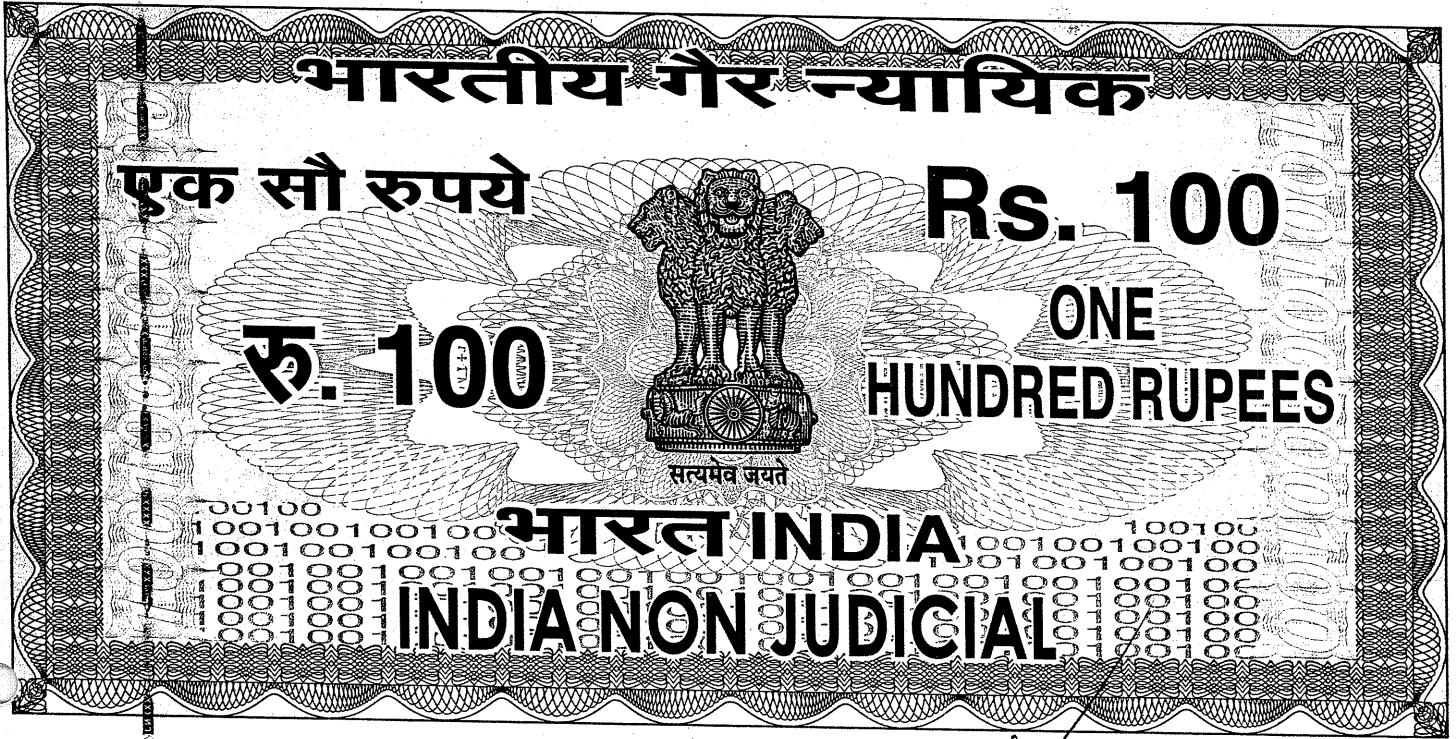




आन्ध्र प्रदेश ANDHRA PRADESH

183141

22177  
13/04/2008  
100/-  
Name: Ravuri  
S/o: D. Narasing Rao  
For Whom: Kadakia And Modi Housing School

K. S. S. S. S.  
S.V.L. No. 26/98, R.No. 39/2004  
City Civil Court,  
SECUNDERABAD

### SUPPLEMENTARY DEED OF PARTNERSHIP

The Supplementary Deed of Partnership to the Partnership Deed dated : 23-03-2006 is made and executed on the 19<sup>th</sup> day of August 2008 by and between :

1. **M/s. Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187 / 3 & 4, Soham Mansion, III Floor, M.G.Road, Secunderabad represented by its Managing Director Shri Sohan Modi S/o. Shri Satish Modi aged about 36 years ( hereinafter called the "FIRST PARTNER")
2. **Shri Gaurang Mody** S/o Shri Jayantilal Mody aged 38 years Occupation : Business, resident of Flat No.105, Sapphire Apartments Chikoti Gardens, Begumpet, Hyderabad-500 016 (hereinafter called "SECOND PARTNER")
3. **Shri Sharad J. Kadakia** S/o late Shri Jayantilal M.Kadakia aged 46 years residing at Plot No.5 Road No.5, Trimurthy Colony, Mahendra Hills, East Marredpally, Secunderabad – 500 026 (hereinafter called "THIRD PARTNER")

or Modi Properties & Investments Pvt. Ltd.  
S/o: D. Narasing Rao  
Managing Director

G.M. Sohan Modi

S.J.K. Sharad J. Kadakia

- A. The Parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
- B. The Parties hereto have agreed and joined together to do the business under the name and style of M/s. Kadakia and Modi Housing.
- C. The parties are desirous to bring in suitable amendments to the above said Partnership Deed by way of the Supplementary Partnership Deed.

**NOW THIS SUPPLEMENTARY PARTNERSHIP DEED WITNESSETH THAT**

1. In the Principal Deed at Page No.3 Para 6 of the Partnership deed it was recited that the Partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions and such borrowals shall be made with the consent of partners.
2. The same to be substituted with the following clause.
3. The partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions by mortgaging the firm property by depositing the title deeds. The documents to be executed for the said purpose shall be signed by all the partners.
4. All other terms and conditions of the said Principal Deed shall remain in force with there being any modification or alteration.
5. The supplementary Partnership Deed shall come into force from the date of execution.

In WITNESS WHEREOF the partners have put the hands of the day and year mentioned above in the presence of the witnesses.

**Witnesses :**

**1.**

2.

M.V. RAMANA MURTHY

For Modi Properties & Investments Pvt. Ltd.

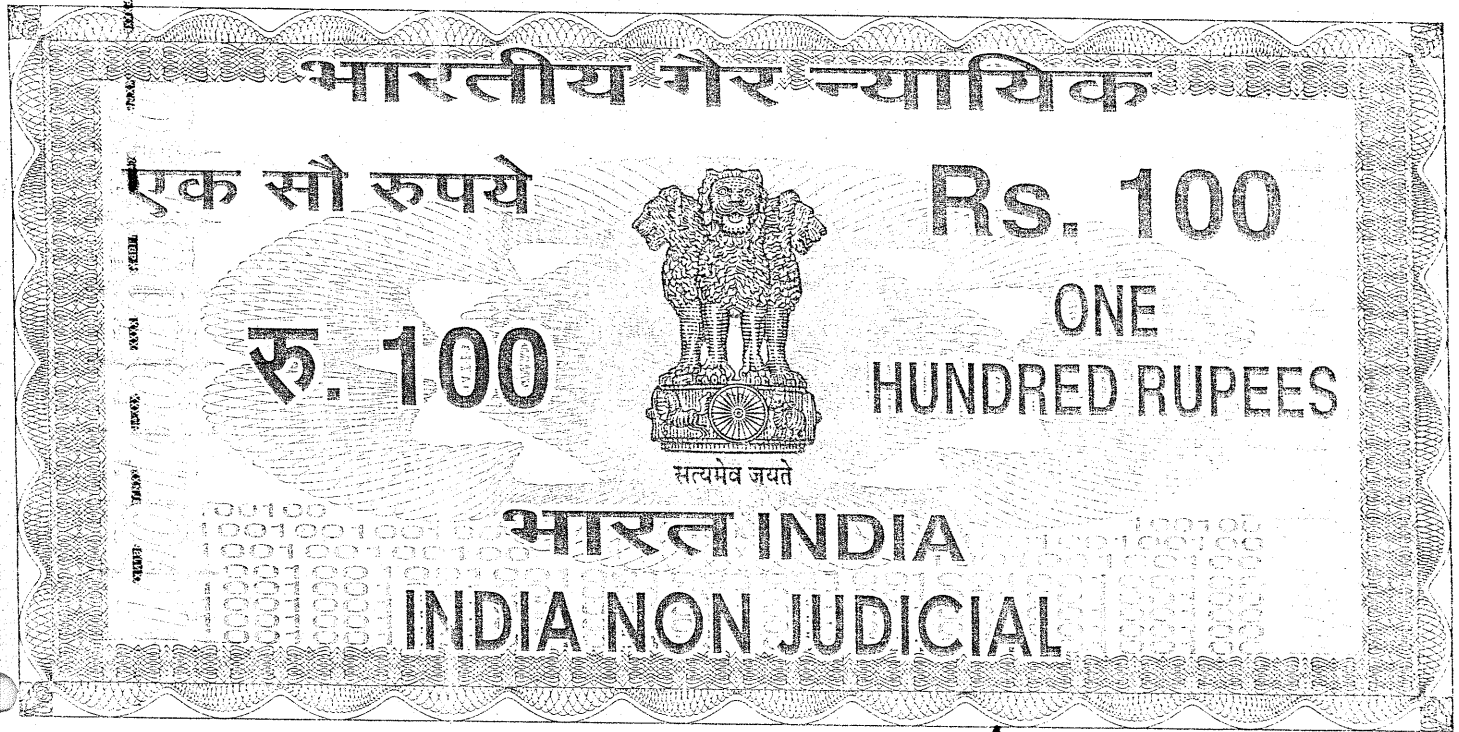
**1**

**Managing Director,**

GM2.

8512<sup>3</sup>

## ~~PARTNERS~~



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
48379 22/8/2008 100/  
G. Vembatam, G. A. Rao.  
Kadukia & Medu Housing Sema

**AFFIDAVIT - CUM - UNDERTAKING**

THE FIRM SHALL NOT VIOLATE THE SANCTIONED PLAN AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE EXECUTANTS TO OBTAIN COMPLETION CERTIFICATE WITHIN MONTHS OF COMPLETION OF CONSTRUCTION FAILING WHICH THE BANK SHALL HAVE THE POWER OF AUTHORITY TO RECALL THE ENTIRE LOAN WITH INTEREST COSTS AND OTHER USUAL BANK CHARGES.

