

O/C

Dt. 22.01.2009

From:  
Sri Sai Builders  
Rep: N. Kiran Kumar,  
5-4-187/ 3 & 4,  
II Floor, Soham Mansion,  
M.G.Road, Secunderabad.

To  
The Deputy Municipal Commissioner,  
GHMC Kapra Circle,  
Kushaiguda,  
Hyderabad.

Dear Sir,

**Sub: Request for release of Bank Guarantee**  
**Ref: Your Proceedings No. BA/G2/150/2005-06 dated 29.09.2006**

We have obtained group housing residential apartments construction permission consisting 5 (five) blocks viz., A, B, C, D & E from HUDA and got released through Kapra Municipality (GHMC Kapra Circle) vide their proceedings BA/G2/150/2005-06 dated 29.09.2006. At the time of release this permission we have given a Bank Guarantee for Rs. 12,73,300/- (Rupees Twelve Lakhs Seventy Thousand Three Hundred only). of HDFC Bank, Secunderabad valid up to 21.09.2008 towards security deposit.

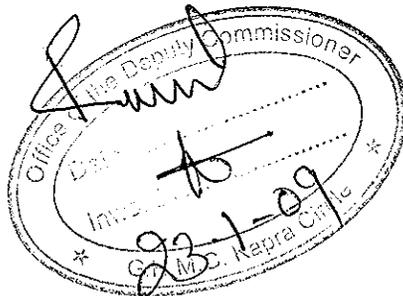
We have completed construction of all five blocks and obtained occupancy certificates of all blocks. Copies of the same are enclosed herewith.

We request you to release/return the Bank Guarantee to us at the earliest.

Thanking you,

Yours faithfully,  
For Sri Sai Builders,

  
(N. Kiran Kumar)



Dt. 22.01.2009

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Sri Sai Builders  
Rep: N. Kiran Kumar,  
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Yours faithfully,  
For Sri Sai Builders,

(N. Kiran Kumar)

# MODI VENTURES

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

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Dated: 21.01.2009

To.  
The Branch Manager  
HDFC Bank Limited,  
S.D.Road  
Secunderabad.

Dear Sir,

Sub : Lift the lien & cancellation of FDR– Reg.

Ref : Our Current account with you in the name of Modi Ventures bearing  
A/c No :00422000021800.

\* \* \*

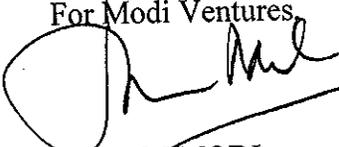
With reference to the above subject, we would like to lift the lien & cancel the fixed deposit for Rs. 12,75,000/- from our existing fixed deposit no. 425070009634.

The same amount can be credited to our above referred current account.

Do the needful.

Thanking you

Yours truly,  
For Modi Ventures,

  
SOHAM MODI  
Managing Partner





HDFC Bank Ltd.,  
6-1-73, Ground & Third Floor,  
sayeed plaza, Lakdikapul,  
Hyderabad 500 004.  
Tel: 040-23230036/53/59  
Fax: 040-23230349

Date: 22-SEP-2005

COVERING LETTER

GUARANTEE Issuance

The commissioner  
Kapra Municipality,  
Ranga Reddy District

OUR REFERENCE : 0216T02052650001  
ISSUE DATE : 22-SEP-2005  
APPLICANT : **M/s. Sri Sai Builders.**  
GUARANTEE AMOUNT : **INR 12,73,300**  
AMOUNT IN WORDS : **RUPEES TWEIVE LAKHS SEVEYNTY THREE THREE HUNDRED ONLY**  
EXPIRY DATE : 21-SEP-2008  
EXPIRY PLACE : HYDERABAD

DEAR SIRs,

PLEASE FIND ENCLOSED THE CAPTIONED GUARANTEE DULY ISSUED BY US.

THIS GUARANTEE IS TO BE RETURNED TO US WITHIN 15 DAYS FROM THE DATE IT CEASES TO BE IN FORCE. IF THE GUARANTEE IS NOT RECEIVED BACK BY US WITHIN THE DATE AFOREMENTIONED, IT SHALL BE DEEMED TO BE AUTOMATICALLY CANCELLED.

THE BENEFICIARY OF THIS GUARANTEE IS ENTITLED TO CONFIRM THE AUTHENTICITY OF THIS GUARANTEE DIRECTLY BY CONTACTING THE ISSUING BRANCH OR THE CONTROLLING OFFICE".

ATTN: BANK GUARANTEES DESK  
FIRST FLOOR, OLD BUILDING.

HDFC BANK LIMITED  
NARAYAN PROPERTIES,  
26-A, CHANDIVILI, OFF SAKI-VIHAR ROAD,  
SAKI NAKA,  
ANDHERI (EAST),  
MUMBAI - 400 072

THIS LETTER FORMS AN INTEGRAL PART OF THE GUARANTEE.

WE CONFIRM THAT MR. KUSHALRAM NAYUDU (B543) & K SHAILESH KUMAR (B660) WHO HAVE SIGNED THE ABOVE EXTENSION HAVE GOT REQUISITE POWERS TO SIGN ON BEHALF OF THE BANK.

  
AUTHORISED SIGNATORY  
HDFC BANK LTD - HYDERABAD





We understand your world

DEPOSIT CONFIRMATION/RENEWAL ADVICE

M/S. MODI VENTURES  
5-4-187/3 AND 4 3RD FLOOR -  
SOHAM MANSION  
ABOVE BANK OF BARODA MG ROAD  
SECUNDERABAD - 500003 INDIA

Deposit Account Number  
Cust ID of 1st Applicant  
Deposit Branch Name  
Deposit Type  
C 128

0425070009634  
8471692  
HYDERABAD - SECUNDERABAD  
FIXED DEPOSIT  
New Deposit  
INITIAL DEPOSIT

Joint 1 : .  
Joint 2 : .

| Deposit amount (in Rs.) | Deposit start date | Period of deposit       | Rate of interest (%p.a.) | Deposit maturity date | Maturity+ amount (in Rs.) |
|-------------------------|--------------------|-------------------------|--------------------------|-----------------------|---------------------------|
| 12,75,000.00            | 20 Sep 2005        | 36 Month(s)<br>1 Day(s) | 5.7500                   | 21 Sep 2008           | 12,75,000.00              |

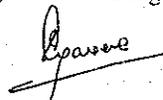
Deposit Amount (In Words) : INR TWELVE LAKHS SEVENTY FIVE THOUSAND ONLY

Nominee : .  
Interest Payment Frequency : QUARTERLY  
Maturity Instructions : RENEW PRINCIPAL AND RECEEM INTEREST

Note: (1) If you are exempt from paying tax, please attach Form 15G (Form 15H For customers above 65 years) in duplicate. The Bank shall not be liable for any consequences or loss arising due to delay or non-submission of Form 15G/H.  
(2) A fresh form 15H/G needs to be submitted in each new financial year.  
(3) TDS will be exempted for cutomers who have completed 65 years of age and have Submitted Form 15 H.

For more information log on to : [www.hdfcbank.com](http://www.hdfcbank.com)

Thank you for banking with us.

  
Head - Retail Deposits  
HDFC BANK LTD.

+ Maturity amount will be subject to Tax deduction (s) at source, if applicable.

Draft

Dt. 22.01.2009

From:  
Sri Sai Builders  
Rep: N. Kiran Kumar,  
5-4-187/ 3 & 4,  
II Floor, Soham Mansion,  
M.G.Road, Secunderabad.

To  
The Deputy Municipal Commissioner,  
GHMC Kapra Circle,  
Kushaiguda,  
Hyderabad.

Dear Sir,

**Sub: Request for release of Bank Guarantee**  
**Ref: Your Proceedings No. BA/G2/150/2005-06 dated 29.09.2006**

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We request you to release our Bank Guarantee.

Thanking you,

Yours faithfully,  
For Sri Sai Builders,

(N. Kiran Kumar)

OFFICE OF THE DEPUTY COMMISSIONER, KAPRA CIRCLE  
GREATER HYDERABAD MUNICIPAL CORPORATION

No.G2/TPS-II/359/2008

Date: 23-09-2008.

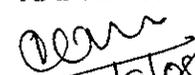
OCCUPANCY CERTIFICATE

This is to certify that the Owner / Builder / Developer M/s. Sri Sai Builders rep by Sri N. Kiran Kumar have completed the residential Group House / Apartments of Bolock-B in Sy.No.93(P), 94(P) and 95(P) of Mallapur Village as per sanctioned plan vide HUDA permit No.1481/P4/Plg/HUDA/2005, dated: 22-08-2005 and released by this office vide proc.No.BA/G2/150/2005-06, dated: 29-09-2005 and the building conform in all respects to the requirements of the Building Regulations, bye laws and structural safety and which is fit for occupation.

  
DEPUTY COMMISSIONER,  
KAPRA CIRCLE, GHMC.

Buy  
23/9/08

67/10  
1235

  
23/9/08

To

M/s. Sri Sai Builders rep by  
Sri N. Kiran Kumar,  
H.No.5-4-187/3 & 4, 3<sup>rd</sup> Floor,  
Soham Mansion,  
M.G.Road,  
Secunderabad.

OFFICE OF THE DEPUTY COMMISSIONER, KAPRA CIRCLE  
GREATER HYDERABAD MUNICIPAL CORPORATION

No.G2/TPS-II/2052/2008

Date: 26-12-2008.

OCCUPANCY CERTIFICATE

This is to certify that the Owner / Builder / Developer M/s. Sri Sai Builders rep by Sri N. Kiran Kumar have completed the residential Group House / Apartments of Bolock - E in Sy.No.93(P), 94(P) and 95(P) of Mallapur Village as per sanctioned plan vide HUDA permit No.1481/P4/Plg/HUDA/2005, dated: 22-08-2005 and released by this office vide proc.No.BA/G2/150/2005-06, dated: 29-09-2005 and the building conform in all respects to the requirements of the Building Regulations, bye laws and which is fit for occupation.

  
DEPUTY COMMISSIONER,  
KAPRA CIRCLE, GHMC.

