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Promoted by : East Side Residency Annojiguda LLP.



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✉ info@modiproperties.com www.modiproperties.com

Letter of Intent

Date: 31-12-2019

To,
Mr. P. Surya Prakash,
M/s. Satyavani Homes JV,
A -203, Kushal Towers,
Khairatabad,
Hyderabad – 500 004

Sub.: Offer for Joint Development of land admeasuring about 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.

Dear Sir,

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

The terms given in Annexure – A are final and binding on all the parties. Any change in the terms shall be made only on mutual agreement in writing. An amount of Rs. 4,42,34,000/- has been paid to you (or your nominees) as refundable security deposit till date as per the details given below. You have confirmed receipt of these amounts as refundable security deposit.

Sl. No	Cheque no/ RTGS details	Date	Drawn on	Amount	Issued from	Issued to
1.	095723	02-07-2018	Yes Bank	10,00,000	Modi Properties P. Ltd.	Satyavani Homes
2.	Neft Ref.no. 270188143410	28-09-2019	Yes Bank	3,00,00,000	Modi Properties P. Ltd	Satyavani Homes
3.	Neft Ref.no. 271189043225	28-09-2018	Yes Bank	15,00,000	Modi Properties P. Ltd	P Suryaprakash
4.	263741	30-03-2019	Yes Bank	10,00,000	East Side Residency	Satyavani Homes JV
5.	263754	03-05-2019	Yes Bank	25,00,000	East Side Residency	Satyavani Homes JV

6.	058925	13-06-2019	Yes Bank	25,00,000	East Side Residency	Satyavani Homes JV
7.	826441	17-07-2019	Yes Bank	25,00,000	East Side Residency	Satyavani Homes JV
8.	826455	02-08-2019	Yes Bank	12,00,000	East Side Residency	Satyavani Homes JV
9.	826470	26-08-2019	Yes Bank	6,00,000	East Side Residency	Satyavani Homes JV
10.	592105	16-11-2019	Yes Bank	6,26,000	East Side Residency	Satyavani Homes JV
11.	592104	16-11-2019	Yes Bank	8,08,000	East Side Residency	Satyavani Homes JV
12.	Total			4,42,34,000		

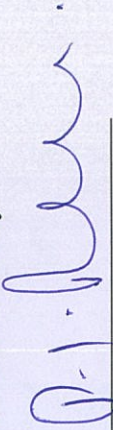
Please sign a copy of this LOI as confirmation of having accepted the terms and conditions.

Thank You.

Yours sincerely,
For East Side Residency Annojiguda LLP.,

Sobram Modi.
Managing Partner.

Agreed and Confirmed by:

Sign : 
Mr. P. Surya Prakash
Representing M/s. Satyavani
Homes JV

Date: 31/12/2019

Place : Hyderabad.

Witness:

1. Kanaka Rao
2. Manohar

ANNEXURE -A

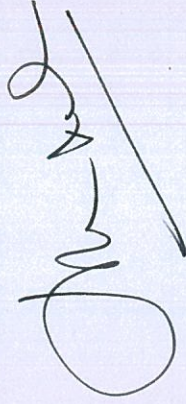
1. Date: 31st December, 2019.
2. Builder / Developer: M/s. East Side Residency Annojiguda LLP, represented by their designated partners Mr. Soham modi and Mr. Anand Mehta (or its nominees).
3. Owners:
 - 3.1. There are 5 owners of the land namely:
 - 3.1.1. M/s. Satyavani Homes JV, represented by Mr. Surya Prakash – Owner no. 1. Owns Ac. 1-21 gts. of land.
 - 3.1.2. Mr. Ashish Wadwan - Owner no. 2. Owns 15,240 sq yds of land + roads for which gift deed has to be executed in his favour (approx. 5,645 sq yds).
 - 3.1.3. Mr. D. Satti Reddy - Owner no. 3. Owns 400 sq yds of land.
 - 3.1.4. Mr. Suresh Agarwal & Mr. Abhishek Garg - Owner no. 4. Jointly own 400 sq yds of land.
 - 3.1.5. Mr. G. Srihari – Owner no. 5. Owns 2,060 sq yds of land.
 4. Land Area: Area owned by Owner no. 1 is Ac. 1-21 gts. Area owned by Owner nos. 2, 3, 4 & 5 is about 23,745 sq yds, subject to execution of certain documents to perfect title of Owner no. 2. Total area 31,126 sq yds.
 5. Location: Survey Nos. 97 & 98, situated at Annojiguda Village, Telangana. Land faces main road that leads to Singapore Township, Infosys Campus and Raheja's Mindspace at Pocharam, Hyderabad.
 6. Brief history:
 - 6.1. Originally Owner no. 1 intended to develop a larger piece of land into a residential complex. Owner no. 1 partially owned the larger piece of land and the balance was owned by Owner nos. 2 to 5 along with other third parties. Land admeasuring 23,745 sq yds (Ac. 5-05 gts less 1,060 sq yds sold to third parties) belonging to Owner nos. 2 to 5 along with Ac. 1-21 gts. belonging to Owner no. 1, is a subject matter of this LOI and is hereinafter referred to as the Said Land. Land admeasuring Ac. 5-27 gts. was partially sold to third parties and Owner no. 1 retained Ac. 1-21 gts., which forms part of the Said Land. However, originally building permit was applied for the larger piece of land.
 - 6.2. Owner no. 1 along with other co-owners, owned additional Ac. 5-27 gts. on the north of the said land. They sold land to Marram Satish Kumar and others in 2018/2019. Owner no. 1 agreed to share about 6 guntas of land, as undivided share of land, with Marram Satish Kumar & others for the purpose of providing a joint common access to both the sites.
 - 6.3. Building permit for 2 out of the 8 blocks of proposed to be constructed was obtained for 2 basement floors + stilt + 5 floors in file no. 105590/P4/Plg/HMDA/2003 in 2014. In the building permit blocks named as Arti, Kaushika & Gautama are herein referred to as blocks A, B & C respectively.



- 6.4. The Owner no. 2 to 5 entered into an agreement with Owner no. 1 to develop the lands owned by them. A development agreement cum GPA was executed, document no. 1358/06 dated 24.08.2006, registered at SRO Ghatkesar. Under the said agreement Owner nos. 2, 3 & 4 shall be entitled to about 1,10,000 sft, 2,400 sft and 2,400 sft of fully constructed area in the form of flats, which Owner no. 1 shall construct at its cost, in lieu of land. Owner no. 5 shall be given commercial space (about 20,000 sft) in the proposed commercial complex that shall be built on the land adjoining the main road by Owner no. 1 at its cost. As per terms of the JDA of 2006 Owner no. 1 was entitled to the balance constructed area.
- 6.5. In 2018, an application for permit for additional 10 floors on block A was made and had reached an advanced stage of approval.
- 6.6. Owner no. 1 has stood as guarantor for a loan taken from Bank of Maharashtra by third parties. The loan is now an NPA as it is not being serviced regularly. Bank has made a demand from Owner no. 1 to repay the loan.
- 6.7. Owner no. 1 had started construction of A block. Construction of 2 basement floors and 8 flats has been partially completed. Excavation of the land is largely completed.
- 6.8. For various reasons the project is now at a standstill.
- 6.9. The Developer entered into an MOU with Owner no. 1 herein on 28th September, 2018. As per the MOU Owner no. 1 was to construct the housing complex on the Said Land at its risk and cost. The Developer had agreed to purchase the entire Housing Complex proposed to be developed at a fixed rate from Owner no. 1, subject to terms and conditions mentioned in the MOU. The Developer has advanced a sum of about Rs. 442.34 lakhs to Owner no. 1 as per the terms of the MOU.
- 6.10. The Developer and Owner no. 1 have agreed to mutually cancel the MOU of 2018 and the amounts paid by the Developer to the Owner no. 1 till date shall be treated as refundable security deposit, which shall be appropriated as refundable security deposit paid under this LOI.