*[Signature]*

*[Signature]*

*[Signature]*

ORIGINAL

నెం. 5389

C. S. Chakravarthy.

గౌరవార్థం: ఈ క్రింది వివరములకై రుసుము పొందుకోవడమైనది

ss. not 1730/ To. 1734/08

doctnot

2096/06 fees — 20 x 5 = 100

2097/06

2098/06

11482/06

12499/06

మొత్తము

100/-

26/5/08

మ. రిజిస్ట్రార్  
హైదరాబాద్

పై సర్టిఫికేటు ది..... సా॥  
గంటలకు వాపసు ఇవ్వబడును.  
నోటు : ప్రతి రోజు సా॥ 3-30 గం॥ నుండి 5-00 వరకు వాపసు ఇవ్వబడును.

ORIGINAL

నెం. 4439

C. S. Chakravarthy

గౌరవార్థం: ఈ క్రింది వివరములకై రుసుము పొందుకోవడమైనది

ss. not 6764

26/5/08

మొత్తము

100/-

మ. రిజిస్ట్రార్  
హైదరాబాద్

పై సర్టిఫికేటు ది..... సా॥  
గంటలకు వాపసు ఇవ్వబడును.  
నోటు : ప్రతి రోజు సా॥ 3-30 గం॥ నుండి 5-00 వరకు వాపసు ఇవ్వబడును.

## **TITLE OPINION AND SEARCH REPORT**

**C. S. CHAKRAVARTHY, M.A., LL.M., M.B.A.**  
**ADVOCATE**

**Panel Advocate for S.B.I.**

Plot No. 30, SBI Officer's Colony, Moosarambagh, Hyderabad-  
36.

---

|                                                         |                                                                                                            |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Name of the Bank                                        | : State Bank of India                                                                                      |
| Name of the Branch                                      | : Balanagar, Hyderabad,                                                                                    |
| Nature of property                                      | : Land / Residential Plots and proposed houses                                                             |
| Details of Property                                     | : Land Admeasuring 25250 Sq. Yds, in Sy. Nos 1139, at Shameerpet Village and Mandal, Ranga Reddy District. |
| Name of the owner                                       | : M/s Kadakia and Modi Housing                                                                             |
| Name of the Borrower                                    | : M/s Kadakia and Modi Housing                                                                             |
| Whether can be accepted for Creating equitable mortgage | : Yes<br>(Obtain documents as mentioned)                                                                   |

---



**C. S. CHAKRAVARTHY**  
M.A., LL.M., M.B.A.  
**ADVOCATE**

Tele fax: 24046549  
Cell: 9391046708, 9246500898  
Plot No. 30, SBI Officer's Colony,  
Moosarambagh, Hyderabad-500 036.

Date: 31.05.2008

**LEGAL OPINION**  
**FORM OF TITLE DEED SCRUTINY REPORT**

Name of the Branch : SBI, Balanagar, Hyderabad.

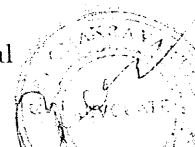
Name of the individual/unit : M/s. Kadakia &  
Modi Housing

Constitution of the Unit : COMPANY / FIRM

**01) PARTICULARS OF THE DOCUMENTS SCRUTINISED:**

**S.No. DATE OF DOCUMENT NATURE OF DOCUMENTS ORIGINAL/COPY**

|    |            |                                                                                                                |          |
|----|------------|----------------------------------------------------------------------------------------------------------------|----------|
| a) | 30.05.2006 | Sale Deed Doc. No. 8096/2006                                                                                   | Original |
| b) | 30.05.2006 | Sale Deed Doc. No. 8097/2006                                                                                   | Original |
| c) | 30.05.2006 | Sale Deed Doc. No. 8098/2006                                                                                   | Original |
| d) | 10.08.2006 | Sale Deed Doc. No. 11482/2006                                                                                  | Original |
| e) | 30.08.2006 | Sale Deed Doc. No. 12499/2006                                                                                  | Original |
| f) | 18.04.1989 | Sale Deed Doc. No. 2674/1989                                                                                   | Original |
| g) | 13.05.2008 | Approved Plan                                                                                                  | Original |
| h) |            | Patta Pass Books and Title Deeds of<br>Sitamahalakshmi.                                                        | Original |
| i) |            | Patta Pass Books and Title Deeds of<br>II. Satyanarayana Krishna Prasad                                        | Xerox    |
| j) |            | Patta Pass Book and Title Deeds of<br>II. Venkat Rao                                                           | Original |
| k) |            | Patta Pass Book and Title Deeds of<br>I. Satyaneni                                                             | Original |
| l) |            | Patta Pass Book and Title Deeds of<br>I. Ravi Kumar                                                            | Original |
| m) |            | Pahanis (195-60, 61-62, 65 to 67,<br>69-70, 75-76, 77-78, 86-87, 88-89, 90-91,<br>94-95, 2001-2002, 2004-2005) | Original |
| n) | 23.03.2006 | Partnership Deed (Kadakia & Modi Housing)                                                                      | Original |
| o) | 12.06.2006 | Firm Registration Certificate                                                                                  | Original |



3. Smt. I. Satya Veni and others sold to M/s. Kadakia and Modi Housing, land admeasuring 25250 Sq. Yds (each document Admeasuring 5050 Sq. Yds x 5 = 25250 Sq.Yds), through Sale Deed Doc. Nos. 8096/2006 dated 30.05.2006, 8097/2006 dated 30.05.2006, 8098/2006 dated 30.05.2006, 11482/2006 dated 10.08.2006 and 12499/2006 dated 30.08.2006 and said documents were registered before SRO, Shameerpet.
4. As per Partnership Deed dated 23.03.2006 M/s. Kadakia and Modi Housing consists of three partners. The execution and registration powers were given to first partner i.e. M/s. Modi Properties and Investments Pvt Ltd Represented by its Managing Director Sri. Soham Modi.
5. Approved Plan dated 13.05.2008 obtained from HUDA for construction of Group Housing.
6. M/s. Kadakia and Modi Housing is the absolute owner of the said property.

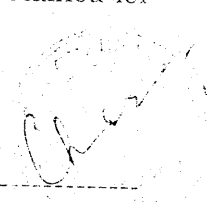
04) Describe the nature of title (Viz. full ownership rights lease hold rights/occupant/possessory rights or any other)

- a) Whether the lease deed has been registered as required under law?
- b) The period of lease?
- c) Whether there are any prejudicial clauses in the lease deed within is likely to effect the leasehold property offered as security?

-Ownership Rights-

05) Mention if any minors interest is involved. If any whether court permission (except the case HUF property) has been obtained for offering the property as security.

Not applicable



12) Whether from the documents produced there exists any pending litigation's with respect of the property offered as security, if yes, please details:

On perusal of the above said documents, I could not find any pending litigation's existing with respect to the property offered as security.

---

13) Is the property affected by any local Laws which requires permission to be obtained from any authority. If so, whether such permission has been obtained

The property is not attracted by any local Laws.

---

14) In case of partition / settlement deeds, whether the original thereof is available for deposit

Not applicable.

---

15) In case of partition deeds, whether the same is registered under the Law from time to time being in force:

Not applicable.

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16) In case the mortgage is sought to be created by an Agent under the Power of attorney, Please state whether:

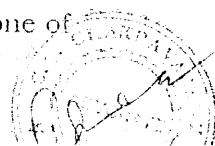
a) The Power of attorney is registered:

b) If authorized, the Agent to deposit the title deeds for creation of mortgage over the properties of the principal:

Not applicable.

---

17) In case of partnership firms whether the property offered as security belongs to the firm (See 11 of the Partnership Act) or it belongs to one of the partners:



22) Advocate's certificate regarding the marketability of the title to the property offered for mortgage:

On perusal of the above said documents, I am of the opinion that M/s. Kadakia and Modi Housing holds legal and valid title of the property. The property is free from all sorts of encumbrances. The property has clear, absolute and marketable title. The Bank Authorities may obtain Resolution as mentioned in Para No.20 above. M/s. Kadakia and Modi Housing can create mortgage of Sale Deed Doc. Nos. 8096/2006, 8097/2006, 8098/2006, 11482/2006 and 12499/2006 by depositing original title deeds along with other relevant documents as mentioned above at the time of creation of equitable mortgage.

  
**C. S. CHAKRAVARTHY**  
**ADVOCATE**

## SEARCH REPORT

Name of the Owner : M/s. Kadakia and Modi Housing  
Name of the Borrower : M/s. Kadakia and Modi Housing  
Name of the Branch : State Bank of India, Bala Nagar, Hyderabad.

### Description of Documents:

#### Document No. 1

a) Nature of Document : Sale Deed Doc. No. 8096/2006  
b) Date of Execution : 30.05.2006  
c) Executant : I. Satyaveni and Others  
d) Claimant : M/s Kadakia and Modi Housing  
e) Property : Sy. No.1139, land Admeasuring 5050 Sq.  
Yds, Shameerpet Village and Mandal,  
Ranga Reddy District.  
f) Regd. As : Sale Deed Doc. No. 8096/2006  
g) Regd. At : SRO, Shameerpet.

#### Document No. 2

a) Nature of Document : Sale Deed Doc. No. 8097/2006  
b) Date of Execution : 30.05.2006  
c) Executant : I. Satyaveni and Others  
d) Claimant : M/s Kadakia and Modi Housing  
e) Property : Sy. No.1139, land Admeasuring 5050 Sq.  
Yds, Shameerpet Village and Mandal,  
Ranga Reddy District.  
f) Regd. As : Sale Deed Doc. No. 8097/2006  
g) Regd. At : SRO, Shameerpet.

#### Document No. 3

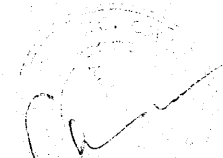
a) Nature of Document : Sale Deed Doc. No. 8098/2006  
b) Date of Execution : 30.05.2006  
c) Executant : I. Satyaveni and Others  
d) Claimant : M/s Kadakia and Modi Housing  
e) Property : Sy. No.1139, land Admeasuring 5050 Sq.  
Yds, Shameerpet Village and Mandal,  
Ranga Reddy District.



## REPORT

I certify that as per the instructions of your branch I have verified Sale Deed Doc. Nos. 8096/2006, 8097/2006, 8098/2006, 11482/2006, 12499/2006 all are at SRO, Shameerpet and Sale Deed Doc. No. 2674/1989 at SRO, Medchal, verified the contents of the documents, and I further confirm that the transaction covering the title deeds is perfect in all respects and, there are no legal impediments.

1. All the particulars in the title deeds are in conformity with the records of SRO, Shameerpet and Medchal, evidenced in the volumes and pages referred above.
2. The property is in physical possession of title-holder. The title deeds are genuine.
3. The property is physically available and the same is in physical possession and title of M/s Kadakia and Modi Housing.
4. Search Receipts Nos. 1730/2008, 1731/2008, 1732/2008, 1733/2008, 1734/2008 dated 26.05.2008 issued by SRO, Shameerpet and 6244/2008 dated 26.05.2008 issued by SRO, Medchal are enclosed herewith.