*Recd*  
26/12/08

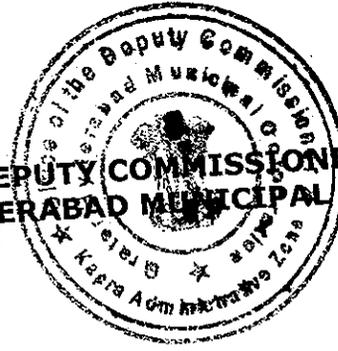
  
26/12/08

*Obt*  
26/12

To

M/s. Sri Sai Builders rep by  
Sri N. Kiran Kumar,  
H.No.5-4-187/3 & 4,  
3<sup>rd</sup> Floor,  
Soham Mansion,  
M.G.Road,  
Secunderabad.

OFFICE OF THE DEPUTY COMMISSIONER, KAPRA CIRCLE  
GREATER HYDERABAD MUNICIPAL CORPORATION



No. BA/G2/150/2005-06,

Date 08-06-2007

**OCCUPANCY CERTIFICATE**

This is to certify that the Owner/Builder/Developer M/s Sri Sai Builders rep by Sri N. Kiran Kumar have completed the residential group house/apartments of Block-C in Survey No.93 (P), 94 (P) and 95 (P) of Mallapur village as per sanctioned plan vide HUDA permit No. 1481/P4/Plg/HUDA/2005, dated 22-08-2005 and released by this office vide Proc. No. BA/G2/150/2005-06, dated 29-09-2005 and the buildings conform in all respects to the requirements of the building regulations, bye laws and structural safety and which is fit for occupation.

*S N K L*  
Deputy Commissioner,  
Kapra Circle, GHMC

To

M/s Sri Sai Builders rep by  
Sri N. Kiran Kumar,  
H.No.5-4-187/3 &4, 3<sup>rd</sup> Floor,  
Soham Mansion,  
M.G. Road,  
SECUNDERABAD.

PROCEEDINGS OF THE MUNICIPAL COMMISSIONER, KAPRA MUNICIPALITY, R.R.DIST.

Present: Sd/- Ramesh Chandra Reddy, B.Tech

Proc.No.BA/G2/150/2005-06

Date: 29-09-2005



Sub:- KAPRA MUNICIPALITY - Town Planning Section - Building Permission for the construction of Group Housing Scheme Apartment in Sy. No 93(P),94(P) and 95(P), of Mallapuram - Proceedings - Issued - Regarding.

Ref:- HUDA Technical Approval vide Lr.No. 1481/P4/Plg/HUDA/2005, dt.22/08/2005 of the Vice-Chairman, HUDA addressed to this office.

\* \* \* \* \*

**ORDER:**

Sanction is hereby accorded for the construction of Stilt + 5 Upper Floors construction of Group Housing Scheme Apartment upto 1<sup>st</sup> slab level as per the plans enclosed under the provisions of Andhra Pradesh Municipalities Act, 1965 and Andhra Pradesh Urban Areas (Development) Act, 1975, subject to the conditions as mentioned below.

This permission is sanctioned and released in confirmative with the plans technically approved by the Vice-Chairman, HUDA vide Lr.No. 1481/P4/Plg/HUDA/2005, dt.22/08/2005 for Stilt + 5 Upper floors of Group Housing Scheme Apartment

1. The applicant should submit compliance report to HUDA and municipality soon after completion of first roof slab and then all the roofs are laid so as to enable to permit, the applicant to proceed further by inspection of site by the concerned officials.
2. This permission does not bar the application of the provisions of Urban land Ceiling & Regulation Act 1976.
3. This permission is valid for a period of (3) years from the date of issue of these proceedings if the work is commenced within the one year from the date of issue.
4. The water supply, drainage and sewerage disposal system to be provided/facilitated to the proposed building should be at the satisfaction of Municipality and shall ensure the following.
  - i. The location of water supply source and sewerage disposal source are located at appropriate distance within the site preferably at 100 feet distance so as to avoid contamination.
  - (ii) The depth of the bore and size shall be limited to the minimum depth and size of existing nearby bore well. Water shall be disinfected by adding hypo-solution to maintain 0.3 to 0.4 p.m. of residual chlorine in the sump/over head tank.
  - (iii) Where main municipal drains exist in vicinity of site, insist on connecting the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
  - (iv) In case where such municipal drain exists, insist on connecting the treated sewerage over flow to a natural drain or nala with a sewer pipe of diameter 150 mm.

- (v) Before allowing the over flow mentioned in (iii) & (iv) Above, ensure the sewerage of the proposed building is invariably let into a common septic tank constructed on as per ISI standards and specifications
- (ISI) Code NO.2470 of 1985 (Annexure - 1) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment, no effluent/drainage over flows on the road of public place.
- (vi) To prevent chokage of sewers/drains the last inspection chamber within the site/premises shall be provided with safety pads/gates.
- (vii) The party should clean the septic tank periodically by themselves, and cart away the sludge, etc., to an un-objectionable place.
- (viii) All the above will be supervised and inspected by the municipal officials concerned for compliance during the construction stage.
- (ix) Since eventually the public sewerage and water supply system are expected to be systematically added/extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the out laying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rate charges to Hyderabad Metropolitan Water Supply & Sewerage Board for the above facilities as and when demanded by the Hyderabad Metropolitan Water Supply & Sewerage Board.
5. The applicant should obey the conditions and pay the pro-rate charges; which may be imposed, for regularization of the layout in terms of G.O.M.S. No.367 M.A, dated 12-7-1988.
  6. The party has to construct the building/complex strictly as per the plans technically approved by HUDA and sanctioned by municipality. No deviations, misuse or violations of set backs, common parking floor/stilt floor parking/violations and other balcony projections will not be allowed.
  7. The Builder/Developer should commence the work after submission of Clearance Certificate from Director General, A.P., and Fire Service Department.
  8. The applicant should follow all fire safety requirements in accordance with the "National Building code 1983".
  9. The applicant should plant sufficient no. of trees and maintains them in the periphery of the site and along the abutting roads, as avenue plantation to the extent of the site at a distance of 4.0m. between each tree.
  10. The builder shall obtain fit for Occupancy Certificate from the Kapra Municipality, only after:-
    - (i) The proposed building is completed in accordance with the technically approved building plans and sanctioned by the municipality.
    - (ii) After complying all the conditions from Sl. No. (6) to (10) as stated above.
    - (iii) After complying the conditions with regard to water supply and sewerage disposal systems as mentioned in condition no. 5(i) to

- (iv) After issuing "fit-for occupancy certificate" by the municipality as required under G.O.Ms. No. 248 M.A, dated 23-05-1996.
11. The builder/developer should display a board at a prominent place at the site, which shall show the plan and specify the conditions mentioned in this proceedings, so as to facilitate the public in the matter.
  12. The applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 1993.
  13. The applicant shall develop the Rainwater Harvesting structures is the site under reference as per the brochure enclosed.
  14. The applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution, to ensure safety and security of the pedestrians and neighbors.
  15. The applicant should make provisions for erection of transformer and garbage house within the premises.
  16. The applicant, builder, developer should not keep their construction materials / debris on public roads.
  17. The applicant should ensure to submit a compliance report to HUDA soon after completion of first roof slab and then all the roofs are laid so as to enable to permit him to proceed further after inspection of site.
  18. The stilt floor should be exclusive used for parking of vehicles without any partition walls and rolling shutters and the same should not be converted or misused for any other purpose at any time in future.
  19. The copy of the sanctioned plan should be displayed at the construction site for the purpose of public view and for official inspections.
  20. The construction should be made strictly in accordance with the sanctioned plan and if any modifications are necessary prior approval should be obtained from HUDA and municipality.
  21. The applicant/ builder shall obtain a clearance from the A.P Fire Services department for proposed apartment complex as required under the provisions of A.P Fire Services Act 1994.
  22. The applicant/builder/Contractor shall obtain a risks insurance policy certificate for the construction period as required under the provisions of G.O.Ms.No.541 M.A, dated 17-11-2000.
  23. In case site Engineer/Structural Engineer/Architect is changed by the owner/builder during the course of construction or the Architect structural Engineer dis-associate themselves with the on going project and the same shall be reported to the Kapra Municipality by the owner/builder within (7) days by registered post or in person along with consent letters of newly engaged site Engineer/structural Engineer/ Architect.
  24. Top priority to be given for **WATER HARVESTING STRUCTURE** and works to be undertaken as per plan approved.
  25. The applicant shall form the 100' wide proposed ZDP road on the ground.
  26. The applicant shall form the 100'-0" wide road in place of railway line as shown in the plan.
  27. The internal roads shall be developed with B.T. and the open spaces/to t-lot shall be developed with greenery and land scape.

28. The applicant shall construct compound wall to all open spaces – To t-lot as per HUDA specifications.
- 29 The applicant shall provide (4) STPs as shown in the plan as per the specifications.
- 30 The applicant shall develop the site as per circulation pattern as first stage of development to HUDA.

  
27/7/2015  
for COMMISSIONER  
KAPRA MUNICIPALITY.  
SA 902  
27/7/2015

To

M/s. Sri Sai Builders,  
Rep. by Sri N. Kiran Kumar,  
5-4-187/3 & 4, 3<sup>rd</sup> Floor,  
Soham mansion,  
M.G.Road, Secunderabad.

o/c

Dt.22.09.2005

From:  
Sri Sai Builders  
5-4-187/3 &4, 3<sup>rd</sup> Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003.

To  
The Commissioner,  
Kapra Municipality,  
Ranga Reddy District.

Dear Sir,

Sub: Submission of Original Bank Guarantee and payment of Building Permit Fee and other charges etc for group housing scheme in Sy. No. 93 (P), 94 (P) & 95 (P) situated at Mallapur Village, Uppal Mandal, Ranga Reddy District.

Ref: File No. BA/G2/150/2005-2006

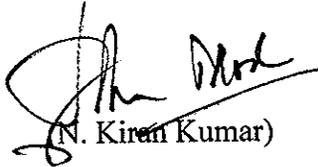
Please find enclosed herewith Original Bank Guarantee for **Rs.12,73,300/-** (Rupees Twelve Lakhs Seventy Three Thousand and Three Hundred only) issued by HDFC Bank Ltd, Lakdi-Ka-Pul Branch, Hyderabad towards security deposit.