7. Details of JDA:

- 7.1. The MOU of 2018 shall be replaced by a joint development agreement cum general power of attorney (JDA) to be executed by Owner nos. 1 to 5 in favour of the Developer.
- 7.2. The JDA shall be executed by the Owners in favour of the Developer within 30 days of this LOI.
- 7.3. The basic terms of the JDA are:
- 7.3.1. The Developer shall develop the entire Housing Complex at its own risk and cost.
- 7.3.2. The Developer shall obtain building permits in phases at its risk and cost. However, the permit for block A shall be obtained by both the parties jointly, however, at the cost of the Developer.
- 7.3.3. The Developer shall reimburse to Owner no. 1 the cost of partial construction of A block, other development undertaken at site, cost of building permit (part) of 2004, etc.
- 7.3.4. The Developer shall in lieu of land provide 30% of constructed area of the housing complex to Owner no. 1 free of cost.
- 7.3.5. Owner no. 1 shall in turn distribute constructed area out of its share to Owner nos. 2 to 4 at its risk and cost.



7.3.6. The Owner no. 1 shall construct a Commercial Complex on the said land towards the eastern side facing the main road at its own cost (approximately 2 lakhs sft of super built-up area + parking). Owner no.1 shall provide suitable share to Owner no. 5 herein from the said Commercial Complex.

7.3.7. The Developer and Owner no. 1 shall proportionately share the cost of building permits for development of the Housing Complex and the Commercial Complex on the said land.

7.4. The detailed terms and conditions of the proposed JDA are given herein.

8. Proposed Development:

8.1. The Said Land to be developed in 2 parts. A Commercial Complex to be developed on the eastern side of the Said Land, facing the main road and a Housing Complex to be developed on the rest of the land. For the purpose of permit a single entry will be shown for the Commercial Complex and the Housing Complex, however, at site the Commercial Complex shall be isolated by way of compound wall and separate gate from the Housing Complex.

8.2. The Housing Complex shall be a gated community with clubhouse, swimming pool and other modern amenities.

8.3. Land shall be used for making 2 & 3BHK flats with a super built-up area between 900 sft to 1,400 sft.

8.4. Proposed development shall consist of 4 residential blocks labelled as A, B, C & D + a clubhouse building.

8.5. A Commercial Complex on the eastern side facing the road shall be developed, if required, under a joint building permit within the Said Land. However, the development of the Commercial Complex shall fall outside the scope of the proposed JDA. The Owner no.1 shall develop this Complex at its own cost (or through its nominees). The proportionate cost of building permit, NOCs, fees & charges, utilities, development of passages, parking area, landscaping, gates, compound wall, etc., shall be borne by Owner no. 1.

8.6. The Housing Complex shall be developed in phases.

8.7. The design of A block has been finalised. The design of block B, C & D have also been finalised. However, the design of blocks B, C & D shall be suitably altered on mutual agreement, if required, based on sales/customer feedback of A block.

8.8. The details of areas of the proposed development are given in Annexure – I.

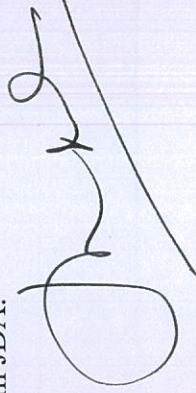
9. Building permit and other approvals:

9.1. Application for building permit has been made for 2 basements +Stilt + 15 upper floors for A block and 2 basements + stilt + 5 upper floors for B blocks as made in 2018 in file no. 102285/P4/Plg/HMDA/2014. A demand letter for payment of fees and charges dated 20-12-2019 has been received. However, there are certain calculation errors in the said letter (shelter fees is 94.89 lakhs in place of 18.97 lakhs) which has to be corrected.

9.2. NOC from fire department has been obtained vide letter dated 31.03.2015 in letter no. Rc No. 1000/MSB/CR/RR/2014.

9.3. NOC from environment board has been obtained on 07-11-2019, order no. SEIAA/Telangana State/OL/RRD-295/2019.

9.4. It is proposed that the application of building permit for the balance blocks (Housing Complex and Commercial Complex) shall be made subject to obtaining required NOCs within 6 months from execution of JDA. Building permit is expected within 12 months from JDA.



10. Reimbursement of cost of building permit and other approvals:

10.1. The Developer has agreed to reimburse fees and charges paid by Owner no. 1 to various statutory authorities for the purposes of obtaining various NOCs and building permit till date. The details of amount to be reimbursed by the Developer to Owner no.1 is as follows:

10.1.1. Towards fees and charges paid for building permit obtained in 2014 – a lumpsum amount of Rs. 60 lakhs.

10.1.2. Towards fees and charges paid for obtaining environment NOC in 2018 – Rs. 5 lakhs.

10.1.3. Towards fees and charges paid for obtaining fire NOC in 2018 – Rs. 5 lakhs.

10.1.4. Towards incidental expenses and liaisoning charges – Rs. 20 lakhs.

10.1.5. Total – 90 lakhs.

10.2. The details of approximate calculations are enclosed as Annexure -II. However, this is only a guideline and the figures therein shall not be disputed on a later date.

10.3. The Developer and Owner no. 1 agree that these amounts are final and neither parties shall raise objections on this count hereafter.

10.4. Developer and Owner no. 1 shall proportionately share the cost of obtaining building permit for the balance blocks (Housing Complex and Commercial Complex).

10.5. This amount shall be paid by the Developer to Owner no. 1 in 9 monthly equal instalments, starting 30 days from building permit of A block.

11. Design:

11.1. Emphasis shall be on good design with reasonable size rooms and adequate ventilation.

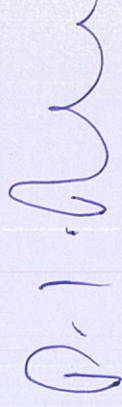
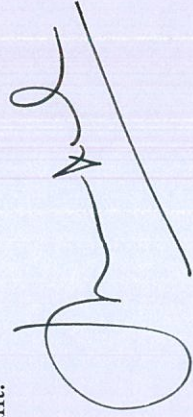
11.2. Design of all blocks have been finalised.

11.3. The design of blocks B, C & D shall be reviewed based on sales/customer feedback related to A block. However, the design/plans may be changed only on mutual agreement.

11.4. The Developer shall have a right to make internal changes within each flat subject to super built-up area remaining the same, without further reference to Owner No. 1.

11.5. The Developer may propose a change in plans/design for blocks B to D, keeping the saleable area equal to or more than the existing plans for improving velocity of sales and/or better realisation from sales. Owner no. 1 shall not unreasonably withhold its consent for such changes.

11.6. The Developer shall have the complete liberty to finalise design/requirement/specification of elevation, common areas, lifts, power backup, power supply, water supply, sewage treatment, compound wall, roads, corridors, gates, clubhouse, open areas, landscaping, etc. Owners shall not raise any objections on this count.