  
**C. S. CHAKRAVARTHY**  
**ADVOCATE**

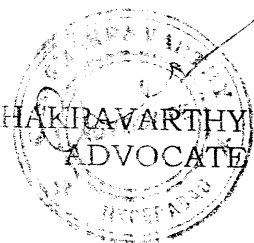
### SUPPLEMENTARY OPINION

In continuation of my legal opinion dated 31.05.2008, this opinion is given as per Bank's letter dated 10.10.2008.

Additional document: Proceedings of Special Grade Deputy Collector and  
Produced RDO, Ranga Reddy East Division, dated 16.04.08  
Granting conversion of agricultural land  
Admeasuring Ac.5-02.8 Gts in Sy.No.1139 of  
Shamirpet Village, to Non-Agriculture use

Phanis from 1954-55 onward showing the name of Sri G. Bali Shetty as pattadar in Sy.No.1139, Admeasuring Ac.5-22 Gts, till 1967-68. From the year 1969-70 Pahanis are showing the names of Sri. G. Venkata Swamy and Sri. G. Lakshmaiah (Ac.2-31 Gts each) sons of Late Balshetty till 1988-89. Pattadar Sri. G. Venkata Swamy along with the heirs of Late G. Lakshmaiah and 3 other private parties (the names of private parties though not related to the ownership they were added to avoid future litigation) sold the land to Smt. I. Satyaveni and others through Sale Deed Doc. No. 2674/1989 dated 18.04.1989 registered before SRO, Medchal. From the year 1990-91 onwards Pahanis are showing the names of Smt. I. Satyaveni and others as Pattadars. Smt. I. Satyaveni and others holding title from 1989 onwards sold to M/s. Kadakia and Modi Housing in the year 2006 after holding the title for 17 years.

C.S. CHAKRAVARTHY  
ADVOCATE



ORIGINAL

నెం. 5466

శ్రీ A. Moussha

గారి ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది

క్రమ 8416-TU 8420/08

SF 100 x 5

U/C 20 x 5

500

100

12499/06

8096/06

8098/06

8097/06

11482/06

R. Sankaradurai

18/8/08

మొత్తము 600/-

J. Sankaradurai  
సబ్ రిజిస్ట్రార్  
కమిషనరేట్

పై సర్టిఫికేటు ది..... సా॥.....

గంటలకు వాపసు ఇవ్వబడును.

నోటు : ప్రతి రోజు సా॥ 3-30 గం॥ నుండి 5-00 వరకు వాపసు ఇవ్వబడును.

Smt A.Manisha  
Advocate

Plot No.59, Park View Enclave,  
Manovikasnagar Post,  
Secunderabad-9.  
Cell No.9848209128

Annexure-B

19 August 2008

TITLE INVESTIGATION REPORT(TIR)

1.NAME OF THE BRANCH/BU SEEKING: STATE BANK OF INDIA,  
OPINION. BALANAGAR BRANCH, HYDERABAD.

2.REFERENCE NO. AND DATE OF THE:-  
LETTER UNDER THE COVER OF  
WHICH THE DOCUMENTS TENDERED  
FOR SCRUTINY ARE FORWARDED.

3.NAME OF THE UNIT/CONCERN/ : M/S KADAKIA & MODI HOUSING  
COMPANY/PERSON OFFERING THE REP.BY ITS PARTNERS:  
PROPERTY/IES AS SECURITY.

1.M/s MODI PROPERTIES &  
INVESTMENTS PVT.LTD.  
REP.BY ITS MANAGING  
DIRECTOR SRI SOHAM MODI  
S/O SATISH MODI.

2.SRI GAURANG MODY  
S/O JAYANTILAL MODY.

3.SRI SHARA J.KADAKIA  
S/O JAYANTILAL M.KADAKIA.

4.CONSTITUTION OF THE UNIT/ : -DO-  
CONCERN/PERSON/BODY/AUTHORITY  
OFFERING THE PROPERTY FOR  
CREATION OF CHARGE.

5.STATE AS TO UNDER WHAT : BORROWER.  
CAPACITY IS SECURITY OFFERED  
(WHETHER AS JOINT APPLICANT  
OR BORROWER OR AS GUARANTOR,  
ETC.

*A Manisha*



Smt A.Manisha  
Advocate

-2-

6. a) PARTICULARS OF THE DOCUMENTS SCRUTINIZED-SERIALLY AND CHRONOLOGICALLY.

| S.No. | Date of the Document | Document                                                                                                                                                                     | Original/Certified/Photocopy Copy |
|-------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 01.   | 18-04-1989           | SALE DEED<br>Document No.2674/1989<br>SRO MEDCHAL<br>VENDEE:SMT IMMANNI SATHYA<br>VENI AND 4 ORS.                                                                            | PHOTOCOPY                         |
| 02.   | 02-06-1989           | MUTATION PROCEEDINGS                                                                                                                                                         | PHOTOCOPY                         |
| 03.   | -                    | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1315 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT. PHOTOCOPY<br>SMT E.SATYAVENI.        |                                   |
| 04.   | -                    | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1316 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT. PHOTOCOPY<br>SRI E.VENKAT RAO.       |                                   |
| 05.   | -                    | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1317 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT. PHOTOCOPY<br>KUM SITA MAHA LAKSHMI.  |                                   |
| 06.   | -                    | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1318 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT. PHOTOCOPY<br>SRI E.RAVI KUMAR.       |                                   |
| 07.   | -                    | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1319 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT. PHOTOCOPY<br>SRI A.S.KRISHNA PRASAD. |                                   |
| 08.   | 23-03-2006           | PARTNERSHIP DEED                                                                                                                                                             | PHOTOCOPY                         |
| 09.   | 19-08-2008           | SUPPLEMENTARY PARTNERSHIP<br>DEED.                                                                                                                                           | PHOTOCOPY                         |
| 10.   | 12-06-2006           | ACKNOWLEDGEMENT OF<br>REGISTRATION OF FIRM.                                                                                                                                  | PHOTOCOPY                         |



A Manisha

Smt A.Manisha  
Advocate

-3-

11. 30-08-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.12499/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
12. 30-05-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.8096/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
13. 30-05-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.8098/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
14. 30-05-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.8097/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
15. 10-08-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.11482/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
16. 12-05-2008 SANCTION PLAN PHOTOCOPY
17. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
18. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
19. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
20. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
21. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL

*A Manisha*



Smt A.Manisha  
Advocate

-4-

7.COMplete OR FULL DESCRIPTION OF THE IMMOVABLE PROPERTY/IES OFFERED AS  
SECURITY FOR CREATION OF MORTGAGE WHETHER EQUITABLE /REGISTERED MORTGAGE:

i) Survey No/s : 1139.

ii) Door No. (IN case of House : -  
property).  
Flat/Plot No.

iii) Extent/area including : 25,250 SQ.YARDS.  
plinth/built up area in case of  
house property.

iv) Location like name of the : SITUATED AT SHAMIRPET  
place, village, city, VILLAGE & MANDAL, R.R.DISTRICT.  
registration, sub district etc.

TOTAL LAND BOUNDARIES:

V) Boundaries : North: 40' WIDE ROAD AND  
1142; 1143 AND 1144.

South: 40' WIDE ROAD AND  
SY.NO.1050 AND 1077.

East : SY.NO.1078 & 1138.

West : SY.NO.1183, 1187,  
1188 AND 1140.

8.Flow of titles tracing out the title, of the intended mortgagor and his/its predecessors in interest from the  
Mother Deed to the latest title Deed.

Sale Deed dated 18-4-1989 executed by 1.Gulayagari Venkat Swamy S/o late Balaiah 2.Gulayagari Yashoda W/o late Laxmaiah 3.Gulayagari Krishna S/o late Laxmaiah 4.Vilasagaram (Kummari) Achulu S/o late Sandaiah 5.Vilasagaram Yadagiri S/o late Sandaiah 6.Vilasagaram Sree Ramulu S/o Achulu in favour of 1.Immanni Sathya Veni W/o Sheshagiri Rao 2.Immanni Ravi Kiran S/o Seshagiri 3.Immanni Venkat Rao S/o Seshagiri Rao 4.Immanni Satyanarayana Krishna Prasad S/o Seshagiri Rao 5.Immanni Seetha Mahalaxmi D/o Seshagiri Rao registered as document No.2674/1989 in the office of SRO Medchal, R.R.District. Under this document open land admeasuring 5 Acres 22 guntas in Survey No.1139, situated at Shameerpet Village and Mandal, R.R.District was sold to the purchasers for a total sale consideration of Rs.37,800. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchasers have been put in possession of the property.



A. Manisha

Mutation have been effected in the name of 1.Immanni Sathya Veni W/o Sheshagiri Rao 2.Immanni Ravi Kiran S/o Seshagiri 3.Immanni Venkat Rao S/o Seshagiri Rao 4.Immanni Satyanarayana Krishna Prasad S/o Seshagiri Rao 5.Immanni Seetha Mahalaxmi D/o Seshagiri Rao for land admeasuring Ac.5-22 gts in survey No.1139 of Shamirpet village, R.R.District.vide proceedings No.2190/1989 dated 2-6-1989 issued by the MRO, Shamirpet, R.R.District.

Pattadar Pass Book and Title deed books issued by the MRO Shamirpet, R.R.District.  
in Sy.No.1139; Village, Shamirpet, R.R.District.

- 1.Patta No.1317 Ac.1-04 gts. Seetha Mahalaxmi.
- 2.Patta No.1319 Ac.1-04 gts A.S.Krishna Prasad.
- 3.Patta No.1316 Ac.1-04 gts E.Venkat Rao.
- 4.Patta No.1315 Ac.1-05 gts E.Sathya Veni.
- 5.Patta No.1318 Ac.1-04 gts E.Ravi Kiran.

Sale Deed dated 30-8-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.12499/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 30-5-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.8096/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.



*A Manisha*

Smt A.Manisha  
Advocate

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Sale Deed dated 30-5-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.8098/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 30-5-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.8097/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 10-8-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.11482/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

M/s Kadakia and Modi Housing rep.by its Managing Partners 1.M/s Modi Properties and Investments Pvt.Ltd., rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadakia are the absolute owners and possessors of land admeasuring 25,250 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District.



A Manisha

Partnership Deed dated 23-3-2006 among 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadokia reveals that the partners constituted a partnership firm under the name and style of M/s Kadokia and Modi Housing constituted this partnership deed.

