

STATE BANK OF INDIA
BALANAGAR BRANCH
HYDERABAD 500 037
Ph.23876905

M/s Kadakia and Modi Housing ,
5-4-187/3&4,
Soham Mansion,
MG Road,
Secunderabad - 3.

Letter No: MERM

Date 20.09.2008

Dear Sir/Madam,

COMMERCIAL ADVANCES
SANCTION / ARRANGEMENT LETTER

With reference to your application for credit facilities dated 14.08.2008, We have pleasure in advising you the sanction of the following limits subject to the following stipulations. We shall be glad if the duplicate copy of this letter is retransmitted to us duly signed by you and the guarantors in token of your having agreed to the terms and conditions listed herein.

2. LIMITS SANCTIONED:

(Rs in crores)

LIMITS	Proposed
Fund based	
Cash credit (Hyp)	8.00
Total FBWC	8.00
Total FB	8.00
Total NFB	--
Total (FB+NFB)	8.00

3. THE PERIOD/ REPAYMENT OF THE ADVANCES:

The proposed cash credit limit of Rs.8.00 crores will be repayable in 10 monthly installments @ Rs.0.80 crore per month commencing from August,2010. Interest has to be serviced on monthly basis from your own sources. This is to be liquidated within 33 months from the date of first disbursement.

4. SECURITY:

PRIMARY SECURITY:

PRIMARY SECURITY

E.M. of Land belonging to M/s Kadakia and Modi Housing admeasuring 25,250 sq.yds (acres 8.60 guntas) situated at Sy.Nos 1139, opposite to Orange Bowl/Celebrity Club, Shamirpet Mandal, RR Dist and proposed construction in respect of 72 houses belonging to M/s. Kadakia and Modi Housing

COLLATERAL SECURITY: Nil

For Kadakia and Modi H

5. PERSONAL / CORPORATE GUARANTEES

The repayment of the advance has to be guaranteed by the following persons/units:

Name of the Guarantor
Modi Properties & Investments Private Limited
Mr. Soham Modi
Mr. Gurang Mody
Mr. Sharad J Kadakia

6. MARGINS (TO BE MET BY YOU / RETAINED BY THE BANK):

As per the cash budgets submitted by the firm. 50% of the total deficit will be met by the borrower.
Bank finance at any time should be matched by an equal amount of contribution from promoters.

7. BASIS OF VALUATION OF STOCKS:

The stocks of raw materials to be valued at the purchase invoice price/ current market price/ government control price if any/ whichever is the lowest. Customs and Excise duties if not paid, should not be reckoned for the valuation. Non-moving stocks should not be included in stocks for the purpose of valuation. Stocks received against unpaid Letters of Credit should be shown separately and should not be included in the valuation for the purpose of availing Fund Based Bank Finance till they are actually paid. Stocks in Process and Finished Goods should be valued at the actual manufacturing cost or selling price whichever is lower.

8. DOCUMENTS EXECUTED:

SME 1, 2, 3 & 5.

9. In case of a company, necessary Board Resolution, in compliance with Section 293 - 1(d) of the Companies Act, have to be passed and submitted to the Bank approving execution of the above documents and authorising the Director(s) to execute the documents and approving affixing the common seal to be witnessed in accordance with the Memorandum and Articles of Association of the Company. The resolution should contain specific authorisation in favour of any Director to deposit the title deeds with the Bank to create Equitable Mortgage over the said properties of the company, where stipulated. In case, second charge over the fixed assets is to be ceded to the Bank as security, the Board resolution should contain necessary authorisation for the same. The Board Resolution should also request the guarantors to sign the necessary documents with the Bank for giving their personal guarantee. Apart from the above the formalities relating to creation/extension of equitable mortgage have also to be completed. The formalities relating to creation of 1st and 2nd charges with Registrar of Companies by filing Form 8 and 13 should be completed within the stipulated 30 days of execution of the documents. The formalities for creation of 2nd

For Modi Properties & Investments Pvt. Ltd.
Director

Director

S. K. Modi
Soham Modi
Gurang Mody
Sharad J Kadakia

charge (in the books of 1st charge holder) on the fixed assets for the enhanced limits now sanctioned (where first charge is held with another Bank/institution as already intimated to and accepted by the Bank in writing) should be completed within 30 days from the date of execution of the documents for availing the facilities. Non compliance with the same would result in freezing/recall of the sanctioned limits and would also attract penal interest @ 2% for the period of delay at the discretion of the Bank.

10. RATE OF INTEREST:

For Cash Credit (Hypothecation of stocks/ Book Debts/Outward Bills) : 1.50% above SBAR
State Bank Advance Rate (SBAR) with a minimum of 15.25.% per annum with monthly rests. In this connection please note that SBAR at present is 13.75 % and is subject to change from time to time.

11. PENAL INTEREST:

- Penal interest at the rate of 1% will be levied on the irregular/excess drawings if the account is rendered irregular twice during the calendar quarter. If irregularity occurs more than twice and not regularised within a very short period, penal interest at 1% will be levied on the entire outstanding for the entire quarter.
- Non submission of stock statements in time stipulated would attract levy of penal interest of 1% on the entire outstanding for the month.
- Non-submission of provisional financial statements when called for and audited financial statements within six months of the end of financial year would attract penal interest at the rate of 1% on the entire outstanding. Non submission of other renewal data as required by the Bank would also attract penal interest at the above rate.

12. OTHER SERVICE CHARGES:

One time processing Charges at the rate of Rs 1.50% of the loan amount will be charged to your account.

The cost of Cheque Books issued to you at the rate of Rs2/- per cheque leaf would be recovered by debit to your account.

Ledger folio service charges at the rate of Rs60/-per folio will be levied to your account annually. In this connection, 40 entries will be treated as one folio.

Annually, inspection charges will be levied to your account.

You should ensure that sufficient provision is available in the account to meet the cheques issued by you. We would be charging Rs55/- for each cheque returned.

In case of Equitable Mortgage of the properties as primary or collateral security service charge of Rs.20,000/- will be debited to your account at the time creation/extension of mortgage.

Collection of Cheques/Bills will attract our standard charges applicable from time apart from out of pocket expenses.

Discounting of Cheques/Bills will be undertaken at the Bank's discretion, which attract our Standard Rates applicable from time to time apart from the out of pocket expenses.

For Kadakia and

Issue of Bank Guarantees and LCs will attract standard charges of the Bank depending on the type of the LC/BG, its period etc.

In this connection please note that the service charges enumerated above are subject to change from time to time. The changed service charges will be displayed in the Bank's Notice Board from time to time and will be automatically applicable to your account.

13. SUBMISSION OF STOCK STATEMENTS: Stock statements showing the holding of stocks and Book Debts/Receivables should be submitted to the Bank at monthly intervals on or before 7th of each month. Apart from the above, the Stock Statement should also be submitted to the Bank more often whenever there is large variations from the Stock Statement already submitted. Non-Submission/delayed submission of the Stock Statements would attract levy of penal interest at the rate of 1%. Further please note that Bank reserves the right to return your cheques for non-submission/ delayed submission of stock statements. Further please note to comply with the following points while submitting stock statements:

a) The stock statement should contain the full details of items of stock showing the quantity and value of each item and the location of storage of the inventories facilitating the Bank to carry out inspection of the securities charged.

b) Slow moving stocks (being carried for more than six months) or non-moving stocks should be shown separately and should not be reckoned for the purpose of Drawing Power.

c) The stock statement should be accompanied by a full list of your Book Debts, in chronological order, date with invoice number, name of the customer and amount

d) The value of Bills outstanding for retirement under LCs (for which goods are already received under stocks) should be shown in the stock statement separately and removed from the net value of stocks for the purpose of calculating Drawing Power.

e) The stock statement should be invariably signed by the Proprietor/Partner/Director and not by any employees.

14. INSURANCE: The Stocks, Machinery and Buildings charged to the Bank as Primary/ Collateral security should be fully insured by you against all risks, with an insurance company approved by the Bank, in the joint names of the Bank and yourselves. Insurance policies, cover notes, premium receipts, etc., should be deposited with the Bank. The risks to be compulsorily covered are against FIRE, RIOT, STRIKE, MALICIOUS DAMAGE. You should arrange for prompt payment of premium and ensure that no acts / omissions occur in this regard, as would invalidate such insurance during the currency of the Bank's advance(s). You should further be prepared, as and when called for by the Bank to do so, to take out cover for any other risks, including cover in respect of standing charges and loss of profit in the event of any stoppage of production for any reason. In this connection please note that the Bank reserves the right to take/renew the insurance policy by itself and pay the insurance premium by debit to your account.

Cement, Steel, Sand, Metal etc. are exempted from fire insurance cover
Buildings under construction to be insured for full value

15. FINANCIAL STATEMENTS: The audited financial statements should be submitted to the Bank within a period of six months after the completion of account year. Non-submission of the audited financial statements as above

freezing the operations in the accounts / cancellation of the credit limits at the discretion of the Bank. Half-yearly results, if any, compiled for the company, should be submitted to the Bank for information. Copies of the returns submitted to the Sales Tax and Income Tax authorities should also be submitted to the Bank annually for our record..

16. CHANGES IN CONSTITUTION: If any such changes in the constitution of the unit/firm/company is contemplated prior approval from the Bank for the same should be obtained in writing. If no such approval is obtained in advance, the Bank shall have the right to suspend further operation in the accounts consequent upon such change/reconstitution comes to the notice of the Bank and to call up the advances.

17. GENERAL:

- a) The Bank's name boards shall be prominently displayed at the factory/office evidencing the Bank's charge over all the assets.
- b) A detailed list of machinery and equipment pledged/hypothecated to the Bank should be prominently displayed at the factory/office.
- c) The Bank's name should be prominently painted on all items of machinery/equipment pledged / hypothecated to the Bank.
- d) Proper books of accounts should be maintained and preferably kept at the units premises to enable periodic inspection. These should include the purchase register, sales register, purchase invoice file, sales invoice file, debtors account statement and general ledger.
- e) In as much as the working capital limits have been assessed at peak levels of production, on the basis of data furnished by you no interim accommodation / excess drawings will, as a rule, be permitted. However in the event of your anticipating substantial orders (not repetitive) arrangements for interim accommodation may please be made well in advance, at any rate not later than 3 months before the expected orders are received.
- f) All incidental and legal expenses, such as solicitors /advocate fees, Stamp Duty, Registration charges etc, incurred in connection with the advance should be borne by the unit. If incurred by the Bank the same will be debited to your account.
- g) Original invoice of the supplier's / manufacturer's receipts for the cost of the machinery/equipment & other connected correspondence should be deposited with the Bank.
- h) The unit should confine all your business including foreign exchange business, if any, to the Bank pro-rata to our term loan and working capital limits..
- i) The capital invested in the business should not be withdrawn during the currency of the Bank's Advances. The unit should not, without the written permission of the Bank, effect any change in the capital structure.
- j) The unit should not formulate any scheme of amalgamation or reconstruction without the prior permission of the Bank.
- k) The proprietors/partners/directors of the unit should not withdraw the profits earned in the business without meeting the instalments payable under the Bank's loan. All monies raised by way of loans and deposits from friends and relatives and from any other source(s) should not be withdrawn/repaid during the currency of the Bank's advance(s) except with the Bank's permission in writing. In case of company, should not declare dividends for any year except out of profits relating to that year after making all due and necessary provisions and provided further that no default had occurred in any repayment obligations and stipulated Net Working Capital has been maintained. In any case company should obtain prior approval before declaring dividends.

Director

Director

For Modi Properties & Investments Pvt. Ltd.