12. Proposed Amenities:

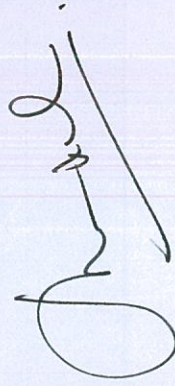
- 12.1. A Club house of about 27,000 sft with swimming pool, yoga room, gym, recreation room, banquet hall, etc. is proposed to be developed. Sport facilities like open air badminton, basketball, etc. 24 hrs security with CCTV, high compound wall, landscape, gardens, CC internal roads, backup power of 1 KVA for each flat and common area lighting, shall be provided.
- 12.2. The design of the clubhouse and other amenities/facilities including elevation, furniture, fixtures, etc. shall be at the sole discretion of the Developer. The Developer shall be free to make any additions/alterations without any objection from the Owners.
- 12.3. The amenities shall be provided in phases. However, all amenities shall be completed before handing over of the last block of the Housing Complex.

13. Development Ratio:

- 13.1. The Owners shall be entitled to 30% and Developer 70% share of flats. They shall be divided equitably i.e., in terms of saleable/ super built-up area, no. of flats, flat sizes, floor, corner flats, block, etc.
- 13.2. The 30% flats in each block shall be assigned to Owner no. 1, who in turn will assign the share of other Owners within each block to them at its own risk and cost.
- 13.3. Owner no. 1 has proposed that Owner no. 2 shall be assigned the flats with super built-up/ saleable area of about 55,000 sft in blocks A & B equally. Further, the Owner no. 1 has proposed that Owner no. 3 & 4 shall be assigned the flats with super built-up/ saleable area of about 9,800 sft in blocks A equally.
- 13.4. The division of flats between Owners and Developer shall be mentioned in a supplementary agreement that shall be executed along with the JDA. If required a separate supplementary agreement for each block shall be made. Supplementary agreement of block A shall be registered along with the JDA. The supplementary agreement for other blocks shall be registered by the Owners as and when called for by the Developer.

14. Security Deposit:

- 14.1. The Developer shall pay Owner no. 1 a refundable security deposit of Rs. 300 lakhs as follows:
- 14.1.1. Rs. 50 lakhs at the time of signing this LOI.
- 14.1.2. Rs. 50 lakhs on execution of JDA along with supplementary agreements in favour of the Developer.
- 14.1.3. Rs. 200 lakhs, to be paid to Bank of Maharashtra (BOM) or other nominees of Owner no. 1 at the time of Owner no. 1 obtaining a written confirmation from BOM for a onetime settlement (or similar) towards full and final discharge of its liability as a guarantor. This will be subject to Owner no.1 fulfilling its obligation to BOM fully i.e., the said Rs. 200 lakhs will be paid along with balance amount payable by Owner no 1 to BOM. In case the settlement amount is less than Rs. 200 lakhs, then the balance would be paid to Owner no. 1. Here, liability of Owner no. 1 and Mr. P. Surya Prakash and his wife with an individual capacity is referred to as Owner no. 1. The said Rs. 200/- lakhs shall be paid within 60 days of written confirmation of onetime settlement from BOM.
- 14.1.4. Out of Rs. 300 lakhs security deposit, Rs. 100 lakhs shall be refunded by Owner no.1 to the Developer within 15 days of obtaining occupancy certificate (OC) of



block A. The Developer shall be at liberty to withhold handing over possession of 5 flats in block A to Owner no. 1, till the amount is refunded.

14.1.5. Similarly, Rs. 100 lakhs shall be refunded by Owner no.1 to the Developer within 15 days of obtaining occupancy certificate (OC) of block B. The Developer shall be at liberty to withhold handing over possession of 5 flats in block B to Owner no. 1, till the amount is refunded. The balance amount shall be refunded on obtaining OC for all the blocks.

15. Timeline:

- 15.1. JDA cum GPA to be executed by the owners in favour of the Developer within 30 days of this LOI. Supplementary agreement detailing division of flats between Owners and Developer to be executed on same day/simultaneously.
- 15.2. The sisters of Owner no. 2 to execute a register gift deed in favour of Owner no. 1 atleast 7 days before the execution of the JDA.
- 15.3. Developer to pay building permit fee and charges to statutory authorities, related to A block, within 7 days of execution of JDA, subject to correction of demand letter of fees/charges.
- 15.4. Building permit for A block and 5 floors of B block – expected within 3 months of signing JDA.
- 15.5. A block shall be completed in all respects within 24 months from obtaining building permit (+ 6 months grace period).
- 15.6. Building permit for B block and other blocks – expected within 12 months from JDA.
- 15.7. B, C & D blocks shall be completed within 3 years, 4 years, 5 years from date of JDA, with 6 months grace period, subject to obtaining building permit.
- 15.8. The above timelines are subject to obtaining registration under RERA for each block within 30 days of obtaining building permit.

16. Specifications (make as an Annexure):

- 16.1. In general specification shall be similar to the specifications in the Developers project Mayflower Grande at Mallapur, Hyderabad. For materials where branded products are available, well known / top brands shall be used. 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 furnitures and fixtures shall be borne by the Owners for their share of flats. Details of specifications are given in Annexure -III.

17. Other Charges:

- 17.1. Developer shall bear the entire cost of development including building permit fees.
- 17.2. Owners shall pay proportionate charges for water and electricity connection, power backup, GST, stamp duty and registration charges, corpus fund, etc., for their share of flats (typically these are paid by buyers of Owner's share of flats). It is proposed that the charges for water, electricity and generator backup be fixed at Rs. 50,000/- per flat. This amount shall be payable by prospective purchasers of flats to the Owners, who in turn shall pay the same to the Developer. The charges for providing municipal water connection shall be extra.
- 17.3. The Owners shall obtain approvals or NOC from statutory authorities that may be required for developing the land into Housing Complex at their risk and cost. In particular the Owners shall obtain NOC from revenue department under the NALA Act at their cost. However, the Developer shall obtain NOCs from environment board,



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fire department, pollution control board and building permit from statutory authorities at its risk and cost.

17.4. The Developer shall pay stamp duty and registration charges for registration of JDA and supplementary agreements.

18. Title:

18.1. The Owner no. 1 has shared details of title documents with the developer. The details of the title have been enumerated in the MOU of 2018. The details of the said title shall be mentioned in the JDA to be signed between the Owners and the Developer.

18.2. Suman Wadwan, Varsha Rani Wadwan and Rajani Wadwan, the sisters of Owner no. 2 herein, have agreed to transfer by way of gift deed the roads in the layout admeasuring about 5,645 sq yds to him before execution of the JDA as given above.

19. Cancellation of JDA of 2006:

19.1. Owner nos. 2 to 5 had executed a JDA in favour of Owner no. 1 herein by way of registered document no. 1358/2006. The Owners have agreed to cancel the said JDA before executing a fresh JDA in favour of the Developer.

19.2. Owner no. 1 has agreed to execute another JDA with owner no. 5 herein for development of the Commercial Complex. The cost of this JDA shall be borne by the Owner no. 1 exclusively.

20. Cancellation of MOU of 2018:

20.1. The MOU executed between the Developer and the Owner no. 1 dated 28th September, 2018 hereby stands cancelled.

20.2. An amount of Rs. 442.34 lakhs was paid by the Developer to the Owner no. 1 (or its nominees) is now considered as refundable security deposit. The Owner no. 1 has signed a letter of confirmation (Annexure -IV) confirming the same.

20.3. The said amount of Rs. 442.34 lakhs shall hereafter be considered as refundable security deposit paid under this LOI.

