his hands or knowledge concerning the business of the LLP.

15. Bank Account

Bank accounts shall be operated by any of the Designated Partners. However, operation of bank accounts shall be subject to any instructions as may be given to the bankers from time to time by the LLP under the signatures of the Designated Partners only. All the Designated Partners are hereby authorized to operate upon the bank account or accounts whether in credit or overdrawn for or on behalf of the LLP. They are further authorized either to arrange for the credit facilities, overdrafts, loans and other borrowings either with or without security from individuals, firms, companies, or any other financial institutions.

16. Meetings

- a. All the Designated Partners shall meet once in every quarter of the financial year of 12 months to discuss about the Business Plan, budget and other important matters related to business. A general meeting shall be conducted every year to adopt and approve the financial statements and solvency of LLP. The date, time, place and agenda of the meeting can be decided and intimated to all the Designated Partners by the Managing Partner, in whatever way he deems fit. However, a meeting can be called by any Designated Partner by giving notice to other Designated Partners of seven days time.

For **Satya Vani Homes-J.V.**

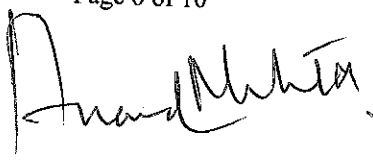
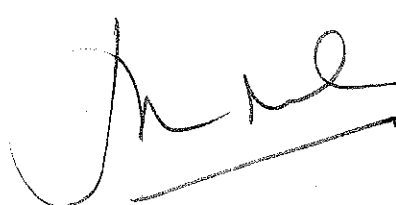
Partner

- b. The Designated Partners may participate in a meeting by means of conference telephone or similar communications equipment by means of which all the persons participating in the meeting can hear each other and such participation shall constitute presence in person at such meeting.
- c. Annual business plan and budget shall be made in consultation with all the Partners of LLP and once this is agreed Designated Partners shall work towards achievement of the same within the approved budget.
- d. Two Designated Partners present in person shall constitute the quorum for every meeting.
- e. The Designated Partners shall be entitled to right to vote in respect of every resolution placed before LLP and their voting rights shall be one vote for their Partnership in the LLP. No proxy is allowed.
- f. All the decisions that are fundamental to the structure of the LLP and/or the business shall require unanimous resolution.
- g. The following acts, matters or things always require the unanimous decision of all the partners
 - i. Borrowing any sum in excess of the capital of the LLP;
 - ii. Giving a Guarantee;
 - iii. Increasing the capital of the LLP;
 - iv. Changing, altering or otherwise amending the nature of the business;
 - v. Introducing into the LLP a new Designated Partner (effecting profit sharing or otherwise);
 - vi. Amending any clause of this agreement;
 - vii. A change in the name of the trademark of the LLP business;
 - viii. A decision to wind up the LLP;
- h. Any matter that is not fundamental to the business of the LLP and/or the matters as listed above shall be decided by a simple majority of the Partners or two-third percentage of the partners.
 - i. **Good Faith (Duties)**
 - i. Each Designated Partner shall at all time:
 - Be just and faithful to the other Designated Partners in all matters relating to the LLP and keep inform them of all facts and give explanation on all matters relating thereto;
 - Devote his/her full time and attention to the business of the LLP and use his/her best effort and endeavors to carry it on the business of the LLP;
 - Behave himself/ herself in a proper and responsible manner;
 - Conduct himself/ herself in accordance with the requirement of this agreement, any statutory Act like LLP Act 2008 etc.; as appropriate and
 - Use his/ her best knowledge for the benefit of the LLP.

17. Rights of Managing Partner

- a. Mr. Surya Prakash shall be the Managing Partner of the LLP
- b. Managing Partner can induct a new designated partner in the business with consent of the other existing partners by the majority with mutually agreed investment by the new partner. Similarly Managing Partner will reconstitute all the Partners before introducing a new partner.
- c. If the performance and conduct of a partner is not found satisfactory or not contributing towards reducing the wasted or increasing the profitability,

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For **Satya Vani Homes-J. V.**

 Partner

managing partner will have the rights of removing the defaulting partner from the business. In such case the LLP will refund the outgoing partner's investment along with apportioned profit or deducting the operational loss, if any.

- d. Managing partner will be responsible for taking all the strategic decisions viz., appointments, fixation of staff salary and wages, selling price/ rates, major decisions related to the business development, transactions with suppliers, vendors and principle.

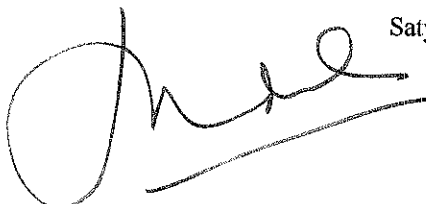
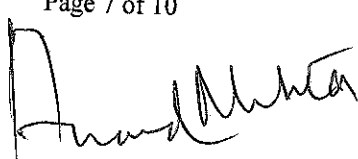
18. Rights of Partners

- a. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said LLP in the proportion of their capital.
- b. Every Partner has a right to have access to and to inspect and copy any books of the LLP.
- c. Each of the parties hereto shall be entitled to carry on their own, separate and independent business hitherto they might be doing or they may hereafter do as they deem fit and proper and other Partners and the LLP shall have no objection thereto and moreover he shall not use the name of the LLP to carry on the said business.

19. Limitation of Partners

No partner without the consent in writing of the Managing Partner:

- a. Engage directly or indirectly in any business other than that of the LLP or accept any office or appointments in addition to the existing one which the Partners are already undertaking before the formation of this LLP and of which all the Partners having knowledge of such activity of each other
- b. Engage or dismiss (except of gross misconduct) the employee of the LLP;
- c. Employ any of the assets of the LLP and repay its creditors otherwise than in the ordinary course of the business for the benefit of LLP;
- d. Compromise or discharge any debt due to the LLP;
- e. Give any guarantee on behalf of the LLP;
- f. Give any security or promise for the payment of the money on account of the LLP except in ordinary course of business;
- g. Draw, accept or endorse any bill of exchange or promissory note on account of the LLP except in the ordinary course of the business;
- h. Buy or contract for any goods, services or property on behalf of the LLP involving an aggregate sum of more than Rs. 5000/-;
- i. Assign, mortgage or change his or her stake/ share in the asset and/or profit of the LLP or enter into partnership or any other arrangement with any other person and or company concerning his/her share in the LLP.
- j. Draw any amount on any account of the LLP which is not in accordance with the then current mandate in respect of that account;
- k. Lend any of the LLP moneys or give credits to person or persons whom the other partners have previously in writing forbidden him to trust.
- l. Any amount paid or spent by any employee shall be substantiated by proper bill with signatures of the receipt



20. Any Partner in breach of the limitations imposed by this clause shall indemnify and keep the other partners indemnified from all losses, damages, liabilities, proceedings, costs and expenses arising directly or indirectly out of such breach (without prejudice of any power of the other members to expel him/her by reason of such breach).