- l) The properties charged to the Bank should not be sold/transferred/encumbered without the Bank's written permission.
- m) The unit should not invest any sums by way of deposit/loans/share capital or otherwise in any other concern, if any, without the Bank's prior permission. Normal trade credit, security deposits in the normal course of business or advance to employees can, however, be extended.
- n) The unit should not launch on any new scheme of expansion or acquire fixed assets, without the Bank's prior approval.
- o) The unit should not, without the prior permission of the Bank, enter into borrowing arrangements either secured or unsecured with any other bank, financial institution, company or otherwise or accept deposits.
- p) The unit should not undertake guarantee obligations on behalf of any other person/firm/company.
- q) The Bank will have the right to examine at all times, the unit's books of accounts and to have the factories inspected from time to time by officer(s) of the Bank and/or qualified auditors and/or technical experts and/or management consultants of the Bank's choice. Arrangements should be made for easy access of such personnel at all reasonable times to the machinery/equipment for the purpose of inspection and examination of the state and condition of the equipment. Cost of such inspections will be borne by the unit.
- The Bank will have option of appointing its nominee on the Board of Directors of the company to look after its interests. The Director's normal fees and expenses will be defrayed by the company. Such Director shall not be required to hold qualification shares and shall not be liable to retirement so long as the credit facilities are outstanding. Whether the option is exercised or not, the company will submit sufficiently in advance, agenda papers relating to meetings of the Board of Directors or any committees thereof and forward duly certified copies of the proceedings of such meetings. The Bank will have the right to appoint a nominee to attend any meetings of shareholders; the agenda papers and proceedings should be sent expeditiously.
- s) The unit/company should not make any drastic change in their management set-up without the Bank's permission.
- t) The unit will maintain the Net Working Capital position above the levels furnished in the projections for working capital finance. In the event of any differences of opinion arising as to what constitute current assets and current liabilities, the Bank's decision will be final and binding on the unit.
- u) The unit should route all the banking transactions including Government Business, Merchant Banking Business and Issue/Refund business through the Bank at least to the extent of pro-rata share in the consortium.
- v) The unit will keep the Bank informed of the happening of any event likely to have substantial effect on the profit of business; if, for instance, the monthly production or sales are substantially less than what had been indicated to the Bank the company will inform accordingly with explanation and the remedial steps proposed to be taken.
- w) The unit will keep the Bank advised of any circumstances adversely affecting the financial position of its subsidiaries including any action taken by any creditor against the subsidiaries.
- x) All items of machinery and equipment should be kept in a good working condition and you should replace all broken, lost or worn-out parts by suitable spare parts of similar quality and equal value. You should not alter or remove any major part of the machinery/equipment without the consent of the Bank in writing. You must certify, at half-yearly intervals that the entire machinery and equipment are in good working condition and are being properly maintained.

Director

Director

- y) The documents stipulated by the Bank in connection with the disbursement of the advance(s) have to be executed by you and the guarantors. The Stamp Duty on these documents has to be borne by you. Disbursement of the advance(s) will be made only after the execution of the documents, (including revival letters in respect of some of the old documents) and completion of formalities connected with creation of mortgages.
- z) Disbursement of the advance under the Term Loan will be made by Banker's cheque favoring the manufacturer/suppliers of the machinery/equipment, either on receipt of machinery/equipment and installation in the unit's premises or against documents covering the dispatch of machinery/equipment through the Bank, or direct remittance to the manufacturers/suppliers (in the manner stated above) in consultation with the unit. The amounts disbursed under the Term Loan(s) should be solely utilised for the purpose for which they were intended under the scheme, and not for any other purpose. The unit should produce subsequent to the disbursement of the Term Loan(s) its complete books of accounts, for examination by the Bank to its entire satisfaction.
- aa) The advances are also subject to fresh terms and conditions governing the Bank schemes of loans which may be laid down from time to time. The Bank will be free to suitably modify the covenants detailed above whenever considered necessary. This will, of course, be done in consultation with the unit.
- bb) These terms and conditions are supplemental to those contained in the documents referred to in clause 8 above to be executed by you and the guarantor(s).
- cc) The Bank reserves the right to call up the advances on the occurrence of any event which in the opinion of the Bank is detrimental to its interests.

OTHER CRITICAL COVENANTS:

- a. The firm has to mortgage Land belonging to M/s Kadakia and Modi Housing admeasuring 25,250 sq.yds (acres 8.60 guntas) situated at Sy.Nos 1139 opposite to Orange Bowl/Celebrity Club, Shamirpet Mandal, RR Dist and proposed construction in respect of 72 houses belonging to M/s. Kadakia and Modi Housing
- b. Partners of the firm have to furnish an undertaking that promoter's contribution in the project will be maintained as envisaged during the currency of loan.
- c. Status of the project, the level of promoter's contribution, the advance payments received should be monitored by way of a quarterly certificate to be obtained from Chartered Accountant.
- d. Drawals will be permitted strictly as per detailed cash budgets [prescribed by the bank] submitted by the firm on quarterly basis. The loan component should not exceed promoter's contribution at any point of time.
- e. The firm should first obtain "NOC" from the Bank before going ahead with the registration formalities in favour of the buyer. The sale proceeds are to be routed through the CC account.
- f. NOCs for sale of residential houses constructed on them will be given subject to the maintenance of primary security margin of 50% minimum and subject to satisfactory conduct of credit facilities.
- g. The firm shall liquidate the loan outstandings within 33 months from the date of first disbursement irrespective of whether all the flats have been sold or not. The partners of the firm are expected to liquidate the advance from their own resources if the flats are not fully sold out by then.

- Director, General Insurance Corporation

Director

For Kadakia and Mohd
Sheroalima Kodakia -
Partner
Properties & Investments Pvt

Partner
Properties & Investments P
John Paul

Director

For more products & investments [F&I](#)

For Kadakia and Muddi Housing
Partners

Partner

For ADP, DTP, and 2 Invoices

Dr. and Son

Son

Special condition:

The right of first refusal for housing loans to the buyers of the flats vests with the Bank.

THE DISBURSEMENTS WILL BE MADE AFTER OBTAINING A SATISFACTORY LEGAL OPINION FORM AGM(LAW) IN RESPECT OF APPROVALS GIVEN BY GRAM PANCHAYAT, CONFIRMING THAT BANK'S INTEREST ARE WELL PROTECTED, TO BE OBTAINED.

Please return the duplicate of this letter duly signed by you and the guarantors in token of having agreed to the terms and conditions listed here-in-above.

Yours faithfully,

[Signature]

CHIEF MANAGER

[Signature]
Chief Manager, Bank of India, Sec. 17/1.

We are agreeable to the terms and conditions detailed above and the same shall be meticulously observed by us.

BORROWER

Mr. Kadakia and Modi Housing

[Signature]
Partner

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director

GUARANTOR(S)

[Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Director

Mr. Kadakia and Modi Housing

For

[Signature]
Partner

THE COMMON SEAL OF :

[Signature]
Modi Properties & Investments Pvt. Ltd.

was hereunto affixed
pursuant to a resolution
of the Board of Directors
of the said company passed

in that behalf on the _____ day of _____, 20____.

[Signature]
[Signature]

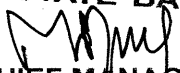
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Yours faithfully,
 ముఖ్య నిర్వహణాధికారి/కృతే भारतीय स्टेट बैंक
For STATE BANK OF INDIA


CHIEF MANAGER
 ముఖ్య నిర్వహణాధికారి, పా.నగర శాఖ, హైదరాబాద్.
 मुख्य प्रबंध : ... शाखा, हैदराबाद.
 Chief Manager, Bala Nagar Br-6854, Hyd.

We are agreeable to the terms and conditions detailed above and the same shall be meticulously observed by us.

BORROWER

GUARANTOR(S)

**STATE BANK OF INDIA
BALANAGAR**

Phone : 040-23876905

Fax : 040-23774878

Registered Post

M/s Kadakia & Modi Housing

C/o Modi Properties & Investments

Pvt Ltd, 5-4-187/3&4, IIInd Floor

MG Road, Secunderabad, 500023.

F-20

Date : 08.11.08

Dear sir,

**RBI GUIDELINES FOR IMPLEMENTATION OF THE NEW CAPITAL
ADEQUACY FRAMEWORK
RATING OF BORROWERS BY CREDIT RATING AGENCIES (ECRA)**

With reference to above, we have to advise that borrowers with aggregate exposure of above Rs 5.00 crores are to be rated by Credit rating agencies for Capital adequacy Calculations.

2. In view of the above, we request you to get your Company/firm rated by any one the agency mentioned below.

i) Domestic Credit rating agencies

a) Credit analysis and Research Ltd (CARE)

k) CRISIL Ltd (CRISIL)

l) FITCH India

m) ICRA Ltd (ICRA)

ii) International Credit rating agencies

j) FITCH

k) Moodys

l) Standard & Poor's

3. We have to advise that in the event of non-rated, the cost of additional capital will be factored into the pricing of the exposure to the Company/firm. In other words the rate of interest on the advance will be higher.

4. The choice of getting themselves rated by the credit rating agencies to be assigned the exercise for the purpose would rest with the Company.

5. Charges to get rated and any other fees subsequently to be paid in connection thereof such as Annual surveillance fees etc are to be borne by the borrower.

6. Kindly arrange to get rated your company/firm latest by 31.12.08. Unrated Companies/units will be charged interest 0.50% over and above the applicable rate with effect from 01.01.09.

Yours faithfully


CHIEF MANAGER



भारतीय स्टेट बैंक
State Bank of India

LAW SECTION
Administrative Unit 1 & 2
Hyderabad, Patny Centre
Secunderabad.

To,

Chief Manager
State Bank of India
Balanagar Branch
Hyderabad

No.176/2008.09

07 November 2008

Dear Sir,

M/S KAKADIA AND MODI HOUSING
CASH CREDIT LOAN OF Rs.8.00 CRORES

Please refer to your Note dated 06.11.2008 on the above subject.

2. In our earlier opinion, we had expressed the view that the proceedings of the Special Grade Deputy Collector and RDO issued in proceedings No.L/1568/08 dated 16.04.2008 is to be obtained and the pahanies from 1954-55 have to be verified by the Advocate.
3. The proceeding of the Special Grade Deputy Collector and RDO has been furnished and it is observed that the extent of Ac.5.02.8 has been converted from agricultural to non-agricultural purpose. We had already opined that the layout approval and permission for construction are in order.
4. The pahanies from the Khasra of 1954-55 have been verified by the Advocate and it is opined that the mutation has taken place in the names of Smt.I.Satyaveni and others and Pattadar Pass Books and Title Deeds have also been issued. In the light of the supplementary opinions given by the Advocate after examination of the pahanies and pattadar pass books & title deeds, we are of the opinion that the flow of title is in order.

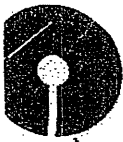
The papers sent to us are returned herewith.

Yours faithfully,

Singh P. Sodhi

7.11.08

MANAGER [LAW]
AU 1 & 2, HYDERABAD



STATE BANK OF

The Chief Manager,
State Bank of India,
Balanagar,
HYDERABAD.

**LAW DEPARTMENT
HYDERABAD LHO**

वेदि / LAW / 226

30.10.08

प्रिय महोदय,
Dear Sir,

M/s Kadakia & Modi Housing
Cash Credit Loan of Rs. 8.00 crores

We refer to your Note dated 24.10.08. We have perused opinion dated 10.10.08 of Manager (Law) and presume that he has vetted title of the property. Manager (Law) in his opinion has pointed out two aspects:

1. The proceedings of the Special Grade Deputy Collector and RDO, RR District granted NoC vide proceedings No. L/1568/08 dated 16.04.2008 and the same is not on record and needs to be obtained.
2. The advocates have examined the flow of title to the property from 1989 onwards and not observed the pahanis from 1954.

In respect of the above two issues, it is observed that Sri C.S.Chakravarty, Advocate in his supplementary opinion mentioned that he has collected the above two documents and copies of same are not perhaps shown to the Manager (Law). The property was inherited by Sri G.Venkataswamy and Lakshmaiah from erstwhile pattedar Sri K. Balishetty. The fact about legal heirship of these people needs to be verified while tracing the title. The advocates may also be asked to ascertain whether any litigation is pending or initiated before the Civil Court/Revenue authorities in respect of the subject land which is in Sy no 1139 SHAMIRPET and confirm in this regard.

3) As per five sale deeds, an extent of 25250 sq.yds of land was sold to the above builders by the owners. HUDA vide its approval dated 03.05.2008 for Layout gave permission under "Group Housing Scheme" for an extent of Ac 5-8.6. gts equivalent to 21112 sq mts. The guidelines under the GROUP Housing Scheme to be examined by advocates and opinion need to be furnished. A copy of guidelines may also be provided for our perusal.