We have paid a sum of **Rs 14,67,612/-** (Rupees Fourteen Lakhs Sixty Seven Thousand Six Hundred and Twelve only) at Kapra Municipality towards Building Permit Fee, Drainage Charges and other charges. A Xerox copy of the Miscellaneous Receipt No. 050154428 dated 21.09.20 enclosed herewith for your reference.

We request you to release our group housing scheme building permission plans at the earliest.

Thank you,

Yours faithfully,  
For SRI SAI BUILDERS.

  
(N. Kiran Kumar)

Encl: 1. Original Bank Guarantee  
2. Xerox copy of Receipt





HDFC Bank Ltd.,  
6-1-73, Ground & Third Floor,  
sayeed plaza, Lakdikapul,  
Hyderabad 500 004.  
Tel: 040-23230036/53/59  
Fax: 040-23230349

Date: 22-SEP-2005

COVERING LETTER

GUARANTEE Issuance

The commissioner  
Kapra Municipality,  
Ranga Reddy District

OUR REFERENCE : 021GT02052650001  
ISSUE DATE : 22-SEP-2005  
APPLICANT : **M/s. Sri Sai Builders.**  
GUARANTEE AMOUNT : **INR 12,73,300**  
AMOUNT IN WORDS : **RUPEES TWELVE LAKHS SEVENTY THREE THREE HUNDRED ONLY**  
EXPIRY DATE : 21-SEP-2008  
EXPIRY PLACE : HYDERABAD

DEAR SIRs,

PLEASE FIND ENCLOSED THE CAPTIONED GUARANTEE DULY ISSUED BY US.

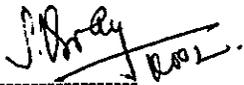
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FIRST FLOOR, OLD BUILDING .

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26-A, CHANDIVILI, OFF SAKI-VIHAR ROAD,  
SAKI NAKA,  
ANDHERI (EAST),  
MUMBAI - 400 072

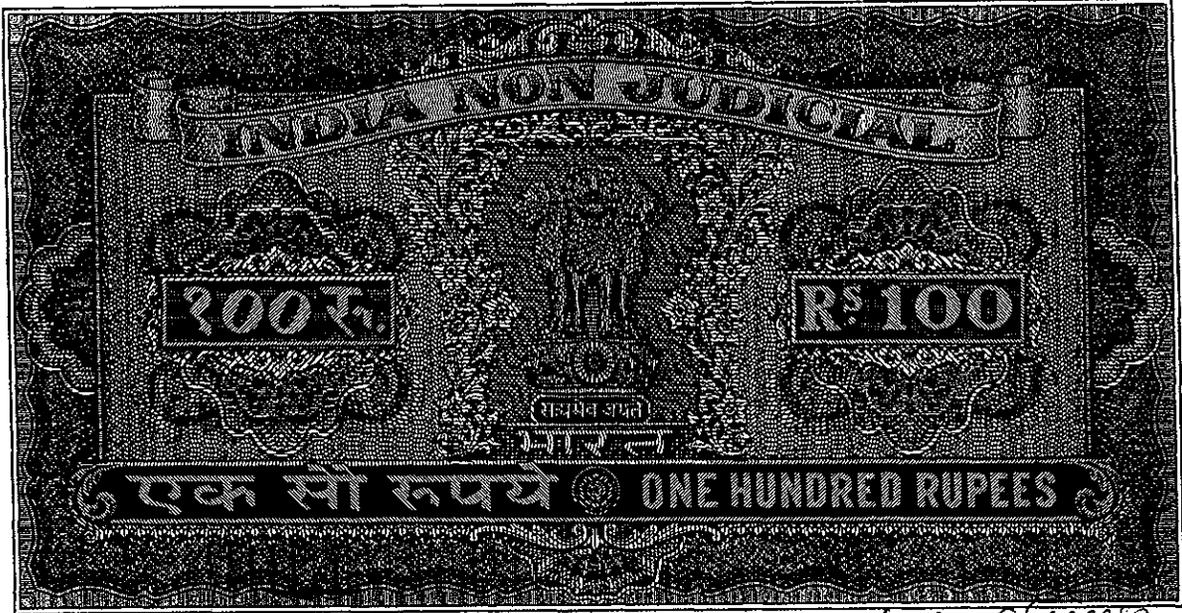
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AUTHORISED SIGNATORY  
HDFC BANK LTD - HYDERABAD



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
A. No. 8462 Date 21-9-05 Rs. 100Rs.  
Sold to SRI SAI Builders  
S/o.....  
For Whom seek seed

L-a-Clacey  
07AA 785178



Bank Guarantee No: 021GT02052650001  
Date: 22/09/2005



The Commissioner,  
Kapra Municipality,  
Ranga Reddy District.

Dear Sir,

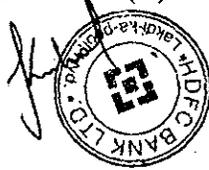
This deed of guarantee executed by the **HDFC Bank Limited**, a schedule bank constituted under the Reserve Bank of India Act, 1934, having its central office at Sandoz House, Dr. Anne Besant Road, Worli, Mumbai - 400 018, and amongst other places, a branch at Usha Kiran Complex, S. D. Road, Secunderabad (Hereinafter referred to as the Bank) in favour of **The Commissioner, Kapra Municipality, Ranga Reddy District** (Hereinafter referred to as the Beneficiary) on account of our customer **M/s. Sri Sai Builders** (Hereinafter referred to as the Contractor/ builder) for an amount not exceeding **Rs.12,73,300/-** (Rupees Twelve Lakhs Seventy Three Thousand Three Hundred Only).

This guarantee is issued subject to the condition that the liability of the bank under this guarantee is limited to a maximum of **Rs. 12,73,300/-** (Rupees Twelve Lakhs Seventy Three Thousand Three Hundred Only) and guarantee shall remain in full force from ~~22/09/2005 to 22/09/2008~~ and cannot be invoked other wise then by a written demand (or) claim under this guarantee served on the bank on (or) before 22/09/2008.

22/09/05 to  
22/09/2008



For HDFC BANK LTD.  
Authorized Signatory



For HDFC BANK LTD.  
Authorized Signatory



HDFC BANK LTD.  
6-1-73, GROUND FLOOR,  
SAEED PLAZA, LAKDI-KA-PUL,  
HYDERABAD - 500 004.  
Ph : 55511472, 55511471

Bank Guarantee No: 021GT02052650001  
Date: 22/09/2005



Notwithstanding any thing contained herein:

1. Our liability under this guarantee shall not exceed Rs.12,73,300/- (Rupees Twelve Lakhs Seventy Three Thousand Three Hundred Only).
2. This Bank Guarantee shall be valid from ~~22/09/2005~~ to ~~21/09/2008~~ 22/09/2005 to 21/09/2008
3. This Bank Guarantee is being issued in compliance of and as per the terms and conditions of the sanction for construction of a group housing scheme at survey Nos. 93 (P), 94 (P) and 95 (P) situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District.
4. We are liable to pay the guarantee amount or any part there of under this Bank guarantee only, and only, if you serve upon us a return claim (or) demand on (or) before 20/09/2008. The Bank shall be discharged of all its liabilities whatsoever under the guarantee and shall be at liberty to release the securities. No claim of whatsoever nature will be entertained by the Bank after the Date and all the rights of beneficiary under this guarantee will get extinguished.



Place: Secunderabad  
Date: 22/09/2005



NOTWITHSTANDING ANYTHING CONTAINED  
HEREIN OUR LIABILITY UNDER THE BANK  
GUARANTEE SHALL NOT EXCEED RS. 12,73,300/-  
(RUPEES Twelve lakh seventy three  
thousand three hundred ONLY)  
THE BANK GUARANTEE SHALL BE VALID  
UPTO 21/09/2008 AND WE ARE LIABLE  
TO PAY THE GUARANTEE AMOUNT OR ANY  
PART THERE OF UNDER THIS BANK  
GUARANTEE ONLY AND ONLY IF YOU SERVE  
UPON US A WRITTEN CLAIM OR DEMAND ON  
OR BEFORE 21/09/2008

1. ALL CLAIMS UNDER THE GUARANTEE WILL BE PAYABLE AT HYDERABAD.
2. THIS GUARANTEE WILL BE RETURNED TO US AS SOON AS THE PURPOSE FOR WHICH IT IS ISSUED IS FULFILLED.



For HDFC BANK LTD.  
8543  
Authorised Signatory



For HDFC BANK LTD.  
Authorised Signatory

HDFC BANK LTD.  
6-1-73, GROUND FLOOR,  
SAFED PLAZA, LAKDI-KA-PUL,  
HYDERABAD - 500 004.  
Ph : 55511472, 55511471

M.F. No. 52 (Carbon)

050154428

File No. BA/6210/2005-2006  
కవచా పురపాలక సంఘం

విల్లర రశీదు  
MISCELLANEOUS RECEIPT

అపలు ప్రతి  
21-9-2005

శ్రీ M/s. Sri Sri Builders,  
Group Housing Scheme Apartments  
Sp. 93(P), 94(P), 95(P), Mallapuram గ్రామం

రూ. 14,67,612.00 అక్షరాల Rs. Fourteen Lakhs Sixty Seven Thousand Six Hundred Twelve మాత్రమే

బి.పి. టా - 4,57,090.00

V.L.T - 13970.00

లెటర్ - 7300.00

Courier charges - 50.00

Travel charges - నిమిషం ముట్టినవి.

D.B. charges - 69852.00

RWH - 50,000.00

లెక్కబాపతు. E.D. - 70,000.00

Drainage charges - 7,63,980.00

14,67,612.00

షరాబు లెక్కప్రమాణం

అకౌంటెంట్లు

S. Neelam Reddy

సంతకము. Commissioner  
Municipal Corporation  
R. R. DIST.

హోదా.



