

R P ROAD BRANCH
8-1-384, 385 & 468R P ROAD ,
SECUNDERABAD 500 003 TELANGANA STATE
Ph : 040-27702266, 27805566 Fax- 27807755
Email : br.3018@syndicatebank.co.in
IFSC CODE: SYNB0003018

Website: www.syndicatebank.in

Ref. No.1355/3018/RPR/ADV/2015

Date: 27.11.2015

M/s.Modi Properties & Investments Pvt. Limited

#5-4-187/3 & 4, 'Soham Mansion'

II Floor, M G Road

Secunderabad - 500 003

Dear Sirs,

Sub :

Sub : Your request for Working Capital Loan

With reference to your above proposal, we are pleased to sanction the following limits in-principle on the terms and conditions mentioned , subject to detailed appraisal:-

Nature of Facility/Amount	SOD - Rs.2,50,00,000/- (Rupees Two Crores Fifty Lacs Only)
Purpose	Working Capital Requirements
Activity	Construction of Residential Villas
Rate of Interest	Base Rate + 5.00%, ie; 14.70 % p.a. at present
Security	1.REM of Land belonging to M/s. Silver Oak Realty Ac4.32gts situated at Sy No 14, 15 & 16 at Cherlapally Old Village, Ghatkesar Mandal, Ranga Reddy district Hyderabad. 2.REM of Land belonging to M/s. Silver Oak Realty (M/s. Mehta & Modi Homes) Ac5.29gts Ac situated at Sy No 14, 15 & 16 at Cherlapally Old Village, Ghatkesar Mandal, Ranga Reddy district Hyderabad.
Guarantors	Sri Soham Modi & Smt Tejal Soham Modi
Processing Charges	Applicable charges + applicable ST

Please note that the above is only an In-Principle sanction and hence, we request you to submit the proposal in all respects to enable us to process the proposal and to issue final sanction.

Thanking you,

Yours faithfully,

CHIEF MANAGER

CHIEF MANAGER

R.P. Road Br., Secunderabad.



Hyderabad Metropolitan Development Authority
District Commercial Complex, Tarnaka, Hyderabad.

PLANNING DEPARTMENT (DEV. CONTROL)

Letter.No.186/P5/RTI/Plg./HMDA/2014

Dt:15.07.2014

To
Sri M.Malla Reddy,
H.No.5-4-187/3 & 4, II floor,
Soham Mansion, M.G.Road,
SECUNDERABAD

Sir,

Sub:- HMDA – Plg – Information regarding Land use for Sy.Nos.11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally(V), Ghatkesar (M), R.R.District for the years 2004, 2005 & 2006 – Under RTI Act - Reg.

Ref:- 1) Your letter dt:27.05.2014.
2) This office letter of even No.dt:03.07.2014.

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With reference to the subject cited, it is to inform that the land use information for the year 2004, 2005 & 2006 for the Sy.Nos.11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally (V), Ghatkesar (M), R.R.District is earmarked as Major part Residential use zone minor part Industrial use zone and partly proposed 100'-0" wide road and Railway line passing through the Cherlapally (V). And also extract of Master Plan for the above Sy.Nos. has been enclosed herewith as desired by you.

This is for your information under RTI Act.

Encl: Extract of Master plan

Yours faithfully
Sd/-
Planning Officer i/c (KS)

Copy to the LAO / PIO, HMDA...for information

//t.c.f.b.o//

Admin Officer (Plg)

**Details of balance land left with M/s. Mehta & Modi Homes in Sy. Nos. 11, 12, 14 to 19 & 294
situated at Cherlapally Village, Ghatkesar Mandal, GHMC Kapra Circle, Hyd, R.R.Dist**

S.No	Description	Document No	Date	Extent	Extent	Extent
1	Sale Deed infavour of Mehta & Modi Homes <u>Less:</u> Sale Deed executed infavour of Ramakrishna Reddy & others	12465/2007	05.10.2007		Ac.4-00 gts	
		7459/2008	31.07.2008		Ac.0-22 gts	
	Balance					Ac.3-18 gts
2	Sale Deed infavour of Mehta & Modi Homes	1359/2007	07.02.2008			Ac.3-00 gts
3	Sale Deed infavour of Mehta & Modi Homes	4783/08	15.05.2008			Ac.0-35 gts*
4	Agrmnt of Sale Cum GPA with Possession in favour of Mehta & Modi Homes	4784/08	17.05.2008		Ac.7-37 gts	
	<u>Less:</u> Agreement of Sale executed infavoor P.Narasimha Reddy	-	26.07.2010	Ac.0-08.35 gts		
	<u>Less:</u> Agreement of Sale executed infavoor P.Narasimha Reddy	-	26.07.2011	Ac.0-05 gts		
	<u>Less:</u> Agreement of Sale executed infavoor P.Narayana Reddy	-	26.07.2012	Ac.0-20.69 gts		
	<u>Less:</u> Agreement of Sale executed infavour of P. Venkat Reddy	-	26.07.2013	Ac.0-14.46 gts		
	<u>Less:</u> Agreement to be executed infavour of Sudhir Mehta & others	-	-	Ac.3-20 gts	Ac.4-28.5 gts	
	Balance total Land available with M/s. Mehta & Modi Homes					Ac.3-08.5gts
						Ac.10-21 .5 gts
Note:						
Land in AGPA No. 4784/08 to be registered infavour of Mehta & Modi Homes Ac. 3-08.5 gts OR 15,548.50 Sq.yds						
Market Value of the land Ac. 3-08 1/2 gts to be registered @ Rs. 5,000/- per Sq.yrd = Rs. 7,77,42,500/-						
Registration charges on the above amount @ 6% = Rs. 46,64,550/-						

11-12 14-15
9.16 9.16
APPROVED BY
14 SEP 2015
SUDHAR MODI
MANAGING DIRECTOR

R. ASHOKAN
Dy. General Manager



REGIONAL OFFICE (CITY) :

D.No. 6-2-915, HMWS & SB Building, West Block, II Floor,
Khairatabad, Hyderabad - 500 004.