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4) Permission for construction of group houses was given by Shamirpet Granpanchayathi. It may be verified confirmed that the Shamirpet Village is outside purview of GHMC.

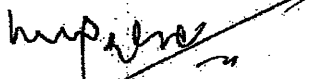
5) Partnership Deed dated 23.03.2006 and Supplementary deed dated 19.08.2008 may be forwarded to Shri Chakravarthy for his views. The copy of the supplementary partnership deed is not enclosed.

6) In the light of above, advocates may be asked to examine all the above aspects and furnish their views; and Manager (Law) at Admn Unit after going through the same advised to provide a detailed opinion. A copy of this opinion may also be provided to the Manager (Law). Please forward views of advocates and Manager (Law) for our perusal.

All the papers sent to us are returned herewith.

भवदीय,

Yours faithfully,



(GANAPATHI MALVE)

सहायक महाप्रबंधक (विधि)

ASST. GENERAL MANAGER (LAW)

Sobham Es's copy
16/11

**STATE BANK OF INDIA
BALANAGAR**

Phone : 040-23876905

Fax : 040-23774878

Registered Post

M/s Kadakia & Modi Housing
C/o Modi Properties & Investments
Pvt Ltd, 5-4-187/3&4, IIInd Floor
MG Road, Secunderabad, 500023.

Date : 08.11.08

F-20

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- ii) International Credit rating agencies
 - j) FITCH
 - k) Moodys
 - l) Standard & Poor's

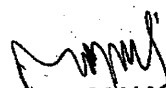
3. We have to advise that in the event of non-rated, the cost of additional capital will be factored into the pricing of the exposure to the Company/firm. In other words the rate of interest on the advance will be higher.

4. The choice of getting themselves rated by the credit rating agencies to be assigned the exercise for the purpose would rest with the Company.

5. Charges to get rated and any other fees subsequently to be paid in connection thereof such as Annual surveillance fees etc are to be borne by the borrower.

6. Kindly arrange to get rated your company/firm latest by 31.12.08. Unrated Companies/units will be charged interest 0.50% over and above the applicable rate with effect from 01.01.09.

Yours faithfully


CHIEF MANAGER

**State Bank***With you - all the way*

Dear Customer,

INTERNET BANKING AT YOUR DOORSTEP

We welcome you to the world of convenience banking. In our efforts to provide you with world class banking comforts, we are providing you with our Internet Banking services on your request.

User name and Password

For using this facility, you require access to an internet connection at your home/office. The address of your Bank's Internet Banking site is mentioned overleaf. To access your account online, you need username and password. For the first time login, your username and the password for internet banking are printed below in the boxes. It is mandatory to change your username and password, so please keep username and password of your choice ready before logging on for the first time and follow the onscreen guidance. To create your own username and password please apply the following rules:

(a) Username : Length 3 to 20 characters, can be either letters or numerals or combination of letters and numerals. The choice is yours. Some examples of valid usernames are sharma32, SHARMA, SAXENA_RM, BALA_SP **KADAKIA**

(b) Password: Length - 8 to 20 characters, should contain at least one numeral, one letter and one special character. The horizontal numeric keys in combination with shift keys may be used to obtain special characters e.g. @, !, #, \$. Some valid passwords are 31/jan/66, ram12*qwe, SAXENA123*, BALASP101@. **KADAKIA1139***

Important : Please remember that username and password are case sensitive i.e. the system differentiates between "a" and "A" so please be careful in forming and remembering your username and password, as they are the key to your accounts.

Activation of account on internet

Your accounts will be activated for service in a few days. You can view, enquire or download statements of your accounts over Internet anytime and from anywhere. This is a 24 hours / 7 days a week service.

Banking Transactions

In addition to viewing your account and making enquiries, you can also carry out transaction from the comfort of your home/office.

You are requested to go through the Password Management and Security Tips. Menu available on login page.

For any further queries please contact your branch.

Assuring you of our e-services,

State Bank

THIS MEMORANDUM is executed at Secunderabad on this day of October, 2008 by the persons named Smt. Kokilaben J. Kadakia, W/o. Shir. Late Jayantilal Kadakia, aged about 77 years. Occupation: Housewife, residing at H. No. 5-2-223, Gokul House, Distillery Road, Secunderabad.. hereinafter referred to as "**the Depositor**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his / her / their respective heirs, legal representatives, successors and assigns], for recording the past transaction of creation of security by deposit of title deeds in favour of M/s. **HDFC BANK LIMITED**, a banking company, incorporated and registered under the Companies Act, 1956, and having its Registered Office at Sandoz House, Dr. A. B. Road, Worli, Mumbai - 400 018, and a Branch office, inter alia, at S. D. Road, Secunderabad, hereinafter referred to as "**the Bank**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) AS UNDER:

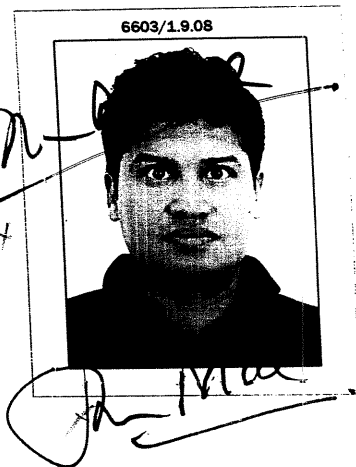
1. Pursuant to a Loan Agreement, dated the 22 day of October, 2008, (hereinafter referred to as "**the Agreement**"), the Bank granted / agreed to grant to the Depositor(s) and the persons mentioned in **Schedule- II** hereto [hereinafter referred to as "**the Depositor(s)**"], a loan facility in the sum of Rs.7,00,00,000/- (Rupees Seven Crores Only) (hereinafter referred to as "**the Facility**") on the terms and conditions contained in the said Agreement;
2. On the ____ day of _____, _____ the Depositor(s) attended the Bank's office at S. D. Road, Secunderabad (Branch) and met Mr. R. Laxmi Charan of the Bank, acting for and on behalf of the Bank, and deposited with Mr. R. Laxmi Charan, acting for and on behalf of the Bank, the documents of title, title deeds, documents and writings described in **Schedule IV** hereinbelow, relating to the Depositor(s)' premises, described in the **Schedule III** hereinbelow (hereinafter referred to as "**the Premises**"), with the intent that the said title deeds should remain so deposited as and by way of a security by deposit of title deeds in favour of the Bank over and in respect of the Depositor(s)' Premises as security by way of deposit of title deeds for the due repayment / payment of the Depositors(s)' dues under the Agreement including principal amount of the Facility, interest, liquidated damages, costs, and expenses and all other moneys whatsoever due and payable by the Depositor(s) to the Bank, whether under the said Agreement or otherwise (hereinafter collectively referred to as "**the Outstandings**").

KTH

**STATE BANK OF INDIA
BALANAGAR BRANCH
SPECIMEN SIGNATURE FOR SCANNING**

1. Name: SOHAM MODI

2. A/c No: 30585665716



3. Address(in full):Office

Permanent Address

Kadakin & Modi Housing
5-4-18A/3 & 4, 2nd floor
Soham Mangion, H.C. Road
Secunderabad - 500003.

SOHAM MODI
PLOT NO. 280
JUBILEE HILLS
HYDERABAD.

4. Phone :Office

Residence

5. Signature 1)

2)

Date:

OFFICE USE

Approved for Scanning _____

Scanned by _____

CIF No _____

Verified in System _____

STATE BANK OF INDIA
BALANAGAR BRANCH
SPECIMEN SIGNATURE FOR SCANNING

1. Name: GAURANG MODY

2. A/c No: 30585665716



3. Address(in full): Office
KADAKIA & MOOI HOUSING.
5-4-187/3&4,

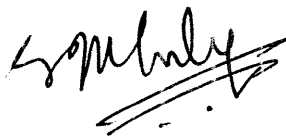
IInd FLOOR, M.G. -
ROAD, SEC-13AD-03

Permanent Address
GAURANG MODY
FLAT NO. 105, SAPPHIRE APTS,
CHIKOTI GARDENS,
BEGUMPET, HYDERABAD-16.

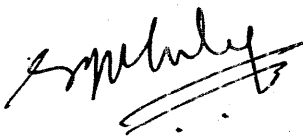
4. Phone :Office

Residence

5. Signature 1)



2)



Date:

OFFICE USE

Approved for Scanning_____

Scanned by_____

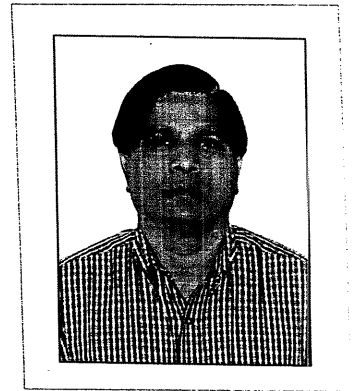
CIF No_____

Verified in System_____

STATE BANK OF INDIA
BALANAGAR BRANCH
SPECIMEN SIGNATURE FOR SCANNING

1. Name: SHARAD J KADAKIA

2. A/c No: 30585665716



3. Address(in full):Office

KADAKIA & MODI HOUSING
5-4-187/364, 11th FLOOR,
M.G. ROAD,
SECUNDERABAD-03

Permanent Address

SHARAD J KADAKIA.
PLOT NO: 5, ROAD NO: 5,
TRIMURTHY COLONY,
MAHENDRA HILLS,
EAST MARREDPALY, SEC-BAD-26.

4. Phone :Office

Residence

5. Signature 1) X

2) X

Date:

OFFICE USE

Approved for Scanning_____

Scanned by_____

CIF No_____

Verified in System_____

RADHICA & MODI HOUSING

Internet Banking

Kit No. : 5125207744

Packet No. : 51252

Circle Code : 07

Serial No. : 74

Logon to www.onlinesbi.com

Please do not accept this in open condition.

**State Bank***With you - all the way*

Dear Customer,

INTERNET BANKING AT YOUR DOORSTEP

We welcome you to the world of convenience banking. In our efforts to provide you with world class banking comforts, we are providing you with our Internet Banking services on your request.

User name and Password

For using this facility, you require access to an internet connection at your home/office. The address of your Bank's Internet Banking site is mentioned overleaf. To access your account online, you need username and password. For the first time login, your username and the password for internet banking are printed below in the boxes. It is mandatory to change your username and password, so please keep username and password of your choice ready before logging on for the first time and follow the onscreen guidance. To create your own username and password please apply the following rules:

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(b) Password: Length - 8 to 20 characters, should contain at least one numeral, one letter and one special character. The horizontal numeric keys in combination with shift keys may be used to obtain special characters e.g. @, !, #, \$. Some valid passwords are 31/jan/66, ram12*qwe, SAXENA123*, BALASP101@.

Important : Please remember that username and password are case sensitive i.e. the system differentiates between "a" and "A" so please be careful in forming and remembering your username and password, as they are the key to your accounts.

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For any further queries please contact your branch.

Assuring you of our e-services,

State Bank



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD ON 02ND NOVEMBER 2008 AT THE REGISTERED OFFICE OF THE COMPANY.

DIRECTORS PRESENT:

1. SHRI. SOHAM MODI
2. SHRI GAURANG MODY

Letter No.MERM dated the 20th September 2008 received from the State Bank Of India, Balanagar Branch in connection with grant of various credit facilities to M/s.Kadokia & Modi Housing in which the Company is the Partner, was placed before the meeting and after consideration thereof, IT WAS RESOLVED that the Kadokia & Modi Housing to obtain various credit facilities either in Indian or foreign currencies to the tune of Rs.8,00,00,000/- (total of all advance limits) by way of cash credit and such other facilities as may be agreed upon from time to time between the Bank and the Kadokia & Modi Housing secured by, EM of Kadokia & Modi Housing Property secured by deposit of all title deeds of the existing immovable properties of the Kadokia & Modi Housing with intent to create a security thereon in favour of the Bank of mortgage by way of first legal Mortgage in English form of the existing immovable properties of the Kadokia & Modi Housing in which our company is a Partner, on such terms and conditions as may be specified by the bank

FURTHER RESOLVED THAT, at the request of M/s. Kadokia & Modi Housing the board is hereby:

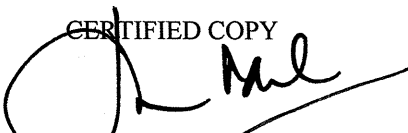
“RESOLVED THAT to execute Corporate Guarantee of the company of Rs.8, 00, 00,000/-(Eight Hundred lacs only) for credit facilities granted to M/s. Kadokia & Modi Housing by State Bank Of India, Balanagar Branch, Hyderabad.”