21. Expulsion of Defaulting Partner

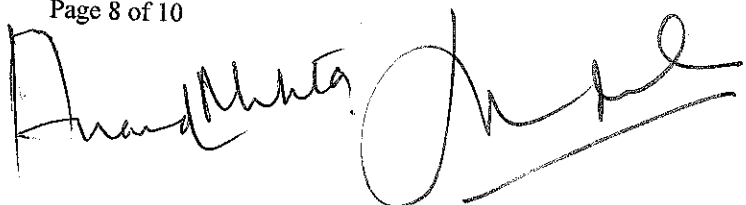
Partner may be expelled by other Partners from the LLP, if he/ she:


- a. Is unable to attend the business or perform his duties as a Partner by whatever reason for a continuous period of three months; or
- b. Commits an act of bankruptcy or adjudicated bankrupt; or
- c. Commits a grave breach or persistent breaches of this agreement; or
- d. Fails to pay any money owing by him to the LLP within one month as required in writing by the Managing Partner to do so; or
- e. Fails to attend the meetings consequently for two meetings without a reasonable cause; or
- f. Is guilty of any act which is likely to have a serious adverse effect upon the LLP; or
- g. Absents himself from the duty without reasonable cause and without the consent of Managing Partner for more than forty five days.

22. Consequences of Retirement on Expulsion/ Death

On death, retirement or expulsion of a member the following procedure is to be adopted

- a. Accounts are to be prepared up to the date of death, retirement or expulsion and the same accounting principles shall be applied on termination as in preparation of the annual accounts.
- b. The retiring member or expelled member or his estate, as the case may be shall not have any right to any particular asset of the LLP. However, he shall have the right to the balance standing to the credit of his account in the capital, current and loan account as stated in 22(a) above.
- c. Such amount as referred in 22(b) above will be paid to the retiring partner within 6 months from the date of retirement. However this period may be adjusted depending upon the circumstances and decision made by the Managing Partner of the LLP.
- d. In case of expulsion of a Partner for a material breach, the continuing partners shall have a right to sue the Expelled partner for such breach.
- e. The outgoing partner shall remain responsible for his share of income tax on profits and for any liability or claim which might arise after his or her departure and which is due to some fault on his part.



Satyavani Homes LLP - Annex-S 27 9 18 ver 2A
for **SatyaVani Homes-J.V.**

Partner

23. Confidentiality

Every Partner, Manager, Officer, Servants, Accountants of the LLP or other person employed in the business of LLP shall observe strict secrecy respecting all process of manufacture, trade secrets and all the transactions of the LLP and in all matters relating thereto and shall pledge himself/ herself not to reveal any of the matters which may come to his/ her knowledge in the discharge of his/ her duties except when required to do so by the Managing Partner or by a Court of Law and to the extent so far may be necessary in order to comply with any of the provisions in these presents.

24. Indemnification

The Designated Partners shall punctually pay and discharge his present and future separate debts and engagements and shall at times keep indemnified other Partners and his/ their representatives and property of the LLP against the same and all actions, proceedings, claims and demanding in respect thereto. Specifically, the Designated Partners shall duly discharge their statutory liabilities and indemnify other partners on this count.

25. Court of Affairs

The Designated Partners hereto hereby are authorised to appear before all courts of law, Judges, Magistrate, Collectors, Corporation of Hyderabad or other cities where the business has branches, Government Authorities and connected departments, Police official, Income tax authorities and other officer or officers of central or State Governments for and on behalf of the LLP either individually or jointly.

26. Drawings

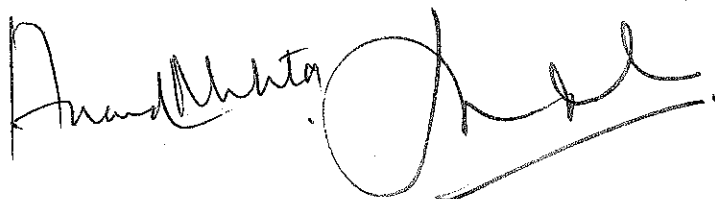
The Partners shall draw such sum or sums from the LLP as may be mutually agreed subject to the compliance of provisions of the Limited Liability Partnership Act, 2008.

27. Dissolution

The LLP can be wound up with the consent of all partners subject to compliance of the provisions of the Limited Liability Partnership Act, 2008 and relevant amendments thereof from time to time.

28. Arbitration

In case of any dispute or differences amongst the Designated Partners, the same shall be resolved by Arbitration in which the provisions of the Indian Arbitration Act, 1940 or any statutory modification thereof for the time being in force shall apply.



29. The LLP Act, 2008

In all matters, the LLP shall be governed by the LIMITED LIABILITY PARTNERSHIP ACT, 2008 or any statutory modification thereof for the time being in force.

30. Amendments

Any of the above terms may be varied, altered, amended, substituted, added or deleted by mutual consent of the Designated Partners in writing and the same shall be incorporated on separate paper which shall form part of this LLP deed

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

WITNESSES:

SIGNATURES OF THE PARTNERS

1.

Shri. P. Surya Prakash
(Designated Partner No. 1)

2.

Mrs. T. Ushasree
(Designated Partner No. 2)

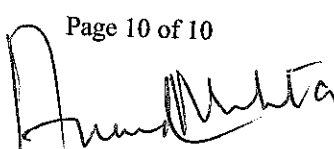

East Side Residency Annojiguda LLP
Represented by its Designated Partners

(Soham Modi)

(Anand S. Mehta)

For Satyavani Homes-J.V.


Partner

MEMORANDUM OF ASSOCIATION

EAST SIDE RESIDENCY OWNER'S ASSOCIATION

Site: Sy no. 97 & 98,
Pocharam Village, Ghatkesar Mandal, Telangana

NAME OF THE ASSOCIATION: "East Side Residency Owners Association"

LOCATION:

The Registered office of the Association shall be at: Survey nos. 97 & 98, Pocharam Village, Ghatkesar Mandal, Telangana.

1. AIMS AND OBJECTS OF THE ASSOCIATION

The aims and objects of the Association shall be to manage and protect the common services and amenities of 750 flats, consisting of two basements, stilt floor and 15 upper floors in the group housing scheme known as the 'East Side Residency' and to provide amenities to its members, maintain harmonious relations between them and to look after the maintenance of the services of the buildings, which are more particularly stated hereunder:

- a. Regulation and supplying water for general use and drinking.
- b. Maintenance of drainage, sewerage systems, overheads tanks, sumps etc.
- c. Security arrangements including watch and ward.
- d. Maintenance and cleaning of common areas including staircase, passages, parking space and open areas.
- e. Maintenance and operation of lifts.
- f. Maintenance of electrical fitting and fixtures of common use on all floors of the buildings.
- g. Maintenance of common amenities like swimming pool, gymnasium, gardens, clubhouse, recreational room, children's park, etc.
- h. Colouring and whitewashing of the common areas and external elevation.
- i. Regular repairs and maintenance of common areas of the buildings.
- j. Maintenance of generators, pump sets, and other such common facilities.
- k. To endeavor to do all that is feasible for the safety, security and comforts of the occupants/owners.
- l. To promote/encourage social activities like entertainment, sports, educational programs etc.
- m. To do all things necessary and expedient for the accomplishment of the aforesaid objectives.