Tel : 040-23310026 (Cabin) | Fax : 040-23311113 | Cell : 94409 05206

E-mail : ro.hyderabad@syndicatebank.co.in, rashokan@syndicatebank.co.in

Visit us at : www.syndicatebank.in

M. Prasad
General Manager



FIELD GENERAL MANAGER'S OFFICE :

D.No. 6-2-915, II Floor, HMWS & SB Building (West Block),
Khairatabad, Hyderabad - 500 004.

Tel : 040-23311376 / 23311522 | Fax : 040-23311113 | Cell : 9440905205

E-mail : fgmo.hyderabad@syndicatebank.co.in

Regd. Valuer I.T. Dept, Hyd
No. CAT-I/492/05-06
Panel Valuer in Banks
HMDA Licence Civil Engineer No.9/HADA/2007
GHMC Licence Structural Engineer No. 38/2009

G.S. MITTAL
B.E.(Hons.) I.L.B.,
F.I.V., I.B.C., IRC, FIIT Arb,
Former Chief Engineer, CPWD

7-1-32/6/2,
Leela Nagar, Begumpet,
Hyderabad - 500 016.
Call : 92462 11704
E-mail: g_smittal@yahoo.com

Service Tax Code: ABJPM6746RSD001 PAN No: ABJPM6746R

Ref: GSM/Syn/274/15-16

Branch: R.P. Road,

Date: 04/02/2016

VALUATION REPORT

Valuer : G.S. MITTAL, approved panel Valuer of
Syndicate Bank Vide No.
3053/RBD/Valuers/2015 Dt 28/03/2015.

Purpose of Valuation : To estimate the Fair market value & force sale
of dry Agriculture land for sanction of loan
OD/CC Limit/Working Capital

S. No		
1.	Name of the Owner and address as per Sale Deed	M/s Silver Oak Reality, a registered re constituted partnership firm (Formerly known as M/s Mehta & Modi Homes) having its registered office at 5-4-187/3 & 4, 1 st Floor Soham Mansion, MG Road, Secunderabad, Rep by its partner Sri Soham Modi S/o Sri Satish Modi.
2.	Details of the property	Dry Agriculture land Total Ac 10-21 ½ Gts (Ac 3-18 Gts + Ac 3-0 Gts + Ac 0-35 Gts + Ac 3-08 ½ Gts)
a.	District & State	Telanangana, Ranga Reddy
b.	Village	Cherlapally Old Village
c.	Mandal	Ghatkesar
d.	Survey No.	11, 12, 14 to 18 & 294 (P)
e.	Sub Registrar	Uppal
f.	Land Area	1. Copy of Sale Deed Regn No. 12465/2007 Dt 05 th Oct 2007 of land

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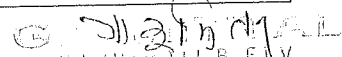
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B.E.(Hons.) I.L.B.,
F.I.V., I.B.C., I.R.C., F.I.T. Arb,
Former Chief Engineer, CPWD

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Hyderabad - 500 016.
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E-mail: g_smittal@yahoo.com

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	area Ac 4-0 Gts for Rs 200.00 lacs and registered at SRO Uppal, out of this land Ac 4-00 Gts, a land of Ac 0-22 Gts was sold Vide Regd Sale Deed No 7459/2008 Dt 31st July 2008. Thus net land available is Ac 3-18 Gts 2. Copy of Regd Sale Deed No 1359/08 Dt 07th Feb 2008 for purchase of Agriculture land of Ac 3-0 Gts for Rs 180.00 lacs and registered at SRO Uppal. 3. Copy of Regd Sale Deed No 4783/08 Dt 17th May 2008 for purchase of Ac 0-35 Gts for Rs 52.50 lacs and registered at SRO Uppal 4. The owner has entered into Regd "Agreement of Sale Cum General Power of Attorney for agriculture land of Area Ac 7-37 Gts for a sale consideration of Rs 553.90 lacs Out of this land of Ac 7-37 Gts, a draft sale deed is prepared for purchase of Ac 3-08 ½ Gts for a sale consideration of Rs 22453062 (At the rate of Rs 6989274 per acre) of land. This land is yet to be registered) Thus total dry Agriculture land with the owner is Ac 3-18 Gts + Ac 3-00 Gts + Ac 0-35 Gts + Ac 3 - 8 ½ Gts) i.e. total Ac 10-21/12 Gts) Actual areas cannot be measured as boundaries are not marked and these lands are not contiguous. 2. Land use certificate Vide HUDA Letter No 11271-LU/P5/HUDA/2007 Dt 18/08/2007 and letter of HMDA No 186/P5/RTI/Plg/HMDA/2014 Dt 15/07/2014, land use for major part is residential and minor part is Industrial Zone and proposed 100' wide road and
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Retired Chief Engineer, CPWD
Registered Income Tax Valuer
No. CCH/CAT-I/492/05-06

Regd. Valuer I.T. Dept, Hyd
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G.S. MITTAL
B.E.(Hons.) LL.B.,
FI.V, I.B.C., IRC, FIIT Arb,
Former Chief Engineer, CPWD

7-1-32/6/2,
Leela Nagar, Begumpet,
Hyderabad - 500 016.
Cell : 92462 11704
E-mail: g_smittal@yahoo.com