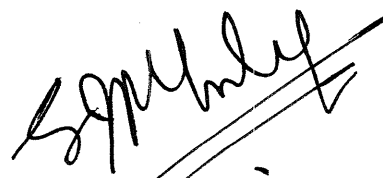
“FURTHER RESOLVED THAT Shri Soham Modi Director & Gaurang Mody Director of the Company be and is Authorized to execute the necessary security documents required by the bank in this connection and the common seal of the company be affixed wherever necessary in the presence of Shri. Gaurang Mody, Director & Shri Soham Modi, Director.”

“FURTHER RESOLVED THAT a certified copy of these minutes be forwarded to State Bank Of India, Balanagar Branch, Hyderabad for their records.”

We, Modi Properties and Investments Pvt. Ltd., hereby certify that the above written copy is an extract from the Minutes of the Proceedings of the meeting of the Board of Directors of the Company held on the 2nd day of November 2008 and is the true and correct copy of the position of the proceedings to which it relates as recorded in the said Minute Book.

CERTIFIED COPY


Chairman of the Meeting





MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD ON 02ND NOVEMBER 2008 AT THE REGISTERED OFFICE OF THE COMPANY.

DIRECTORS PRESENT:

1. SHRI. SOHAM MODI
2. SHRI GAURANG MODY

At the request of M/s. Kadakia & Modi Housing the board is hereby:

RESOLVED THAT to execute Corporate Guarantee of the company of Rs.8, 00, 00,000/-(Eight hundred lacs only) for credit facilities granted to M/s. Kadakia & Modi Housing by State Bank Of India, Balanagar Branch, Hyderabad.”

FURTHER RESOLVED THAT Shri Soham Modi Director of the Company be and is Authorized to execute the necessary security documents required by the bank in this connection and the common seal of the company be affixed wherever necessary in the presence of Shri. Gaurang Mody, Director.”

FURTHER RESOLVED THAT a certified copy of these minutes be forwarded to State Bank Of India, Balanagar Branch, Hyderabad for their records.”

We M/s. Modi Properties & Investments Private Ltd. hereby certify that the above written copy is an extract from the minutes of the proceeding of the meeting of the meeting of the Board of Directors of which it relates as records in the Said Minutes Book.

CERTIFIED COPY

Chairman of the Meeting



KADAKIA & MODI HOUSING

OFFICE : 5-4-187 / 3 & 4, 3RD FLOOR, M.G.ROAD, SECUNDERABAD – 500 003

To,
The Chief Manager,
State Bank of India,
Balanagar,
Hyderabad.

Date: 30.07.2010

Dear Sir,

Sub: Request for Enhancement of Drawing Power – Reg.

Ref: Our CC Account in the name of Kadakia & Modi Housing bearing A/c No30585665716.

* * *

With reference to the above subject, we have been sanctioned Rs.8.00 cr towards project loan. So far we have availed a limit of Rs.1,56,47,000/- (Rupees One crore fifty six lakhs forty seven thousand only). We request you to enhance our DP upto Rs.200.00 lakhs only. Please find enclosed our cash flow statement as on July 2010.

We kindly request you to release the balance Rs.43,53,000/- (Rupees forty three lakhs fifty three thousand only) for the completion of 8 units as early as possible.

Thanking You,

Yours truly,
For Kadakia & Modi Housing.

SOHAM MODI
(Partner)

PARTICULARS	CASH
WITHDRAWALS FROM BANK	
RECEIPTS FROM CUSTOMERS	
PROMOTORS CONTRIBUTION	
TOTAL INFLOW OF FUND	
UTILISATION OF FUND	
Land Cost+Regn Exp	
Deveopment Charges	
Payments to Contractors	
Payments to Materials	
Payments to Labour Charges	
Payments to Salaries & Admin Expenses	
TOTAL OUTFLOW OF FUND	



KADAKIA & MODI HOUSING CASH FLOW STATEMENT AS ON 30TH JULY 10				
PARTICULARS	Apr-10	May-10	Jun-10	Jul-10
WITHDRAWALS FROM BANK	12,650,000.00	16,650,000.00	16,650,000.00	16,650,000.00
RECEIPTS FROM CUSTOMERS	22,869,815.00	25,811,070.00	28,811,070.00	33,411,070.00
PROMOTORS CONTRIBUTION	20,111,212.00	17,210,469.20	17,210,469.20	17,210,469.20
TOTAL INFLOW OF FUND	55,631,027.00	59,671,539.20	62,671,539.20	67,271,539.20
UTILISATION OF FUND				
Land Cost+Regn Exp	11,497,500.00	11,497,500.00	11,497,500.00	11,497,500.00
Development Charges	2,842,867.00	2,842,867.00	2,842,867.00	2,842,867.00
Payments to Contractors	14,131,089.00	14,131,089.00	14,131,089.00	14,131,089.00
Payments to Materials	15,218,465.00	16,218,465.00	17,018,465.00	18,018,465.00
Payments to Labour Charges	4,097,150.00	5,137,662.20	6,137,662.20	7,237,662.20
Payments to Salaries & Admin Expenses	8,843,956.00	9,843,956.00	10,043,956.00	11,043,956.00
TOTAL OUTFLOW OF FUND	55,631,027.00	59,671,539.20	62,671,539.20	67,271,539.20

FOR KADAKIA & MODI HOUSING

[Signature]

Partner

KADAKIA & MODI HOUSING

OFFICE : 5-4-187 / 3 & 4, 3RD FLOOR, M.G.ROAD, SECUNDERABAD – 500 003

To,
The Chief Manager,
State Bank of India,
Balanagar,
Hyderabad.

Date: 16.04.2010

Dear Sir,

Sub: Submission of Project Valuation Report and Enhancement of Drawing Power – Reg.

Ref: Our CC Account in the name of Kadakia & Modi Housing bearing A/c No30585665716.

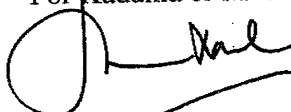
* * *

With reference to the above subject and recent visit of your Bank officials to the project site, we would like to submit our project valuation report for your kind perusal for enhancement of drawing power.

So far we have utilized around Rs.1.26 Crore out of Rs.8.00 Crore sanctioned. We kindly request you basing on the valuation report to enhance our drawing power to the extent of Rs.100 lakhs at the earliest for completion of pending works.

Thanking You,

Yours truly,
For Kadakia & Modi Housing.



SOHAM MODI
(Partner)

User ID No.	3521072	C.U.B. PRAKASH
Queue No.		
SBI	16 APR 2010	BALA-NAGAR BR.
6854		
CASH / TRANSFER		
Journal No.		
Checker ID No.		Initials



Pradeep Kaparthi
B.E., M.I.E., F.I.V.,
Chartered Engineer & Valuer

Off: 105, Diamond Towers,
Beside Belson's Taj,
S.D.Road, Sec-bad.
Phone: 66319594, 66339594
27812742, 27818816
Mobile: 98480-13-953

GOVT.REGD.VALUER
M.C.H.Licensed Engineer

OUR REF: PK/SBB/16K11747-2/10-11

Date: 14.4.2010

To,
The Branch Manager,
State Bank Of India
Balanagar Br.,
Hyderabad

Sir,

Sub: Cost incurred for present stage of construction works at the project of M/s. Bloomdale (M/s. Kadakia & Modi Housing) on land in Sy.No.1139 of Shamirpet Village, Shamirpet Mandal, R.R.Dist.- Reg.

On inspection made on Dt. 12-4-2010 along with Mr. Mehar, representative of Modi Properties, the following is observed:

Total 72 Nos. Duplex type bungalows are proposed in said project spread over 5.0 Acres of land as a gated community under 4 different types (A,B,C & D) either East (or) West facing (As per brochure), presently construction works are under progress in some plots & remaining all plots are open plots only. Different stages of construction works as seen at site, detailed below.

Plot No.	Present stage of Construction
1 & 35	G.Floor & F.Floor (Duplex) completed in all respects & ready for occupation. Specifications incl. Vitrified tiles flooring, luppum finishing, Main door with teak wood, remaining Teak wood frames with Flush doors shutters, Non Teak wood windows.
21 & 54	G.Floor & F.Floor (Duplex) upto RCC roof slab, Brick work, plastering, luppum finishing, Vitrified tiles flooring, Elect. Wiring Kitchen platform works completed
60	G.Floor & F.Floor (Duplex) upto RCC roof slab completed. Brick work Plastering, D/W frames fixing works completed & Vitrified tiles flooring works under progress
38	G.Floor & F.Floor (Duplex) upto RCC roof slab, Brick work, frames fixing for D/w, Plastering works completed

12	G.F & F.F upto RCC roof slab completed & Brick work under progress in G.F
10	G.Floor upto RCC roof slab completed & brick work under progress F.Floor Columns raising works under progress
2	G.Floor columns raising works completed
Club house	Cellar Slab work under progress
Office/General stores	G.Floor + 2 upper floors completed & presently using for office purpose Specifications incl. Vitrified tiles flooring, Luppum finishing, Teak wood framed with flush door shutters, Elect. Sanitary fittings adequately provided

Amenities : All round Compound with gate provided.

Drainage with pipeline and Electrical works are under progress

CC roads, Sump, Septic tank works under progress

OH tank - stage 1 - Columns raising works under progress

We have been submitted by M/s. Kadakia and Modi Housing, M.G.Road, Sec.bad a work in progress report for the above works for Rs. 3,81,55,167.39/-. The following is the break- up.

Description	Amount in Rs.
Work in Progress upto 31-3-09.....	1,64,20,130.70
Work in Progress from 1-4-09 to 31-3-2010	1,63,61,695.00
Advances to Contractors & etc., for construction in progress.....	2,13,687.00
Admin expenses from 1-4-09 to 31-3-2010.....	51,59,654.69
Total	3,81,55,167.39
Or say	3,81,55,000.00

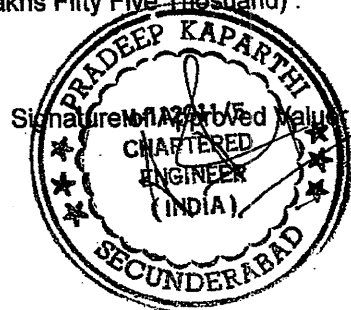
On inspection made and verifying the books of accounts maintained at site , we are of the opinion that the Cost incurred on the above project upto date and for the present stage of work done is Rs. 3,81,55,000.00 (Rupees Three Crores Eighty One Lakhs Fifty Five Thousand) .