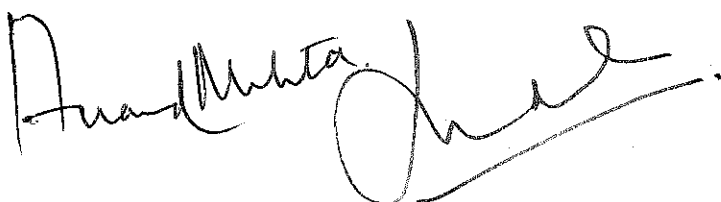
CERTIFIED that the Association is formed with no profit motive and no commercial activity is involved in its working.

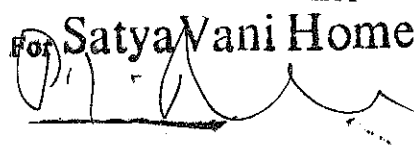
CERTIFIED that the office bearers of the Association shall not be paid any remuneration or honorarium of any kind from the funds of the Association.

CERTIFIED that the Association would not engage itself in agitational activities to ventilate grievances.

(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY



For Satya Vani Homes-J. V.

Partner

BYE LAWS OF
EAST SIDE RESIDENCY OWNER'S ASSOCIATION

1. NAME OF THE ASSOCIATION

- (a) The association shall be called as East Side Residency Owners Association.

2. LOCATION

The Registered Office of the association shall be at Site: Survey nos. 97 & 98, Annojiguda village, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri district, Telangana.

(a)

3. DEFINITIONS: In these Bye Laws unless the context required otherwise:

- (a) "Act" means the ANDHRA PRADESH APARTMENTS (PROMOTION OF CONSTRUCTION AND OWNERSHIP) ACT, 1987 (ACT No.29 OF 1987).
- (b) "Association" means the Association of all the owners of the flats in East Side Residency.
- (c) "Committee" means an executive committee.
- (d) "Buildings" means the blocks/buildings in the group housing scheme known as the East Side Residency situated at Site: Survey nos. 97 & 98, Pocharam Village, Ghatkesar Mandal, Telangana.
- (e) "Flat" means one unit/apartment/premises/flat.
- (f) "2BHK Flat" and "3BHK Flat" shall mean Flats having 2 and 3 bedrooms each respectively.
- (g) "Owner" means the person who owns one or more units/apartments/flats by way of a registered sale deed.
- (h) "Occupants" means the person occupying a flat(s) in the buildings either as a tenant/sub-tenant/lessee/licensee or in any other mode of occupancy.
- (i) "Builder" means the company M/s. East Side Residency Annojiguda LLP which is the owner, promoter and builder of the group housing scheme known as East Side Residency.
- (j) "Area" means the super built-up area of each flat in square feet (sft) as specified in the ownership documents. However, area shall exclude the parking floors.
- (k) "Section" means a section of the Act.
- (l) "Registrar" means the Registrar of Co-operative Societies.
- (m) "Rules" means the rules framed under the Andhra Pradesh Apartments (Promotion of Construction and Ownership) Act, 1988 (Act No. 29 of 1987).
- (n) "Majority of Members" means those members holding 51 percent of votes.
- (o) "Year" means a period of twelve months from April to March.
- (p) "Project" means the entire group housing scheme consisting of 370 flats along with clubhouse, parking floors, common amenities like roads, passages, open spaces, utility services, compound wall, etc.

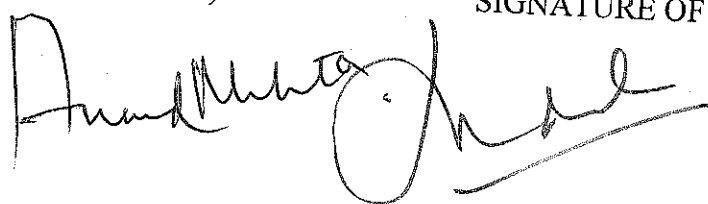
Words and expressions used in these Bye Laws, but not defined herein shall have the meaning respectively assigned to them in the Act.

4. JURISDICTION

- (a) The provisions of this bye laws shall apply to all occupants/owners of the flat in the buildings.
- (b) All present or future occupants/owners that might use the facilities of the building in any manner are subject to regulations set forth this bye laws.
- (c) The mere acquisition or taking on rent or license or by any other mode by any person of the flat in the buildings or mere act of occupancy of any or part of the building will signify that these bye laws are accepted and shall be complied by such person(s).

(ESROA-Byelaws - annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY



For Satya Vani Homes-J. V



Partner

5. MEMBERS OF ASSOCIATION

- (a) MEMBERSHIP: All Owners of the flats in the Buildings shall be eligible automatically and will be a member of the association and shall pay a sum of Rs. 50/- as non-refundable entrance fees. Each such member shall receive a copy of the bye laws on payment of such entrance fees.
- (b) The membership shall be transferred to the legal heirs of the owner automatically. However, any transferee, other than family members of the owner, shall become member on furnishing a copy of the conveyance and payment of a transfer fee of Rs. 5,000/- (Rupees Five Thousand Only) ___ to the Association. The transfer fee shall form part of the corpus fund of the Association.
- (c) Where a flat is owned by two or more persons, they shall be jointly entitled to such ownership, but the person whose name stands first in the relevant agreement/deed for ownership shall be eligible for membership and he/she shall alone have the right to vote.
- (d) Each flat in the buildings can have only one member.
- (e) A member shall cease to be a member when he ceases to be an owner. He should, however pay all the outstanding amounts due to the Association. In case of non payment, the liability shall automatically be transferred to the new-owner notwithstanding any agreement between the old owner and the new owner.
- (f) Occupant of the flat(s) other than an owner is not eligible to be a member of the Association.

6. DISQUALIFICATION OF A MEMBER:

- (a) No member shall be entitled to vote on the question of election of the members of the Executive Committee or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect Maintenance Charges for more than 30 days preceding the date of such election.

7. CORPUS FUND:

- (a) Each member / owner shall be required to pay corpus fund of Rs. 25,000/- and Rs. 35,000/- for 2BHK Flat and 3BHK Flat respectively, at the time of taking possession of the flat from the Builder. The corpus fund shall be automatically transferred to the new member/ owner of the flat at the time of transfer of membership.

8. MAINTENANCE CHARGES:

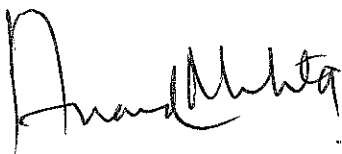
- (a) Each occupant/owner shall pay maintenance charges in proportion of the super built-up area of the flat owned by him every month as follows:

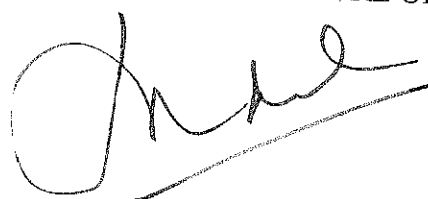
Flat Type	Up to 31.03. 2021	01.04.2021 to 31.03.2022	01.04.2022 onwards
2BHK Flat	Rs. 1,600/- per flat	Rs. 2,100/- per flat	Rs. 2,650/- per flat
3BHK Flat	Rs. 2,000/- per flat	Rs. 2,700/- per flat	Rs. 3,350/- per flat

- (b) There will no maintenance charges for the parking areas. Maintenance charges will be payable in advance on or before 10th of each month. The maintenance charges are subject to change depending on the needs of the Association from time to time.

(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY





For Satya Vani Homes-J.V.