21. Reimbursement of development cost incurred by Owner No. 1:

21.1. The Developer has agreed to reimburse an amount of Rs. 650 lakhs (lumsun) to Owner no. 1 towards construction cost incurred by it till date towards:

21.1.1. Construction of parking and 2 or 3 upper floors of A block.

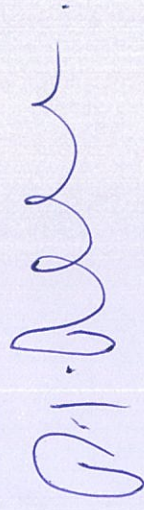
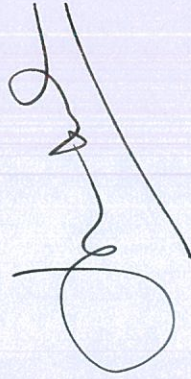
21.1.2. Excavation of entire site.

21.1.3. Development of site office.

21.1.4. Development of other amenities like, gates, roads, borewells, sumps, compound wall, electricity supply, labour quarters, etc.



- 21.2. All material lying at site shall hereafter belong to the Developer.
- 21.3. The liability to pay vendors, contractors, suppliers and any other statutory liabilities related to development of the Said Land by Owner no. 1 shall be entirely borne by Owner no. 1. At the request of the Developer, Owner no. 1 shall obtain NOCs from such parties from time to time.
- 21.4. The Owner no. 1 shall not make any further claims on the Developer on this count hereafter.
- 21.5. Till such time a registered JDA is executed by the Owners in favour of the Developer, all amounts paid by the Developer to Owner no. 1 (and its nominees) shall be treated as refundable security deposit. Till date Rs. 442.34 lakhs had been paid by the Developer to Owner no. 1 and an additional sum of Rs. 50 lakhs has been paid on this day.
- 21.6. In the unlikely event of cancellation of this LOI /JDA, Owner no.1 shall be liable to refund the said Rs. 492.34 lakhs to the Developer along with simple interest calculated at the rate of 18% from the date of payment of the amount by the Developer to Owner no. 1.
- 21.7. The balance amount of Rs. 207.66 lakhs shall be paid by the Developer to Owner no. 1 by allotting additional share of constructed area in block A to Owner no. 1 at the following rates:
- 21.7.1. 2BHK flats – 960 sft – Rs. 27.99 lakh.
 - 21.7.2. 2BHK flats – 1,060 sft – Rs. 30.69 lakh.
 - 21.7.3. 3BHK flats – 1,250 sft – Rs. 35.74 lakh.
 - 21.7.4. 3BHK flats – 1,335 sft – Rs. 37.86 lakh.
 - 21.7.5. These rates are exclusive of water & electricity charges + registration charges + GST + corpus fund.
 - 21.7.6. These rates shall be final, irrespective of resale price to prospective purchasers.
22. Consultancy for architectural and structural engineering:
- 22.1. Owner no. 1 (or its nominees) shall provide consultancy related to development of the Housing Complex which shall include:
- 22.1.1. Architectural design of entire Housing Complex including design of blocks, flats, clubhouse, elevation, gates, roads, common amenities, parking area, etc.
 - 22.1.2. Structural design for the entire Housing Complex.
 - 22.1.3. Basic MEP services including electrical supply, water supply and sewage treatment.
 - 22.1.4. Estimate of bill of quantities and cost of construction.
 - 22.1.5. Providing perspective views.
- 22.2. The Developer shall pay a sum of Rs. 20/- per sft on the saleable area for the said services to Owner no. 1. The total fees payable for each block shall be as follows:
- 22.2.1. Blocks A, B & C – 2.44 lakh sft @ Rs. 20/- = 48.08 lakhs for each block
 - 22.2.2. Block D – 1.39 lakh sft @ Rs. 20/- = 27.80 lakhs.
 - 22.2.3. Clubhouse parking area and other parking areas – Nil.



22.2.4. The fees shall be paid in installments for each block as follows – 20% on receipt of building permit, 10% on receipt of working drawings and structural designs for all floors and balance in 8 quarterly installments starting 3 months from date of building permit.
22.2.5. GST shall be paid extra.

23. Project management consultancy:

23.1. Owner no. 1 (or its nominees) shall provide project management consultancy related to development of the Housing Complex which shall include:

23.1.1. Deputing civil engineers and other staff at site at its cost.

23.1.2. Monitoring construction of work at each stage.

23.1.3. Providing estimates, BOQ, correlating with progress of work, approval of bills, etc.

23.1.4. Advice on purchase of material for construction.

23.1.5. The terms of project management consultancy to be discussed and mutually agreed to.

23.2. The Developer shall pay a sum of Rs. 40/- per sft on the saleable area for the said services to Owner no. 1. The total fees payable for each block shall be as follows:

23.2.1. Blocks A, B & C – 2.44 lakh sft @ Rs. 40/- = 96.16 lakhs for each block.

23.2.2. Block D – 1.39 lakh sft @ Rs. 40/- = 56.60 lakhs.

23.2.3. Clubhouse parking area and other parking areas – Nil.

23.2.4. The fees shall be paid in 24 monthly installments starting from casting of footings for each block.

23.2.5. GST shall be paid extra.

23.3. The Developer shall have a right to terminate these services for blocks B, C & D at its own discretion, with an advance notice of one month.

24. Labour and other rates for construction:

24.1. Owner no. 1 owns aluminum form work (MIVAN Technology) for casting four flats (walls + roof) at one time. The form work can be used to cast 4 flats every 7 days. The estimated cost of material is Rs. 200 lakhs.

24.2. Owner no. 1 shall be responsible for construction of footings, columns, slabs, walls (in RCC), staircases, head rooms, lift ducts, OHT, etc. of each block through its contractor using the form work owned by it. The Developer shall pay Owner no. 1/ its contractor as follows:

24.2.1. Rs. 135/- per sft on slab area of 2 basement floors and stilt floor calculated on the actual surface area of the RCC slab in a horizontal plane. There will be no additional cost for columns and footings. This amount to be directly paid to contractor.

24.2.2. Rs. 170/- per sft on slab area of upper floors calculated on the actual surface area of the RCC slab in a horizontal plane. There will be no additional cost for columns, staircases, OHT, lift room, and RCC walls. The area will be approximately equal to the saleable area of each flat. This amount to be directly paid to contractor.

24.2.3. Rs. 30/- per sft on saleable area of each block towards providing form work. This amount to be paid to Owner no. 1.

24.2.4. The Developer shall provide material like cement, steel, RMC, electrical conducting, door frames, plumbing items, etc., at its cost.

24.2.5. Owner no. 1 and its contractor shall be responsible for providing scaffolding, construction lifts, form work, consumables for same, labour, etc., at its cost for the related RCC and earth work.

24.3. GST shall be paid extra.

24.4. The schedule of payment shall be linked to construction. 50% of the amount for each flat shall be paid as advance and balance 50% within 15 days of casting each slab.

24.5. These charges shall not be payable for 2 basements, stilt floor and 3 upper floors of A block as the same has been already paid by the Developer to the Owner no. 1.

25. Additional services:

25.1. The Developer shall provide turnkey services 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 2.5% of sale consideration plus 0.5% in sales involving processing of housing loan for flats. 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 flats without any discrimination with its share of flats, both in terms in priority of sale and rate of sale.

26. Indemnity.

26.1. The Developer shall not be responsible for the liabilities of the Owner no. 1 including any statutory liability and in case it suffers any damage, the Owner no. 1 shall indemnify the Developer for the same.

26.2. The Owner no. 1 shall indemnify the Developer against any claims made by banks, financial institutions, landowners, claimants to title, any other claimant.

27. Arbitration.

27.1. 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.

27.2. The cost of fees/charges payable to such an arbitrator shall be borne by both the parties equally.

27.3. 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.