Mr. A. Madhu Babu

CHS

Encl. i. Location Map, ii. Photograph,

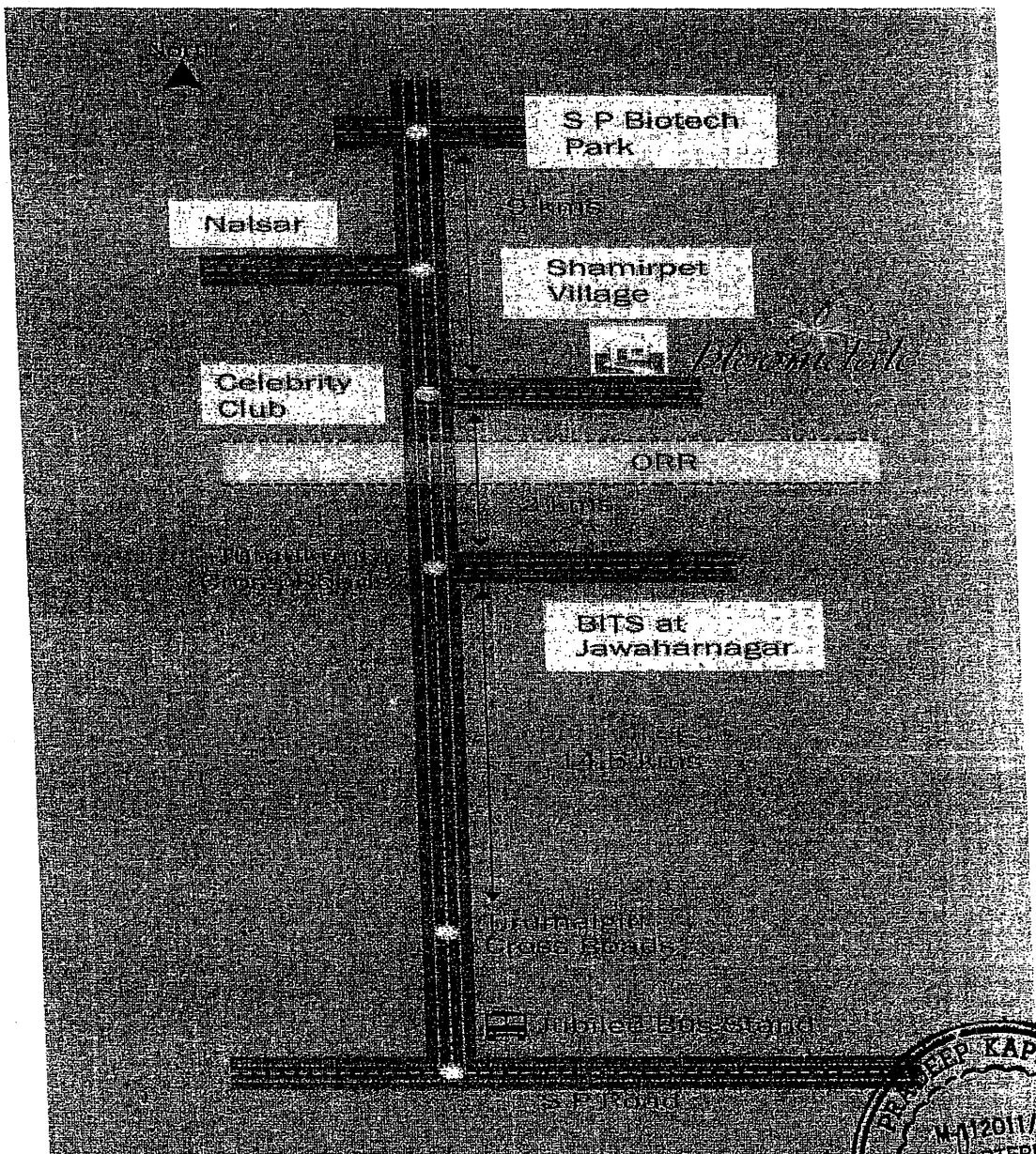
iii. Copy of work in progress report of M/s. Kadakia and Modi housing, M.G.Road, Sec.bad



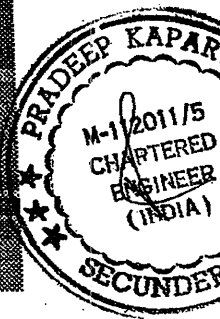
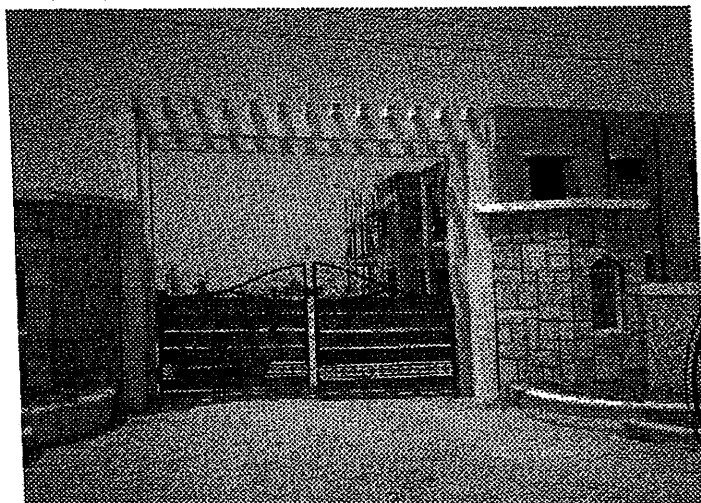
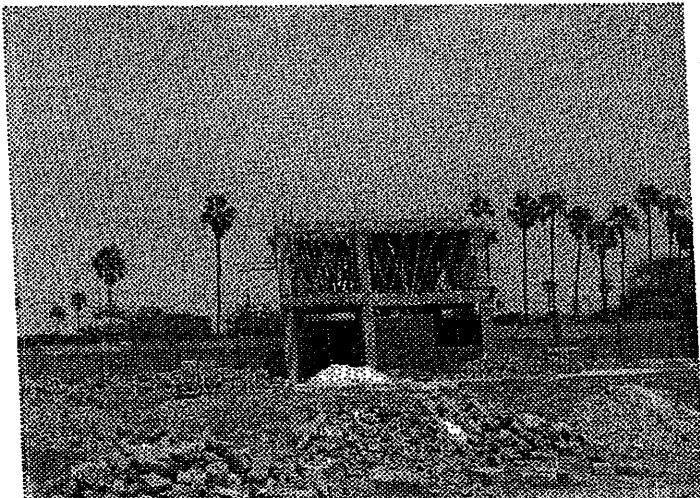
PK/SBB/16K11747-2/10-11

LOCATION MAP

M/s. Bloomdale (M/s. Kadakia & Modi Housing) Sy.No.1139 of
Shamirpet Village, Shamirpet Mandal, R.R.Dist.



PK/SBB/16K11747-2/10-11



KADAKIA & MODI HOUSING

OFFICE : 5-4-187 / 3 & 4, 3RD FLOOR, M.G.ROAD, SECUNDERABAD – 500 003

To
The Bank Manager,
State Bank of India,
Balanagar,
Hyderabad.



Date : 18-03-2010

Dear Sir,

Sub : Project rating by Crisil Group – Reg.

Ref : Our CC Account in the name of Kadakia & Modi Housing bearing A/c No30585665716.

* * *

With reference to the above subject we have availed a loan of Rs.1,26,50,000/- (Rupees One Crore Twenty Six Lakhs Fifty Thousand only) from your Bank out of Rs.8.00 Crores and the present outstanding is Rs.1,26,50,000/- (Rupees One Crore Twenty Six Lakhs Fifty Thousand only).

Please advise us whether the Crisil group rating is required for our project or not, since the loan outstanding is below 5 crores, So that we can avoid the penal interest of 0.5% at the earliest.

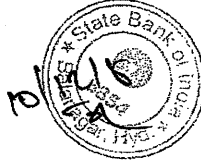
Thanking you,

Yours faithfully,
For Kadakia & Modi Housing,

SOHAM MODI
(Managing Partner)

KADAKIA & MODI HOUSING

5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :



Date: 08.12.2008

To,
The Chief Manager,
State Bank of India,
Balanagar,
Hyderabad.

Dear Sir,

Sub : Enclosing Cash Flow Projection – Reg.

Ref: Our CC Account no.30585665716 in the name of M/s.Kadokia & Modi Housing.

* * *

In connection with the above subject, I am herewith enclosing the Cash Flow Projection
From December 08 to March 09.

Please do the needful.

Thanking You,

Yours truly,
For Kadokia & Modi Housing.

SOHAM MODI
(Managing Partner)

Encl : As above

ASSESSMENT OF WORKING CAPITAL REQUIREMENTS
FORM II: OPERATING STATEMENT

RECEIVED ORIGINAL
 18/01/2010
 C.A. [Signature]



Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in crores)

Audited 2008-09	Estimates 2009-10	Estimates 2010-11	Projections 2011-12
(1)	(2)	(3)	(4)

1. Gross Sales

i) Domestic sales	0.00	0.00	0.00	36.72
ii) Export Sales	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	36.72

2. Less excise duty 0.00 0.00 0.00 0.00

3. Net sales (1-2) 0.00 0.00 0.00 36.72

4. %age rise (+) or fall (-) in net sales as compared to previous
 #DIV/0! #DIV/0! #DIV/0! #DIV/0!

5. cost of Sales

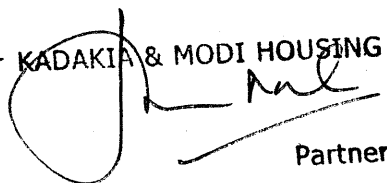
i) Raw materials (including stores and other items used in the process of manufacture)	1.21	7.49	14.20	0.00
a) Imported	0.00	0.00	0.00	0.00
b) Indigeneous	1.21	7.49	14.20	0.00
ii) Other spares	0.00	0.00	0.00	0.00
a) Imported	0.00	0.00	0.00	0.00
b) Indigenous	0.00	0.00	0.00	0.00
iii) Power and fuel	0.00	0.00	0.00	0.00
iv) Direct labour (Factory wages & Salaries)	0.04	0.22	0.64	0.10
v) Other mfg. expenses	0.00	0.00	0.00	0.00
vi) Depreciation	0.01	0.00	0.00	0.00
vii) SUB-TOTAL (i to vi)	1.26	7.71	14.84	0.10
viii) Add: Opening stocks in process	1.30	2.79	11.00	27.00
Sub-total	2.56	10.50	25.84	27.10

For KADAKIA & MODI HOUSING

[Signature]

ix) Deduct: Closing stocks in-process	2.79	11.00	27.00	0.00
x) Cost of production	-0.23	-0.50	-1.16	27.10
xi) Add: Opening stock of finished goods	0.00	0.00	0.00	0.00
Sub-total	-0.23	-0.50	-1.16	27.10
xii) Deduct closing stock of finished goods	0.00	0.00	0.00	0.00
xiii) SUB TOTAL (Total cost of sales)	-0.23	-0.50	-1.16	27.10
6) Selling general and administrative expenses	0.25	0.25	0.26	0.04
7) SUB-TOTAL (5+6)	0.02	-0.25	-0.90	27.14
8) Operating profit before interest Tax (3-7)	-0.02	0.25	0.90	9.58
9) Interest: Cash Credit	0.03	0.17	0.78	0.03
9a) Interest: Term Loan	0.00	0.00	0.00	0.00
10) Operating profit after interest (8-9-9a)	-0.05	0.08	0.12	9.55
11) i) and other non-operating income	0.02	0.00	0.00	0.00
ii) Deduct other non-operating expenses (Prior period expenditure)	0.00	0.00	0.00	0.00
iii) Net of other non-operating income/expenses (net of 11(i) & 11(ii))	0.02	0.00	0.00	0.00
12) Profit before tax/loss 10+11 (iii)	-0.03	0.08	0.12	9.55
13) Provision for taxes	0.00	0.03	0.04	3.25
14) Net profit/loss (12-13)	-0.03	0.05	0.08	6.30
15) a) Equity dividend paid	0.00	0.00	0.00	0.00
b) Dividend rate	0.00	0.00	0.00	0.00
16) Retained profit (14-15)	-0.03	0.05	0.08	6.30
17) Retained profit/Net profit (%age)	100.00%	100.00%	100.00%	100.00%
PBT/Net Sales	#DIV/0!	#DIV/0!	#DIV/0!	26.01
PAT/Net Sales	#DIV/0!	#DIV/0!	#DIV/0!	17.17

For KADAKIA & MODI HOUSING



Partner

FORM III

ANALYSIS OF BALANCE SHEET

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in crores)

LIABILITIES

CURRENT LIABILITIES

Audited 2008-09	Estimates 2009-10	Estimates 2010-11	Projections 2011-12
(1)	(2)	(3)	(4)

1. Short-term borrowing from banks
(inid.bills purchased. discounted &
excess borrowing placed on
repayment basis)

i) From applicant bank	0.99	4.25	1.60	0.00
ii) From other banks	0.00	0.00	0.00	0.00
iii) Creidtors o/a LC's opened	0.00	0.00	0.00	0.00

Sub total (A)