Partner

9. DEFAULT IN PAYMENT OF MAINTENANCE CHARGES

- (a) A member who is in default of regular payment of his dues shall be liable to face the action taken by the Executive Committee and such action taken against the said defaulter shall be adhered to without any objection. Such action may also include stopping or regulating any services to the occupant like water, electricity, lift, entry of vehicles into the basement for parking, entry into clubhouse, etc. The Executive Committee shall be at liberty to formulate a policy for levy of interest or penalty for default or delay in payment of maintenance charges. The executive committee may levy interest or a flat monthly penal charge for default or delay in payment of monthly maintenance charges. However, such a policy shall be uniformly applicable to all flats and may be periodically revised by the Executive Committee.

10. CONSTITUTION OF EXECUTIVE COMMITTEE

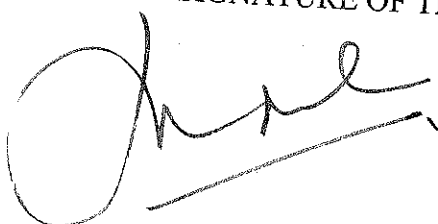
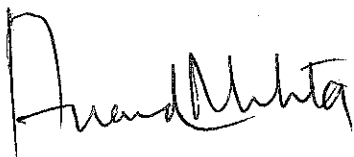
- (a) The Executive Committee shall consist of a maximum of eight members.
- (b) The Executive Committee shall, in turn, elect a President, Secretary and a Treasurer from among themselves.
- (c) The elected Executive Committee shall be at liberty, to co-opt upto two members on the committee to help better and smooth working of the building activities.
- (d) The members forming the Association shall be the first members of the Executive Committee and shall hold office till the election of the new committee. The first such election shall be called for after completion of construction of the Project and sale of atleast 80% of flats in the project. However the Executive Committee shall be at liberty to call for the first elections at any other time it may deem fit and proper. The term of the founder Executive Committee shall continue till such time first elections are called for.
- (e) The functions of the Executive Committee shall be as mentioned below.
- (i) **PRESIDENT** The president shall preside over all the general meetings and meetings of the Executive Committee and shall be its executive head. It shall be his duty to keep overall supervision of the functioning and administration of the Executive Committee. In case of a tie in a meeting of the Executive Committee meeting or of the general body, he shall have a casting vote.
- (ii) **SECRETARY**: The secretary shall be in charge of carrying out the day to day functions of the association and its administration and assist the Executive Committee in implementing its resolutions and policies.
- (iii) **TREASURER**: The treasurer shall be in charge of maintaining the accounts, cash and bank balances and keep supervision over the income and expenditure of the association with the coordination of the President and Secretary and other Executive Committee Members.
- (iv) **OTHER MEMBERS OF EXECUTIVE COMMITTEE**: The other members of the executive committee shall assist the office bearers in discharging the functions of the association and perform their duties as entrusted to them from time to time.

11. TERM OF EXECUTIVE COMMITTEE

- (a) The term of office of the Executive Committee shall be for a period of one year. All the members of the Committee shall be liable to retire on completion of their term of office. Being eligible and willing to be re-appointed, any or all of the members may be re-nominated for election for another term. The committee shall hold office until their successors have been elected and hold their first meeting. The election should be normally completed during the last month of the term, but not later than (30) days of the completion of the term. However the term of the founding members/executive committee forming the Association shall be upto such time the first elections for the Executive Committee is called for.

(ESROA-Byelaws - annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY



For Satya Vani Homes-J.V.


Partner

12. VACANCY IN EXECUTIVE COMMITTEE

- (a) In case of any vacancy in the office bearers on account of death, resignation, removal or otherwise of any office bearer, the Executive Committee shall fill it up by electing another member as office bearer.
- (b) In case of a vacancy in the office of other Executive Committee members, the Executive Committee shall be empowered to fill it up till the time of next election by co-opting another member.
- (c) The Executive Committee shall be empowered to appoint such staff as may be necessary to carry out the functions of the association on such remuneration as may be fixed by it.

13. ELECTIONS

- (a) The general body shall conduct the elections to the Executive Committee annually by secret ballot. The first elections shall be announced and conducted by the ad hoc committee appointed by the present association.

14. VOTING RIGHTS

- (a) All members of the association shall be entitled to attend and participate in the discussions and vote in all general meetings, subject to clause 6 above.
- (b) Only these members who are owners of flats in the buildings at East Side Residency shall be entitled to vote at general meetings. Owners of parking space, garages, etc shall have no separate voting rights.
- (c) All owner members shall have one vote for each flat owned by them.
- (d) Members who are tenants, licenses, lessees etc. but are not owners shall not be entitled to vote at any meeting.
- (e) No member shall be eligible to vote unless he is not in default of dues to the Association for more than one month.

15. PROXIES

- (a) Any member of the Association entitled to attend and vote at a meeting of the Association shall be entitled to appoint another person (whether a member or not) as his proxy to attend and vote instead of himself; but a proxy so appointed shall not have any right to speak at the meeting. A member shall not be entitled to appoint more than one proxy to attend at the same occasion.
- (b) The instrument appointing a proxy shall be in writing and be signed by the appointer.
- (c) The proxy is to be deposited with the Association or any other person authorised by the Association before 48 hours of the meeting.
- (d) A proxy deposited before the original meeting can be used at the adjourned meeting.
- (e) A person can be appointed as proxy only for one member.

16. ACCOUNTS

- (a) The Executive Committee through its treasurer and person-in-charge of its office shall maintain true and correct accounts as may be prescribed and required from time to time and have the same audited at the end of every financial year. The said audited accounts shall be presented to its members at every annual general meeting for its due approval.

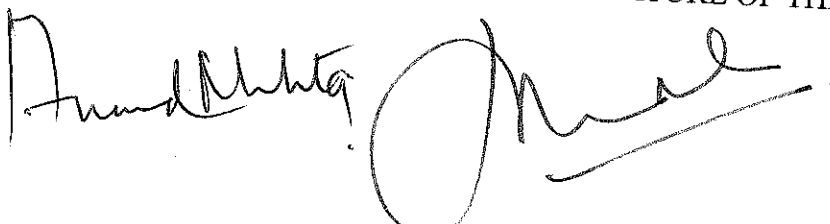
17. APPOINTMENT OF AUDITORS

- (a) The General Body in its annual general meeting shall appoint auditors for each year, and shall get the accounts audited. The General Body shall also fix the remuneration of the auditors.

(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY

for Satyavani Homes-J.V.
Partner



18. MEETINGS OF THE EXECUTIVE COMMITTEE

- (a) The Executive Committee shall meet at least once in every three months or as often as may be necessary in the office of the Association or any other places suitable to all.

19. MEETINGS OF THE GENERAL BODY

- (a) The annual general meeting of the general body comprising of all the members shall be held once in a year. However, only owner-member shall have the voting right at the meeting.
- (b) Atleast 30% of the members may ask the Executive Committee to call for an extra-ordinary general meeting at any time by giving fifteen days notice in writing to the board. In such a case, the executive committed shall be obliged to call for such meeting.