Supplementary Partnership Deed dated 19-8-2008 among 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadokia constituted a partnership firm under the name and style of M/s Kadokia and Modi Housing constituted this partnership Deed. In page 3 Para 6 of the Partnership Deed dated 23-3-2006 it was recited that **The Partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions and such borrowals shall be made with the consent of the partners and the same is substituted by The partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions by mortgaging the firm property by depositing the title deeds. The documents to be executed for the said purpose shall be signed by all the partners.**

The HUDA vide permit No.660 dated 12-5-2008 accorded permission for construction of Group Housing scheme in survey No.1139 situated at Shamirpet village and Mandal, R.R.District.

9.Nature of Title of intended mortgagor over the property (Whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or inam Holder or Govt.Grantee/Allottee etc.

Full ownership rights.

10.a)Encumbrances, Attachments, and/or claims whether of Government, Central or State or other local authorities or Third Party Claims, Liens etc details thereof.

If yes, give the details thereof.

b)The period covered under the Encumbrances Certificate and the name of the person whose favour the encumbrances is created and if so, satisfaction of charge if any.

Encumbrance certificate bearing No.8416/2008; 8417/2008;8418/2008;8419/2008 and 8420/2008 shows that there are no encumbrances over the said property from 1-5-1995 to 17-8-2008 as per the records available in the office of SRO Shamirpet, R.R.District.

11.Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid what remedy.

Not applicable.

12.Details of RTC extracts/Mutation extracts/Katha extracts pertaining to the property in question.

Not applicable.



*A Manisha*

Smt A.Manisha  
Advocate

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13.Any bar/restriction for creation of mortgage under any local or special enactments details of proper registration of documents, payment of proper stamp duty etc.

Not applicable.

14.In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc as also any precaution to be taken by the Bank in this regard.

Not applicable.

15.The Specific persons who are required to create mortgage/to deposit documents creating mortgage.

M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia have to deposit the original sale deeds.



Signature of the Advocate

Place:Secunderabad.

Date:19 August 2008.

A. MANISHA,  
ADVOCATE,  
Plot No. 59, Park View Enclave,  
MANOVIKASNAGAR P.O.,  
SECUNDERABAD-500 009.

A. MANISHA,  
ADVOCATE,  
Plot No. 59, Park View Enclave,  
MANOVIKASNAGAR P.O.,  
SECUNDERABAD 500 009.

Smt A.Manisha  
Advocate

Plot No.59, Park View Enclave,  
Manovikasnagar Post,  
Secunderabad-9.  
Cell No.9848209128

**Annexure C**

1.Describe the Nature of Title

Ownership/Leasehold/Occupancy/Govt Grant/Allotments etc.

Full ownership rights.

2.If leasehold whether:

a)Lease Deed is duly stamped and registered.

b)Lessee is permitted to mortgage the Leasehold right.

c)Duration of the lease/unexpired period of lease.

d)if, a sub-lease, Check the lease deed in favour of lessee as whether lease deed permits sub-leasing and mortgage by sub-lessee also.

Not applicable.

3.If Govt grant/allotment/Lease-cum/Sale Agreement, whether:

a)grant/agreement etc provides for alienable rights to the mortgagor with or without conditions.

b)the mortgagor is competent to create charge on such property .

Not applicable.

4.If occupancy right, whether:

a)Such right is heritable and transferable.

b)Mortgage can be created.

Not applicable.

5.a.Urban land ceiling clearance, whether required and if so, details thereon.

b.whether No objection Certificate under the income Tax Act is required/obtained.

The property is within the Urban land ceiling limit.

7.If the property is Agricultural land whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing thereon.

Not applicable.

8.In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.

Not applicable.



*A Manisha*

9. Whether the property is affected by any local laws(viz Agricultural laws, weaker sections, minorities, land laws etc)

Not applicable.

10. a) In case of partition/settlement deeds, whether the original deed is available for deposit, if not the modality/procedure to be followed to create a valid and enforceable mortgage.

b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.

c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.

Not applicable.

11 a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.

The property belongs to the Partnership firm M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadakia.

b) whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.

M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia has the authority to create mortgage for and on behalf of the partnership firm vide partnership deed dated 23-3-2006.

12.a Whether the property belongs to a limited Company, check the Borrowing powers, BOD resolution, Authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association/provision for common seal etc.

Not applicable.

b) In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.

Not applicable.

13. Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the law of the place, where it is executed.

Not applicable.

14. If the property is a flat/apartment or residential/commercial complex, check.

a) Promoter's/land owner's title to the land/building.



*A Manisha*

- b)Development Agreement/Power of Attorney.
- c)Extent of authority of the Developer/Builder.
- d)Independent title verification of the Land and/or building in question.
- e)Agreement for sale(duly registerd)
- f)Payment of proper stamp duty.
- g)Conveyance in favour of Society/Condominium concerned.
- h)Occupancy Certificate/allotment letter/letter of possession.
- i)Membership details in the society etc.
- j)Share certificates.
- k)No objection letter form the society.
- l)All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co operative Societies Laws etc.

Not applicable.

15.Where the property is a joint family property, mortgage is created forfamily benefit/legal necessity, whether the major coparceners have no objection/join in execution minor's share if any, rights of female members etc.

Not applicable.

16.Pending Litigations/Court attachment/injunction/stay order/acquisition by the Govt/Local authorities etc that could be ascertained.

Not applicable.

17.Any other details required for the purpose.

Not applicable.

*A Manisha*



Smt A.Manisha  
Advocate

Plot No.59, Park View Enclave,  
Manovikasnagar Post,  
Secunderabad-9.  
Cell No.9848209128

Annexure D

### CERTIFICATE OF TITLE

I have examined the Photocopy of the original Sale Deeds document No. 12499/2006 dated 30-8-2006; 8096/2006; 8098/2006; 8097/2006 dated 30-5-2006 and 11482/2006 dated 10-8-2006 and other relevant documents relating to the property land in survey No.1139 admeasuring 25,250 sq.yards situated at Shamirpet village and Mandal, R.R.District of M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia and offered as security by way of equitable mortgage and that the documents of title referred to under the opinion are perfect evidence of right/document of title, is created/are deposited in the manner required by law, it will satisfy the requirements of creation of equitable mortgage and I further certify that:

1.I have examined the documents in detail taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors .

1A.I confirm having made a search in the office of SRO Shamirpet, R.R.Disrict.

Sale Deeds document No. 12499/2006 dated 30-8-2006; 8096/2006; 8098/2006; 8097/2006 dated 30-5-2006 and 11482/2006 dated 10-8-2006 of M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia.

1B.Following scrutiny of relative Title Deeds, I hereby certify the genuineness of the title deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquires.

2A.There are no-prior mortgage/charges whatsoever as could be seen from the encumbrance certificate for the period from 1-5-1995 to 17-8-2008 pertaining to the immovable property/ies covered by the above said title deeds.

3.Minor(s) and his/their interest in the property/ies is to the extent of Nil.

4.The mortgage if created will be available to the Bank for liability of the intending Borrower/Guarantor M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia.

*A Manisha*



Smt A.Manisha  
Advocate

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5.I certify that M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia has/have an absolute, clear and marketable title over the schedule property/ies. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

In case of creation of Mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

- |     |            |                                                                                                                                                                   |           |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 01. | 18-04-1989 | SALE DEED<br>Document No.2674/1989<br>SRO MEDCHAL<br>VENDEE:SMT IMMANNI SATHYA<br>VENI AND 4 ORS.                                                                 | PHOTOCOPY |
| 02. | 02-06-1989 | MUTATION PROCEEDINGS                                                                                                                                              | PHOTOCOPY |
| 03. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1315 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>SMT E.SATYAVENI.       | PHOTOCOPY |
| 04. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1316 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>SRI E.VENKAT RAO.      | PHOTOCOPY |
| 05. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1317 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>KUM SITA MAHA LAKSHMI. | PHOTOCOPY |
| 06. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1318 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>SRI E.RAVI KUMAR.      | PHOTOCOPY |

*A Manisha*



Smt A.Manisha  
Advocate

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07. - PATTADAR PASS BOOK AND  
TITLE DEED BOOK BEARING  
PATTA NO.1319 ISSUED BY  
THE MANDAL REVENUE OFFICER,  
SHAMIRPET, R.R.DISTRICT. PHOTOCOPY  
SRI A.S.KRISHNA PRASAD.
08. 23-03-2006 PARTNERSHIP DEED PHOTOCOPY
09. 19-08-2008 SUPPLEMENTARY PARTNERSHIP PHOTOCOPY  
DEED.
10. 12-06-2006 ACKNOWLEDGEMENT OF PHOTOCOPY  
REGISTRATION OF FIRM.
11. 30-08-2006 SALE DEED ORIGINAL  
DOCUMENT No.12499/2006  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
12. 30-05-2006 SALE DEED ORIGINAL  
DOCUMENT No.8096/2006  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
13. 30-05-2006 SALE DEED ORIGINAL  
DOCUMENT No.8098/2006  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
14. 30-05-2006 SALE DEED ORIGINAL  
DOCUMENT No.8097/2006  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
15. 10-08-2006 SALE DEED ORIGINAL  
DOCUMENT No.11482/2006  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
16. 12-05-2008 SANCTION PLAN PHOTOCOPY
17. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
18. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
19. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
20. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
21. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL



A Manisha

Smt A.Manisha  
Advocate

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There are no legal impediments for creation of the Mortgage under any applicable law/Rules in force.

Schedule of the property/ies:

All that land in survey No.1139 admeasuring 25,250 sq.yards situated at Shamirpet village and Mandal,  
R.R.District and bounded by:

TOTAL LAND BOUNDARIES:

North: 40' WIDE ROAD AND 1142; 1143 AND 1144.

South: 40' WIDE ROAD AND SY.NO.1050 AND 1077.

East : SY.NO.1078 & 1138.

West : SY.NO.1183, 1187, 1188 AND 1140.



(A.Manisha)

Receipt No.5466 dated 18-8-2008.

**A. MANISHA,**  
ADVOCATE,  
Plot No. 59, Park View Enclave,  
MANOVIKARNAGAR P.O.,  
SECUNDERABAD 500 009.

# **R. Rakanapathi Rao & Associates**

**Chartered Engineers & Govt. Regd. Valuers**

**Real Estate Valuers**

Ph / Fax : 23736299 (C)

Mobiles : 9848031311

9848288240

8-3-214/6, 2nd Floor

SBH Building,

Srinivasanagar Colony VV/4 st,

Vengalrao Nagar,

Hyderabad - 500 033

**Ref: DRA/VAL/SBI/2007-08/506/1**

**Date: 21-3-2008**

To

**The Asst. General Manager,  
State Bank of India,  
Balanagar Branch,  
Hyderabad.**

Sir,

**Sub: Scrutiny of estimates for the proposed construction of Duplex residential buildings under Group Housing scheme(Bloom Dale ) by M/s. Kadakia & Modi Housing on land bearing Sy.Nos. 1139 of Shamirpet Village & Mandal, Ranga Reddy Dist - Reg.**

\* \* \* \* \*

As advised by you, the estimates submitted by the clients are scrutinized and our report is as follows.