**OFFICE OF THE KAPRA MUNICIPALITY, RANGA REDDY DIST.**

**B.P. FEES SHEET**

Belongs to Sri/Smt. M/s- Sri Sai Builders Rep- 24 N. Kishan Kumar  
 S/o W/o Madhusudan Reddy Plot No. -  
 Survey Nos. 93, 94 & 95 situated at mallepuri (W)

| I. B.P. FEES:   |               | Rs.                   |
|---|---------------|-----------------------|
| 1. Site approval Fee @ Rs.3.00 per Sq.Mt. <u>14600 sq.mt.</u>   |               | 43,800 = 00           |
| 2. Plinth area @ Rs.10.00/15.00 per Sq.Mt. <u>25266 sq.mt.</u>  |               | 3,81,990 = 00         |
| 3. Compound wall @ Rs.10.00/15.00 per Rmt. <u>521 em</u>  |               | 7,815 = 00            |
| 4. Toilets @ Rs.40/- each <u>439</u>  |               | 17,560 = 00           |
| 5. Stair Case @ Rs.100/- each floor <u>(4578)</u>   |               | 5,600 = 00            |
| 6. Building Application Form cost @ Rs.25/-   |               | 25 = 00               |
| 7. Borewell Fee @ Rs.50/- each <u>6 Nos</u>   |               | 300 = 00              |
| <b>TOTAL Rs.</b>  |               | <b>4,57,090 = 00</b>  |
|   |               |                       |
| II. 1. Vacant Land Tax @ 2% @ <u>1,000/-</u>  | <u>13970</u>  | <u>50,932 = 00</u>    |
| 2. Conversion Fee @ 50 Paise per Sq.Mt. <u>14,500 mt</u>  |               | <u>7300 = 00</u>      |
| 3. Betterment Charges (on Plot area):   |               |                       |
| a) Rs.50/- per Sq.Yard upto Ground + 2 Floors and above Floors if permission obtained at a time. <u>(17,463)</u>                                      | <u>89,444</u> | <u>8,73,150 = 00</u>  |
| b) Rs.20/- per Sq.Yard for First Floor, if Ground Floor is already constructed and applies for First Floor  |               |                       |
| c) Rs.10/- per Sq.Yard for Second Floor, if Ground & First Floors are already constructed and applies for Second Floor.                               |               | <u>50 = 00</u>        |
| 4. Shortfall amount for open spaces   |               |                       |
| <b>TOTAL Rs.</b>  |               | <b>9,31,432 = 00</b>  |
|   |               |                       |
| III. 1. Tree Guard Contribution @ Rs.270/- <u>131</u>   |               | <u>7,63,980 = 00</u>  |
| 2. Debris Charges @ Rs.3/- per Sq.Yard for Res.bldgs. @ Rs.4/- per Sq.Yd. for Comm/ Apartment Bldgs. <u>17,463</u>                                    |               | <u>35,370 = 00</u>    |
| 3. Neeru-Meeru RWH Structure Fee Rs.10/- per Sq.Mtr. for above 100 Sq.Mtrs. plots on plot area and for Apartments/Group Housings Rs.10,000/- <u>5</u> |               | <u>69,852 = 00</u>    |
| 4. Education Donation @ Rs.500/- for individual bldgs. @ Rs.200/- each unit for Apartments (C.R.No.57/30-6-03) <u>(350)</u>                           |               | <u>50,000 = 00</u>    |
| <u>Security Deposit - 501 - 39 mt - (25,666)</u>  |               | <u>10,000 = 00</u>    |
| <b>TOTAL Rs.</b>  |               | <b>12,73,300 = 00</b> |
| <b>GRAND TOTAL (I+II+III)</b>   |               | <b>22,62,502 = 00</b> |
|   |               |                       |
| IV. HUDA DEVELOPMENT CHARGES:   |               |                       |
| 1. Rs.20/- per Sq.Mt. on plinth area. <u>TOTAL</u>  |               | <u>36,51,024 = 00</u> |
| 2. Rs.10/- per Sq.Mt. on plot area  |               |                       |
| <b>TOTAL Rs.</b>  |               |                       |

Rs. \_\_\_\_\_ (Rupees) \_\_\_\_\_ only) may be collected towards B.P.Fees etc. please.

**TOWN PLANNING SUPERVISOR**

**TOWN PLANNING OFFICER**

Collected Rs. \_\_\_\_\_ vide Receipt No. \_\_\_\_\_ dt. \_\_\_\_\_

Dt. 08.09.2005

From:  
Sri Sai Builders,  
C/o. Modi Builders,  
5-4-187/3 & 4, 3<sup>rd</sup> Floor,  
Soham Mansion, M.G. Road,  
Secunderabad – 500 003.

To,  
The Commissioner,  
Kapra Municipality,  
Ranga Reddy District.

Dear Sir,

**Sub: Submission of Title documents and other papers of the property bearing Survey nos. 93 (P), 94 (P) & 95 (P) situated at Mallapur Village, Kapra Municipality, Uppal Revenue Mandal, Ranga Reddy District.**

**Ref: Your letter No. BA/G2/150/2005-06 dated 27.08.2005**

With reference to your above letter please find enclosed herewith the following documents.

- A. Ownership documents
- Xerox copies of 3 (three) Pass books duly attested by the Gazetted Officer
  - Xerox copies of 2 (two) Sale Deeds duly attested by the Gazetted Officer
  - Xerox copies of 2 (Two) Pahanis for the years 1990-1991, 1995-96, 1998-99, 1999-2000 duly attested by the Gazetted Officer.
  - Xerox copy of Panchnama and Tounch plan issued by the MRO, Uppal Revenue Mandal duly attested by the Gazetted Officer.
  - Xerox copy of Partnership deed of Sri Sai Builders duly attested by the Gazetted Officer.
  - Xerox copies of two undertakings given to HUDA.
- B. B. Undertaking on Rs.100/- stamp paper duly notarized to form 100' wide proposed ZDP road on the ground and to form 100' wide road in the place of circular railway line
- C. Undertaking for structural stability on Rs.100/- Non-judicial stamp paper.
- D. Xerox copy of Ground water investing report.
- E. Undertaking on 100/- Non-judicial stamp paper for fire safety



F. Xerox copy of undertaking abiding the conditions laid down in the G. O. Ms. No. 541 dt.17.11.2000.

G. Undertaking on Rs.100/- Non-Judicial Stamp paper for providing 4 (four) STPs at the site.

H. Xerox copy of Insurance policy.

Please process our group housing permission file at the earliest.

Thanking you,

Yours faithfully,  
For Sri Sai Builders,

  
(N. Kiran Kumar)  
Partner



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

a. No. 7463 Date 26/8/05 Rs. 100/-

Sold to Sri Sai Builders,

S/o

For Whom Self

To  
The Commissioner,  
Kapra Municipality,  
Ranga Reddy District.

See

L. G. Chinnay  
07AA 429436  
LEELA G. CHIMALGI  
STAMP  
L No. 1/2005  
5-4-16/1  
SECUNDERABAD

**UNDERTAKING**

This undertaking is made and executed on this the 27<sup>th</sup> day of August 2005 by M/s. Sri Sai Builders a Partnership Firm having its office at 25A & B, Electronic Complex, ECIL Post, Kushaiguda, Hyderabad – 500 062 represented by its managing partner Shri. Nareddy Kiran Kumar, S/o. Madhusudan Reddy, Aged 31 years, R/o. Plot No. 275, Venakateshwara Nagar, Meerpet, Moula-Ali, Hyderabad - 500 040.

(M/s. Sri Sai Builders) are the Owners of the land admeasuring Ac.4-0 gts bearing Survey Nos. 93 (p), 94(p) and 95 (p) situated at Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District.



**NOTARY**  
M.J. MANIKYA RAO  
B.A., LL.M.  
ADVOCATE  
Chilkalguda, Sec. 8, Hyderabad  
Appointed by Govt. of  
INDIA.

**For Sri Sai Builders**

*[Signature]*  
Partner

Whereas we have applied to HUDA for group housing building permission for construction of residential flats consisting of Stilt + 5 upper floors, in the above mentioned survey nos and the same has been approved and sent to Kapra Municipality for release.

As per HUDA letter No. 1481/MP2/H/2005 dated 31.07.2005 that we have put in the following conditions

1. to form 100' wide proposed ZDP road on the ground
2. to form 100' wide road in the place of circular railway line as shown in the plan submitted by us to HUDA.
3. that the internal roads shall be developed with B.T. roads
4. construct compound wall to all open spaces, tot-lot as per HUDA specifications
5. to provide 4 STPs as shown in the plan submitted by us to HUDA

We hereby undertake that we will form the above mentioned two 100' roads ( 100' wide ZDP road and 100' wide road in the place of circular railway line) at the time of completion of buildings.

We also undertake that we will develop all internal roads with B.T, we will construct compound wall to all open spaces, tot-lots and we also under take that we will provide 4 (four) STPs as shown in the plan submitted by us to HUDA.

For Sri Sai Builders.

(N. Kiran Kumar)  
**Partner**



**NOTARY**  
**M.J. MANIKYA RAO**  
B.A., LL.M.  
ADVOCATE  
Chilka Guda, Secunderabad  
Appointed by Govt. of A.P.  
INDIA.

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
No. 7796 Date 29-8-05 Rs. 100Rs.  
Sold to Sri Sai Builders.  
S/o.....  
For Whom Seef Secd and

L-G-Cl...  
07AA 440932  
LEELA G CHIMALGI  
ST  
L N  
5-4  
SECUR  
2003  
gunj  
003,

**UNDERTAKING FOR STRUCTURAL STABILITY**

To  
The Commissioner  
Kapra Municipality  
Ranga Reddy District.

Sir,

The proposed Group Housing Scheme Stilt + 5 upper floors in Survey Nos. 93 (P), 94 (P) & 95 (P) Mallapur Village, Uppal Mandal, Kapra Municipality, Range Reddy District belonging to M/s. Sri Sai Builders a Partnership Firm having its office at 25A & B, Electronic Complex, ECIL Post, Kushaiguda, Hyderabad - 500 062 on land admeasuring 17,462.82 Sq. yards is designed by us.