20. THE FUNDS OF THE ASSOCIATION

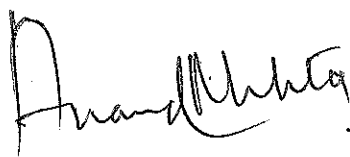
- (a) The funds shall be spent only to the attainment of the objects of the Association and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- (b) Funds for the Association shall be raised in one or more of the following ways:
- (i) By way of Registration Fee from members, as provided in Clause 5 above.
 - (ii) By way of Transfer Fee from the Transferees, other than family members, as provided in Clause 5 above.
 - (iii) By way of fine as may be imposed by the Executive Committee.
 - (iv) Towards maintenance charges as provided in Clause 8 above.
 - (v) By any other mode as may be decided by the President/Secretary.
 - (vi) By Corpus fund to the members.
- (c) The contingency fund shall be deposited in any of the securities specified in section 20 of the Indian Trusts Act., and is to be used only for major repairs/maintenance or for replacement of machinery, etc. However, the approval of more than atleast 2/3rds of the executive committee members shall be required for using the contingency fund.
- (d) Corpus Fund shall be deposited in any of the securities specified in section 20 of the Indian Trusts Act., and is to be used only for major repairs/maintenance or for replacement of machinery, etc. However, the approval of more than atleast 2/3rds of the executive committee members shall be required for using the corpus fund.

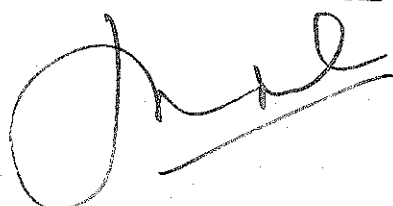
21. OPERATION OF FUND OF THE ASSOCIATION

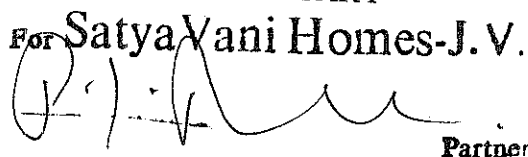
- (a) The Treasurer shall deposit all the sums (funds) of the association in any bank by opening an account or accounts for the purpose as the Executive Committee may approve. All expenditures incurred from time to time shall be brought to the notice of the Executive Committee by the treasurer and the Secretary in the subsequent meetings of the Executive Committee. The Bank accounts so opened shall be operated jointly by the Treasurer along with the President or Secretary.
- (b) The Executive Committee may invest or deposit its funds:
- (i) In any approved Bank,
 - (ii) In any of the securities specified in Section 20 of Indian Trusts Act.
- (c) No Executive member or authorized representative of the Association or an employee of the Association shall be entitled to collect Funds of the Association including monthly maintenance charges by way of cash. Funds of the Association must be collected by cheque, payorder, wire transfer and electronic transfer. Appropriate receipt should be issued for the same. However, members shall be entitled to deposit cash for payment of monthly maintenance charges directly in the bank account of the Association and obtain receipt for payment after producing proof of deposit to the Association.

(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY





For Satya Vani Homes-J. V.

Partner

- (d) The Treasurer or other Executive Committee Members shall not be authorized to withdraw more than Rs. 20,000/- per day by way of cash from the bank account of the Association. Any withdrawal of more than Rs. 20,000/- on any day shall require a resolution passed by the Executive Committee and duly signed by the President, Secretary and Treasurer for each such withdrawal, duly recording the intended use of the cash being withdrawn.

22. QUORUM

- (a) The presence of members representing 30% of votes shall be the quorum for the General Body Meeting. If within half an hour from the time appointed for holding a General Body Meeting, a quorum is not present the meeting shall stand adjourned to the same day in the next week, at the same time and place as to such other day and at such other time and place as the Executive Committee may determine. If at the adjourned meeting also, a quorum is not present within half an hour from the time appointed for holding the meeting, the members present shall be a quorum.
- (b) The quorum for a meeting of Executive Committee shall be 1/3rd of its total strength (any fraction contained in that one thirds being rounded off as one). If a meeting of Executive Committee should not be held for want of quorum, thus the meeting shall automatically stand adjourned till the same day in the next week at the same time and place.

23. NOTICES

- (a) All notices relating to meetings, proceedings or of any other nature shall be served by circulation either by post or by hand delivery to its members or by a display of the same on the notice board affixed for the purpose.

24. LEGAL PROCEEDINGS

- (a) The Association shall be entitled to sue or to be sued in the name of "East Side Residency Owners Association" and shall be represented by its President or its Secretary.

25. POWERS OF RECOVERY

- (a) The Association shall be entitled to institute legal proceedings for recovery of dues from its members or from third parties to it, apart from discontinuation of the basic amenities and services as mentioned above.

26. DECISION OF THE COMMITTEE

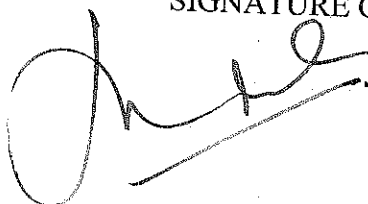
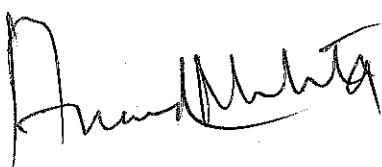
- (a) The decisions taken by the Executive Committee shall be binding on its members and no members shall be entitled to challenge the same in any Court of Law.
- (b) The decisions by the Executive Committee shall be taken by passing a resolution to the affect in any of its meeting or by circulation, and shall either be circulated to all the members in writing or displayed on the notice board of the office for seven clear days. The display on the notice board shall also be deemed to be circulated and intimated to the members.

27. INCREASE / DECREASE IN MONTHLY MAINTENANCE CHARGES

- (a) The Executive Committee shall be authorized to increase / decrease monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 6 members of the Executive Committee. A general body meeting shall not be required for increase / decrease in monthly maintenance charges and the executive committee shall be fully authorized to do so as given above. The monthly maintenance charges shall be increased / decreased only in proportion to the existing monthly maintenance charges for different types of flats i.e. the monthly maintenance charges shall be increased/ decreased by the same percentage from the existing monthly maintenance charges for all types of flats.

(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY



For Satya Vani Homes-J. V.
 Partner

28. OBLIGATIONS OF THE MEMBERS/OCCUPANTS

(a) Maintenance and repair:

- (i) Every occupant/owner shall undertake promptly all maintenance and repair work within his own unit at his/her own cost, which if delayed would affect the building entirely or in a part.
- (ii) All the repairs of internal installations in the flats, such as water, electrical, gas, sewage, telephone line, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the charge to the occupant/owner concerned, when attended to by the staff maintained by the Association.
- (iii) An occupant/owner shall reimburse the Association for any expenditure incurred in repairing or replacing in common area the facility damaged through his fault.
- (iv) Every occupant/owner shall promptly repair any leakage that may arise from his flat at his/her own cost.

(b) Use of flats, internal changes etc:

An occupant/owner shall not undertake the following activities in his flat without previously notifying the Association in writing and obtaining permission in writing from the Association:

- (i) Structural modifications/alterations.
- (ii) Renovation of bathroom.
- (iii) Fixing grills in balconies or common areas.
- (iv) Fixing of grills, shutters, collapsable gates, at the main entrance of the flat.
- (v) Install clothes lines outside the balcony that may affect the elevation of the building..
- (vi) The Association shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alterations or installations.