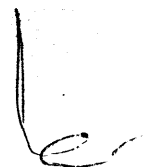
## **Location:**

The subject property is an agricultural land converted in to residential layout. This is abutting the BT road leading to Babaguda & Uddamarri from Shamirpet. This is about 0.3 Km away from Shamirpet village road, about 0.7 Km away from Orange Bowl restaurant which is on Rajiv Rahadari, about 1.7 Kms away from Celebrity Homes /Club and about 30 Kms from Hyderabad city. A rough sketch showing the location of the property is furnished in this report along with the photographs of it.

## **Land Extent:**

The total extent of land of this property is 25,250 Sq.yds... This was registered in favour of M/s. Kadakia & Modi Housing vide 5 Sale Deeds, registered in the office of Sub-registrar, Shamirpet as per the copies of documents shown to us.

The owners **M/s Kadakia & Modi Housing** have obtained a layout permission for Group Housing for the subject land vide layout permit No.09/MP2/HUDA/08 dt.Nil-5-2008, File No.660/MP2/Plg/HUDA/2007 from HUDA and this same was consented by the Shamirpet Gram Panchayat vide permit No.84 dt.22-7-2008 as per the copy of sanctioned plan shown to us.



As per the copy of sanctioned plan layout, the statement of areas is as under.

Total extent of land -- 5 Ac 8.8 Guntas or 25520 Sq.Yds or 21,112.00 Sq.Mts  
Area affected in encroachment (-) 591.00 Sq.Mts

|                          |                    |                         |
|--------------------------|--------------------|-------------------------|
| <b>Net layout area</b>   |                    | <b>20,521.00 Sq.Mts</b> |
| Area left for Roads      | (-) 5020.79 Sq.mts |                         |
| Area left for Tot lot    | (-) 2184.90 Sq.mts |                         |
| Amenities & parking area | (-) 606.20 Sq.mts  |                         |
| Shops area               | (-) 57.54 Sq.mts   |                         |
| <b>Net plotted area</b>  |                    | <b>12,652.07 Sq.Mts</b> |
| <b>Or</b>                |                    | <b>15,132 Sq.Yds</b>    |

It is understood that the total plotted area is 61.65% of the total land and 72 plots were proposed in this layout in Five types i.e., A, B, C, D & E. Out of these 72 plots, 5% of plotted area ie. 635.97 Sq.Mts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

|                               |         |                      |
|-------------------------------|---------|----------------------|
| Type C – Plot No.22           | – 1 No  | 184.53 Smts          |
| Type C – Plot Nos. 23,24 & 25 | – 3 Nos | 451.44 Smts          |
| <b>Total</b>                  |         | <b>635.97 Sq.Mts</b> |

**All the 72 buildings proposed are of independent Duplex type.**

In this Gated Community, one temple is proposed and one amenities block including parking area is also proposed. In south West corner, one small shopping complex is also proposed. 3 Tot lot spaces are earmarked in this venture. Permission for type wise individual buildings was also obtained from HUDA as per the copies of plans shown to us.

Underground cabling for power, phone & cable TV are proposed in this venture. In the amities block, club House, A/c gym, recreation Room with pool & TT Table, A/c banquet hall, crèche, library etc are proposed. 1 KVA back up power is proposed for each bungalow and intercom, CC TV & 24 hrs security are proposed. Swimming pool, Children Park and land scoped gardens, CC Roads and street lights are proposed.

Le.

**The details of buildings proposed in this venture as under.**

**Type A - Building**

Detached House - West facing - 27 Nos.

**Type B - Building**

Detached House - West facing - 10 Nos.

**Type C - Building**

Detached House - East facing - 16 Nos.

**Type D - Building**

Detached House - East facing - 18 Nos.

**Type E - Building**

Detached House - East facing - 1 No.

-----  
**Total                      72 Nos.**

**The permission for the construction of Group housing was also obtained and as per the copies of sanctioned plans, the total built up area of the buildings is as under.**

| Type A          | Floors | Built up area of each unit in Smts | No. of Units     | Total Built up area in Smts |
|-----------------|--------|------------------------------------|------------------|-----------------------------|
| A - West facing | G + 1  | 150.50                             | 27               | 4063.5                      |
| B - West facing | G + 1  | 174.3                              | 10               | 1743.0                      |
| C - East facing | G + 1  | 149.2                              | 16               | 2387.2                      |
| D - East facing | G + 1  | 166.3                              | 18               | 2993.4                      |
| E - East facing | G + 1  | 149.2                              | 1                | 149.2                       |
|                 |        |                                    | <b>Total BUA</b> | <b>11336.3 Sq.Mts</b>       |
|                 |        |                                    | <b>Or say</b>    | <b>122024.0 Sft</b>         |

The client has furnished Abstract estimates for each type of building and amenities blocks.

*Le*

### Specification propose for the buildings

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure         | : RCC.                                                                                                                                               |
| Walls             | : 4"/6" solid cement blocks.                                                                                                                         |
| Exterior Painting | : exterior emulsion.                                                                                                                                 |
| Internal Painting | : smooth finish with OBD.                                                                                                                            |
| Flooring          | : Marble slabs in all rooms.                                                                                                                         |
| Door frames       | : Teakwood.                                                                                                                                          |
| Doors             | : Panel doors with branded hardware.                                                                                                                 |
| Electrical        | : Copper wiring with modular switches.                                                                                                               |
| Windows           | : Powder coated aluminum/PVC open-able windows with grills.                                                                                          |
| Sanitary          | : Parryware/ Hindware or similar make.                                                                                                               |
| C.P fittings      | : Branded ceramic disk quarter turn.                                                                                                                 |
| Staircase railing | : MS railing with wooden banister.                                                                                                                   |
| Kitchen platform  | : Granite slab, 2 ft dado and SS sink.                                                                                                               |
| Plumbing          | : GI & PVC pipes.                                                                                                                                    |
| Bathrooms         | : 7' dado with designer tiles.                                                                                                                       |
| Water supply      | : 24 hr water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen. |

**Estimated Cost:** As per the estimates furnished by the clients (Enclosed) , the average construction cost for type wise buildings is as under.

| Type             | Total BUA<br>In Sq.yds | Total estimated cost in Rs. | Rate/Sft           |
|------------------|------------------------|-----------------------------|--------------------|
| Type A - 27 Nos. | 4036.5                 | 7,47,47,160.10              | 1709/Sft           |
| Type B - 10 Nos. | 17430.0                | 4,46,89,598.70              | 2381.96/Sft        |
| Type C - 16 Nos. | 2387.2                 | 4,86,34,913.81              | 1892.72/Sft        |
| Type D - 18 Nos. | 2993.4                 | 5,23,22,380.29              | 1623.86/Sft        |
| Type E - 1 No.   | 149.2                  | 41,69,429.71                | 2596.17/Sft        |
| Total            | 11336.3 Sq.Yds         | 22,45,63,482.60             | 1840/Sft Avg. rate |

Le

The items of miscellaneous works in each building are shown in excess and the cost of flooring i.e., Rs.150/Sft shown is also on high side.

The average rate per Sft i.e., Rs.1840/Sft arrived by the client is on very much high side in comparison with the prevailing market rates.

Based on the specifications proposed and considering the present prevailing cost of construction materials & labour, a rate of Rs.1600/Sft is considered reasonable in our opinion after comparing with the other similar kind of projects. This rate is inclusive of compound walls & gates for the individual buildings, elevation, electrical & sanitary etc., complete. Hence the estimated cost for the construction of 72 Villas works out to :

$$122024.0 \text{ Sft} \times \text{Rs.1600/Sft} = \text{Rs.19,52,38,400-00}$$

The estimates for the club house & shopping complex is furnished as **Rs.94,29,476.24**. The total plinth area of the club house & shopping centre works out to 613.38 smts and the rate is worked out at Rs.1428.18/Sft and this is reasonable and justified in our opinion.

The estimates for the development works out as compound wall, Bore wells, underground drainage works, compound wall, entrance arch, over head water tanks, BT roads, street lighting, Foot paths etc., are not furnished to us.

However the cost of these development works can be estimated as Rs.800/Sq.yd of plotted area. Hence the estimated cost of development works is arrived as :

$$15,132 \text{ Sq.yds.} \times \text{Rs.800/Sq.yd.} = \text{Rs.1,21,05,600-00}$$

**Extra items :** The estimated cost for the extra items such as Gym equipment, A/C for Gym, Children play area equipment, Swimming Pool + T tables, tennis court, library, back up power generators for individual Villas etc., is furnished on lumpsum basis as under :

| Items                            | Estimated cost   |
|----------------------------------|------------------|
| Air conditioning & Gym Equipment | Rs. 20,00,000-00 |
| Swimming Pool                    | Rs. 10,00,000-00 |
| Crèche & Library                 | Rs. 10,00,000-00 |

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|                                                                     |                   |
|---------------------------------------------------------------------|-------------------|
| Tennis courts, open Air Badminton court<br>Basket Ball courts etc., | Rs. 15,00,000-00  |
| Landscaping and Garden                                              | Rs. 20,00,000-00  |
| Children park equipment                                             | Rs. 3,00,000-00   |
| Solar/Electric Fencing                                              | Rs. 10,00,000-00  |
| 1 KVA Back up Generators for each Villa                             | Rs. 20,00,000-00  |
| Total                                                               | Rs.1,08,00,000-00 |

All the above costs are assessed based on the Lumpsum basis based on the requirements proposed by the developers.

Hence the total estimated cost of this project including development works, construction of Villas works out to :

|                                   |    |                    |
|-----------------------------------|----|--------------------|
| Construction cost of 72 Villas    | -- | Rs.19,52,38,400-00 |
| Club House & Shopping Complex     | -- | Rs. 94,29,476-24   |
| Development works such as roads & | -- | Rs. 1,21,05,600-00 |
| Equipment & Extra Items           | -- | Rs. 1,08,00,000-00 |
| Total                             |    | Rs.22,75,73,476-00 |
| <b>Or say Rs.22,75,73,000-00</b>  |    |                    |

Hence the total budgetary cost for this project is worked out to **Rs.22,75,73,000/-**

**Note :** In this estimate, the statutory fees for permissions are not considered.

**Stage of development :**

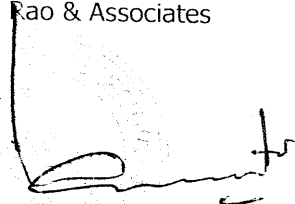
The compound wall is already constructed on three sides and 2 bore wells were drilled. The roads are being formed. The Model House is under construction. Drainage work is in progress and street lighting work is yet to be taken up.