27.4. Such an arbitrator shall be appointed, in advance, by both the parties within 30 days of this LOI, however, before executing the JDA.

27.5. However, for all financial matters relating to this LOI /JDA to be executed, which in total is less than Rs. 100 lakhs in value, Mr. Manohar shall be the sole arbitrator and his decision shall be binding on the Developer and the Owners.

27.6. Mr. Manohar shall be the sole mediator between the Owner no. 1 and the Developer, with regard to non-financial matters that include interpretation of terms mentioned in LOI/JDA, or related to issues not mentioned in them. Owner no. 1 and the Developer shall endeavor to resolve all non-financial differences with the help of Mr. Manohar's mediation.

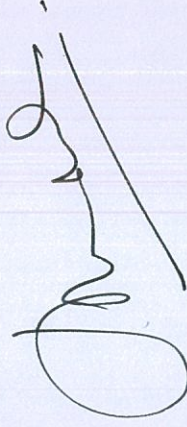


28. Terms of exit:

- 28.1. In case of failure of Owner no. 1 in obtaining building permit for block A or in case of failure of the Owners to execute the JDA in favour of the Developer within 60 days of this LOI, this LOI shall stand cancelled.
- 28.2. In case of title dispute that may arise before execution of JDA, this LOI shall stand cancelled.
- 28.3. Upon cancellation of this LOI, Owner no. 1 shall refund the security deposit paid to it by the Developer along with interest as given above.

29. Other issues:

- 29.1. The Developer shall be entitled to form an Owners Association for maintenance of the common amenities and facilities of the Housing Complex. Prospective purchasers, Owners shall be liable to pay corpus fund and monthly maintenance charges to such an Association (or the Developer till such time the Association is formed).
- 29.2. As on date as per rules of GST, flats allotted to Owners are liable to GST at the rate of 5%. The Developer is entitled to collect GST from the Owners for flats sold by Owners to prospective purchasers based on milestone of construction. The value for the purposes of GST shall be equal to the value of sale of the first flat closest to date of JDA. For Owners share of flats that are unsold at the time of receiving OC, the Owners shall be liable to pay GST at the rate of 5% under reverse charge mechanism (RCM). The value for the purpose of GST shall be equal to the value of the last sold flat before obtaining OC. The Owners agree to pay GST, for flats allotted to them, at the rate of 5% (subject to change from time to time) to the Developer as and when called for.
- 29.3. The Owners shall be entitled to collect GST from prospective purchasers, for sales before obtaining OC and claim ITC for GST paid by them to the Developer.
- 29.4. The brochure of project has been printed. For clarity on details of the project the same is attached herein as Annexure – V. Similarly, the presentation plans of the flats have been printed and are attached herein as Annexure -VI. The brochure and plans attached herein are not a legal offering. They are conceptual presentation of the Housing Project. The Developer is entitled to make changes to the same as it deems fit.
- 29.5. The proposed pricelist and payment terms at the time of project launch is attached herein as Annexure -VII. These are indicative terms and subject to change.
- 29.6. The Developer shall be entitled to obtain loans from finance companies/banks against its share of flats. Owners shall cooperate in signing of all documents for the said purpose.
- 29.7. There is a discrepancy between the area of the Said Land mentioned in the LOI Vs the area mentioned in the building permit. Owner no. 1 to resolve the issue.
- 29.8. The terms and conditions mentioned in this LOI shall be final and binding on all parties. Any understanding to the contrary orally or in writing in the past shall be overridden by the terms of this LOI.



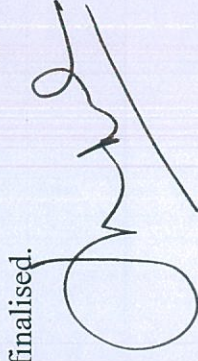
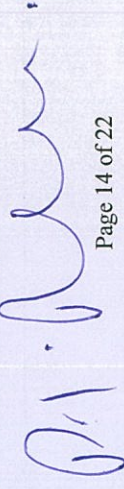
Annexure -I

Details of proposed construction and area statement

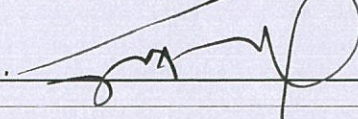
Sl. No.	Block No.	No. of flats & area on first & second floor	No. of flats & area on 3 rd to 15 th floor	Total area of block	Remarks
1	A	2BHK x 8 flats x 960 sft SUBA x 2 floors. 3BHK x 6 flats x 1,250 sft SUBA x 2 floors.	2BHK x 8 flats x 1,060 sft SUBA x 2 floors. 3BHK x 6 flats x 1,335 sft SUBA x 2 floors.	2,44,730 sft	Plans finalised. No further change.
2	B	2BHK x 8 flats x 960 sft SUBA x 2 floors. 3BHK x 6 flats x 1,250 sft SUBA x 2 floors.	2BHK x 8 flats x 1,060 sft SUBA x 2 floors. 3BHK x 6 flats x 1,335 sft SUBA x 2 floors.	2,44,730 sft	Plans finalised. However, subject to change based on feedback from sales of block A.
3	C	2BHK x 8 flats x 960 sft SUBA x 2 floors. 3BHK x 6 flats x 1,250 sft SUBA x 2 floors.	2BHK x 8 flats x 1,060 sft SUBA x 2 floors. 3BHK x 6 flats x 1,335 sft SUBA x 2 floors.	2,44,730 sft	Plans finalised. However, subject to change based on feedback from sales of block A.
4	D	3BHK x 7 flats x 1,250 sft SUBA x 2 floors.	3BHK x 7 flats x 1,335 sft SUBA x 2 floors.	1,38,985 sft	Plans finalised. However, subject to change based on feedback from sales of block A.
		Total		8,73,175 sft	

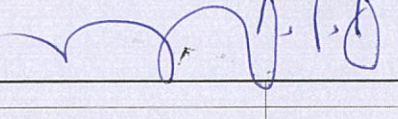
Notes:

- The above areas mentioned are super built-up areas. Carpet area as per RERA norms and built-up area are available. They are to be mentioned in the registered JDA.
- The above areas are exclusive of parking area. As per rules the Housing Complex must provide 22% of builtup area as parking area in basement and stilt floors. Parking shall be provided as per rules, subject to providing atleast one car park per flat.
- The plans for the Commercial Complex proposed to be developed have been finalised. The total office/shops/showroom space proposed to be developed is about 2 lakh sft. As per rules parking area to be provided for the Commercial Complex is 33% of the built-up area of offices/shops/showroom.
- The Developer and Owner no. 1 have agreed that the areas mentioned herein are final. They can be suitably altered only on mutual agreement.
- The proportionate cost of building permit and other NOCs shall be borne by Developer and Owner no. 1 in the ratio of areas of Housing Complex : Commercial Complex.
- The Design of the clubhouse – approximately 27,000 sft consisting of 5 upper floors has been finalised.