(c) Use of common areas etc:

- (i) An occupant/owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators, other common areas and facilities of a similar nature in the building, both common and restricted, any furniture, shoe racks packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

(d) Right of entry:

- (i) An occupant/owner shall grant the right of entry to the staff or Executive Committee members of the Association into his flat in case of emergency originating in or threatening his flat, at reasonable hours of the day, irrespective of the occupant's presence or not.

(e) Declaration by the Member:

- (i) Declaration by the member about tenant/ lessees/ license / other occupier: Members and owner of each flats shall be required to make a declaration to the Owners Association with details of occupier, in case, the flat is not occupied by the Member. Such a declaration shall be made atleast 7 days before the proposed date of occupation by a non-member like tenant / lessees/ license/ other occupier. The Association shall have a right to object to the occupation of the flats by the tenant/ lessees/ license / other occupier, in case, such an occupier is violating the bye laws of the Association. The Association will intimate its objection to such an occupier within 7 days of receiving the details of the occupier. No tenant/ lessees/ license / other occupier shall occupy a flat without making an advance declaration. Members shall be required to make a declaration about other occupiers as per prescribed format which shall include details like name, address, no. of occupants, photographs, business, etc., of the occupier.

(f) Other Obligations:

- (i) They shall not do or caused to be done any acts which interfere with the general elevation or the colour scheme or the appearance of the building or interfere or block the common passage, corridors staircases and common areas etc., or any part thereof.

(ESROA-Byelaws - annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY

For Satya Vani Homes-J. V.



Partne

- (ii) No member shall not put up any notice or sign board otherwise than in accordance with the specifications made by the Executive Committee in this regard.
- (iii) They shall not do or cause to be done any acts or any noise or cause air pollution, which would be a nuisance to any of the occupants of the flat(s).
- (iv) They shall not throw any thrash or garbage or any waste material in the common passage or common areas or the utilities /facilities.
- (v) Tenants or the occupants/owners shall not do or cause to be done any acts, which may be prohibited, by any Act or law for the time being in force.
- (vi) All units in the building shall be used for residential purposes and no unit shall be used for any commercial purpose including factory, workshops, offices, shops, schools, tutorial classes, clinics, etc. The general idea of the Association being that the building shall be used for residential purposes only.
- (vii) They shall not let out the water used for cleaning or washing into the common areas or parking areas. The cars/vehicles shall be washed with water, only outside the premises.
- (viii) They shall not stock or store any kind of goods or material, which are explosive, combustible, obnoxious or other goods which are not permitted to be stored without the sanction of the competent authority under any Government law related thereto.
- (ix) They shall not do or suffer anything to be done in his flat which may cause nuisance, annoyance or inconvenience to any of the members of the association or carry on practices, which may be repugnant to the safety, general decency or morals of the residents of the East Side Residency . The President/Secretary shall be competent either suo-motu or on complaint to take steps to stop all such practices mentioned above.
- (x) They shall comply with the rules, conditions and restrictions placed by the Association from time to time for the accomplishment of the aims and objects of the Association. Failure to comply with any of these stipulations shall be a ground for action by the President/Secretary to seek relief or recover damages, as deemed fit from the defaulting member/nominal member.
- (xi) They shall be bound by the bye-laws and resolutions that may be passed by the Association from time to time. All the residents of the building shall also be bound by the bye-laws and by such resolutions. All members shall impose these conditions on their transferees, tenants, licensees, etc.
- (xii) The President/Secretary shall be entitled to regulate the visits of the hawkers, vendors, laundry, washing, maid servants, including the vegetable vendors, newspaper boys and milk boys. In case of any unruly behavior or mis-conduct on the part of such persons, the President/Secretary shall intimate the same to the member/resident concerned, who shall cooperate with the President/Secretary in taking suitable action.
- (xiii) In all the matters of dispute and differences of opinion between the member/occupants/tenants/subtenants of various units with respect to any matter touching or related to the user and the enjoyment of the units and the common facilities/utilities in the building the decision of the Executive Committee shall be final and binding on all the parties.

(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY

Anand Mishra

For Satya Vani Homes-J. V.
P. I. A.

Partner

29. COMPLIANCE

- (a) These Bye Laws are set forth to comply with the requirements of the Andhra Pradesh Apartments (Promotion of Construction and Ownership) Act, 1987. In case, any of these Bye Laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

30. SEAL OF THE ASSOCIATION

- (a) The Association shall have a Common Seal which shall be in the custody of the Secretary and shall be used only under the authority of a resolution of the Executive Committee and every deed of instrument to which the seal is affixed shall be attested for and on behalf of the Association by two members of the Executive Committee, i.e., the Secretary and the President of the Executive Committee.

31. AMENDMENTS TO THE BYE LAWS

- (a) These Bye Laws may be amended by 2/3rds majority of the members attending the duly constituted meeting for such purpose and in the case of any amendment/alteration to the Objects of the Association it shall further be confirmed by 2/3rds of the members present in the Second Special meeting.

32. AGENDA OF THE MEETING

- (a) The agenda for discussion at the general body meetings shall be circulated at least fifteen days in advance to its members.
- (b) Notwithstanding anything contained in these bye-laws the Association shall be governed and be bound by all laws and legislations, central or state, that may be passed affecting this type of Association in present or future.

33. WINDING UP

- (a) In case the Association has to be wound up, the property and funds of the Association that remain on discharging after discharging the liabilities shall be transferred or paid to some other institution with similar aims and objects or which works for any public purpose.

34. EXCLUSION CLAUSE:

- (a) The Association or its members shall not be entitled under this bye-laws to regulate the following:
- (i) The ownership rights for the terrace, vacant areas, passages, lobbies, bathrooms, parking spaces (covered and uncovered), which are have not been specifically assigned to any member of the Association or to the Association itself by the Builder and such ownership rights shall remain exclusively with the Builder.

(ESROA-Byelaws – annex-T)

Anand Mishra

SIGNATURE OF THE PRESIDENT/SECRETARY

For Satya Vani Homes-J.V.
Partner

- (ii) The Builder shall have the right to construct any additional floors/buildings, make additions and alterations to the existing floors and the Association shall not make any objection or interruption nor make any claims to the proposed constructions. That the Association shall not cause any obstruction or hindrance, to the Builder and shall give reasonable access, permission assistance to the original owners or their nominated contractors or their agents, nominees etc., or body that may be set up by Builder to construct, repair, examine, survey the complex or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary. That the terrace and terrace rights, rights of further construction on, in and around the building, and of areas not specifically allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Association.
- (iii) The Builder shall have a right to erect equipment, towers, satellite dish, mobile phone equipment, prefabricated rooms or other such structures that may be required for installation of communication equipment like television receivers and transmitters, dish TV receivers and transmitters, mobile phone / wireless phone / other phone transmitters and receivers, Wi-Fi / Wi-MAX / similar communication technologies that are required for providing dial-up / broadband or such other internet transmission and reception facilities. The Builder shall be absolutely entitled to collect premium, rent, license fee, deposits, periodic revenue or such other fees, levies and charges from providers / users of such communication equipment in its own name or in the name of its nominees / assignees/ associates. The Builder shall have the right to install such communication equipment on the terrace floor or any other area not specifically sold or assigned by the Builder to the owners of East Side Residency . The owners / members/Association shall not be entitled to raise any objections on this count.
- (iv) That the rights to construct in and around the site/flats/buildings/project and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Association. The Association shall permit the Builder to make constructions, additions and alterations, repairs, develop land, etc in and around East Side Residency by providing reasonable access and not causing any hindrance to the said activity of the Builder.