Service Tax Code: ABJPM5746RSD001 PAN No: ABJPM5746R

		railway line passing through Cherpally Village. I consider the land use as residential.
3.	Classification of Property	The property is dry Agriculture land and not converted to Non Agriculture land. The land use as per HMDA is in Residential Zone
4.	Date of inspection of the property	03/02/2016 in the presence of Sh Jaya Prakash (Manager Accounts & Finance) Mobile No 9502288200 who has identified the land as no name board of owner or Sy nos are written on this land
5.	The details of route through which property can be reached (Attach a route map)	This is in Cherlpall and at 200m away from Modi Villas
6.	Distance from the Branch	15km
7.	Whether the property get direct access to the road	Yes there is 30' wide Bituminous Road touching on one part of total land
8.	Availability of Water Sewage & Electricity/Power	Electricity is available in the Village. Sewage & W/s lines available within 200m
9.	Date of Registration Members of Title deeds & name of registrar Offices	The details of Sale Deeds are given in para 2f above
10.	Boundaries of Property	These lands are not contiguous and hence boundary is given partly

(Signature)
G.S. MITTAL
B.E.(Hons.) LL.B.,
FIIT, C.A., I.B.C., IRC
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No. CCIV/CAT-I/492/05-06

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B.E.(Hons.) LL.B.,
F.I.V., I.B.C., IRC, FIIT Arb,
Former Chief Engineer, CPWD

7-1-32/6/2,
Leela Nagar, Begumpet,
Hyderabad - 500 016.
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E-mail: g_smittal@yahoo.com

Service Tax Code: ABJPM674GRSD001 PAN No: ABJPM6746R

North	Partly Village Settlement	
South	Sy No 296 and land of Settlers	
East	Agriculture Dry land	
West	60' wide Road on part	
11.	Is the property clearly demarcated?	There is no demarcation to all the properties. In some part barbed wire fencing fixed. Road is not touching to all lands.
12.	Nature of land	Natural ground full of bushes, jungle etc.,
13.	Whose possession the property is at present?	Some property is dry land and lying vacant. As per Mr Jaya Prakash this land is in possession of owner
14.	Is it is third party possession	No
17.	Valuation of Land	
a.	Guideline rate	The Sub Registrar rate for dry agriculture land is Rs 6989274 per Acre (69.89 lacs per Acre) as per draft sale deed for land Ac 3-8 ½ Gts Dt Dec 2015
b.	Market rate	The reasonable market rate for agriculture dry land for entire area which has potential for residential use is Rs 150.00 lacs per acre This was informed by Sri Anajaneya Real Estate near to this site, informed that rate of Agriculture land for this site

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B.E.(Hons.) LL.B.,
F.I.V., I.B.C., IRC, FIIT Arb,
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		slae is Rs 150.00 lacs per Acre, Modi Villas are constructed just at 200m away. Village helmets are touching this on North side Total land Ac 10- 21 ½ Gts or 10.5375 Acre Value = Rs 10.537 x 150 lacs = Rs 1580.00 lacs Fair market value = Rs 1580.00 lacs Forced sale value is 80% Fair market value Forced sale value = Rs 0.80 x 1580 lacs = Rs 1264 lacs Realisale sale value = Rs 0.90 x 1580 lacs = Rs 1422 lacs
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FINAL VALUATION:

The final fir market value for dry agriculture land is estimated at **Rs 1580 lacs**
(Rs Fifteen Crores & Eighty lacs only)

The forced sale value is estimated at **Rs. 1264 lacs (Rs Twelve Crores & Sixty
Four lacs only)**

The reasonable sale value is estimated at **Rs 1422 lacs (Rs Fourteen Crores &
Twenty two lacs only)**

It is hereby declared that

1. I have inspected the property on 03/02/2016 in the presence of Mr Jaya
Prakash (Manager - Accounts & Finance) who has identified the land
2. I have no direct or indirect interest in the applicant.

G.S. MITTAL
B.E.(Hons.) LL.B., F.I.V.,
FIIT, (Arb), I.B.C., IRC
Retired Chief Engineer, CPWD
Registered Income Tax Valuer
No. CCIT/CAT-1/492/05-06

Regd. Valuer I.T. Dept, Hyd
No. CAT-I/492/05-06
Panel Valuer in Banks
HMDA Licence Civil Engineer No.9/HADA/2007
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B.E.(Hons.) LL.B.,
F.I.V., I.B.C., IRC, FIIT Arb,
Former Chief Engineer, CPWD

7-1-32/6/2,
Leela Nagar, Begumpet,
Hyderabad - 500 016.
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E-mail: g_smittal@yahoo.com

Service Tax Code: ABJPM6746RSD001 PAN No: ABJPM6746R

3. I have done the valuation as per reasonable market rate & best of my knowledge.
4. Eight Photos of property are enclosed.
5. The property is agriculture dry land & land as per these sale deeds is not demarcated at site - The owner be asked to get demarcate these lands as per sale deeds to get the lands identified in future.
6. The owner be asked to get the land area measured by Surveyor after demarcation.
7. The owner be asked to write his name and Sy nos on these parcels of land.

G.S. MITTAL
(G.S. MITTAL)

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Service Tax Code: ABJPM6746RSD001 PAN No: ABJPM6746R



Uf. 274
3/2/2016
Dry
Agriculture
Land

Mr Jayaprakash
Manager
Land full of bushes, Jangle
open dry Agriculture
Land



31/3/2017
G.S. MITTAL
B.E.(Hons.) LL.B., F.I.V.,
FIIT (Arb), I.B.C., IRC
Retired Chief Engineer, CPWD
Registered Income Tax Valuer
No. 2017/01/492/05-06

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B.E.(Hons.) LL.B.,
ELV, I.B.C., IRC, FIIT Arb,
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7-1-32/6/2,
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Cell : 92462 11704
E-mail: g_smittal@yahoo.com

Service Tax Code: ABJPM6746RSD001 PAN No: ABJPM6746R



Mr. Sayaprasanna

U/R 274
3/2/2010
D.D. Agriculture
Land
in
Choolapally
Village



Stone post
found on parcel of land

D.D. Agriculture
Land

01131627
G.S. MITTAL
B.E.(Hons.) LL.B., FIIT Arb,
ELV, I.B.C., IRC
Retired Chief Engineer, CPWD
Registered Income Tax Valuer
No. 10017/CAT-I/2005-06

