



**MODI
PROPERTIES**

ANNEXURE -A

Date: 5th April, 2018.

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

Owner : NA.

Land Area : About Ac. 5-30 gts.

Location : Part of Sy. No. 9 & 11, Kowkur Village, Secunderabad.

Proposed Development:

Land to be developed into a gated community. Land shall be used for making 3 bedroom villas with a built-up area of about 2,040 sft on 179 sq yds of land. Plans for 2 types of villas are attached herein.

Design: Emphasis shall be on good design with reasonable size rooms and adequate ventilation. All villas shall have similar design, elevation and external appearance. Design and external appearance cannot be changed upto a lockin period of 15 years from completion of project.

Proposed Amenities: Club house of about 6,000 to 8,000 sft with swimming pool, yoga room, gym, cafeteria, recreation room, banquet hall, etc. Sport facilities like open air badminton, beach volley ball, etc. 24 hrs security with CCTV, high compound wall, landscape gardens, CC internal roads, backup power and common area lighting.

Development Ratio:

The Owners shall be entitled to 35% and Developer 65% share of villas. They shall be divided equitably. The expected sale price at the time of launch of the project is Rs. 65 lakhs. The details of cash flow that the Owners can expect is given in the estimate attached herein.

Security Deposit : The Developer shall pay the Owners a security deposit of Rs. 20 lakhs per acre i.e., about Rs. 110 lakhs. Rs. 10 lakhs payable on signing LOI. Rs. 30 lakhs on completion of due diligence, approval of schematic plans and signing agreement/MOU. About Rs. 30 lakhs on execution of JDA/GPA in favour of Developer on receipt of demand for payment of fees for building permit. Balance at time of handing over possession of the land.

Time Line :

Due diligence to be completed and MOU to be signed in 6 weeks from LOI. Sanction for construction of flats and villas in 2 to 3 months from LOI. Commencement of construction within 7 days of receiving permit for construction. Completion of construction in 30 months from sanction (with 6 months grace period). However, the first set of villas shall be handed over in 18 months from sanction and the balance will be handed over in phases.



Specifications : In general specification shall be similar to the specifications in our Silver Oak Villas at Cherlapally. For materials where branded products are available, well known / top brands shall be used. Details of specifications are:

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

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

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

APPROVED BY
15 APR 2018
SUNAM MODI
MANAGING DIRECTOR