35. The term his shall mean and include whenever context requires his/her/them/they/ their and the like.

(ESROA-Byelaws – annex-T)

Anand Khunta

SIGNATURE OF THE PRESIDENT/SECRETARY

For Satya Vani Homes-J. V.

P. A. D.

Partner

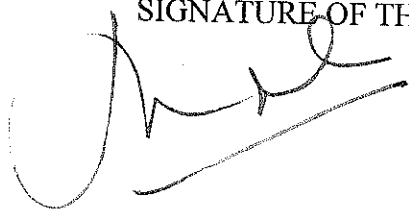
- (ii) The Builder shall have the right to construct any additional floors/buildings, make additions and alterations to the existing floors and the Association shall not make any objection or interruption nor make any claims to the proposed constructions. That the Association shall not cause any obstruction or hindrance, to the Builder and shall give reasonable access, permission assistance to the original owners or their nominated contractors or their agents, nominees etc., or body that may be set up by Builder to construct, repair, examine, survey the complex or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary. That the terrace and terrace rights, rights of further construction on, in and around the building, and of areas not specifically allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Association.
- (iii) The Builder shall have a right to erect equipment, towers, satellite dish, mobile phone equipment, prefabricated rooms or other such structures that may be required for installation of communication equipment like television receivers and transmitters, dish TV receivers and transmitters, mobile phone / wireless phone / other phone transmitters and receivers, Wi-Fi / Wi-MAX / similar communication technologies that are required for providing dial-up / broadband or such other internet transmission and reception facilities. The Builder shall be absolutely entitled to collect premium, rent, license fee, deposits, periodic revenue or such other fees, levies and charges from providers / users of such communication equipment in its own name or in the name of its nominees / assignees/ associates. The Builder shall have the right to install such communication equipment on the terrace floor or any other area not specifically sold or assigned by the Builder to the owners of East Side Residency . The owners / members/Association shall not be entitled to raise any objections on this count.
- (iv) That the rights to construct in and around the site/flats/buildings/project and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Association. The Association shall permit the Builder to make constructions, additions and alterations, repairs, develop land, etc in and around East Side Residency by providing reasonable access and not causing any hindrance to the said activity of the Builder.

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(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY

Anand Mhata



For Satya Vani Homes-J.V.



Partner

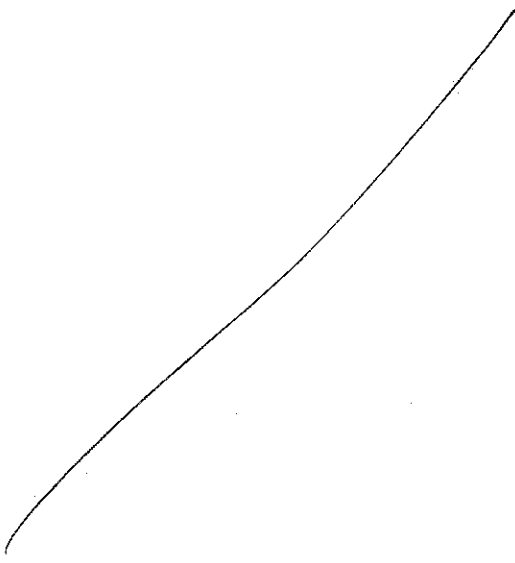
DECLARATION

We, the undersigned have formed into an Association and hereby declare that we will be responsible to run the affairs of the Association and are desirous of getting the Association registered under public societies Registration Act, 1350 F.

Name in block letters	Age	Designation of their local standing in the society	Occupation	Residential Address	Signature
1. Mrs. T. Usha Shree		President			
2. Mr. Anand Mehta		Secretary			
3. Mr. P. Surya Prakash		Treasurer			
4. Mr. Soham Modi		Executive Member			
5. Mr. Murali		Executive Member			
6.		Executive Member			
7.		Executive Member			
8.		Executive Member			

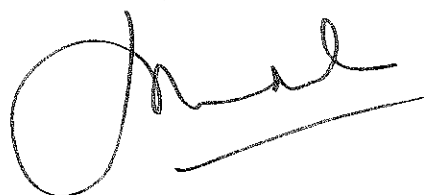
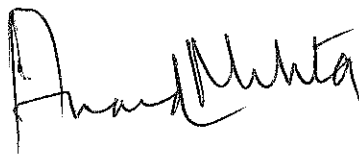
WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1.				
2.				

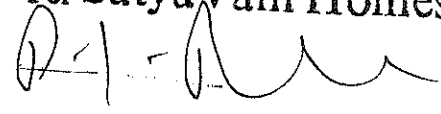


(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY



For Satya Vani Homes-J. V



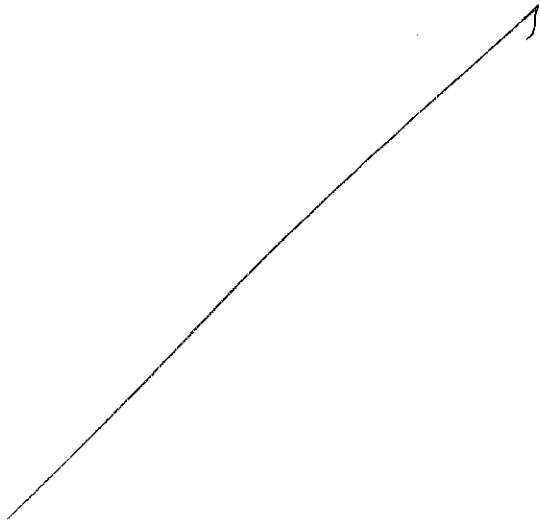
Partner

CERTIFIED TO BE A CORRECT COPY:

Name in block letters	Age	Designation of their local standing in the society	Occupation	Residential Address	Signature
1.		President			
2.		Secretary			
3.		Treasurer			
4.		Executive Member			
5.		Executive Member			
6.		Executive Member			
7.		Executive Member			
8.		Executive Member			

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1.				
2.				