Regd. Valuer I.T. Dept, Hyd

No. CAT-I/492/05-06

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HMDA Licence Civil Engineer No.9/HADA/2007

GHMC Licence Structural Engineer No. 38/2009

P.E.(Hons.) LL.B.,

F.I.V., I.B.C., IRC, FIIT Arb,

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7-1-32/6/2,

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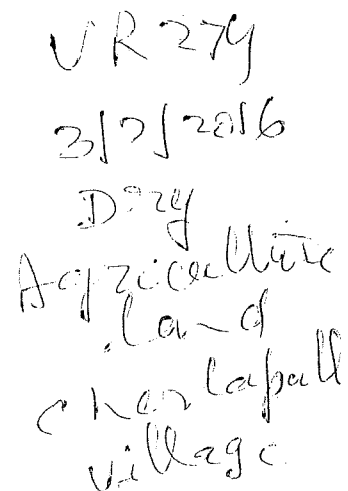
Hyderabad - 500 016.

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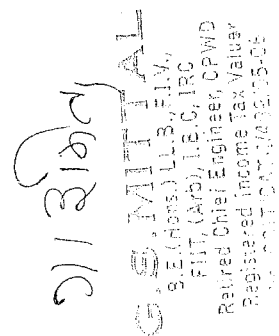
Service Tax Code: ABJFM6746PSD001

PAN No: ABJFM6746R



Mr Sayg
Pradkash

Dry Agriculture
Land



Dry Agriculture
land

Regd. Valuer I.T. Dept, Hyd
 No. CAT-1/492/05-06
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 HMDA Licence Civil Engineer No.9/HADA/2007
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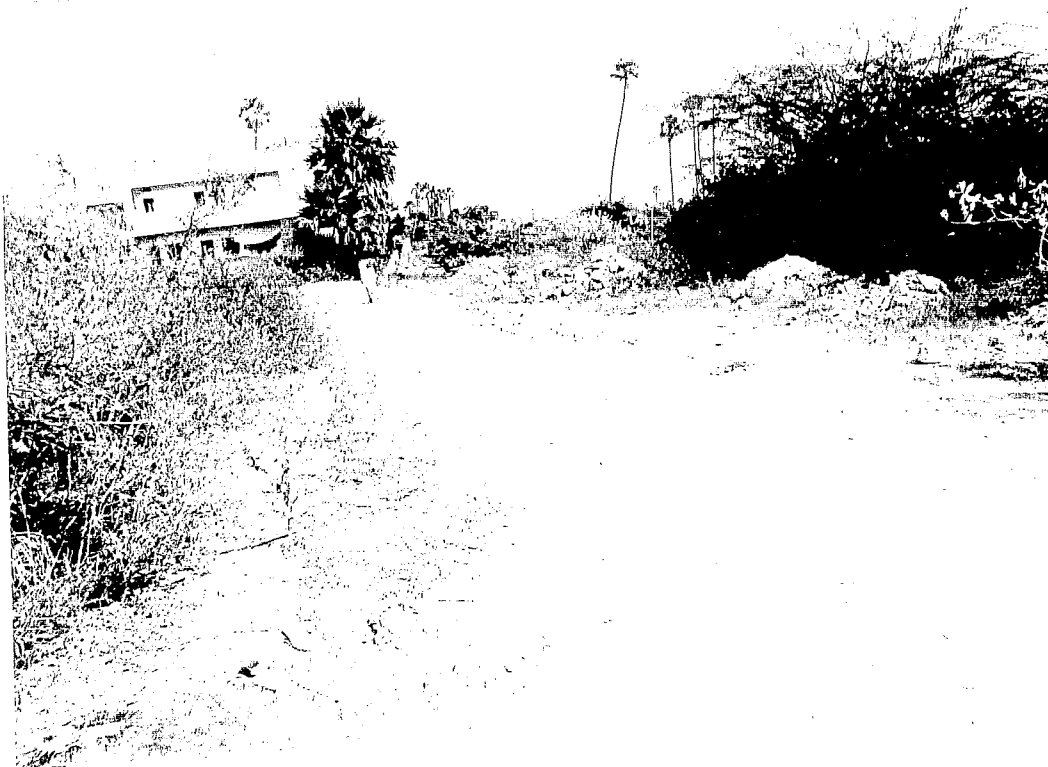
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 F.I.V., L.B.C., IRC, FIIT Arb,
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7-1-32/6/2,
 Leela Nagar, Begumpet,
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 E-mail: g_smittal@yahoo.com

Service Tax Code: ABJPM6746RSD001 PAN No: ABJPM6746R



JR 279
 3/2/2016
 Dry
 Agriculture
 land
 Chetlapalli
 Village



313 Ind
 G.S. MITTAL
 B.E.(Hons.) LL.B., F.I.V.,
 F.I.T., L.B.C., IRC
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VR 274
3/2/2016

ROUTE MAP OF
AGRICULTURAL LAND
AT CHERLAPALLY
OWNED BY SILVER OAK
REALTY

EC LL
AMBEDKAR
STATUE

KDR INDUSTRIES

CHERLA
PALLY
JAIL

DEVI
STATUE

MODI
VILLA

CHANDRIKA
BAKERY

DODLA
MILK

A TO B - 3 KM

C TO B - 200 M

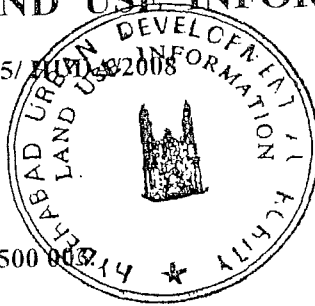
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No. CCIT/CAT-1/492/05-06

HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No : 7983-LU/P5/1111/2008

Dated : 31-5-2008

To,
Sri.M.Mailla Reddy.
H.No.5-4-187/3 & 4.
M.G.Road.
SECUNDERABAD - 500 003



Sir,

Sub:-HUDA - Furnishing of Land Use Information.
Ref :-Your application No.3621, dated: 28.5.2008.