0.99	4.25	1.60	0.00
------	------	------	------

2. Short term borrowings from others

0.00	0.00	0.00	0.00
------	------	------	------

3. Sundry creditors

0.03	0.05	0.00	0.00
------	------	------	------

4. Advance payments from customers/
deposits from dealers

1.38	2.59	17.38	0.00
------	------	-------	------

5. Provision for taxation

0.00	0.03	0.04	3.25
------	------	------	------

6. Dividend payable

0.00	0.00	0.00	0.00
------	------	------	------

7. Other statutory liabilities (due
within one year)

0.00	0.00	0.00	0.00
------	------	------	------

8. Deposits/Instalments of term loans/
DPGs/debentures,etc.,

(due within one year) Term Loan

0.00	0.00	0.00	0.00
------	------	------	------

Others

0.00	0.00	0.00	0.00
------	------	------	------

9. Other current liabilities&Provisions
(due within one year)

0.02	0.00	0.00	0.00
------	------	------	------

(Specify major items)

Sub-total (B)

1.43	2.67	17.42	3.25
------	------	-------	------

10. TOTAL CURRENT LIABILILTIES
(total of 1 to 9)

2.42	6.92	19.02	3.25
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For KADAKIA & MODI HOUSING

TERM LIABILITIES

11. Debentures (not maturing within one year)	0.00	0.00	0.00	0.00
12. Preference Shares (redeemable after one year)	0.00	0.00	0.00	0.00
13. Term loans (excluding instalments BANK payable within one year)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
14. Deferred Payment Credits excludg. instalments due within one year	0.00	0.00	0.00	0.00
15. Term deposits (repayable after one year) Unsecured Loans	0.00	0.03	0.07	0.07
16. Other term liabilities	0.00	0.00	0.00	0.00
17. TOTAL TERM LIABILITIES (Total of 11 to 16)	0.00	0.03	0.07	0.07
18. TOTAL OUTSIDE LIABILITIES (10 + 17)	2.42	6.95	19.09	3.32

NET WORTH

19. Ordinary share capital	2.00	4.25	8.00	8.00
20. General reserve	0.00	-0.03	0.02	0.10
21. Revaluation Reserve/Unsecured Loans	0.00	0.00	0.00	0.00
22. Other reserves (Share Premium)	0.00	0.00	0.00	0.00
23. Surplus (+) or deficit (-) in Profit & Loss account.	-0.03	0.05	0.08	6.30
24. NET WORTH	1.97	4.27	8.10	14.41
25. TOTAL LIABILITIES (18 + 24)	4.39	11.22	27.19	17.72

For KADAKIA & MODI HOUSING

FORM III (CONTINUED)

ANALYSIS OF BALANCE SHEET

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in crores)

ASSETS

Audited 2008-09	Estimates 2009-10	Estimates 2010-11	Projections 2011-12
--------------------	----------------------	----------------------	------------------------

CURRENT ASSETS

(1)

(2)

(3)

(4)

26. Cash and Bank balances

0.41

0.00

0.00

0.07

27. Investments (other than long term investments)

i) Government & Other Trustee securities

0.00

0.00

0.00

0.00

ii) Fixed Deposits with banks (Margin Money)

0.00

0.00

0.00

0.00

28. i) Receivables other than deferred & exports (inclgd bills purchased & discounted by banks)

1.14

0.18

0.14

0.14

ii) Export receivables (inclgd. bills purchased/discounted by banks)

0.00

0.00

0.00

0.00

29. Instalments of deferred receivables (due within one year)

0.00

0.00

0.00

0.00

30. Inventory:

i) Raw materials (inclgd. stores & other items used in the process of manufacture)

a) Imported

0.00

0.00

0.00

0.00

b) Indigeneous

0.00

0.00

0.00

14.25

ii) Stocks-in-process

2.79

11.00

27.00

0.00

iii) Finished goods

0.00

0.00

0.00

0.00

iv) Other consumable spares

a) Imported

0.00

0.00

0.00

0.00

b) Indigenous

0.00

0.00

0.00

0.00

31. Advances to suppliers of raw materials & stores/spares

0.04

0.00

0.00

0.00

32. Advance payment of taxes

0.00

0.03

0.04

3.25

33. Other current assets (specify major items)

0.00

0.00

0.00

0.00

34. TOTAL CURRENT ASSETS

(Total of 26 to 33)

4.38

11.21

27.18

17.71

FIXED ASSETS

35. Gross Block (land & building machinery, work-in-progress)	0.02	0.02	0.02	0.02
36. Depreciation to date	0.01	0.01	0.01	0.01
37. NET BLOCK (35-36)	0.01	0.01	0.01	0.01

OTHER NON-CURRENT ASSETS

38. Investments/book debts/advances/deposits/which are not current Assets.				
i) a) Investments in subsidiary companies/affiliates	0.00	0.00	0.00	0.00
b) Others	0.00	0.00	0.00	0.00
ii) Advances to suppliers of Capital goods & contractors	0.00	0.00	0.00	0.00
iii) Deferred receivables (maturity exceeding one year)	0.00	0.00	0.00	0.00
iv) Other Deposits	0.00	0.00	0.00	0.00
39. Non-consumable stores & spares	0.00	0.00	0.00	0.00
40. Other non-current assets incldg. dues from directors.	0.00	0.00	0.00	0.00
41. TOTAL OTHER NON-CURR.ASSETS (Total of 38 to 40)	0.00	0.00	0.00	0.00
42. intangible assets(patents. goodwill, prelim expenses, bad/dountful debts not provided for,etc.,)	0.00	0.00	0.00	0.00
43. TOTAL ASSETS Total of 34,37,41,842	4.39	11.22	27.19	17.72
44. TANGABLE NET WORTH (24 - 42)	4.39 1.97	11.22 4.27	27.19 8.10	17.72 14.41
45. NET WORKING CAPITAL [(17 + 24) - (37 + 41 + 42)] to tally with (34 - 10)	1.96	4.29	8.16	14.47
46. Current ratio(34/10)	1.81	1.62	1.43	5.45
47. Total outside liabilities/Tangible Net worth (18/44)	1.23	1.63	2.36	0.23
48. Total Term Liabilities/Tangible net worth	0.00	0.01	0.01	0.00

ADDITIONAL INFORMATION

(A) Arrears of depreciation

(B) Contingent liabilities:

 i) Arrears of cumulative dividends

FORM IV

COMPARATIVE STATEMENT OF
CURRENT ASSETS & CURRENT LIABILITIES

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in crores)

A CURRENT ASSETS	Audited 2008-09	Estimates 2009-10	Estimates 2010-11	Projections 2011-12
	(1)	(2)	(3)	(4)
1. Raw materials (inclgd stores & other items used in process of manufacture)				
a) Imported:	0.00	0.00	0.00	0.00
Months' consumption -				
b) Indigenous:	0.00	0.00	0.00	14.25
Months' consumption - 1 Months	0.00	0.00	0.00	#DIV/0!
2. Other consumable spares, exclgd. those inclgd.in 1 above,				
a) Imported:	0.00	0.00	0.00	0.00
Months' consumption				
b) Indigenous:	0.00	0.00	0.00	0.00
Months' consumption: 1 Month	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
3. Stocks-in-process:	2.79	11.00	27.00	0.00
Month's cost of production:	-145.57	-264.00	-279.31	0.00
4. Finished goods	0.00	0.00	0.00	0.00
Month's cost of production : 1 Month	0.00	0.00	0.00	0.00
5. Receivables other than export & deferred receivables (inclgd.bills purchased & discounted by bankers)	1.14	0.18	0.14	0.14
Months' domestic sales: 2 Months	#DIV/0!	#DIV/0!	#DIV/0!	0.05
exclgd. deferred payment sales:				
6. Export receivables (incl bills purch, & disc,) Months' export sales: 3 Months	0.00	0.00	0.00	0.00
7. Advances to suppliers of raw materials & stores/spares,consumables	0.04	0.00	0.00	0.00
8. Other current assets incl. cash & bank balance & deferred receivables due within one year(specify major items)	0.41	0.03	0.04	3.32
9. TOTAL CURRENT ASSETS	4.38	11.21	27.18	17.71
(To agree within term 34 in Form III)				

FORM IV (CONTINUED)

COMPARATIVE STATEMENT OF
CURRENT ASSETS & CURRENT LIABILITIES
(Amount-Rs.in crores)

Kadakia & Modi Housing (Bloomdale)

Audited 2008-09	Estimates 2009-10	Estimates 2010-11	Projections 2011-12
(1)	(2)	(3)	(4)

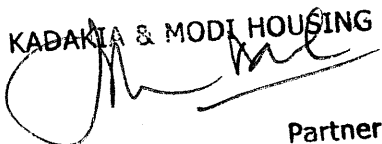
B. CURRENT LIABILITIES

(Other than bank borrowings for
working capita)

10. Creditors for purchase of raw materials, stores & consumable spares				
Months purchases-Indigeneous: -- months	0.03	0.05	0.00	0.00
Months purchases-Indigeneous: 1 months	0.30	0.08	0.00	#DIV/0!
11. Advances from customers	1.38	2.59	17.38	0.00
12. Statutory liabilities	0.00	0.00	0.00	0.00
13. Other current liabilities (specify Major items) short Term borrowings, unsecured loans, dividend payable instalments of TL, DPG,public deposits,debentures,etc.,	0.02	0.03	0.04	3.25
14. TOTAL	1.43	2.67	17.42	3.25

(To agree with sub total B-
Form III)

For KADAKIA & MODI HOUSING



Partner

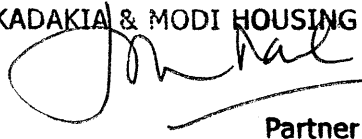
FORM V
CONTINUED

Kadokia & Modi Housing (Bloomdale)

WORKING CAPITAL ASSESSMENT & ASSESSED BANK FINANCE

	Audited 2008-09 (1)	Estimates 2009-10 (2)	Estimates 2010-11 (3)	Projections 2011-12 (4)
1. Total CA	4.38	11.21	27.18	17.71
2. Other CL	1.43	2.67	17.42	3.25
3. Working Capital GAP	2.95	8.54	9.76	14.46
4. Net Working Capital	1.96	4.29	8.16	14.47
5. Assessed/Actual Bank Finance	0.99	4.25	1.60	0.00
6. NWC To Total Current Assets %	44.75	38.29	30.03	81.68
7. Bank Finance To TCA %	22.60	37.91	5.89	0.00
8. S Creditors To TCA %	0.68	0.45	0.00	0.00
9. Other Current Liabilities to Total Current Assets %	31.96	23.35	64.09	18.33
10. Inventory To Net Sales (Days)	#DIV/0!	#DIV/0!	#DIV/0!	141.65
11. Receivables To Gross Sales (Days)	#DIV/0!	#DIV/0!	#DIV/0!	1.39
12. Sundry Creditors To Purchases (Days)	9.05	2.44	0.00	#DIV/0!