This is for your information and records.

Thanking you,

Yours truly,

for K. Dhanapathi Rao & Associates



# K. Dhanapathi Rao & Associates

Chartered Engineers & Govt. Regd. Valuers

Bank Panel Valuers

Ph / Fax : 23736270 (O)

Mobiles : 98480 31514

98482 83240

8-3-214/6, 2nd Floor,  
SBH Building,  
Srinivasanagar Colony West,  
Vengalrao Nagar,  
Hyderabad - 500 033

Ref: DRA/VAL/SBI/2008-09/153

Date: 30-8-2008

To  
The Asst. General Manager,  
State Bank of India,  
Balanagar Branch,  
Hyderabad.

Sir,

**Sub: Valuation of a residential layout named as Bloom Dale in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist., said to be belonging to M/s.Kadokia & Modi Housing represented by its Managing Partner Mr.Soham Modi**

\* \* \* \* \*

As advised by you, the subject property was inspected on 16-8-2008 along with the representative of the company and furnish below the fair market value of it in the prescribed format of State Bank of India as under.

## Location:

The subject property is an agricultural land now being converted in to residential layout. This is abutting the BT road leading to Baba guda & Uddamarri from Shamirpet. This is about 0.3 Km away from Shamirpet village road, about 0.7 Km away from Orange Bowl which is on Rajiv Rahadari, about 1.7 Kms away from Celebrity Homes /Club and about 30 Kms away from Hyderabad city. A rough sketch showing the location of the property is furnished in this report along with the photographs of it.

## Extent of Land:

The total extent of land of this property is 25,250 Sq.yds... This was registered in favour of M/s. Kedakia & Modi Housing vide 5 Sale Deeds, registered in the office of Sub-registrar, Shamirpet as per the copies of documents shown to us. The particulars of the registration are as under.

| Sl.No. | Particulars                                                                                                                                                                          | Extent of    | Sale deed. No. & date   | Boundaries                                                                                                               |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 1      | Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadokia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi | 5050 Sq.yds. | 12499/2006<br>30-8-2006 | N: Land belonging to Vendors<br>S: Land belonging to Vendors<br>E: Sy.No.1078 & 1138<br>W: Sy.No.1183, 1187, 1188 & 1140 |

|              |                                                                                                                                                                                      |                       |                         |                                                                                                                                   |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 2            | Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi | 5050 Sq.yds.          | 8096/2006<br>30-5-2006  | N: Land belonging to Vendors<br>S: 40' wide road & Sy.No.1050 & 1077<br>E: Sy.No.1078 & 1138<br>W: Sy.No.1183, 1187, 1188 & 1140  |
| 3            | Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi | 5050 Sq.yds.          | 8098/2006<br>30-5-200   | N: Land belonging to Vendors<br>S: Land belonging to Vendors<br>E: Sy.No.1078 & 1138<br>W: Sy.No.1183, 1187, 1188 & 1140          |
| 4            | Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi | 5050 Sq.yds.          | 8097/2006<br>30-5-2006  | N: Land belonging to Vendors<br>S: Land belonging to Vendors<br>E: Sy.No.1078 & 1138<br>W: Sy.No.1183, 1187, 1188 & 1140          |
| 5            | Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi | 5050 Sq.yds.          | 11482/2006<br>10-8-2006 | N: 40' road & Sy.No.1142, 1143 & 1144<br>S: Land belonging to Vendors<br>E: Sy.No.1078 & 1138<br>W: Sy.No.1183, 1187, 1188 & 1140 |
| <b>Total</b> |                                                                                                                                                                                      | <b>25,250 Sq.yds.</b> |                         |                                                                                                                                   |

All the above five pieces of lands are continuous and forming into a single piece.

This land is near to Alankritha & Leo meridian Resorts, Nalsar University, SP Biotech park, ICICI knowledge park and celebrity club etc. This is adjoining Parijatha enclave.

The owners **M/s Kadakia & Modi Housing** have obtained a layout permission for Group Housing for the subject land vide layout permit No.09/MP2/HUDA/08 dt.Nil-5-2008,File No.660/MP2/Plg/HUDA/2007

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from HUDA and this same was consented by the Shamirpet Gram Panchayat vide permit No.84 dt.22-7-2008 as per the copy of sanctioned plan shown to us.

As per the copy of sanctioned plan layout, the statement of areas is as under.

|                                                            |                   |
|------------------------------------------------------------|-------------------|
| Total extent of land -- 5 Ac 8.8 Guntas OR 25520 Sq.Yds OR | 21,112.00 Sq.Mts  |
| Area affected in encroachment                              | (-) 591.00 Sq.Mts |

**Net layout area**

**20,521.00 Sq.Mts**

|                          |                  |
|--------------------------|------------------|
| Area left for Roads      | (-) 5020.79 Smts |
| Area left for Tot lot    | (-) 2184.90 Smts |
| Amenities & parking area | (-) 606.20 Smts  |
| Shops area               | (-) 57.54 Smts   |

**Net plotted area**

**12,652.07 Sq.Mts**

**Or**

**15,132 Sq.Yds**

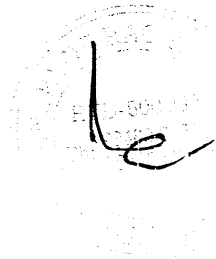
It is understood that the total plotted area is 61.65% of the total land and 72 plots were proposed in this layout in Five types ie A, B, C, D & E. Out of these 72 plots, 5% of plotted area ie. 635.97 Sq.Mts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

|                               |         |                      |
|-------------------------------|---------|----------------------|
| Type C – Plot No.22           | – 1 No  | 184.53 Smts          |
| Type C – Plot Nos. 23,24 & 25 | – 3 Nos | 451.44 Smts          |
| <b>Total</b>                  |         | <b>635.97 Sq.Mts</b> |

**72 buildings proposed in this layout are of independent Duplex type.**

In this Gated Community, one temple is proposed and one amenities block including parking area is also proposed. In south West corner, one small shopping complex is also proposed. 3 Tot lot spaces are earmarked in this venture. Permission for type wise individual buildings was also obtained from HUDA as per the copies of plans shown to us.

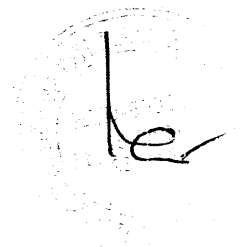
Underground cabling for power, phone & cable TV are proposed in this venture. In the amities block, club House, A/c gym, recreation Room with pool & TT Table, A/c banquet hall, crèche, library etc are proposed. 1 KVA back up power is proposed for each bungalow and intercom, CC TV & 24 hrs security are proposed. Swimming pool, Children Park and land scoped gardens, CC Roads and street lights are proposed.



**Stage of development:** As on date, cement brick compound wall is provided and the roads are being demarked. One site office is constructed in this land.

# 1. GENERAL

- |                                                                    |                                                                                |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 01. Purpose for which the valuation is made                        | : Primary Security                                                             |
| 02. A. Date of inspection                                          | : 16-8-2008                                                                    |
| B. Date on which the valuation is made                             | : 20-8-2008                                                                    |
| 03. List of documents produced for perusal                         | : Copies of 5 Sale deeds<br>Copy of Sanctioned plan for Layout & Group Housing |
| 04. Name of the owner and address                                  | : <b>M/s Kadakia &amp; Modi Housing</b>                                        |
| Phone No                                                           | : --                                                                           |
| Share of each owner incase of joint ownership                      | : --                                                                           |
| 05. Description of the property                                    | : HUDA approved residential layout with Group Housing                          |
| 06. Location of the property                                       |                                                                                |
| Plot no / Survey no                                                | : Sy.Nos.1139                                                                  |
| Door no.                                                           | : --                                                                           |
| T.S. No / Village                                                  | : Shamirpet Village                                                            |
| Ward/Taluka                                                        | : Shamirpet                                                                    |
| Mandal / District                                                  | : Shamirpet Mandal, R.R.Dist.                                                  |
| 07. Postal address of the property                                 | : Sy.No.1139, Shamirpet Village, Hyderabad-500078.                             |
| 08. City/Town                                                      | : City out skirts                                                              |
| Residential area / Commercial area / Industrial area               | : Residential                                                                  |
| 09. Classification of the area                                     |                                                                                |
| i) High/Middle/Poor                                                | : Middle                                                                       |
| ii) Urban/Semi Urban/Rural                                         | : Urban                                                                        |
| 10. Coming under Corporation limit/ Village Panchayat/Municipality | : Gram Panchayat                                                               |
| 11. Whether covered under any State/Central Govt                   | : Nil to our knowledge                                                         |



Enactment's ( e.g. Urban Land ceiling act ) or  
Notified under agency area/scheduled area/  
Cantonment area

12. In case it is an agricultural land, any conversion  
to house site plots is contemplated : Yes

13. Boundaries of the property

: As per the above table

14. Dimensions of the site

: As per layout

15. Extent of the site

: 25,250 Sq.yds. is the total extent of layout  
and the plotted area as per the Brochure  
of the layout is 14845 Sq.Yds (Where as the  
plotted area as per layout is 15,132 Sq.Yds)

: **14,845 Sq.Yds**

16. Extent of the site considered for valuation  
( least of 14 A & 14 B )

17. Whether occupied by the owner/tenant  
If occupied by tenant since how long?

: Vacant Plots

Rent received per month

## II. CHARACTERISTICS OF THE SITE

01. Classification of locality

: Residential

02. Development of surrounding areas

: Moderate

03. Possibility of frequent Flooding

: No

04. Feasibility to the civic amenities like

: All available with in a distance of 2 kms

School, Hospital, Bus Stop, Market etc

05. Level of land with topographical conditions

: Being leveled

06. Shape of Land

: Rectangular Plots

07. Type of use to which it can be put

: Residential

08. Any usage restriction

: Residential only

09. Is plot in Town planning approved layout?

: HUDA Draft approved

10. Corner plot or intermittent plot?

: Corner / Intermittent plots

11. Road facilities

: Available

12. Type of road available at present

: Being provided

13. Width of Road-Is it below 20ft or more than 20ft

: More than 30' wide

14. Is it Land Locked Land?

: No

15. Water Potentiality

: Good

16. Underground sewerage systems

: Being provided

17. Power supply is available in the site

: Available

18. Advantages of the site

- 1 : HUDA Layout about 0.7 km away to Rajiv  
Rahadari
- 2 : --
19. Disadvantages of the site
- 1 : --
20. General Remarks if any : The value is assessed excluding the cost of  
Development works

**PART – A ( Valuation of Land )**

01. Size of plot  
North & South : --  
East & West : --
02. Total extent of the plot : 14,845 Sq.Yds
03. Prevailing market rate : Rs.5000/Sq.Yd for HUDA approved  
Developed layouts
04. Guideline rate obtained from the Registrar's : Rs.24,20,000/Acre
05. Assessed/adopted rate of valuation : Rs.4000/Sq.Yd
- 06. Estimated value of land : Rs. 5,93,80,000-00**

As a result of our appraisal and analysis it is our considered opinion that.