With reference to your application cited, the details of Land Use Information as per statutory Provisions of **Extensive Modification to the Master Plan of HUDA AREA (excluding the erstwhile MCH area and the newly extended area of Huda)** notified by the Govt. Vide G.O.Ms.No.288, MA dt: 3.04.2008 is furnished hereunder :

Survey Nos. Land Use

11, 12, 13, 14,
15, 16, 17, 18,
74, 75, 290,
291 & 294 } Residential

VILLAGE : CHERLA PALLY
MANDAL : GHATKESAR
ZONE : CHENGI CHERLA
DISTRICT : RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purpose to be any development permission under the APUA (Dev) Act. 1975.
- (5) Land use information does not guarantee that any Lay-Out or Building Permission will be granted by competent authority Any Building/Lay-Out Permission will have to be examine and granted by competent authority based on Building/Lay-Out/Land use Rules and conditions.
- (6) This Letter is solely for information purpose only.

Yours faithfully
B. Dewa
31/5/2008
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.



Hyderabad Metropolitan Development Authority
District Commercial Complex, Tarnaka, Hyderabad.

PLANNING DEPARTMENT (DEV. CONTROL)

Letter.No.186/P5/RTI/Plg./HMDA/2014

Dt:15.07.2014

To
Sri M.Malla Reddy,
H.No.5-4-187/3 & 4, II floor,
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SECUNDERABAD

Sir,

Sub:- HMDA – Plg – Information regarding Land use for Sy.Nos.11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally(V), Ghatkesar (M), R.R.District for the years 2004, 2005 & 2006 – Under RTI Act - Reg.

Ref:- 1) Your letter dt:27.05.2014.
2) This office letter of even No.dt:03.07.2014.

<<<<>>>>

With reference to the subject cited, it is to inform that the land use information for the year 2004, 2005 & 2006 for the Sy.Nos.11, 12, 14, 15, 16, 17, 18 & 294 of Cherlapally (V), Ghatkesar (M), R.R.District is earmarked as Major part Residential use zone minor part Industrial use zone and partly proposed 100'-0" wide road and Railway line passing through the Cherlapally (V). And also extract of Master Plan for the above Sy.Nos. has been enclosed herewith as desired by you.

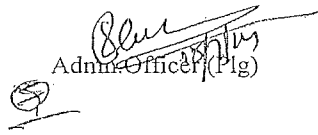
This is for your information under RTI Act.

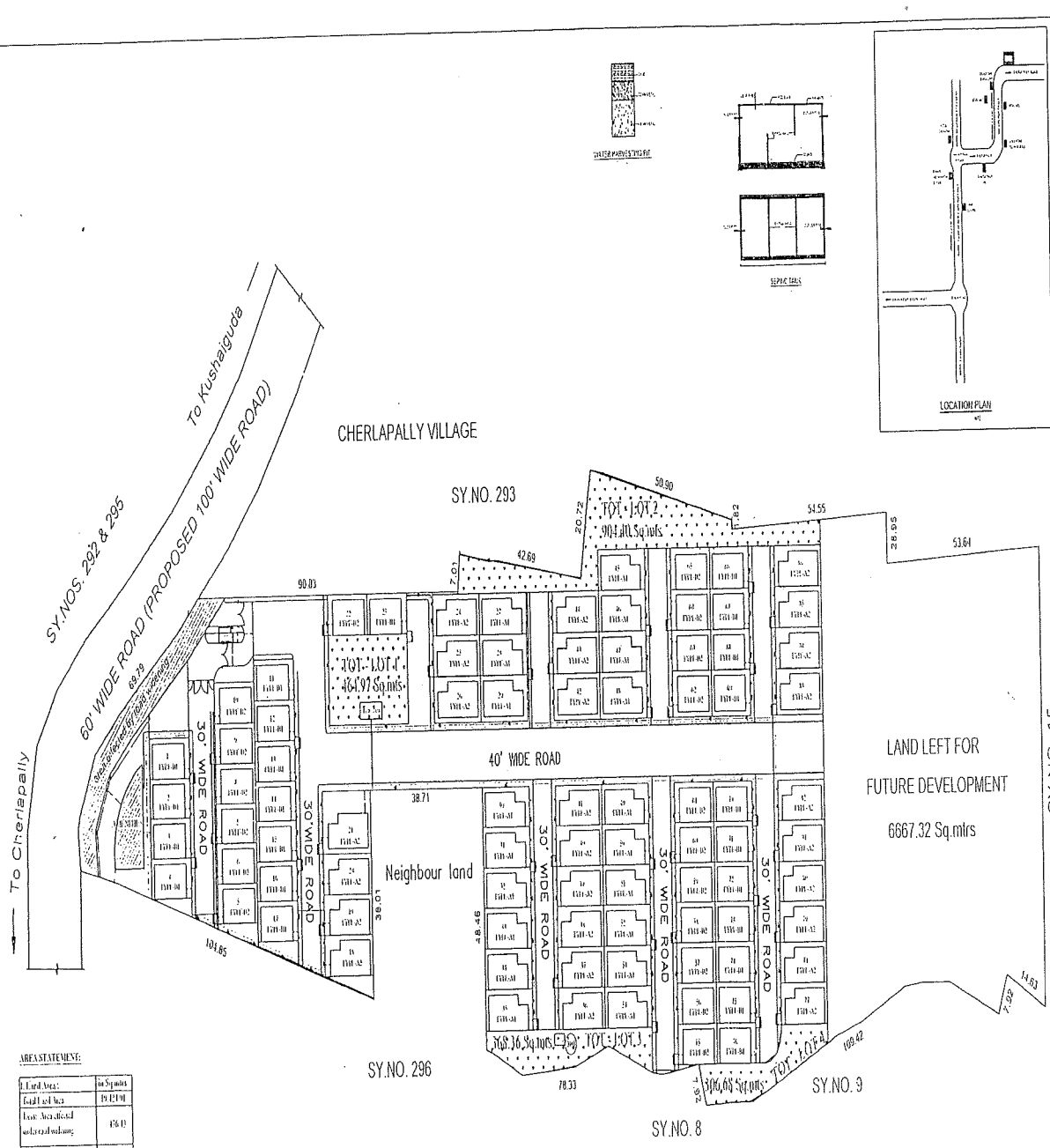
Encl: Extract of Master plan

Yours faithfully
Sd/-
Planning Officer i/c (KS)