All the structural elements for the proposed buildings are confirmed to IS-456, IS-875 NBC and all other Indian Standards. We will supervise the construction in accordance with Structural designs and ensure the construction of the buildings with adequate structural stability and safety.

x M Dattababu  
Structural Engineer. 134  
KULKARNI CONSULTANTS  
Structural Engineers Project Consultants & Architects  
216. Kubera Towers N. r. yinaguda,  
Hyderabad-500 029. Ph: 23223891

For Sri Sai Builders

x  
N. Kiran Kumar



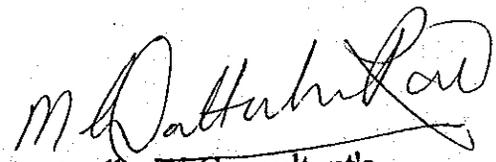
**KULAKARNI CONSULTANTS**  
STRUCTURAL ENGINEERS, PROJECT CONSULTANTS & ARCHITECTS

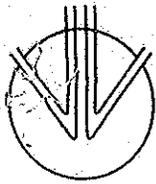
## CERTIFICATE OF SAFETY AND STABILITY

We certify that the structural design's for the **Group - Housing** in Sy. no. :-  
[Part of] 93, 94, and 95 situated at :- **Mallapur Village, Kapra Municipality,**  
**Uppal Mandal, Ranga Reddy Dist. A. P.**

Proposed to be constructed by **M/s. Sri Sai Builders** will be undertaken by  
us as a Structural Consultant's.

The building consists of Stilt + upper Five floor . The design's and drawing's  
pertaining to the building shall conform to the National Building Code of India  
relavent I. S. Code's of practice for design and construction.

  
For Kulkarni Consultant's  
Engineer's and Project Consultant's



# vitro labs

## TEST REPORT

2-2-647/A/3&4, 3rd Floor,  
 Karur Vysya Bank Building,  
 Shivam Road, Hyderabad-500 013.  
 Phone : 040-27421389  
 Fax : 040-27423582  
 e-mail : labsvitro@yahoo.com

Issued to :  
 M/s. **M/s. Sri Sai Builders**  
**SY.No. 93,94,95**  
**Shakti Sai Nagar, Mallapur Village**  
**Uppal Mandal, R.R. Dist**

Ref. No. **VL/W/1103/2004**  
 Date **24.03.2004**  
 Your Ref. :  
**22.03.2004**  
 Receipt on :

Sample Particulars : **Rare Water**

### TEST RESULTS

Desirable Potable Limits  
 (as per IS : 10500)

| S.No. | Characteristics  | Value       | Desirable Potable Limits (as per IS : 10500) |
|-------|--|-------------|--|
| 1.    | pH   | 6.83        | 6.50 - 8.50                                  |
| 2.    | Electrical Conductivity (micro mhos)                   | 2170        | ---  |
| 3.    | Dissolved solids (mg/l)                                | 1432        | 500  |
| 4.    | Total Hardness as CaCO <sub>3</sub> (mg/l)             | 824         | 300  |
| 5.    | Alkalinity to methylorange as CaCO <sub>3</sub> (mg/l) | Nil         | 200  |
| 6.    | Alkalinity to methylorange as CaCO <sub>3</sub> (mg/l) | 480         | 200  |
| 7.    | Non-Carbonate hardness as CaCO <sub>3</sub> (mg/l)     | 344         | ---  |
| 8.    | Calcium as CaCO <sub>3</sub> (mg/l)                    | 728         | 187  |
| 9.    | Magnesium as CaCO <sub>3</sub> (mg/l)                  | 96          | ---  |
| 10.   | Sodium as CaCO <sub>3</sub> (mg/l)                     | 256         | ---  |
| 11.   | Potassium as CaCO <sub>3</sub> (mg/l)                  | 5           | ---  |
| 12.   | Chloride as CaCO <sub>3</sub> (mg/l)                   | 530         | 350  |
| 13.   | Sulphate as CaCO <sub>3</sub> (mg/l)                   | 65          | 200  |
| 14.   | Nitrate as CaCO <sub>3</sub> (mg/l)                    | 13          | 36   |
| 15.   | Fluoride as F (mg/l)                                   | 1.00        | 1.00   |
| 16.   | Silica as SiO <sub>2</sub> (mg/l)                      | 18          | 05   |
| 17.   | Iron as Fe (mg/l)                                      | 0.050       | 0.3  |
| 18.   | Colour   | Colour less | Colourless                                   |
| 19.   | Turbidity (NTU)  | 1.30        | 5  |

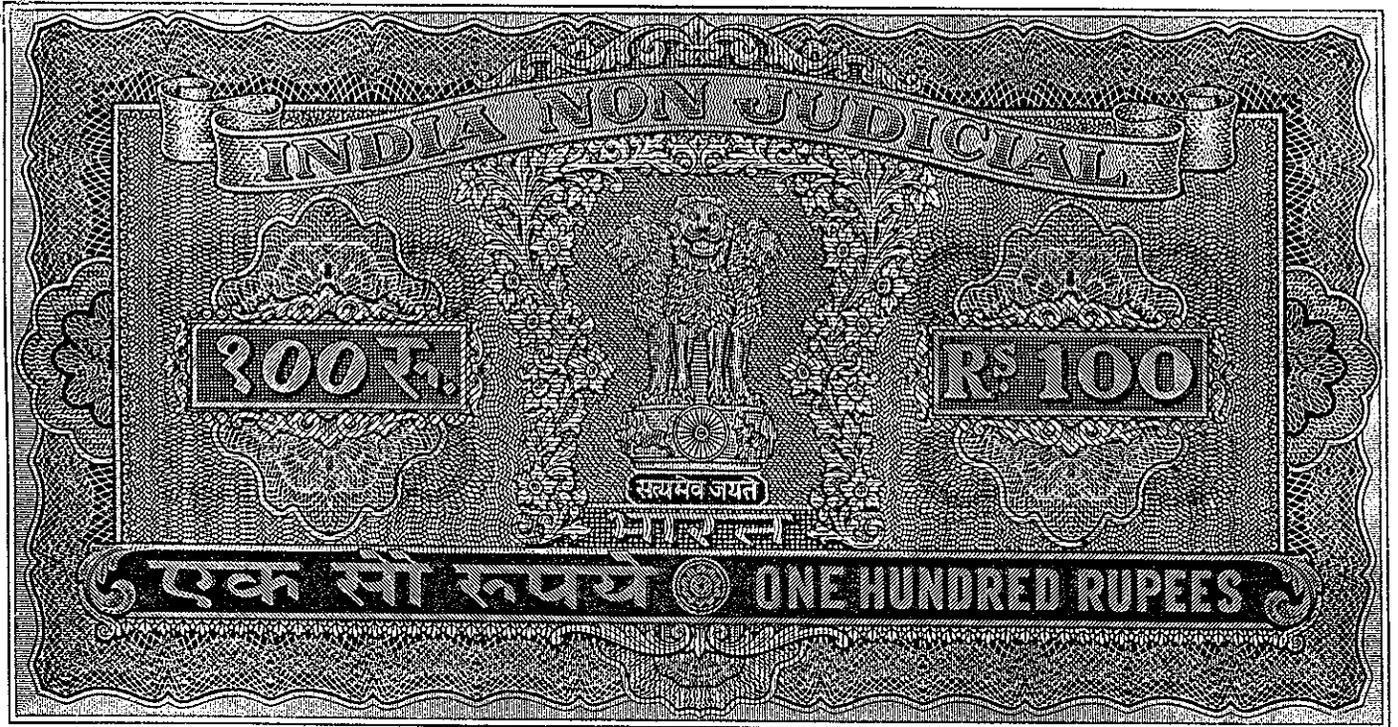
Sample not drawn by us.

*[Signature]*  
 Authorised Signatory

Note: The above water is potable in absence of alternative sources.

Offers analytical services for Environmental, Water, Industrial Effluents, Ores & Minerals, Ferrous & Non-Ferrous Alloys, Petroleum Products, Food Materials, Soils, Poultry Feeds & Rice Bran, Etc.

*Environmental Consultants & Analytical Chemists*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 A. No. 7794 Date 29-8-05 Rs. 1000/-  
 Sold to S. Sai Builders  
 S/o  
 For Whom Self Seal  
**UNDERTAKING**

L-4-Cheer  
 07AA 440930  
**LEELA**  
 STAMP  
 L. No. 3  
 5-4-78/A  
 SECUNDERABAD

This Undertaking is made and executed at Secunderabad on this the 30<sup>th</sup> day of August 2005 by:

M/s Sri Sai Builders a Partnership Firm having its office at 25A & B, Electronic Complex, ECIL Post, Kusaiguda, Hyderabad - 500 062 represented by its managing partner Shri. Nareddy Kiran Kumar, S/o. Madhusudan Reddy, Aged 31 years, R/o. Plot No. 275, Venakateshwara Nagar, Meerpet, Moula-Ali, Hyderabad - 500 040 hereinafter called the FIRST PARTY which term shall include their legal heirs, successors, assigns and assignees etc.,

**IN FAVOUR OF**

The Commissioner, Kapra Municipality, Ranga Reddy District Hereinafter called the SECOND PARTY which term shall include all officials and staff of Kapra Municipality.,

Where as the FIRST PARTY has applied for building permission for construction of Stilt + 5 floors in Survey Nos. 93 (P), 94 (P) & 95 (P) situated at Mallapur Village, Kapra Municipality, Uppal Mandal, Ranga Reddy District. The HUDA has accorded approval by imposing certain conditions, where as the SECOND PARTY made it a condition for issuing building permission as laid down by HUDA.

Accordingly we abide with conditions imposed by HUDA and we will obtain clearance from A.P. Fire Service Department for proposed residential complex under provisions of A.P. Fire Services Act 1994.

The FIRST PARTY having agreed to above said conditions as imposed by the SECOND PARTY set his hand on this undertaking in presence of the following witnesses.

**WITNESSES:**  
 1. *[Signature]*  
 2. *[Signature]* (SURESH)

For Sri Sai Builders  
*[Signature]*  
 Partner  
**FIRST PARTY**



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

4. (C) 07AA 268919

A. No. 6199 Date: 3/8/05 To: 100/-  
Sold to: Sri Sai Builders  
S/o: \_\_\_\_\_  
For Whom: Sri Sai

LEELA G. CHIMALGI  
STAMP  
I. No: 100/-  
5-4-76/A  
SECUNDER

**FORMAT OF UNDERTAKING TO BE GIVEN BY OWNER AND OTHER PROFESSIONALS IN CONNECTION WITH BUILDING CONSTRUCTION ABOVE 10 METERS HEIGHT AS PER G.O.MS. NO. 541, M.A., DATED: 17.11.2000**

**UNDERTAKING**

1. I Nareddy Kiran Kumar S/o. N. Madhusudhan Reddy resident of Plot No. 275, Venkateswara Nagar, Meerpet, Moula- Ali, Hyderabad - 500 040 Managing Partner of OM/s. Sri Sai Builders hereby certify that the building drawings submitted by M/s. Sri Sai Builders for undertaking construction of building / apartment complex viz., in part of Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga.Reddy. District hereby prepared and designed by us duly taking measurements as per the ground position and as per the ground position and as per the Zoning Regulations and Building stipulations in force.