For KADAKIA & MODI HOUSING



Partner

FORM VI
FUNDS FLOW STATEMENT

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in crores)

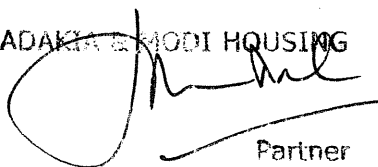
	Audited 2008-09	Estimates 2009-10	Estimates 2010-11	Projections 2011-12
	(1)	(2)	(3)	(4)
1. SOURCES				
a) Net profit after tax	-0.03	0.05	0.08	6.30
b) Depreciation	0.01	0.00	0.00	0.00
c) Increase in capital	2.00	2.25	3.75	0.00
d) Increase in Term Liabilities (includg.Public deposits)	0.00	0.03	0.04	0.00
e) Decrease in				
i) Fixed Assets	0.00	0.00	0.00	0.00
ii) Other non-current assets	0.00	0.00	0.00	0.00
f) Others	0.00	0.00	0.00	0.00
g) T O T A L	1.98	2.33	3.87	6.30
2. USES				
a) Net loss	0.00	0.00	0.00	0.00
b) Decrease in Term Liabilities (includg.public deposits)	0.00	0.00	0.00	0.00
c) Increase in:				
i) Fixed Assets	0.02	0.00	0.00	0.00
ii) Other non-current assets	0.00	0.00	0.00	0.00
d) Dividend payments	0.00	0.00	0.00	0.00
e) Others	0.00	0.00	0.00	0.00
f) Withdrawals	0.00	0.00	0.00	0.00
f) T O T A L	0.02	0.00	0.00	0.00
3. Long Term Surplus (+) Deficit(-) (1-2)	1.96	2.33	3.87	6.30
4. Increase/decrease in current assets* (as per details given below)	4.38	6.83	15.97	-9.47
5. Increase/decrease in current liabi- lities other than Bank borrowings	1.43	1.24	14.75	-14.17
6. increase/decrease in working capi- tal gap	2.95	5.59	1.22	4.70
7. Net surplus (+) / deficit (-) (difference of 3&6)	-0.99	-3.26	2.65	1.60
8. increase/decrease in Bank borrowings	0.99	3.26	-2.65	-1.60

*Break - up of (4)

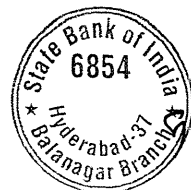
i) Increase/decrease in Raw Materials	0.00	0.00	0.00	14.25
ii) increase/decrease in Stocks-in process	2.79	8.21	16.00	-27.00
iii) increase/decrease in Finished Goods	0.00	0.00	0.00	0.00
iv) increase/decrease in Receivables				
a) Domestic	1.14	-0.96	-0.04	0.00
b) Export	0.00	0.00	0.00	0.00
v) increase/decrease in stores & spares	0.00	0.00	0.00	0.00
vi) Increase/decrease in other current assets	0.45	-0.42	0.01	3.28
	4.38	6.83	15.97	-9.47

Note:- Increase/decrease under item 4 to 8, as also under break-up of (4) should be indicated by (+) (-).

For KADAKIA MODI HOUSING



Partner



ASSESSMENT OF WORKING CAPITAL REQUIREMENTS
FORM II: OPERATING STATEMENT

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in lacs)

	Audited 2008-09 (1)	Audited 2009-10 (2)	Estimates 2010-11 (3)	Projections 2011-12 (4)
1. Gross Sales				
i) Domestic sales	0.00	0.00	493.00	3056.60
ii) Export Sales	0.00	0.00	0.00	0.00
Total	0.00	0.00	493.00	3056.60
2. Less excise duty	0.00	0.00	0.00	0.00
3. Net sales (1-2)	0.00	0.00	493.00	3056.60
4. %age rise (+) or fall (-) in net sales as compared to previous	#DIV/0!	#DIV/0!	#DIV/0!	520.00
5. cost of Sales				
i) Raw materials (including stores and other items used in the process of manufacture)	121.00	172.70	1209.14	917.16
a) Imported	0.00	0.00	0.00	0.00
b) Indigeneous	121.00	172.70	1209.14	917.16
ii) Other spares	0.00	0.00	0.00	0.00
a) Imported	0.00	0.00	0.00	0.00
b) Indigenous	0.00	0.00	0.00	0.00
iii) Power and fuel	0.00	0.00	0.00	0.00
iv) Direct labour (Factory wages & Salaries)	4.00	7.09	38.51	50.40
v) Other mfg. expenses	0.00	0.00	0.00	0.00
vi) Depreciation	1.00	0.77	0.00	0.00
vii) SUB-TOTAL (i to vi)	126.00	180.56	1247.65	967.56
viii) Add: Opening stocks in process	130.00	279.31	487.06	1291.71
Sub-total	256.00	459.87	1734.71	2259.27



ix) Deduct: Closing stocks in-process	279.31	487.06	1291.71	0.00
x) Cost of production	-23.31	-27.19	443.00	2259.27
xi) Add: Opening stock of finished goods	0.00	0.00	0.00	0.00
Sub-total	-23.31	-27.19	443.00	2259.27
xii) Deduct closing stock of finished goods	0.00	0.00	0.00	0.00
xiii) SUB TOTAL (Total cost of sales)	-23.31	-27.19	443.00	2259.27
6) Selling general and administrative expenses	25.00	25.90	23.10	9.00
7) SUB-TOTAL (5+6)	1.69	-1.29	466.10	2268.27
8) Operating profit before interest Tax (3-7)	-1.69	1.29	26.90	788.33
9) Interest: Cash Credit	3.00	14.97	17.87	2.19
9a) Interest: Term Loan	0.00	0.00	0.00	0.00
10) Operating profit after interest (8-9-9a)	-4.69	-13.68	9.03	786.14
11) i) and other non-operating income	2.00	2.12	2.25	2.50
ii) Deduct other non-operating expenses (Prior period expenditure)	0.00	0.00	0.00	0.00
iii) Net of other non-operating income/expenses (net of 11(i) & 11(ii))	2.00	2.12	2.25	2.50
12) Profit before tax/loss 10+11 (iii)	-2.69	-11.56	11.28	788.64
13) Provision for taxes	0.00	0.00	0.00	267.13
14) Net profit/loss (12-13)	-2.69	-11.56	11.28	521.51
15) a) Equity dividend paid	0.00	0.00	0.00	0.00
b) Dividend rate	0.00	0.00	0.00	0.00
16) Retained profit (14-15)	-2.69	-11.56	11.28	521.51
17) Retained profit/Net profit (%age)	100.00%	100.00%	100.00%	100.00%
PBT/Net Sales	#DIV/0!	#DIV/0!	2.29	25.80
PAT/Net Sales	#DIV/0!	#DIV/0!	2.29	17.06



FORM III

ANALYSIS OF BALANCE SHEET

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in lacs)

LIABILITIES	Audited 2008-09	Audited 2009-10	Estimates 2010-11	Projections 2011-12
	(1)	(2)	(3)	(4)
<u>CURRENT LIABILITIES</u>				
1. Short-term borrowing from banks (inid.bills purchased. discounted & excess borrowing placed on repayment basis)				
i) From applicant bank	99.00	117.94	72.40	0.00
ii) From other banks	0.00	0.00	0.00	0.00
iii) Creidtors o/a LC's opened	0.00	0.00	0.00	0.00
Sub total (A)	99.00	117.94	72.40	0.00
2. Short term borrowings from others	0.00	0.00	0.00	0.00
3. Sundry creditors	3.00	10.57	99.35	96.60
4. Advance payments from customers/ deposits from dealers	138.00	313.31	907.45	0.00
5. Provision for taxation	0.00	0.00	0.00	267.13
6. Dividend payable	0.00	0.00	0.00	0.00
7. Other statutory liabilities (due within one year)	0.00	0.00	0.00	0.00
8. Deposits/Instalments of term loans/ DPGs/debentures,etc., (due within one year) Term Loan	0.00	0.00	0.00	0.00
Others	0.00	0.00	0.00	0.00
9. Other current liabilities&Provisions (due within one year)	2.00	2.08	2.25	2.50
(Specify major items)				
Sub-total (B)	143.00	325.96	1009.05	366.23
10. TOTAL CURRENT LIABILITIES (total of 1 to 9)	242.00	443.90	1081.45	366.23



TERM LIABILITIES

11. Debentures (not maturing within one year)	0.00	0.00	0.00	0.00
12. Preference Shares (redeemable after one year)	0.00	0.00	0.00	0.00
13. Term loans (excluding instalments BANK payable within one year)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
14. Deferred Payment Credits excldg. instalments due within one year	0.00	0.00	0.00	0.00
15. Term deposits (repayable after one year) Unsecured Loans	0.00	0.00	0.00	0.00
16. Other term liabilities	0.00	0.00	0.00	0.00
17. TOTAL TERM LIABILITIES (Total of 11 to 16)	0.00	0.00	0.00	0.00
18. TOTAL OUTSIDE LIABILITIES (10 + 17)	242.00	443.90	1081.45	366.23

NET WORTH

19. Ordinary share capital	200.00	203.80	203.80	203.80
20. General reserve	0.00	-2.69	-14.25	-2.97
21. Revaluation Reserve/Unsecured Loans	0.00	0.00	10.00	10.00
22. Other reserves (Share Premium)	0.00	0.00	0.00	0.00
23. Surplus (+) or deficit (-) in Profit & Loss account.	-2.69	-11.56	11.28	521.51
24. NET WORTH	197.31	189.55	210.83	732.34
25. TOTAL LIABILITIES (18 + 24)	439.31	633.45	1292.28	1098.57



FORM III (CONTINUED)

ANALYSIS OF BALANCE SHEET

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in lacs)

ASSETS

	Audited 2008-09	Audited 2009-10	Estimates 2010-11	Projections 2011-12
	(1)	(2)	(3)	(4)
CURRENT ASSETS				
26. Cash and Bank balances	41.00	24.61	0.00	8.00
27. Investments (other than long term investments)				
i) Government & Other Trustee securities	0.00	0.00	0.00	0.00
ii) Fixed Deposits with banks (Margin Money	0.00	0.00	0.00	0.00
28. i) Receivables other than deferred & exports (inclgd bills purchased & discounted by banks)	114.00	112.00	0.00	0.00
ii) Export receivables (inclgd. bills purchased/discounted by banks)	0.00	0.00	0.00	0.00
29. Instalments of deferred receivables (due within one year)	0.00	0.00	0.00	0.00
30. Inventory:				
i) Raw materials (inclgd. stores & other items used in the process of manufacture)				
a) Imported	0.00	0.00	0.00	0.00
b) Indigeneous	0.00	0.00	0.00	1090.00
ii) Stocks-in-process	279.31	487.06	1291.71	0.00
iii) Finished goods	0.00	0.00	0.00	0.00
iv) Other consumable spares				
a) Imported	0.00	0.00	0.00	0.00
b) Indigenous	0.00	0.00	0.00	0.00
31. Advances to suppliers of raw materials & stores/spares	4.00	9.21	0.00	0.00
32. Advance payment of taxes	0.00	0.00	0.00	0.00
33. Other current assets (specify major items)	0.00	0.00	0.00	0.00
34. TOTAL CURRENT ASSETS (Total of 26 to 33)	438.31	632.88	1291.71	1098.00



FIXED ASSETS

35. Gross Block (land & building machinery, work-in-progress)	2.00	2.34	2.34	2.34
36. Depreciation to date	1.00	1.77	1.77	1.77
37. NET BLOCK (35-36)	1.00	0.57	0.57	0.57

OTHER NON-CURRENT ASSETS

38. Investments/book debts/advances/deposits/which are not current Assets.

i) a) Investments in subsidiary companies/affiliates	0.00	0.00	0.00	0.00
b) Others	0.00	0.00	0.00	0.00
ii) Advances to suppliers of Capital goods & contractors	0.00	0.00	0.00	0.00
iii) Deferred receivables (maturity exceeding one year)	0.00	0.00	0.00	0.00
iv) Other Deposits	0.00	0.00	0.00	0.00

39. Non-consumable stores & spares 0.00 0.00 0.00 0.00

40. Other non-current assets incldg. dues from directors. 0.00 0.00 0.00 0.00

41. TOTAL OTHER NON-CURR.ASSETS (Total of 38 to 40) 0.00 0.00 0.00 0.00

42. intangible assets(patents. goodwill, prelim expenses, bad/dountful debts not provided for,etc.,) 0.00 0.00 0.00 0.00

43. TOTAL ASSETS 439.31 633.45 1292.28 1098.57
Total of 34,37,41,&42

44. TANGABLE NET WORTH (24 - 42) 197.31 189.55 210.83 732.34

45. NET WORKING CAPITAL 196.31 188.98 210.26 731.77
[(17 + 24) - (37 + 41 + 42)]
to tally with (34 - 10)

46. Current ratio(34/10) 1.81 1.43 1.19 3.00

47. Total outside liabilities/Tangible Net worth (18/44) 1.23 2.34 5.13 0.50

48. Total Term Liabilities/Tangible net worth 0.00 0.00 0.00 0.00

ADDITIONAL INFORMATION

(A) Arrears of depreciation

(B) Contingent liabilities:

i) Arrears of cumulative dividends

ii) Gratuity liability not provided for

iii) Disputed excise/customs/tax liabilities.

iv) Other liabilities not provided for (Bank Gurantees)

FORM IV

COMPARATIVE STATEMENT OF
CURRENT ASSETS & CURRENT LIABILITIES

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in lacs)