Copy to the LAO / PIO, HMDA...for information

//t.c.f.b.o//


Admin Officer (Plg)



AREA STATEMENT:

Total Area:	10000 Sq.mtrs
Plot Area:	10000 Sq.mtrs
Area reserved for road and drainage:	1500 Sq.mtrs
Net Land Area for proposed construction:	8500 Sq.mtrs

Plot Area Statement:

Plot No.	Area in Sq.mtrs
Plot No. 1	1000
Plot No. 2	1000
Plot No. 3	1000
Plot No. 4	1000
Plot No. 5	1000
Plot No. 6	1000
Plot No. 7	1000
Plot No. 8	1000
Plot No. 9	1000
Plot No. 10	1000
Plot No. 11	1000
Plot No. 12	1000
Plot No. 13	1000
Plot No. 14	1000
Plot No. 15	1000
Plot No. 16	1000
Plot No. 17	1000
Plot No. 18	1000
Plot No. 19	1000
Plot No. 20	1000
Plot No. 21	1000
Plot No. 22	1000
Plot No. 23	1000
Plot No. 24	1000
Plot No. 25	1000
Plot No. 26	1000
Plot No. 27	1000
Plot No. 28	1000
Plot No. 29	1000
Plot No. 30	1000
Plot No. 31	1000
Plot No. 32	1000
Plot No. 33	1000
Plot No. 34	1000
Plot No. 35	1000
Plot No. 36	1000
Plot No. 37	1000
Plot No. 38	1000
Plot No. 39	1000
Plot No. 40	1000
Plot No. 41	1000
Plot No. 42	1000
Plot No. 43	1000
Plot No. 44	1000
Plot No. 45	1000
Plot No. 46	1000
Plot No. 47	1000
Plot No. 48	1000
Plot No. 49	1000
Plot No. 50	1000
Plot No. 51	1000
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Plot No. 70	1000
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Plot No. 72	1000
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Plot No. 93	1000
Plot No. 94	1000
Plot No. 95	1000
Plot No. 96	1000
Plot No. 97	1000
Plot No. 98	1000
Plot No. 99	1000
Plot No. 100	1000

Area Statement:

Plot No.	Area in Sq.mtrs
Plot No. 1	1000
Plot No. 2	1000
Plot No. 3	1000
Plot No. 4	1000
Plot No. 5	1000
Plot No. 6	1000
Plot No. 7	1000
Plot No. 8	1000
Plot No. 9	1000
Plot No. 10	1000
Plot No. 11	1000
Plot No. 12	1000
Plot No. 13	1000
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Plot No. 88	1000
Plot No. 89	1000
Plot No. 90	1000
Plot No. 91	1000
Plot No. 92	1000
Plot No. 93	1000
Plot No. 94	1000
Plot No. 95	1000
Plot No. 96	1000
Plot No. 97	1000
Plot No. 98	1000
Plot No. 99	1000
Plot No. 100	1000

SITE PLAN

Office Use

FILE NO: _____ CSC: _____ TP: 200

PEOPLE NO: _____ DATE: _____

Conditions

1. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
2. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
3. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
4. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
5. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
6. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
7. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
8. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
9. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.
10. The land is situated in the village of Cherlapally, District of Guntur, State of Andhra Pradesh.

REFERENCE

1. Survey No. 293

2. Survey No. 296

3. Survey No. 8

4. Survey No. 9

5. Survey No. 15

REFERENCE

1. Survey No. 293

2. Survey No. 296

3. Survey No. 8

4. Survey No. 9

5. Survey No. 15

SCALE

1:1000

LAND USE ANALYSIS

1. PLOTTED AREA: 10000 Sq.mtrs
2. ROAD AREA: 1000 Sq.mtrs
3. TOTAL AREA: 11000 Sq.mtrs
4. AVENUE AREA: 1000 Sq.mtrs
5. TOTAL AREA: 11000 Sq.mtrs

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

STRUCTURAL ENGINEER'S SIGNATURE

BUILDER'S SIGNATURE

SHEET NO. 1 OF 1

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2015 18:19:15

App No :408802

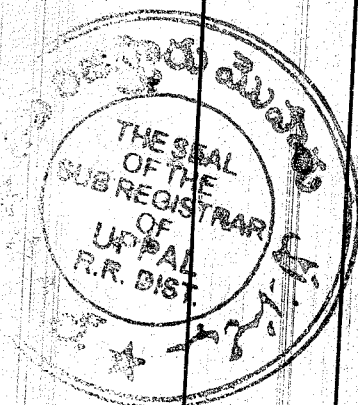
Statement No :11004394

Sri/Smt.:PRABHAKAR having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: CHERLAPALLE OR CHERLAPALLE , SURVEY NO: ,11,12,14,15,16,17,18,294, Bounded by NORTH :VILLAGE SETTLEMENT & SY NO 293 , SOUTH :SY NO 296 & LAND BELONGING TO P.SANJEEV REDDY , EAST :BALANCE LAND BELONGING TO THE VENDORS , WEST :60 WIDE ROAD

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto S.R.O. UPPAL for years 29 from 01-01-1986 to 29-06-2015 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