**the present Market Value of the above property in the  
prevailing condition with aforesaid specifications is**

**Rs.5,93,80,000-00**

**The Realizable value of subject property in our opinion is**

**Rs.475.00 Lakhs**

**Note:**

The value of the property varies with purpose & date. This report is not to be referred if the purpose is different other than mentioned in this report.

**Declaration:**

- Valuation report is issued without any prejudice.
- The information furnished is true and correct to the best of our knowledge and belief based on the documentary evidences furnished in photo copy.
- We have no direct and indirect interest in the property valued.
- We have personally inspected the property on 16-8-2008
- This report does not cover any legal aspect
- The bank may kindly satisfy itself about the genuineness of the original title deeds related to this property and true identify of the person claiming to be owner of the property.

Place : Hyderabad

Date : 19-8-2008

Panel Valuers for State Bank of India  
for K. Dhanapathi Rao & Associates

**CARD****Government of Andhra Pradesh**

Welcome to IGRS Departments's CARD Webservices Division

Citizen Services

Appointments

Feedback

Intranet

Government of Andhra Pradesh

Registration and Stamps Department

**Unit Rates - Agricultural Land**

|                      |             |                     |                   |                  |                     |
|----------------------|-------------|---------------------|-------------------|------------------|---------------------|
| <b>District Name</b> | Ranga Reddy | <b>Village Name</b> | SHAMIRPET-1509023 | <b>Habitaton</b> | SHAMIRPET-150902301 |
|----------------------|-------------|---------------------|-------------------|------------------|---------------------|

| Sl No. | Survey_No | Classification                    | Unit Rates in Rs. per Acre. | Effective Date |
|--------|-----------|-----------------------------------|-----------------------------|----------------|
|        | 1139      | <b>Maximum Rate</b>               | <b>2420000</b>              |                |
| 1      | 1139      | 45-Agricultural Land fit for H.S. | 2420000                     | 16-10-2006     |

**Note :**

1. This is provisional information as per records maintained by registration dept . for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.

2. For further details contact Sub Registrar office

**SHAMIRPET,**

H.No.2-36/2

Shameerpet, Ranga Reddy **Phone : 244423**





# KADAKIA & MODI HOUSING

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

---

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

Date: 19.08.2009

Dear Sir,

Sub: Request for Enhance Drawing Power for Rs.2.00 Crore – Reg.

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

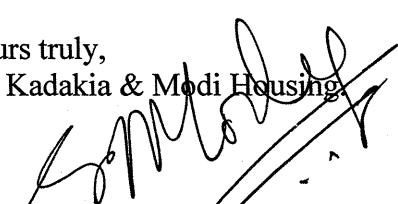
\* \* \*

In connection with the above mater, this is to bring to your Bank's notice, that I am herewith enclosing the Chartered Accountant certificate for **Rs. 4,58,07,796.64/-** (Rupees Four crore fifty eight lakh seven thousand seven hundred ninety six and paise sixty four only) up to 19th August, 2009

I request your good officers to release the D P at the earliest.

Thanking You,

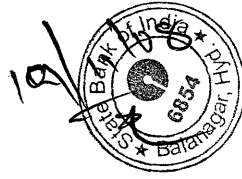
Yours truly,  
For Kadakia & Modi Housing

  
GAURANG MODY  
(Partner)

# KADAKIA & MODI HOUSING

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

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



Date: 19.11.2008

Dear Sir,

Sub: Request for Drawing Power for Rs.1.00 Crore – Reg.

Ref: Our CC Account in the name of Kadakia & Modi Housing.

\* \* \*

In connection with the above mater, this is to bring to your Bank's notice. that I am herewith enclosing the Chartered Accountant certificate for Rs.2.05,17,523.70/- ( Rupees Two crores five lakhs seventeen thousand five hundred twenty three and paisa seventy only) up to 14<sup>th</sup> November, 2008

I request your good officers to release the D P at the earliest.

Thanking You,

Yours truly,  
For Kadakia & Modi Housing.

SOHAM MODI  
(Managing Partner)

Encl: capital confirmation certificate.

**CERTIFICATE**

I, on the basis of relevant information given to me and records produced before me, hereby certified that M/s. Kadakia & Modi Housing, a partnership firm having its registered office at 5-4-187/3 & 4, II nd Floor, Soham Mansion, M.G. road, Ranigunj, Secunderabad -500003, have incurred an expenditure aggregating to Rs.2,05,17,523.70/- (Rupees Two crores five lakhs seventeen thousand five hundred twenty three and paise seventy only) up to 14<sup>th</sup> November, 2008 towards construction of residential Bangalow called "Bloomdale" situated at survey no.1139, Shamirpet, Hyderabad.

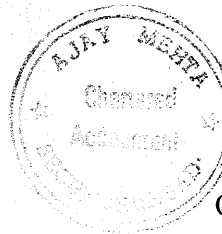
**Break-up of Expenditure Incurred**

|              |                    |
|--------------|--------------------|
| Land Cost    | Rs. 1,05,00,000.00 |
| Reg. charges | Rs. 9,97,500.00    |
|              | -----              |
|              | Rs.1,14,97,500.00  |

**Building Works In Progress upto 14.11.2008**

|                                                            |                           |
|------------------------------------------------------------|---------------------------|
| 1. Work in Progress upto 31.03.2008                        | Rs. 15,31,483.70          |
| 2. Development Fees Paid                                   | Rs. 28,42,867.00          |
| 3. Work In Progress from .1.04.2008 to 14.11.2008          | Rs. 33,25,824.00          |
| 4. Advances to Contractors<br>for construction in progress | Rs. 2,46,284.00           |
| 5. Site expenses                                           | Rs. 10,73,565.00          |
|                                                            | -----                     |
|                                                            | Rs. 90,20,023.70          |
|                                                            | -----                     |
|                                                            | <b>Rs. 2,05,17,523.70</b> |
|                                                            | =====                     |

Place: Secunderabad.  
Date: 14.11.2008



*Ajay Mehta*  
**Ajay Mehta**  
Chartered Accountant  
M.No.035449



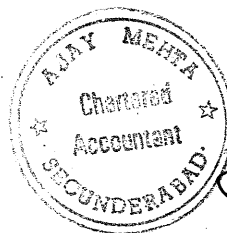
CA. *Ajay Mehta* B.Com. F.C.A.  
Chartered Accountant

**C E R T I F I C A T E**

I, on the basis of relevant records produced before me and information and explanations given to me hereby certify the balance in capital accounts as on 14.11.2008 of the partners of **M/s. KADAKIA & MODI HOUSING**, a partnership firm having its registered office at 5-4-187/3&4, 2<sup>nd</sup> Floor, Soham Mansion, M.G. Road, Secunderabad-500003, as given below. The firm has taken up construction of residential bungalows called "**BLOOMDALE**" situated at survey no.1139, Shameerpet, Hyderabad.

| S.No. | Name of the Partners               | Capital Balances<br>in firm (credit) as<br>on 14.11.2008 |
|-------|------------------------------------|----------------------------------------------------------|
| 1     | Modi Properties Private<br>Limited | 1,50,86,782.39                                           |
| 2     | Sharad J. Kadakia                  | 48,19,928.21                                             |
| 3     | Gaurang Mody                       | 1,992.82                                                 |
|       |                                    | 1,99,08,703.42                                           |

Place: Secunderabad  
Date: 18/11/2008



*Ajay Mehta*  
**AJAY MEHTA**  
(Chartered Accountant)  
Membership No: 035449

# KADAKIA & MODI HOUSING

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

---

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

4/12/08  
✓

Date: 04.12.2008

Dear Sir,

Sub: Cost incurred for Present stage of construction works at the Project of M/s.Bloomdale  
(M/s.Kadokia & Modi Housing) Sy No.1139 of Shamirpet village, Shamirpet Mandal,  
R.R.Dist. – Reg.

Ref: As per Valuer Certificate Enclosed herewith.

\* \* \*

In connection with the above mater, this is to bring to your Bank's notice, that I am herewith enclosing the Chartered Engineer certificate of Project M/s.Bloomdale (M/s.Kadokia & Modi Housing ) Sy No.1139 of Shamirpet village, Shamirpet Mandal, R.R.Dist.

I request your good officers to release the D P at the earliest.

Thanking You,

Yours truly,  
For Kadokia & Modi Housing.