Sl. No.	Details of fees/charges	Rate	Units	Qty for 2019 permit	Amount	Remarks	Amount payable by Modi to Satyavani in Rs. Lakhs	Proportionate cost to be borne by Satyavani for commercial area @ 18.18%
1	Development charges on residential built up area	100	Sq mts	25,315	25,31,548	Fee charged on 20055 sq mtrs. Benefit 5260 x 100 = 5.25 lakhs	5.25	0
2	Development charges on amenities built up area	120	Sq mts	2,444	2,93,280	Fee charged on 1250 sq mtrs. Benefit 1994 x 120 = 2.39 lakhs	2.39	0
3	Development charges on leftover open area (proportionate) - paid earlier at old rate	40	Sq mts	23,723	9,48,920	Satyavani has paid Rs. 13.46 lakhs for a larger piece of land at old rate. This fee is not levied now. Benefit Rs. 9.48 lakhs.	9.48	1.73
4	Processing charges on built-up area	25	Sq mts	27,759	6,93,987	Fee charged on 20055 sq mtrs. Benefit 5260 x 25 = 1.31 lakhs	1.31	-
5	Processing charges on plot area	10	Sq mts	-	-	Not charged in old & new permits. No benefit.	-	-
6	Sub-division charges on plot area	10	Sq mts	-	-	Not charged in old & new permits. No benefit.	-	-
7	Layout development charges	0	NA	-	-	Not charged in old & new permits. No benefit.	-	-
8	Proportionate layout charges on 1.67 times plot area at old rate.	50	Sq mts	23,723	11,86,150	Satyavani has paid Rs. 34.38 lakhs for a larger area - probably incorrectly. This calculation is correct. Benefit Rs. 11.86 lakhs.	11.86	2.16
9	FSID charges - upto 18 mtrs on BUA	3	Sq mts	10,011	30,033	Not charged earlier. Not benefit.	-	-
10	FSID charges - 18 to 30 mtrs on BUA	5	Sq mts	6,802	34,010	Not charged earlier. Not benefit.	-	-
11	FSID charges - above 30 mtrs on BUA	10	Sq mts	8,502	85,024	Not charged earlier. Not benefit.	-	-
12	Publication charges	5000	LS	-	5,000	Levied again. No benefit.	-	-
13	Shelter fee on 20% of total site area	400	Sq mts	4,745	18,97,824	corrected. Calculation sheet shows as 23722 x 20% x 400 = 18.97 lakhs. Fee not paid earlier. No benefit.	18.97	3.45
14	Environment impact fee	3	sft	4,10,541	12,31,623	Not charged earlier. Not benefit.	-	2.24
15	Proportionate 3% capitalization charges on land area - 1.5 times SRO value - at old rate.	3000	Sq yd	28,373	25,53,544	Satyavani paid Rs. 44.32 lakhs on the larger area. Benefit Rs. 25.53 lakhs.	25.53	4.64
16	Revision charges - 25% of processing charges	0.25	%	10,10,652	2,52,663	Not paid earlier. No benefit.	-	-
17	Impact fees - 6 & 7 floors on BUA	175	Sq mts	3,401	5,95,168	Not paid earlier. No benefit.	-	-
18	Impact fees - 8 to 10 floors on BUA	350	Sq mts	5,101	17,85,504	Not paid earlier. No benefit. HMDA fee calculation incorrect (?).	-	-
19	Impact fees - 11 to 15 floors on BUA	750	Sq mts	8,502	63,76,800	Not paid earlier. No benefit. HMDA fee calculation incorrect (?).	-	-
Notes:					2,05,01,078	Net payable to Satyavani by Modi	74.79	14.21
1	Assumption commercial area 2 lakh sft and residential area 9 lakh sft - total 11 lakh sft.							60.58
2	Proportion of commercial area - 18.18%.							
3	Benefit on B block has not been calculated. Same shall be done on starting of the project.							





Date 28-12-2019
 Prepared Soham

Fee calculation details - refund to Satyavani

Annexure - III

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)/WPC
➤ Main door:	Polished panel door
➤ Other doors:	Painted panel doors
➤ Electrical:	Copper wiring with modular switches
➤ Windows:	Sliding Aluminium windows with grill/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.
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. 5 to 7ft height compound wall with fencing on all sides.
15. Suitable plantation along compound wall and driveways.



Annexure - IV
Letter of Confirmation

To,
Mr. P. Surya Prakash,
M/s. Satyavani Homes JV,
A -203, Kushal Towers,
Khairtabad,
Hyderabad – 500 004

Date: 31-12-2019

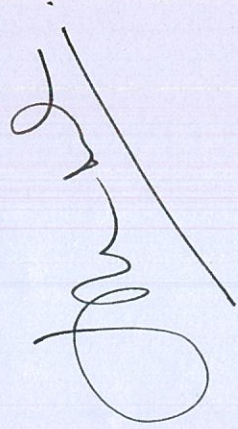
Sub.: Cancellation of MOU dated 28th September, 2018 for development management of land admeasuring about Ac. 5-05 gts + Ac. 1-21 gts - 1,134 sq yds forming a part of Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajigiri District, Telangana State.

Dear Sir,

This is to confirm the said Memorandum of Understanding hereby stands cancelled.

An amount of Rs. 4,42,34,000/- has been paid to you (or your nominees) as refundable security deposit till date as per the details given below:

Sl. No	Cheque no/ RTGS details	Date	Drawn on	Amount	Issued from	Issued to
1.	095723	02-07-2018	Yes Bank	10,00,000	Modi Properties P. Ltd.	Satyavani Homes
2.	Neft Ref.no. 270188143410	28-09-2019	Yes Bank	3,00,00,000	Modi Properties P. Ltd	Satyavani Homes
3.	Neft Ref.no. 271189043225	28-09-2018	Yes Bank	15,00,000	Modi Properties P. Ltd	P Suryaprakash
4.	263741	30-03-2019	Yes Bank	10,00,000	East Side Residency	Satyavani Homes JV
5.	263754	03-05-2019	Yes Bank	25,00,000	East Side Residency	Satyavani Homes JV
6.	058925	13-06-2019	Yes Bank	25,00,000	East Side Residency	Satyavani Homes JV
7.	826441	17-07-2019	Yes Bank	25,00,000	East Side Residency	Satyavani Homes JV
8.	826455	02-08-2019	Yes Bank	12,00,000	East Side Residency	Satyavani Homes JV



9.	826470	26-08-2019	Yes Bank	6,00,000	East Side Residency	Satyavani Homes JV
10.	592105	16-11-2019	Yes Bank	6,26,000	East Side Residency	Satyavani Homes JV
11.	592104	16-11-2019	Yes Bank	8,08,000	East Side Residency	Satyavani Homes JV
	Total			4,42,34,000		

You have confirmed that this amount shall be treated as refundable security deposit and shall be refundable on demand along with interest.

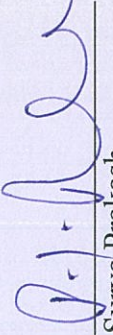
Please sign a copy of this letter as your acceptance of the above.

Thank You.

Yours sincerely,
For East Side Residency Amojjiguda LLP.,

Soham Modi
Managing Partner.