I affirm that these drawings are true and correct according to our knowledge and professional experience.

3. I undertake to supervise the construction in accordance with the approved building drawing with reference to the Zoning Regulations / Master Plan / Zonal Development Plans and the building stipulations and the conditions contained in the Building permission sanction.

I affirm that we shall ensure structural safety and fire safety of the building as per National Building code and B.I.S. standards and relevant Act and Rules, and also contractor all risks, Insurance Policy, up to the completion of construction of building.

**NOTAR**  
M.J. MANIKYA RAO  
B.A., LL.M.  
ADVOCATE  
Chilkaiguda, Secunderabad  
Appointed by Govt. of A.P.  
INDIA

M.J. MANIKYA RAO, B.A., LL.M.  
NOTARY  
ADVOCATE  
REVENUE  
TWIN CITIES  
HYD-SECUNDERABAD

For Sri Sai Builders  
Partner

2. CHODAKA

S. Pramochar

O. BALA VENKATESWARLU  
B. ARCH

3. ARCHITECT  
CA/92/16409

KULKARNI CONSULTANTS

Structural Engineer, Civil Consultant, Architect  
216, D. T. Nagar, Secunderabad  
Hyderabad 500 039

5. I affirm that we shall be responsible for ensuring the proposed building construction shall conform to the building permission sanction, and that all building services shall conform to the National Building Code and B.I.S. standards.
6. I affirm that, the structural designs and drawings prepared duly taking the soil bearing capacity into consideration.
7. I affirm taking up the construction on our own.
8. I shall be responsible and liable for action by the competent Authority / Government in case of any violations, deviations, any structural failure, deficiency in Fire Safety measures, deficiency building services etc., in accordance with the G. O. Ms. No. 541, M. A., dated 17.11.2000.
9. I authorize the Competent Authority to undertake summarily remove or cause to be removed any deviations or violations at any time noticed in the proposed owner / developer / contractor.
10. I affirm that, if the owner / builder changed the services during course of construction or the Architects / structural Engineer dis-associated themselves with the ongoing project the same shall report to the concerned Authority within (7) days along with consent letters of newly engaged Site Engineer / Structural Engineer / Architect.
11. I affirm that, no flat or built up area shall be given possession to the purchaser / tenant, until obtain occupancy certificate from the Local Authority and also provide all regular service connections.

**For Sri Sai Builders**

*[Signature]*  
**Partner**

1. Signature of Owners(s)  
Name & Full Correspondence Address:  
Sri Sai Builders  
Rep: by N. Kiran Kumar  
Plot No. 275, Venkateswara Nagar,  
Meerpet, Moula- Ali,  
Hyderabad – 500 040

*[Signature]*

2. Signature of Contractor  
Name & Full Correspondence Address:  
Ch. Adishesu  
8-3-229/D/32/H,  
Hylam Colony, Venkatagiri,  
Yousufguda, Hyderabad –500 034.



**NOTARY**

**M.J. MANIKYA RAO**

*[Signature]*  
**ADVOCATE**

Chilkalguda, Sec 2nd, Hyderabad

Appointed by Govt. of A.P.

**I N D I A.**

*O. Bala Venkateswarlu*  
**O. BALA VENKATESWARLU**  
**B. ARCH**  
**ARCHITECT**  
**CA/92/15409**

- 3. Signature of Regd. Architect with Regd. No.  
Name & Full Correspondence Address:  
O. Bala Venkateswarlu  
Regd. No. CA/92/15409  
216, Kubera Towers, Narayanaguda,  
Hyderabad - 500 029

*S. Pramod Kumar*

- 4. Signature of Civil/Site Engineer & Regd. No.  
Name & Full Correspondence Address:  
S. Pramod Kumar,  
Civil Engineer,  
5-4-187/3 &4, Soham Mansion,  
M. G. Road, Secunderabad - 500 003.

**KULKARNI CONSULTANTS**  
Structural Engineers, Project Consultants & Architects  
216, Kubera Towers, Narayanaguda,  
Hyderabad-500 029. Ph: 23223891

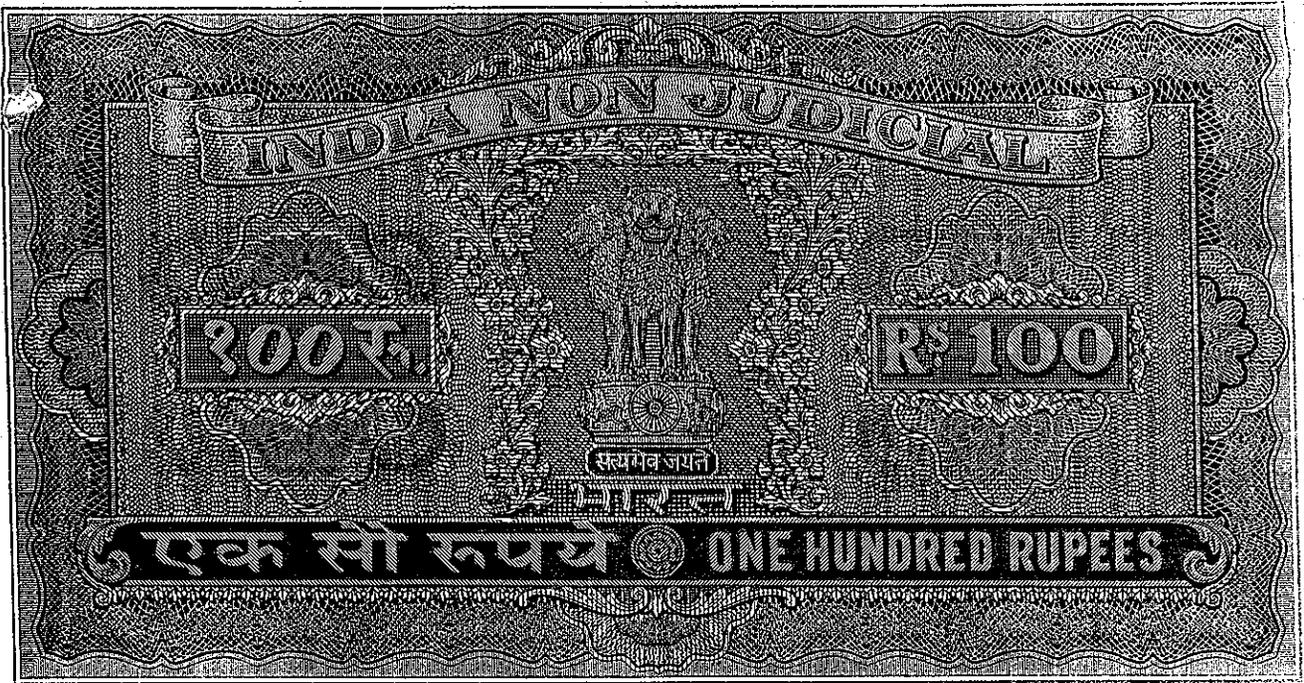
*M. Dattatreya Rao*  
MCA No 134

- 5. Signature of Structural Engineer Regd. No.  
Name & Full Correspondence Address:  
M. Dattatreya Rao  
Kulkarni Consultants  
Structural Engineers Project Consultants &  
Architects  
216, Kubera Towers, Narayanaguda,  
Hyderabad - 500 029.

*Page 10*



**NOTARY**  
**M.J. MANIKYA RAO**  
B.A., LL.M.  
**ADVOCATE**  
Chilkalguda, Secunderabad.  
Appointed by Govt. of A.P.  
**INDIA**



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

s. No. 7795 Date 09-09-2005 Rs. 100Rs.

Sold to Sri Sai Builders.

S/o.....

For Whom To *Sri Sai Builders*

*L-a-Clearing*  
07AA 440931

LEELA G. CHITRALA

STA

L. No: 1/2003

6-4-76/77

SECURE



The Commissioner,  
Kapra Municipality,  
Ranga Reddy District

**UNDERTAKING**

This undertaking is made and executed on this the 1<sup>st</sup> day of September 2005 by M/s. Sri Sai Builders a Partnership Firm having its office at 25A & B, Electronic Complex, ECIL Post, Kushaiguda, Hyderabad - 500 062 represented by its managing partner Shri. Nareddy Kiran S/o. Madhusudan Reddy, Aged 31 years, R/o. Plot No. 275, Venakateshwara Nagar, Meerpet, Moula-Ali, Hyderabad - 500 040.

We (M/s. Sri Sai Builders) are the Owners of the land admeasuring Ac.4-0 gts bearing Survey Nos. 93 (p), 94(p) and 95 (p) situated at Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District.

For Sri Sai Builders

*[Signature]*  
Partner

**NOTARY**  
M.J. MANIKYA RAO  
B.A., L.L.M.  
ADVOCATE  
Chilkalguda  
Appointed by Govt. of  
INDIA

*1/9/05*

Whereas we have applied to HUDA for group housing building permission for construction of residential flats consisting of Stilt + 5 upper floors, in the above mentioned survey nos and the same has been approved and sent to Kapra Municipality for release.

As per the proposed plans submitted to HUDA we have to provide 4 (four) STPs (Sewerage Treatment Plants) in the site. We hereby undertake that we will provide 4 (four) STPs as shown in the plan submitted by us to HUDA before completion of buildings. In case if we fail to provide 4 (four) STPs, you are at liberty to collect the drainage charges from us.

For Sri Sai Builders.