S. No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Period CD No Doct No/Year [ScheduleNo]
1/2	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 4 Acres Boundires: [N]: VILLAGE SETTLEMENT & SY NO 293 [S] SY NO 296 & LAND BELONGING TO P.SANJEEV REDDY [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: 60' WIDE ROAD Link Doct:3050/2004 of SRO 1507	(R) 05- 11-2007 (E) 05- 11-2007 (P) 05- 11-2007	0101 Sale Deed Mkt.Value:Rs. 20000000 Cons.Value:Rs. 20000000	1.(EX)PALLE SANJEEV REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE PRABHAKAR REDDY 4.(EX)PALLE RENUKA 5.(EX)PALLE RAVINDER REDDY 6.(EX)PALLE PRATAP REDDY 7.(EX)PALLE PURUSHOTHAM REDDY 8.(EX)PALLE VENKAT RAM REDDY 9.(EX)PALLE SUSHEELA 10.(EX)PALLE NARAYANA REDDY 11.(EX)PALLE NARSIMHA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY (CONSENTING PARTY)	0/0 CD_Volume: 373 12465/2007 [1] of SRO UPPAL(1507)



Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :24-03-2016 13:33:25

App No :817517

Statement No :15049007

Sri/Smt.:**M.JAYAPRAKASH** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: CHERLAPALLE OR CHERLAPALLE, SURVEY NO: ,11,12,14,15,16,17,18,294, Bounded by NORTH :VILLAGE SETTLEMENT & SY NO 293, SOUTH :SY NO 296 & LAND BELONGING TO P.SANJEEV REDDY, EAST :BALANCE LAND BELONGING TO THE VENDORS, WEST :60 WIDE ROAD

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. UPPAL** for years **29** from **30-01-1987 to 23-03-2016** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/3	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 4 Acres Boundires: [N]: VILLAGE SETTLEMENT & SY NO 293 [S] SY NO 296 & LAND BELONGING TO P.SANJEEV REDDY [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: 60' WIDE ROAD This Document Ratifies:12465/2007 of SRO 1507	(R) 30- 07-2008 (E) 25- 07-2008 (P) 30- 07-2008	0802 Supplemental Deed, Ratificatio Mkt.Value:Rs. 20000000 Cons.Value:Rs. 20000000	1.(EX)PALLE SANJEEV REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE PRABHAKAR REDDY 4.(EX)PALLE RENUKA 5.(EX)PALLE RAVINDER REDDY 6.(EX)PALLE PRATAP REDDY 7.(EX)PALLE PURUSHOTHAM REDDY 8.(EX)PALLE VENKAT RAM REDDY 9.(EX)PALLE SUSHEELA 10.(EX)PALLE NARAYANA REDDY 11.(EX)PALLE NARSIMHA REDDY 12.(EX)PALLE VENKAT REDDY 13.(EX)BAL RAM REDDY (CONSENTING PARTY) 14.(EX)RADHA KRISHNA REDDY (CONSENTING	0/0 CD_Volume: 395 7287/2008 [1] of SRO UPPAL(1507)

OFFICE OF THE
SUB-REGISTRAR
UPPAL, R.R. DIST.

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :24-03-2016 14:32:33

App.No :819268

Statement No :15050756

Sri/Smt.:**M.JAYAPRAKASH** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: CHERLAPALLE OR CHERLAPALLE , SURVEY NO:

,11,12,14,15,16,17,18,294/S, Bounded by NORTH :VILLAGE SETTLEMENT &

PORTION OF LAND BELONGING TO THE VENDORS & P.SANJIV , SOUTH :SY NO 5,SY

NO 8,SY NO 9 & SY NO 10 , EAST :BALANCE LAND BELONGING TO THE VENDORS ,

WEST :LAND BELONGING TO THE PURCHASER

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. UPPAL** for years **29** from **30-01-1987 to 23-03-2016** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/9	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294 EXTENT: 7 Acres Boundires: [N]: VILLAGE SETTLEMENT AND PORTION OF LAND BELONGING TO THE VENDORS & P.SANJIV [S] SY.NO. 5, SY.NO.8, SY.NO. 9 & SY.NO. 10 [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASERS Link Doct:1359/2008 of SRO 1507 Link Doct:12465/2007 of SRO 1507	(R) 29- 09-2009 (E) 22- 09-2009 (P) 29- 09-2009	0208 Deposit of Title Deeds Cons.Value:Rs. 50000000	1.(MR)M/S. MEHTA & MODI HOMES 2.(MR)GAURANG J. MODY 3.(ME)M/S. IBFSL REP BY VAMSEE KRISHNA K.V.S.	0/0 CD_Volume: 421 6482/2009 [1] of SRO UPPAL(1507)
2/9	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 3 Acres Boundires: [N]: VILLAGE SETTLEMENT AND PORTION OF LAND BELONGING TO THE VENDORS & P.SANJIV	(R) 30- 07-2008 (E) 25- 07-2008 (P) 30- 07-2008	0802 Supplemental Deed, Ratificatio Mkt.Value:Rs. 18000000 Cons.Value:Rs. 18000000	1.(EX)PALLE SANJEEV REDDY 2.(CL)M/S.MEHTA & MODI HOMES 3.(EX)PALLE PRABHAKAR REDDY 4.(EX)PALLE RENUKA 5.(EX)PALLE RAVINDER REDDY	0/0 CD_Volume: 395 7286/2008 [1] of SRO UPPAL(1507)

OFFICE OF THE
SUB-REGISTRAR
UPPAL, R.R. DIST.

Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :24-03-2016 13:36:04

App No :817632

Statement No :15049108

Sri/Smt.:**M.JAYAPRAKASH** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: CHERLAPALLE OR CHERLAPALLE , SURVEY NO:

,11,12,14,15,16,17,18,294/S, Bounded by NORTH :LAND BELONGING TO P.SANJIV REDDY , SOUTH :SY.NO.5 SY.NO.8, SY.NO.9 & SY.NO.10 , EAST :BALANCE LAND BELONGING TO THE VENDORS , WEST :LAND BELONGING TO THE PURCHASER

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. UPPAL** for years **29** from **30-01-1987 to 23-03-2016** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/ Pg No CD No Doct No/Year [ScheduleNo]
1/12	VILL/COL: CHERLAPALLE/CHERLAPALLE W-B: 0-0 SURVEY: 11 12 14 15 16 17 18 294/PARTS EXTENT: 30 Guntas Boundires: [N]: LAND BELONGING TO P.SANJIV REDDY [S] SY.NO.5 SY.NO.8, SY.NO.9 & SY.NO.10 [E]: BALANCE LAND BELONGING TO THE VENDORS [W]: LAND BELONGING TO THE PURCHASER This Document Ratifies:4783/2008 of SRO 1507 OFFICE OF THE SUB-REGISTRAR UPPAL, R.R. DIST.	(R) 30- 07-2008 (E) 25- 07-2008 (P) 30- 07-2008	0802 Supplemental Deed, Ratificatio Mkt.Value:Rs. 4500000 Cons.Value:Rs. 4500000	1.(CL)M/S.MEHTA & MODI HOMES 2.(EX)PALLE SANJEEV REDDY 3.(EX)PALLE PRABHAKAR REDDY 4.(EX)PALLE RENUKA 5.(EX)PALLE RAVINDER REDDY 6.(EX)PALLE PRATAP REDDY 7.(EX)PALLE PURUSHOTHAM REDDY 8.(EX)PALLE VENKAT RAM REDDY 9.(EX)PALLE SUSHEELA 10.(EX)PALLE NARAYANA REDDY 11.(EX)PALLE VENKAT REDDY 12.(EX)BAL RAM REDDY 13.(EX)RADHA KRISHNA REDDY 14.(EX)RAVINDER REDDY 15.(EX)RAM REDDY 16.(EX)NARENDER	0/0 CD_Volume: 395 7288/2008 [1] of SRO UPPAL(1507)

MEHTA & MODI HOMES, SILVER OAK BUNGLOWS, PHASE - IX.

CHERLAPALLY VILLAGE SETTLEMENT

LAND BELONGING TO P. SANJEEV REDDY

5 GTS LAND BELONGING TO VENDORS

LAND BELONGING TO P. VENKAT REDDY

SALE DEED

DOC NO.4783/08

DATE : 15.05.08

5 GTS.

Land belonging to Venkat Reddy

Land belonging to Narayan Reddy

Narasimha Reddy

Sy.NO.133 & 136

Sy.NO.137

Ac 3 - 20 GTS.

Sy.NO.5, 8, 9 & 10

SALE DEED
DOC NO.4783/08
DATE : 15.05.08

S.NO.13

Sy.NO.296

LAND FOR HOUSING PROJECT - AC.4-38 GTS

LAND FOR FUTURE DEVELOPMENT - AC.5-23.5 GTS

LAND BELONGING TO P. SANJEEV REDDY

Sy.NO.168

APPROVED BY
14 SEP 2015
SOHAM MODI
MANAGING DIRECTOR

Siddhipet land estimate of cash flow.												
Date:		16-09-2015										
Land sale rate		6,000.00		Rs. Per sq yd		Sanction cost			60.00	Rs. Lakhs		
Const. charges		1,250.00		Rs. per sft		Land cost			105.00	Rs. Lakhs		
Const. cost		1,100.00		Rs. per sft		Layout cost			56.63	Rs. Lakhs		
Total land		3.78		acres	1.13	Club House cost			100.00	Rs. Lakhs	1.13	
Total no. of units		74.00		nos	45.30	Sales and admin			72.00	Rs. Lakhs		
Share of Owner - units		0.233		nos	53.00	Construction cost			870.10	Rs. Lakhs		
Share of Developer - units		0.77		nos	7.70	Misc. exp			25.00	Rs. Lakhs		
Developers share of revenue		1,587.00		Rs. Lakhs		Total exp.			1,288.73	Rs. Lakhs		
Owners share of revenue		483.00		Rs. Lakhs								
Owners revenue per acre		182.78		Rs. Lakhs		Developers cash flow			298.28	Rs. Lakhs		
Plot type		Nos	Plotted Land	Built up area	Value of land	Const amt	Amenities	W & E	Total	Round off	Sales rev	Const cost
A	44.00	150.00	1,150.00		9.00	14.38	2.50	0.60	26.48	30.00	1,320.00	556.60
B	30.00	125.00	950.00		7.50	11.88	2.50	0.60	22.48	25.00	750.00	313.50
Total	74.00	10,350.00	79,100.00								2,070.00	870.10

W
12/12/15

Mehta & Modi Homes

Phase - IX

Site: Sy. No. 11, 12, , 14, 15, 16, 17, 18 & 294, Cherlapally, Hyderabad.

Details of land

Total land as per revenue records	Ac. 18-00 Gts.,
Land encroachment and lost in road widening	Ac. 00-39 Gts.
Balance land	Ac. 17-11 Gts.,
Land not purchased (see partition deed)	Ac. 01-14 Gts.,
Other land not purchased	Ac. 0-05 Gts.,
Total land purchased	Ac.15-32 Gts.,

Details of land purchased

Sale deed no. 12465/07	Ac. 04-00 Gts.,
Sale deed no. 1359/08	Ac. 03-00 Gts.,
Sale Deed no. 4738/08	Ac. 00-35 Gts.,
Agr of sale cum GPA no. 4784/08	Ac. 07-37 Gts.,
Total Land Acquired	Ac. 15-32 Gts.,

Land resold to land owners

Through Sale deed no. 7459/08	Ac. 00-22 Gts.,
Through Agr of sale dated 26 th July 2010	Ac. 00-14.46 Gts.,
Through Agr of sale dated 26 th July 2010	Ac. 00-20.69 Gts.,
Through Agr of sale dated 26 th July 2010	Ac. 00-05 Gts.,
Through Agr of sale dated 26 th July 2010	Ac. 00-08.36 Gts.,
Total Land Sold	Ac. 01-30.51 Gts.,

Net land area available with Mehta & Modi Homes - Ac. 14-1.49Gts.,