A CURRENT ASSETS	Audited 2008-09	Audited 2009-10	Estimates 2010-11	Projections 2011-12
	(1)	(2)	(3)	(4)
1. Raw materials (inclgd stores & other items used in process of manufacture)				
a) Imported:	0.00	0.00	0.00	0.00
Months' consumption -				
b) Indigenous:	0.00	0.00	0.00	1090.00
Months' consumption - 1 Months	0.00	0.00	0.00	14.26
2. Other consumable spares, exclgd. those inclgd.in 1 above,				
a) Imported:	0.00	0.00	0.00	0.00
Months' consumption				
b) Indigenous:	0.00	0.00	0.00	0.00
Months' consumption: 1 Month	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
3. Stocks-in-process:	279.31	487.06	1291.71	0.00
Month's cost of production:	-143.79	-214.96	34.99	0.00
4. Finished goods	0.00	0.00	0.00	0.00
Month's cost of production : 1 Month	0.00	0.00	0.00	0.00
5. Receivables other than export & deferred receivables (inclgd.bills purchased & discounted by bankers)	114.00	112.00	0.00	0.00
Months' domestic sales: 2 Months	#DIV/0!	#DIV/0!	0.00	0.00
exclgd. deferred payment sales:				
6. Export receivables (incl bills purch, & disc,) Months' export sales: 3 Months	0.00	0.00	0.00	0.00
7. Advances to suppliers of raw materials & stores/spares,consumables	4.00	9.21	0.00	0.00
8. Other current assets incl. cash & bank balance & deferred receivables due within one year(specify major items)	41.00	24.61	0.00	8.00
9. TOTAL CURRENT ASSETS	438.31	632.88	1291.71	1098.00
(To agree within term 34 in Form III)				



FORM IV (CONTINUED)

COMPARATIVE STATEMENT OF
CURRENT ASSETS & CURRENT LIABILITIES
(Amount-Rs.in lacs)

Kadakia & Modi Housing (Bloomdale)

B. CURRENT LIABILITIES

(Other than bank borrowings for
working capita)

10. Creditors for purchase of raw materials, stores & consumable spares

Months purchases-Indigeneous: -- months

Months purchases-Indigeneous: 1 months

11. Advances from customers

12. Statutory liabilities

13. Other current liabilities (specify
Major items) short Term borrowings,
unsecured loans, dividend payable
instalments of TL, DPG,public
deposits,debentures,etc.,

14. TOTAL

Audited 2008-09	Audited 2009-10	Estimates 2010-11	Projections 2011-12
(1)	(2)	(3)	(4)

3.00 10.57 99.35 96.60
0.30 0.73 0.99 1.26

138.00 313.31 907.45 0.00

0.00 0.00 0.00 0.00

2.00 2.08 2.25 269.63

143.00 325.96 1009.05 366.23

(To agree with sub total B-
Form III)



FORM V
CONTINUED

Kadakia & Modi Housing (Bloomdale)

WORKING CAPITAL ASSESSMENT & ASSESSED BANK FINANCE

	Audited 2008-09 (1)	Audited 2009-10 (2)	Estimates 2010-11 (3)	Projections 2011-12 (4)
1. Total CA	438.31	632.88	1291.71	1098.00
2. Other CL	143.00	325.96	1009.05	366.23
3. Working Capital GAP	295.31	306.92	282.66	731.77
4. Net Working Capital	196.31	188.98	210.26	731.77
5. Assessed/Actual Bank Finance	99.00	117.94	72.40	0.00
6. NWC To Total Current Assets %	44.79	29.86	16.28	66.65
7. Bank Finance To TCA %	22.59	18.64	5.60	0.00
8. S Creditors To TCA %	0.68	1.67	7.69	8.80
9. Other Current Liabilities to Total Current Assets %	31.94	49.83	70.43	24.56
10. Inventory To Net Sales (Days)	#DIV/0!	#DIV/0!	956.34	130.16
11. Receivables To Gross Sales (Days)	#DIV/0!	#DIV/0!	0.00	0.00
12. Sundry Creditors To Purchases (Days)	9.05	22.34	29.99	38.44



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FORM VI

FUNDS FLOW STATEMENT

Kadakia & Modi Housing (Bloomdale)

(Amount-Rs.in lacs)

	Audited 2008-09 (1)	Audited 2009-10 (2)	Estimates 2010-11 (3)	Projections 2011-12 (4)
1. SOURCES				
a) Net profit after tax	-2.69	-11.56	11.28	521.51
b) Depreciation	1.00	0.77	0.00	0.00
c) Increase in capital	200.00	3.80	0.00	0.00
d) Increase in Term Liabilities (includg.Public deposits)	0.00	0.00	0.00	0.00
e) Decrease in				
i) Fixed Assets	0.00	0.00	0.00	0.00
ii) Other non-current assets	0.00	0.00	0.00	0.00
f) Others	0.00	0.00	10.00	0.00
g) T O T A L	198.31	-6.99	21.28	521.51
2. USES				
a) Net loss	0.00	0.00	0.00	0.00
b) Decrease in Term Liabilities (includg.public deposits)	0.00	0.00	0.00	0.00
c) Increase in:				
i) Fixed Assets	2.00	0.34	0.00	0.00
ii) Other non-current assets	0.00	0.00	0.00	0.00
d) Dividend payments	0.00	0.00	0.00	0.00
e) Others	0.00	0.00	0.00	0.00
f) Withdrawals	0.00	0.00	0.00	0.00
f) T O T A L	2.00	0.34	0.00	0.00
3. Long Term Surplus (+) Deficit(-) (1-2)	196.31	-7.33	21.28	521.51
4. Increase/decrease in current assets* (as per details given below)	438.31	194.57	658.83	-193.71
5. Increase/decrease in current liabi- lities other than Bank borrowings	143.00	182.96	683.09	-642.82
6. increase/decrease in working capi- tal gap	295.31	11.61	-24.26	449.11
7. Net surplus (+) / deficit (-) (difference of 3&6)	-99.00	-18.94	45.54	72.40
8. increase/decrease in Bank borrowings.	99.00	18.94	-45.54	-72.40
INCREASE/DECREASE IN NET SALES	0.00	0.00	493.00	2563.60



*Break - up of (4)

i) Increase/decrease in Raw Materials	0.00	0.00	0.00	1090.00
ii) increase/decrease in Stocks-in process	279.31	207.75	804.65	-1291.71
iii) increase/decrease in Finished Goods	0.00	0.00	0.00	0.00
iv) increase/decrease in Receivables				
a) Domestic	114.00	-2.00	-112.00	0.00
b) Export	0.00	0.00	0.00	0.00
v) increase/decrease in stores & spares	0.00	0.00	0.00	0.00
vi) Increase/decrease in other current assets	45.00	-11.18	-33.82	8.00
	438.31	194.57	658.83	-193.71

Note:- Increase/decrease under item 4 to 8, as also under break-up of (4) should be indicated by (+) (-).



[Handwritten signature]

Company copy

MINISTRY OF CORPORATE AFFAIRS

RECEIPT

G.A.R.7

Civil

SRN : A52470457

Service Request Date : 18-12-2008

Payment made into : State Bank of India

Received From

Name : RAMA RAO A
Address : FLAT NO.501, 5TH FLOOR, B BLOCK,
RAGHAVA RATNA TOWERS,
CHIRAG ALI LANE, ABIDS
HYDERABAD, ANDHRA PRADESH
INDIA - 500001

Entity on whose behalf money is paid

CIN : U65993AP1994PTC017795
Name : MODI PROPERTIES AND INVESTMENTS PVT LTD,
Address : 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR,
M.G. ROAD
SECUNDERABAD, ANDHRA PRADESH
INDIA - 500003

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee For Form8	Normal	300.00
	Additional	300.00
Total		600.00

Mode of Payment: Internet Banking - State Bank of India

Received Payment Rupees: Six Hundred only



FORM 8

[Pursuant to sections 125, 127, 132 and 135 and Pursuant to section 600 read with 125, 127, 132 and 135 of the Companies Act, 1956]

Particulars for creation or modification of charges (other than those related to debentures) including particulars of modification of charge by asset reconstruction companies in terms of Securitisation Act and Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest (SARFASI) Act, 2002

Note - All fields marked in * are to be mandatorily filled.

1(a). *This form is for ☒ Creation of charge ☐ Modification of charge

(b). Whether charge is modified in favour of asset reconstruction company (ARC) or assignee ☐ Yes ☐ No

(c). Whether charge holder is authorised to assign the charge as per the charge agreement ☐ Yes ☐ No

(d). Charge identification (ID) number of the charge to be modified

2(a). *Corporate identity number (CIN) or foreign company registration number of the company

U65993AP1994PTC017795

Pre-fill

(b). Global location number (GLN) of company

3(a). Name of the company

MODI PROPERTIES AND INVESTMENTS PVT LTD,

(b). Address of the registered office or of the principal place of business in India of the company

5-4-187/3&4, SOHAM MANSION, 2ND FLOOR,
M.G. ROAD
SECUNDERABAD
Andhra Pradesh
INDIA
500003

4(a). * Type of charge

A charge on:

☐ Uncalled share capital

☐ Calls made but not paid

☐ Immovable property

☐ ship

☐ Any interest in immovable property

☐ Goodwill

☐ Book debts

☐ Patent, license under a patent

☐ Movable property (not being pledge)

☐ Trademark

☐ Floating charge

☐ copyright or license under a copyright

☒ Others

(b). If others, specify

Corporate Guarantee

5. (a) * Whether consortium finance is involved ☐ Yes ☒ No

(b). * Whether joint charge involved ☐ Yes ☒ No

6. * Number of charge holder(s)

1

7. Particulars of the charge holder(s)

CIN		Pre-fill
*Name	State Bank of India	
*Address	Line I	Balanagar Branch
	Line II	Balanagar
*City	Hyderabad	
*State	Andhra Pradesh-AP	
*ISO country code	IN	
*Pin code	500037	
*e-mail ID	arrao.ca@gmail.com	

8. *Nature or description of the instrument(s) creating or modifying the charge (copy to be attached)

1) Guarantee Agreement (SME-3)

9. *Date of the instrument creating or modifying the charge (DD/MM/YYYY)

10(a). *Whether charge created or modified outside India ☐ Yes ☒ No

(b). In case of charge created or modified outside India on the property situated outside India, the date of receipt of the document in india. (DD/MM/YYYY)

11. *Amount secured by the charge

(In case the amount is in foreign currency, rupee equivalent to be stated) (in Rs.)

12. Brief particulars of the principal terms and conditions and extent and operation of the charge

(a). *Rate of interest

The limits are sanctioned to M/s. Kadakia and Modi Housing, Partnership Firm, by State Bank of India, Balanagar Branch, Hyderabad.

(b). *Terms of repayment

The limits are sanctioned to M/s. Kadakia and Modi Housing, Partnership Firm, by State Bank of India, Balanagar Branch, Hyderabad.

(c). *Margin

The limits are sanctioned to M/s. Kadakia and Modi Housing, Partnership Firm, by State Bank of India, Balanagar Branch, Hyderabad.

(d). *Extent and operation of the charge

The charge operates as security, inter alia, for the due repayment by the M/s. Kadakia and Modi Housing, Firm, to the State Bank of India, Balanagar Branch, Hyderabad for its limits sanctioned to the extent of Rs.8.00 Crores, together with interest, additional interest, liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and all other moneys payable by the M/s. Kadakia and Modi Husing, Firm to State Bank of India, Balanagar Branch, Hyderabad.

(e). Others

13. In case of acquisition of property, subjected to charge, furnish the details relating to the existing charge on the property so acquired

(a). Date of instrument creating or evidencing the charge

(DD/MM/YYYY)

(b). Description of the instrument creating or evidencing the charge

--

(c). Date of acquisition of the property (DD/MM/YYYY)

(d). Amount of the charge (in Rs.)

(e). Particulars of the property charged

--

14. *Short particulars of the property charged (including location of the property)

1) Corporate Guarantee.

--

15(a). *Whether any of the property or interest therein under reference is not registered in the name of the company

☐ Yes ☒ No

(b). If yes, in whose name it is registered

--

Note : If more than one charge holder involved, details of extent of charge, particulars of property charged, amount secured to be provided in attachment.

16. Date of latest modification prior to the present modification (DD/MM/YYYY)