(N. Kiran Kumar)  
Partner

**NOTARY**  
M.J. MANJARI RAO  
ADVOCATE  
Chilkalguda, Sec. 8-B, Hyderabad  
appointed by Govt. of AP.  
INDIA

**दि न्यू इन्डिया एश्योरन्स कं. लि.**  
 भारत सरकार के संपूर्ण स्वामित्ववाली कंपनी.  
 हैदराबाद क्षेत्र



**THE NEW INDIA ASSURANCE CO. LTD.**  
 A WHOLLY OWNED GOVT. OF INDIA COMPANY  
 Hyderabad Region

76966

**POLICY SCHEDULE**

Policy Number : 610300/44/05/78003

Dept : Engineering

Contractors All Risk Insurance

Insured's Name : SRI SAI BUILDERS  
 Address : 5-4-187/384, MG ROAD, SECUNDERABAD  
 Dist. : HYDERABAD, Andhra Pradesh

Issuing Office : Unit 610300  
 Address : II FLOOR, SANTOSHIMA COMPLEX, RTC X  
 ROADS, HYD-20 HYD Tel/Fax : 7615392/76171  
 Telephone No. : Fax: email:

Dev. Off / Agent: 0863 /51587

Policy Period : 10:00 Hrs. On 05/09/2005 To Midnight Of 04/09/2008

Receipt Date & No: 05/09/2005 1/2005/12238

Net Premium : Rs. 1,18,830 RUPEES ONE LAKH EIGHTEEN THOUSAND EIGHT HUNDRED THIRTY ONLY  
 (subject to adjustment on completion of project)

Proposal Date : 05/09/2005

NTA 610300 : 100%

Construction From : 05/09/2005 To : 04/09/2008  
 Maintenance From : 05/09/2008 To : 05/09/2008  
 Maintenance Cover Period : NIL Extended Mntnce Cover Period : NIL

HIGHER EXCESS DISCOUNT (%) : 0

Contract Works : RCC <= 5 Storeys CONSTRUCTION OF RESIDENTIAL BUILDING

Location : MOULALI - Sy. No. 93 part, 94 part  
 State : Andhra Pradesh 95 part (3 Acres),  
 District : HYDERABAD Mallapur Village,  
 Earthquake Cover Is : Include Neutral, RR Dist.

**SECTION I : MATERIAL DAMAGE**

**SECTION II : THIRD PARTY LIABILITY**

Description  
 1. Contract Works  
 (a) Contract Price  
 TOTAL OF SECTION I

| Sum Insured (Rs) | Description  | Sum Insured (Rs) |
|------------------|--|------------------|
| 5,00,00,000      | 1. Limit of Indemnity in respect of Any One Person   | 0                |
| 5,00,00,000      | 2. Limit of Indemnity in respect of Any One Accident or series of accidents arising out of one event | 1,00,000         |
| 5,00,00,000      | 3. Total Limit for Section II During Policy Period   | 10,00,000        |

The Insurance under this Policy is subject to : VZK Clause

Service Tax Regn. No  
 AAA CN 4165 CST 178

**EXCESSES FOR SECTIONS I & II**

| Description   | Excess  | Amount            |
|---|---|-------------------|
| 1. For Storage & Construction claims :                  | 5% of claim amount subject to a minimum of Rs | 5,000 each Claim  |
| 2. For Major Perils Claims as per Memo B of Section I : | 5% of claim amount subject to a minimum of Rs | 20,000 each Claim |
| 3. For Maintenance Period Claims                        | 5% of claim amount subject to a minimum of Rs | 20,000 each Claim |

Where Policy is extended to cover maintenance  
 Net Premium: Rs. 1,18,830.00 Terr. Id. : Rs. 0.00 Service Tax : Rs. 12,121.00 Total Premium : Rs. 1,30,951.00  
 Warranty: a) Effective date of policy is from the date of receipt of premium.  
 b) All losses prior to date of payment of premium is excluded.

IN WITNESS whereof the undersigned being duly authorised by the company has hereunto set his/her hand at HYD On 06th SEP 2005

Consolidated  
 Policy Stamps Paid

4350956  
 For and on behalf of  
 THE NEW INDIA ASSURANCE COMPANY LIMITED  
 Authorised Signatory

REGIONAL OFFICE : SURYA TOWERS, S.P. ROAD, SECUNDERABAD - 500 003.  
 REGD. & HEAD OFFICE : NEW INDIA ASSURANCE BUILDING, 87, M.G. ROAD, FORT, MUMBAI - 400 001.



**OFFICE OF THE KAPRA MUNICIPALITY  
RANGA REDDY DISTRICT- HYDERABAD**

**INTIMATION**

**No.BA/G2/150/2005-06**

**DATE: 27-08-2005**

Sub:- **KAPRA MUNICIPALITY** - TOWN PLANNING – Technical approval of Building Plans for construction Group housing Scheme Apartment in P. Survey No.93(P), 94(P) and 95(P) of Mallapur.– Submission of other documents – Intimation – Regarding.

Ref:- Letter No. 1481/P4/Plg/Huda/2005, dated 22-08-2005 of the Vice-Chairman, HUDA.

\*\*\*\*\*

It is to inform you that, vide reference cited, the Vice-Chairman, HUDA has technically approved the plans for construction of Group housing Scheme Apartment in P. Survey No.93(P), 94(P) and 95(P) of Mallapur. and forwarded to this office for necessary release. After receiving the plans, this office has worked out the charges. The charges are as follows.

- ❖ Copy of the ownership documents (Regd. Sale Deed) duly attested by Gazetted Officer.
- ❖ Gift deed for Road effected portion on Rs.100/- Non-Judicial Stamp paper duly notarized.
- ❖ Undertaking for Structural Stability on Rs.100/- Non-Judicial Stamp paper.
- ❖ Ground Water Investing Report.
- ❖ Copy of Insurance for Building Safety.
- ❖ No objection certificate from AP Fire services department.
- ❖ Undertaking abiding the conditions laid down in the G.O.Ms.No.541, dt.17/11/2000.

Therefore, the applicant is hereby directed to produce the above information within (7) days from the date of receipt of this notice; failing which the file will be closed without further intimation.

  
**COMMISSIONER  
KAPRA MUNICIPALITY, R.R.DIST.**

To

Sri M/S Sri Sai Builders  
Rep By Sri N.Kiran Kumar  
H.No.5-4-187/3&4, 3<sup>rd</sup> floor  
Soham Manison  
Secunderabad

Dt. 27.08.2005

From:  
Sri Sai Builders,  
C/o. Modi Builders,  
5-4-187/3 & 4, 3<sup>rd</sup> Floor,  
Soham Mansion, M.G. Road,  
**Secunderabad – 500 003.**

To,  
The Commissioner,  
Kapra Municipality,  
Ranga Reddy District.

Dear Sir,

**Sub: Submission of Title documents of property bearing Survey nos. 93 (P),  
94 (P) & 95 (P) situated at Mallapur Village, Kapra Municipality,  
Uppal Revenue Mandal, Ranga Reddy District..**

Please find enclosed herewith the following documents of the above referred property for your reference.

1. Xerox copies of 3 (three) Pass books duly attested by the Gazetted Officer
2. Xerox copies of 2 (two) Sale Deeds duly attested by the Gazetted Officer
3. Xerox copies of 2 (Two) Pahanis for the years 1990-1991, 1995-96, 1998-99, 1999-2000 duly attested by the Gazetted Officer.
4. Xerox copy of Panchnama and Tounch plan issued by the MRO, Uppal Revenue Mandal duly attested by the Gazetted Officer.
5. Xerox copy of Partnership deed of Sri Sai Builders duly attested by the Gazetted Officer.
6. Xerox copies of two undertakings given to HUDA.

Please process our group housing permission file at the earliest.

Thanking you,

Yours faithfully,  
For Sri Sai Builders,

  
(N. Kiran Kumar)  
Partner

**ACKNOWLEDGEMENT**

Received a Letter bearing No.1481/P4/HUDA/2004, Dt.22-08-2005 addressed to the Commissioner, Kapra Municipality, R.R.District for building permission in Plot No. -- in Sy.No.93(P), 94(P) and 95(P) of Mallapur Vg. Uppal Mandal, R.R.District along with technical approved two building plans from the Vice-Chairman, HUDA, Begumpet, Secunderabad.

**Dated:**

  
Receiver's Signature with  
official seal.



**HYDERABAD URBAN DEVELOPMENT AUTHORITY**

1-8-323, Paigah Palace, Rasoolpura,  
Secunderabad - 500 003. Tel: 91-40-27905371

**Planning Department**

Letter No. 1481 /P4/Plg./HUDA/2005

Dated: 22-8-2005

To SRI  
~~Sri/Smt~~ M/S. Sai Builders  
Rep. by Sri N. Kiran Kumar

5-4-187/3&4, 3rd floor, Seham Mansion,  
M.G. Road, Secunderabad-500003.

Sir/Madam,

Sub:- HUDA - Plg.DC - Building Permission in Plot.No. -  
GHS. Apartments, Sy.Nos. 93(P), 94(P) and 95(P)  
situated at Mallapur Village,  
Uppal (M), R.R.District - Intimation - Reg.

Ref:- Your application dated: 14-2-2005

\*\*\*\*\*

With reference to your application cited, it is to inform that the application submitted by you for the approval of Building Permission has been scrutinized and forwarded to the Commissioner/Executive Authority Kapra Municipality / ~~Gram Panchayat~~ R.R.District vide this office Lr.No. 1481/P4/Plg./H/2005 dated: 22-8-2005 for taking further necessary action as per the powers delegated to it.