(ESROA-Byelaws – annex-T)

SIGNATURE OF THE PRESIDENT/SECRETARY

Anand Mishra

[Handwritten Signature]

For Satya Vani Homes-J.V.
[Handwritten Signature]
 Partner

Annexure - U																
Sample calculation for Management Fees and Premium Fees																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
			(B x C)	(E / B)	(C - F)			(G - I)		(L x C)	(J - L)	(N x 60%)	(O x C)	(F - L - O)		
Flat No.	Super Built-up area in sft.	Gross sale price in Rs. Per sft.	Total sale consideration in Rs.	Cost of special scheme in Rs.	Cost of special scheme in Rs. Per sft.	Net sale price in Rs. Per sft.	FY of sale	Min Sale Price in Rs. Per sft.	Net sale price - Min Sale price (in Rs. Per sft)	Cap on Management Fees in Rs. Per sft.	Management Fee in Rs. Per sft.	Management Fee in Rs. Per sft.	Premium Sale Price in Rs. Per sft.	Premium Fees in Rs. Per sft.	Premium Fees in Rs. Per sft.	Revenue of Developer in Rs. Per sft.
A0104	960	2,400	2,304,000	-	-	2,400	2018-19	2,400	-	400	-	-	-	-	-	2,400
A0304	1,060	2,650	2,809,000	50,000	19	2,631	2018-19	2,400	231	400	231	245,000	-	-	-	2,400
A0112	1,250	2,800	3,500,000	-	-	2,800	2018-19	2,400	400	400	400	500,000	-	-	-	2,400
A0301	1,335	3,000	4,005,000	60,000	20	2,980	2018-19	2,400	580	400	400	534,000	-	-	-	2,400
	960	2,400	2,304,000	-	-	2,400	2019-20	2,400	-	450	-	-	180	108	144,180	2,472
	1,060	2,700	2,862,000	50,000	19	2,681	2019-20	2,400	281	450	281	298,370	-	-	-	2,400
	1,250	2,850	3,562,500	-	-	2,850	2019-20	2,400	450	450	450	562,500	-	-	-	2,400
	1,335	3,100	4,138,500	60,000	19	3,081	2019-20	2,400	681	450	450	600,750	-	-	-	2,400
	960	2,450	2,352,000	-	-	2,450	2020-21	2,450	-	450	-	-	231	138	184,747	2,492
	1,060	2,700	2,862,000	50,000	19	2,681	2020-21	2,450	231	450	231	245,370	-	-	-	2,450
	1,250	2,850	3,562,500	-	-	2,850	2020-21	2,450	400	450	400	500,000	-	-	-	2,450
	1,335	3,050	4,071,750	60,000	20	3,030	2020-21	2,450	580	450	450	600,750	-	-	-	2,450
	960	2,500	2,400,000	-	-	2,500	2021-22	2,500	-	450	-	-	130	78	104,393	2,502
	1,060	2,800	2,968,000	50,000	18	2,782	2021-22	2,500	282	450	282	299,071	-	-	-	2,500
	1,250	2,950	3,687,500	-	-	2,950	2021-22	2,500	450	450	450	562,500	-	-	-	2,500
	1,335	3,100	4,138,500	60,000	19	3,081	2021-22	2,500	581	450	450	600,750	-	-	-	2,500
													131	78	104,647	2,552

For Satya Vani Homes-J.V.

Partner

Annexure – V
Specifications of flats, utilities and common amenities.

Specification of flats.

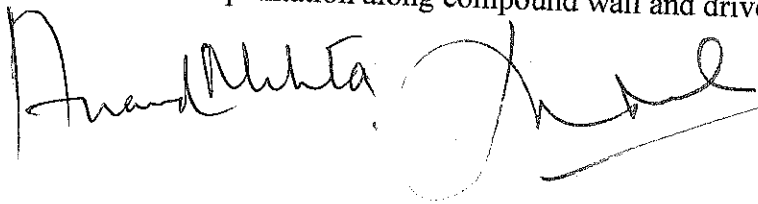
- Structure: RCC
- Walls: 4"/6" AAC blocks
- External painting: Exterior emulsion
- Internal painting: OBD/Emulsion
- Flooring: 24" vitrified tiles
- Door frames: Wood (non-teak)
- Main door: Polished panel door
- Other doors: Painted panel doors
- Electrical: Copper wiring with modular switches
- Windows: UPVC
- Bathrooms: Branded ceramic tiles –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


Amenities to be provided in the clubhouse.

1. First floor – Banquet hall & security room
2. Second floor - banquet hall II + bank of toilets + pantry
3. Third floor - Recreation room + cafe
4. Fourth floor - library, creche, first aid room, store room, society office.
5. Fifth Floor - Yoga room + Gym.
6. Sixth floor - 30 ft high badminton court + squash court.
7. Swimming pool
8. Lawn for banquets

Other amenities and utilities to be provided

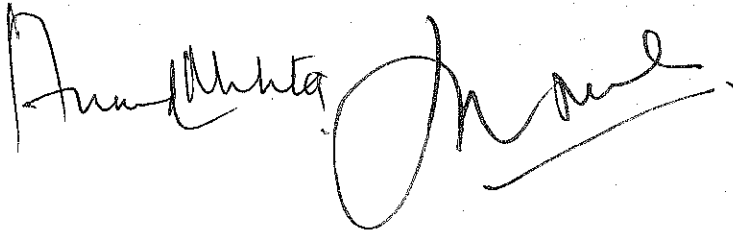
1. 5 KVA 3 phase electric power connection for each flat.
2. 1KVA power back-up through generator for each flat.
3. 24 hours water for general use.
4. Drinking water connection in each flat.
5. 24 hours security with CC cameras on all gates.
6. Housekeeping equipment like floor cleaners and battery operated mechanized sweepers.
7. Gardening equipment including drip irrigation.
8. Sewerage treatment plant/septic tank.
9. Separation of water supply for general use and flush tank.
10. Water for flush tanks shall be recycled from STP/septic tank.
11. Paved road and driveways.
12. Fully landscaped gardens.
13. Fully equipped childrens park.
14. 7ft height compound wall with fencing on all sides.
15. Suitable plantation along compound wall and driveways.



For Satya Vani Homes-J.V
 Partner

Details of permitted additions and alterations

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Vendor and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Scheduled Flat shall be at the sole discretion of the Vendor and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Vendor. The Vendor agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Vendor's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Scheduled Flat for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the flat.



For **Satya Vani Homes-J.V**

Partner

Annexure - W

Details of quality control

The Developer shall ensure that the QC of the Development Manager inspects each stage of construction as given under before proceeding to the next stage of construction. The QC team shall be informed atleast 1 working days in advance for the scheduled inspections.

Sl. No.	Stage of work QC inspection	Description of work to be completed before QC inspection
1.	Before concreting of footings	PCC, rod bending, shuttering/ centring
2.	Before casting of plinth beams	Rod bending, shuttering/ centring
3.	Before casting of RCC slabs & walls on each floor	rod bending, shuttering/ centring, electrical conducting
4.	After casting of RCC slabs & walls on each floor. Before plastering each flat.	After concreting, electrical conducting
5.	After plastering each flat	Plastering
6.	Stage I	Water proofing, internal plumbing & drainage lines, internal one coat of luppum, false ceiling.
7.	Stage II	One coat of painting, floor tiles, bathroom tiles. Kitchen platform granite and dado for RCC platforms. Door shutters, hardware & beading
8.	Stage III	Windows, french windows, grills, electrical wiring, switches, railings. CP jail for nani traps
9.	Stage IV	Final coat of paint, polish, CP & sanitary ware.

Notes:

- Site Engineers can proceed with work of the next stage only after completing 100% of the work of the previous stage along with QC check. Corrections as per QC report must be made before proceeding to next stage. If ATR (action taken report) is requested by QC, the ATR must be sent before proceeding to next stage of work. Grills and windows cannot be installed before completing 1st coat of paint and polish.
- QC inspection of stage III works must be completed before stage IV works i.e., final coat of paint, polish, CP & sanitary fittings.
- Possession for wood work can only be given after completing QC inspection for stage III works and making corrections as per QC report.
- Stage IV works can be taken up only on advice of customer relations team.

Anand Mishra

[Signature]

For Satya Vani Homes-J. V

[Signature]

Partne