Agreed and Confirmed by:

Sign : 
Mr. P. Surya Prakash

Date: _____

Place : _____

Annexure - V
Basthu

Promoter's Track Record

- 40 years track record
- 35 flats successfully completed
- 25 projects successfully completed
- 600 villas completed
- 2,500 flats completed
- 20 flats left under construction
- 1,500 flats and villas under construction

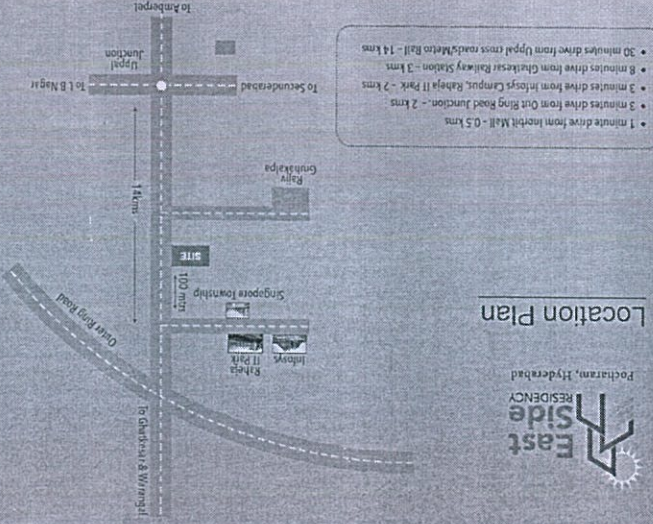
Completed Projects

CLARKSON RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	GREENWOOD RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad
CLARKSON RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	GREENWOOD RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad
CLARKSON RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	GREENWOOD RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad

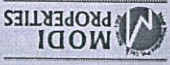
Proposed Projects

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CLARKSON RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	GREENWOOD RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad
CLARKSON RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	GREENWOOD RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad	PRAGATI RESIDENCY 200 flats on 3 acres Hyderabad

Location Plan



ARCHITECTS & STRUCTURAL ENGINEERS:



SITE OFFICE:
H.O: S-4-18/284, II Block, H.G. Road, Secunderabad-03
Q: +91-40-66335551 email: info@modiproperties.com
Sg. No. 96/97, Annajiapada, Near Poddarim, Hyderabad-501 301
Q: +91-91213 09555 email: est@modiproperties.com

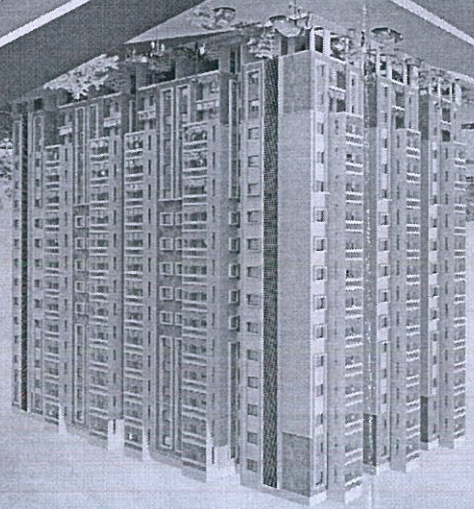
PROMOTED BY:
Modi Properties Pvt. Ltd.
Mehta Constructions Pvt. Ltd.
East Side Residency Annajiapada LLP



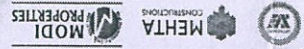
www.modiproperties.com



Pocharam, Hyderabad



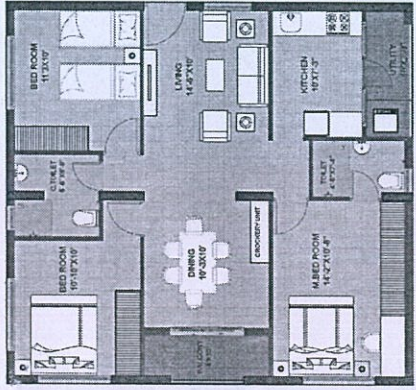
RISE UP
TO A NEW
TOMORROW!



Presentation Plans.

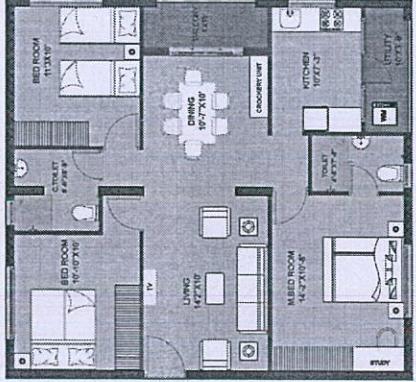


Pocharam, Hyderabad



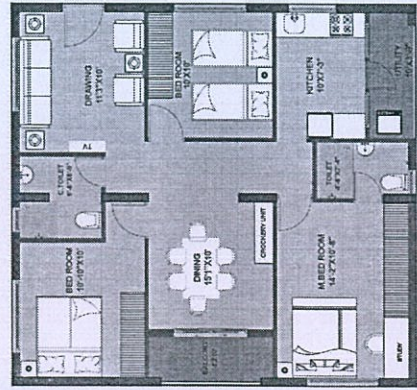
TYPE - I

AREA: 1,250 SFT



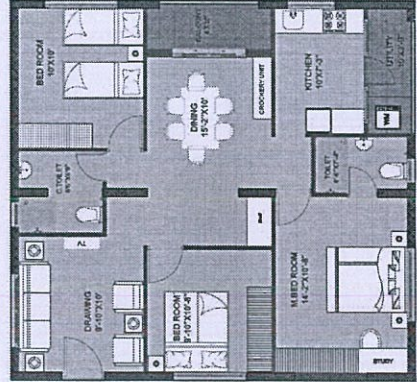
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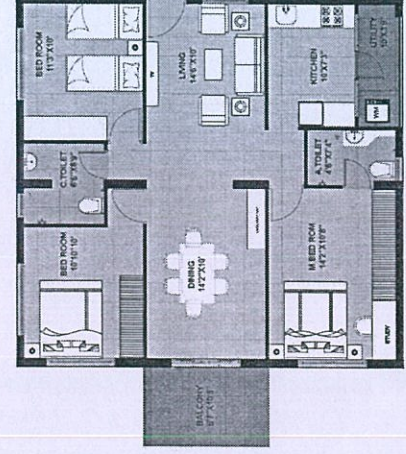
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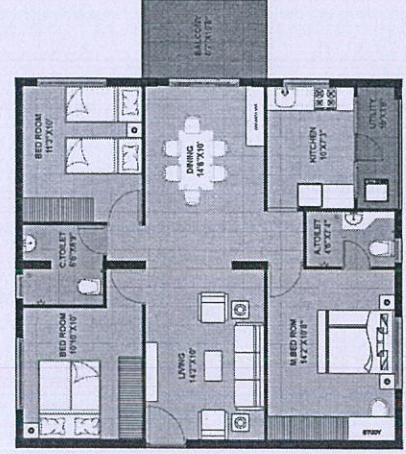
TYPE - IV