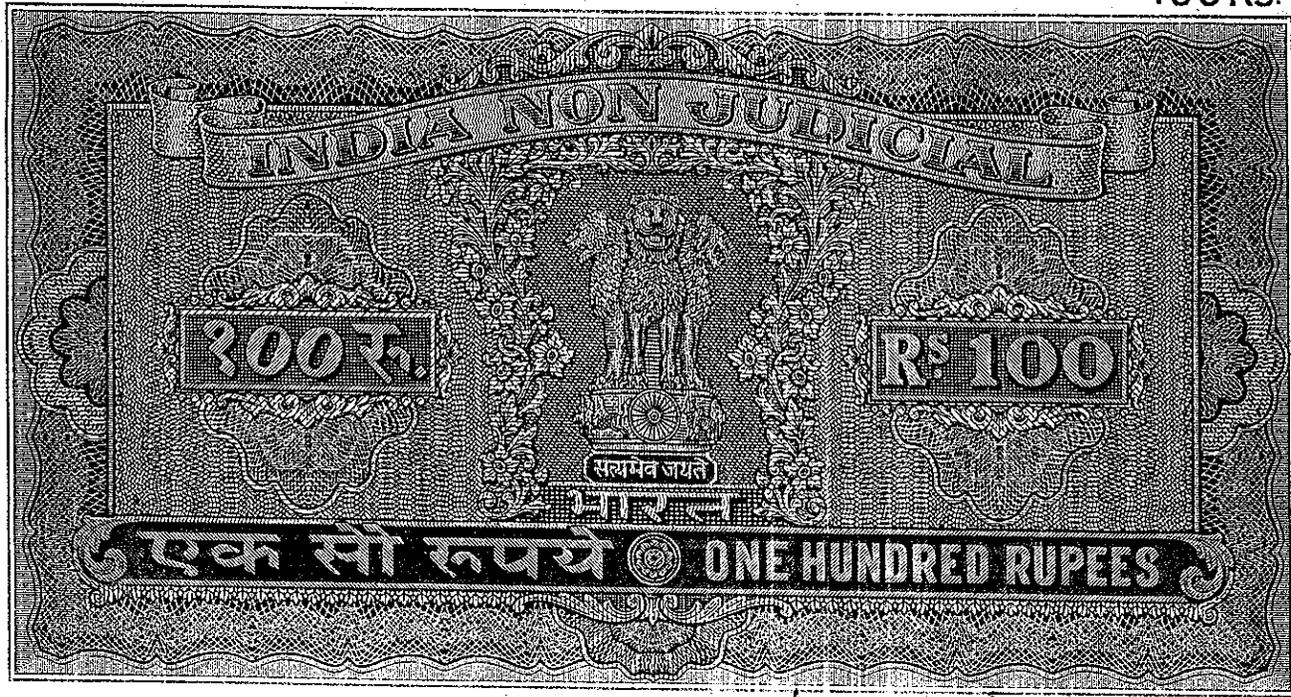
You are therefore, requested to approach the concerned Municipality / Gram Panchayat, for release and sanction of the same.

This is for information.

Yours faithfully,

*[Signature]*  
22/8/05  
Div. Admn. Officer (DC)

*[Signature]*  
23/8/05



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 699 Date 3/8/05 Rs. 100/-  
Sold to Sri Sai Builders  
S/o  
For Whom Self

07AA 268919  
LEELA G. CHIMALGI  
STAMP  
L. No. 15/9  
5-4-76/A  
SECUNDER

**FORMAT OF UNDERTAKING TO BE GIVEN BY OWNER AND OTHER PROFESSIONALS IN CONNECTION WITH BUILDING CONSTRUCTION ABOVE 10 METERS HEIGHT AS PER G.O.MS. NO. 541, M.A., DATED: 17.11.2000**

**UNDERTAKING**

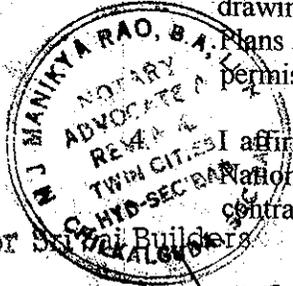
1. I Nareddy Kiran Kumar S/o. N. Madhusudhan Reddy resident of Plot No. 275, Venkateswara Nagar, Meerpet, Moula- Ali, Hyderabad - 500 040 Managing Partner of OM/s. Sri Sai Builders hereby certify that the building drawings submitted by M/s. Sri Sai Builders for undertaking construction of building / apartment complex viz., in part of Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga.Reddy. District hereby prepared and designed by us duly taking measurements as per the ground position and as per the ground position and as per the Zoning Regulations and Building stipulations in force.

I affirm that these drawings are true and correct according to our knowledge and professional experience.

3. I undertake to supervise the construction in accordance with the approved building drawing with reference to the Zoning Regulations / Master Plan / Zonal Development Plans and the building stipulations and the conditions contained in the Building permission sanction.

I affirm that we shall ensure structural safety and fire safety of the building as per National Building code and B.I.S. standards and relevant Act and Rules, and also contractor all risks, Insurance Policy, up to the completion of construction of building.

**NOTAR**  
M.J. MANIKYA BAO  
B.A., LL.M  
ADVOCATE  
Chilka Iguda, Secunderabad  
Appointed by Govt. of A.P.  
INDIA



For Sri Sai Builders  
Partner

2/Ch...  
S. Prasad Kumar

O. BALA VENKATESWARLU  
B. ARCH

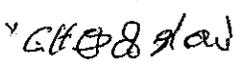
3) ARCHITECT  
CA/92/15409  
KULKARNI CONSULTANTS  
Structural, Fire, Electrical, Mechanical & Architectural  
216, D. B. T. Road, Secunderabad, Andhra Pradesh  
Hyderabad 500 008, India  
0891

5. I affirm that we shall be responsible for ensuring the proposed building construction shall conform to the building permission sanction, and that all building services shall conform to the National Building Code and B.I.S. standards.
6. I affirm that, the structural designs and drawings prepared duly taking the soil bearing capacity into consideration.
7. I affirm taking up the construction on our own.
8. I shall be responsible and liable for action by the competent Authority / Government in case of any violations, deviations, any structural failure, deficiency in Fire Safety measures, deficiency building services etc., in accordance with the G. O. Ms. No. 541, M. A., dated 17.11.2000.
9. I authorize the Competent Authority to undertake summarily remove or cause to be removed any deviations or violations at any time noticed in the proposed owner / developer / contractor.
10. I affirm that, if the owner / builder changed the services during course of construction or the Architects / structural Engineer dis-associated themselves with the ongoing project the same shall report to the concerned Authority within (7) days along with consent letters of newly engaged Site Engineer / Structural Engineer / Architect.
11. I affirm that, no flat or built up area shall be given possession to the purchaser / tenant, until obtain occupancy certificate from the Local Authority and also provide all regular service connections.

**For Sri Sai Builders**

  
**Partner**

1. Signature of Owners(s)  
Name & Full Correspondence Address:  
Sri Sai Builders  
Rep: by N. Kiran Kumar  
Plot No. 275, Venkateswara Nagar,  
Meerpet, Moula- Ali,  
Hyderabad – 500 040

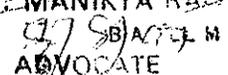


2. Signature of Contractor  
Name & Full Correspondence Address:  
Ch. Adishesu  
8-3-229/D/32/H,  
Hylam Colony, Venkatagiri,  
Yousufguda, Hyderabad –500 034.



**NOTARY**

**M.J. MANIKYA RAO**

  
**ADVOCATE**

Chilkalguda, Sec 8/3/20

Appointed by Govt. of A.P.

**I N D I A.**

O. BALA VENKATESWARLU  
B. ARCH  
ARCHITECT  
CA/92/15409

- 3. Signature of Regd. Architect with Regd. No.  
Name & Full Correspondence Address:  
O. Bala Venkateswarlu  
Regd. No. CA/92/15409  
216, Kubera Towers, Narayanaguda,  
Hyderabad - 500 029

*S. Pramod Kumar*

- 4. Signature of Civil/Site Engineer & Regd. No.  
Name & Full Correspondence Address:  
S. Pramod Kumar,  
Civil Engineer,  
5-4-187/3 &4, Soham Mansion,  
M. G. Road, Secunderabad - 500 003.

**KULKARNI CONSULTANTS**  
Structural Engineers Project Consultants & Architects  
216, Kubera Towers Narayanaguda,  
Hyderabad-500 029. Ph: 23223891

*M. Dattatreya Rao*  
MCA No 134

- 5. Signature of Structural Engineer Regd. No.  
Name & Full Correspondence Address:  
M. Dattatreya Rao  
Kulkarni Consultants  
Structural Engineers Project Consultants &  
Architects  
216, Kubera Towers, Narayanaguda,  
Hyderabad - 500 029.

*Handwritten initials*



*Handwritten signature*  
**NOTARY**  
**M.J. MANIKYA RAO**  
B.A., LL.M.  
ADVOCATE  
Chilkalguda, Secunderabad.  
Appointed by Govt. of A.P.  
INDIA



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 269068

A. No. 69/115 Date 10/8/05 Rs. 100/-

Sold to Sri Sai Builders

By

For Whom Sri

**UNDERTAKING**

LEELA G. CHIMMIGI  
STAMP  
L. No. 15/2005  
5-4-76/A  
SECUNDERABAD

This undertaking is made and executed on this the 10<sup>th</sup> day of August 2005 by M/s. Sri Sai Builders a Partnership Firm having its office at 25A & B, Electronic Complex, ECIL Post, Kushaiguda, Hyderabad - 500 062 represented by its managing partner Shri. Nareddy Kiran Kumar, S/o. Madhusudhan Reddy, Aged 31 years, R/o. Plot No. 275, Venakateshwara Nagar, Meerpet, Moula-Ali, Hyderabad - 500 040.

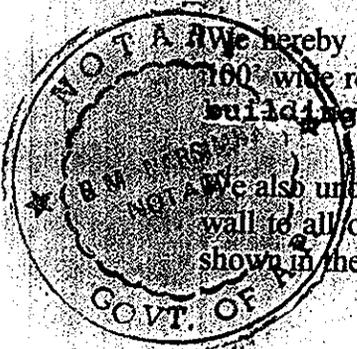
Whereas we (M/s. Sri Sai Builders) have applied to HUDA for building permission for construction of residential flats consisting of Stilt + 5 upper floors, in survey No.93 (p), 94(p) and 95 (p) situated at Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District.

As per HUDA letter No. 1481/MP2/H/2005 dated 31.07.2005 that we have put in the following conditions

1. to form 100' wide proposed ZDP road on the ground
2. to form 100' wide road in the place of circular railway line as shown in the plan submitted by us to HUDA.
3. that the internal roads shall be developed with B.T. roads
4. construct compound wall to all open spaces, tot-lot as per HUDA specifications
5. to provide 4 STPs as shown in the plan submitted by us to HUDA.

We hereby undertake that we will form the above two 100' roads ( 100' wide ZDP road and 100' wide road in the place of circular railway line) at the time of completion of buildings.

We also undertake that we will develop all internal roads with B.T, we will construct compound wall to all open spaces, tot-lots and we also undertake that we will provide 4 (four) STPs as shown in the plan submitted by us to HUDA.



B. M. NARSIMHA, B.Sc., LL.B.  
ADVOCATE  
NORTH LALLAGUDA,  
SECUNDERABAD-500 069

For Sri Sai Builders  
Partner