AREA: 1,250 SFT



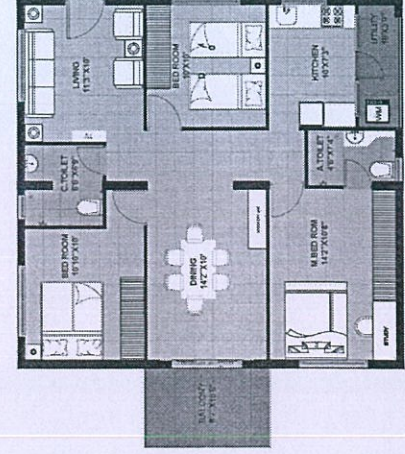
TYPE - I

AREA: 1,335 SFT



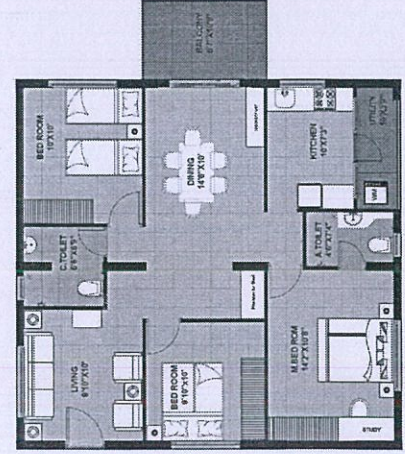
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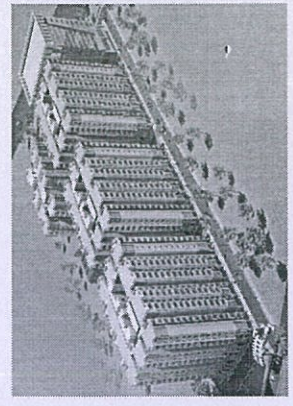
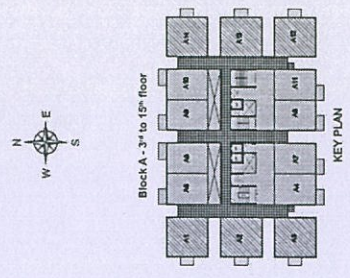
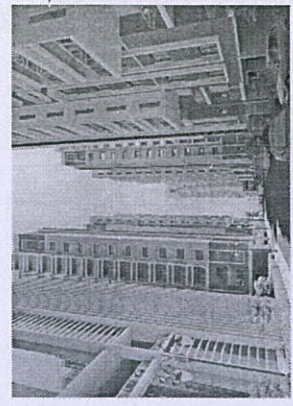
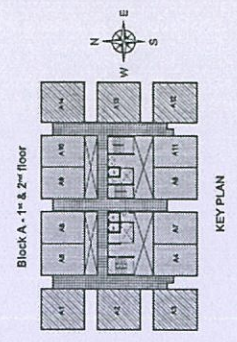
TYPE - III

AREA: 1,335 SFT



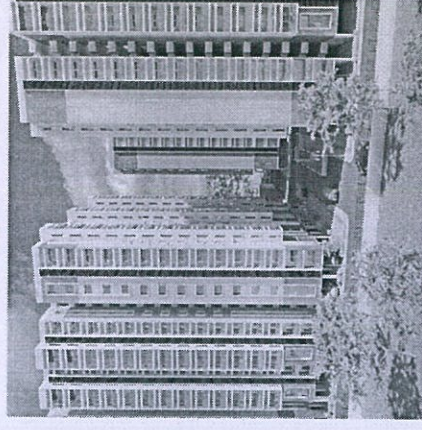
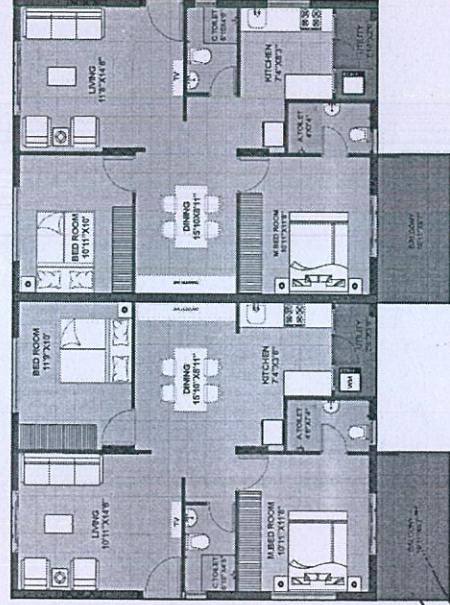
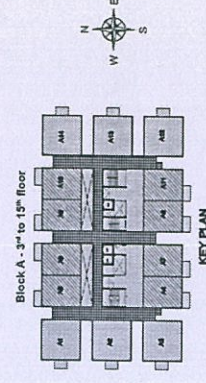
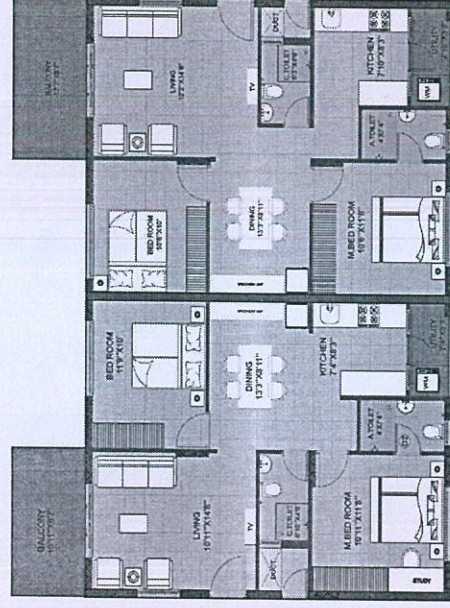
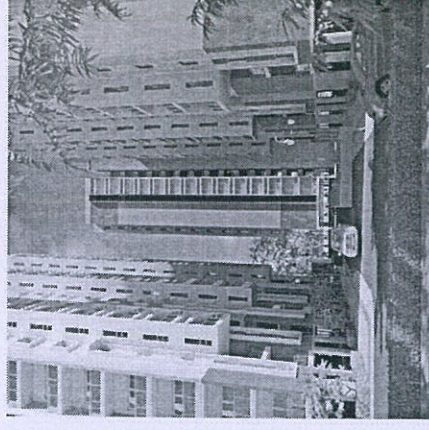
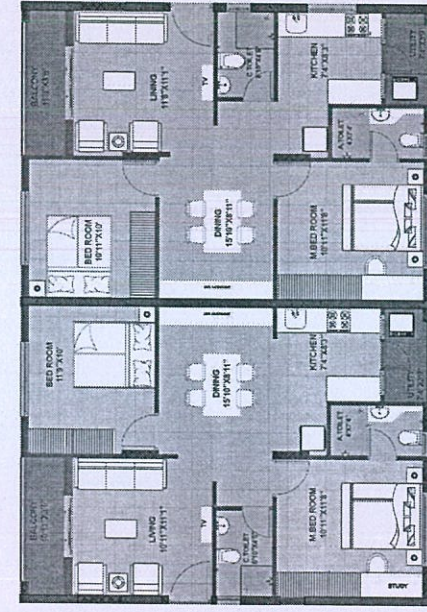
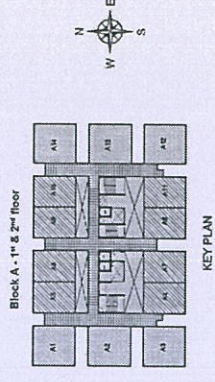
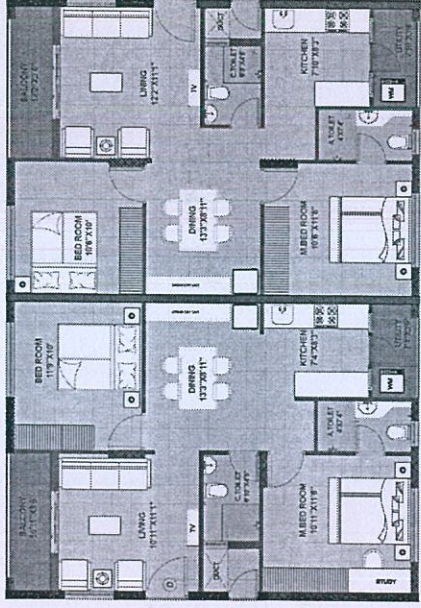
TYPE - IV

AREA: 1,335 SFT



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Annexure - VII

PRICING & PAYMENT TERMS

Rate for Deluxe Apartment		Rs. 2,999/- per sft
Special Inaugural Discount		Rs. 250/- per sft
Special Inaugural Rate		Rs. 2749/- 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. 25/- per floor.		

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Regular Price	Special Inaugural Offer
2 bedroom	960	33.29	30.89
2 bedroom	1,060	36.29	33.64
3 bedroom	1,250	42.49	39.36
3 bedroom	1,335	45.04	41.70

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 November, 2019.
- Car parking charges for single car park included in above price for 2 & 3 bedroom flats.
- Corpus fund Rs. 25,000/- and Rs. 30,000/- 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:

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Mr. Lakshmikanth, Asst. Sales Manager

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+91 95023 00199

[Signature]

[PPT 102]