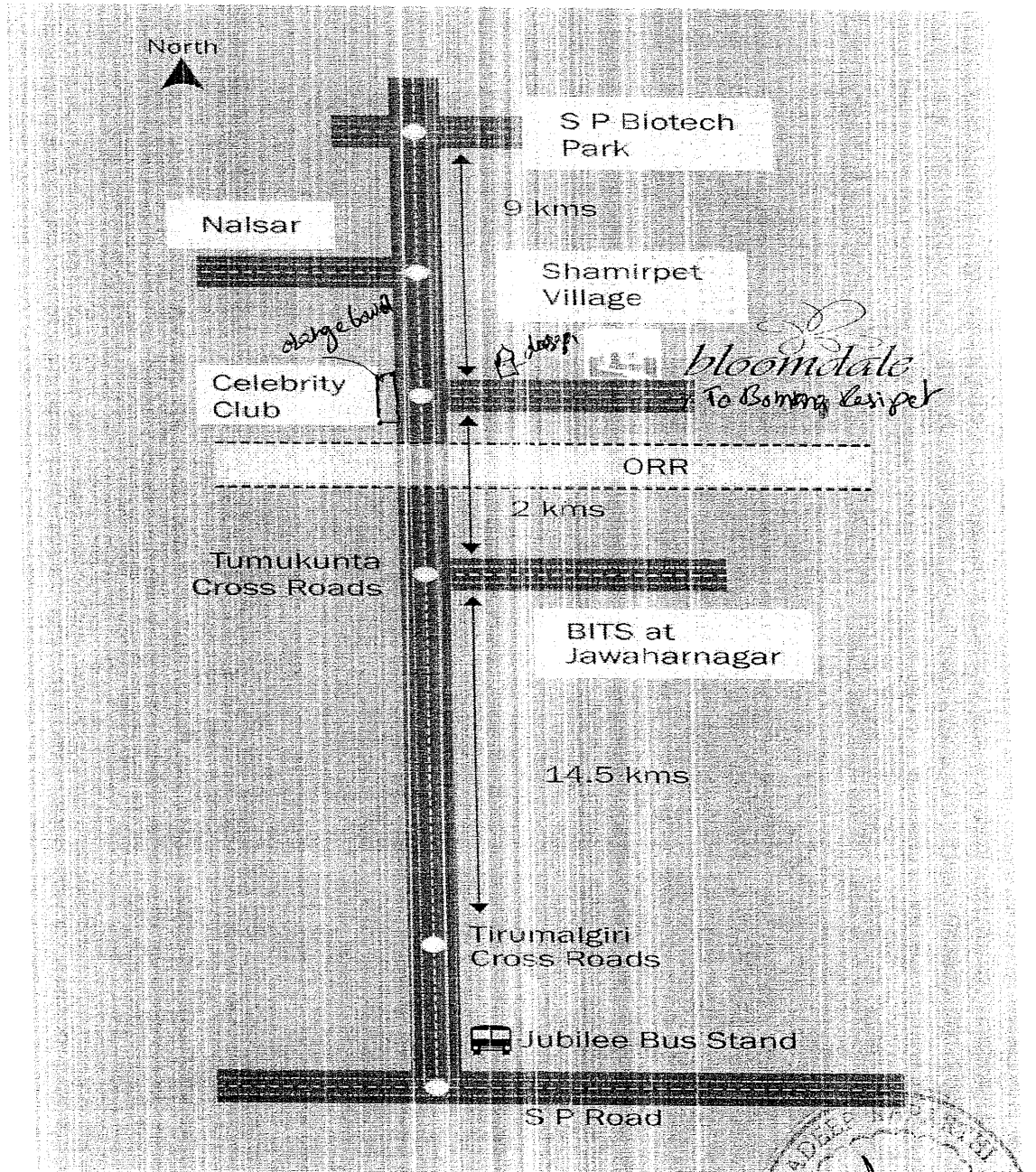


SOHAM MODI  
(Managing Partner)

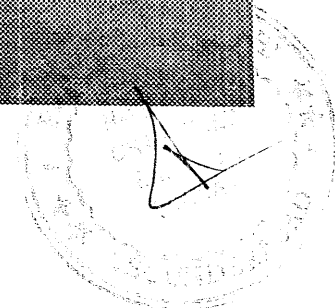
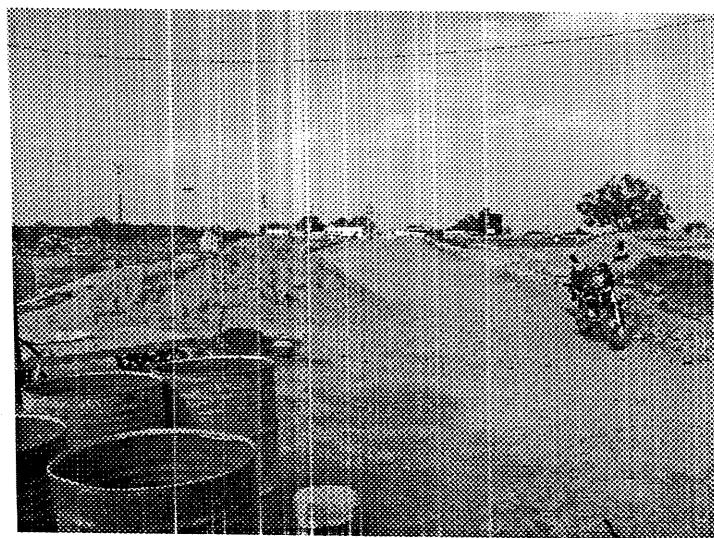
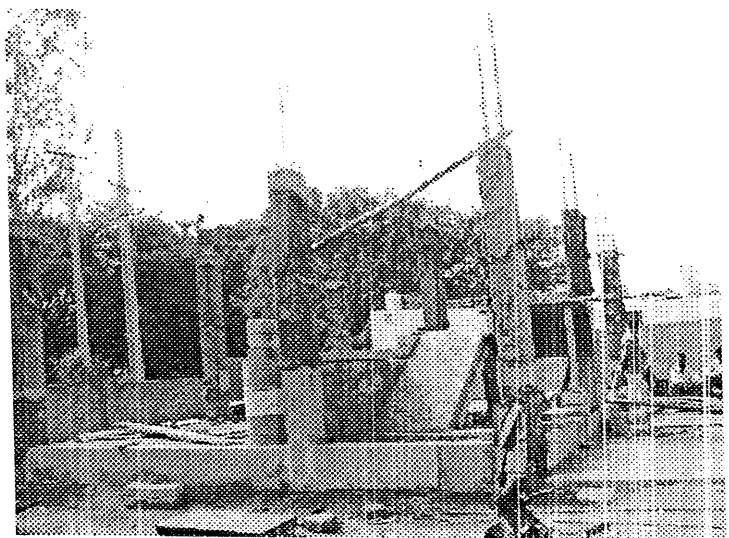
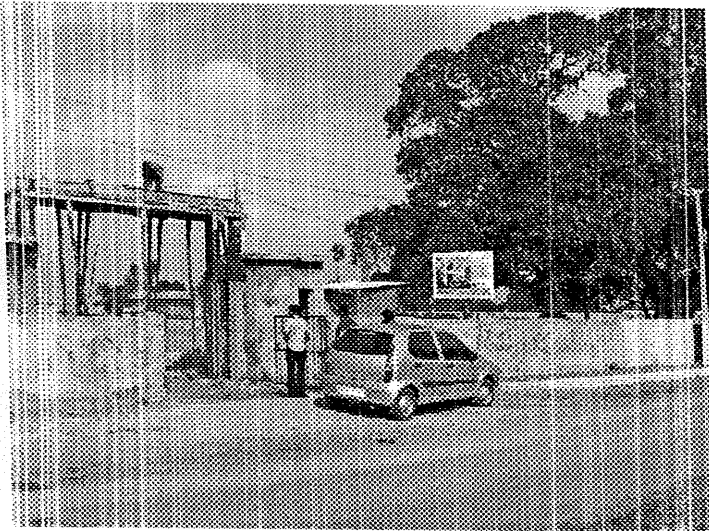
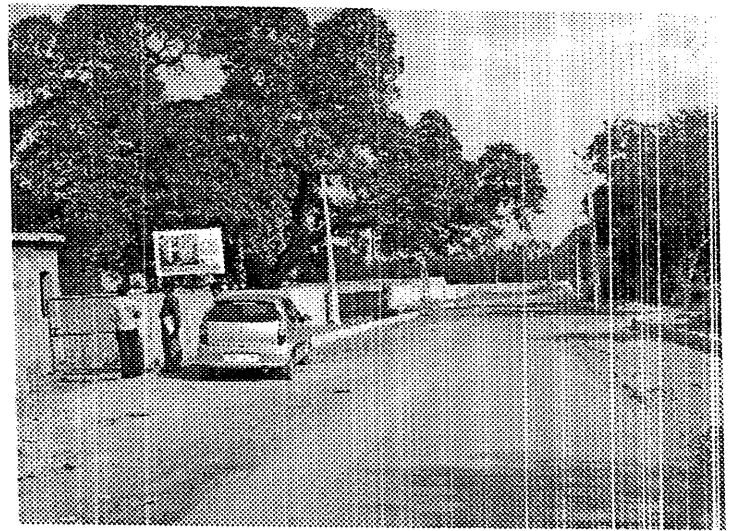
Encl : As above.

LOCATION MAP

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



PK/SBB/16K11747/08-09





# 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](mailto:info@modiproperties.com)  
Visit us at : [www.modiproperties.com](http://www.modiproperties.com)

Date 02.11.2008

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

Dear Sir,

We confirm that none of the Directors of the Company are relatives of any member of Bank's Board / Senior officers of the Bank and members of any other's board.

We furnish herewith the age, current addresses, emails, etc of the directors and the guarantors:

| S.No | Name of the Director/<br>Guarantor | Age      | Address                                                            | E-Mail, telephone nos.etc                                                                  |
|------|------------------------------------|----------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 1    | Soham Modi                         | 38 years | Plot.No.280, Road No.25, Jubilee Hills, Hyderabad-500034           | <a href="mailto:Soham@modiproperties.com">Soham@modiproperties.com</a> ,<br>040-66335551,  |
| 2    | Gaurang Mody                       | 40years  | Flat No.105, Sappire Appartments, Chikoti gardens, Begumpet-500016 | <a href="mailto:gaurang@modiproperties.com">gaurang@modiproperties.com</a><br>040-27538845 |

Yours Faithfully,

For MODI PROPERTIES & INVESTMENTS PVT.LTD

MANAGING DIRECTOR

# KADAKIA & MODI HOUSING

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

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

Date :

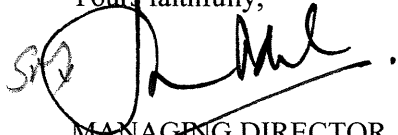
Dear Sir,

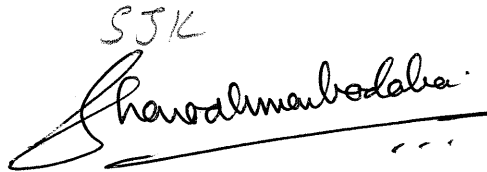
We confirm that none of the directors of the company are relatives of any member of Bank's Board / senior officers of the bank and members of any other bank's board.

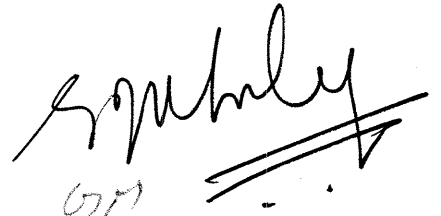
We furnish herewith the age, current addresses, emails, phone numbers, etc of the directors and the guarantors :

| S.No. | Name of the director / guarantor                      | Age | Address                                                                                  | E - mail Telephone Numbers, etc. |
|-------|-------------------------------------------------------|-----|------------------------------------------------------------------------------------------|----------------------------------|
| 1.    | Gaurang Mody                                          | 38  | Flat No:105, Sapphire Apt, Chikoti Gardens, Begumpet, Hyderabad - 500 016.               | gaurang@modi properties.com      |
| 2.    | Sharad J Kadakia                                      | 46  | Plot No : 5, Rd No.5, Trimurthy Colony, Mahendra Hills, East Marredpally, Sec - Bad - 26 | sjkadakia@greensgroup.com        |
| 3.    | Modi Properties & Invest Pvt.Ltds<br>Rep : Soham Modi | 36  | 5-4-187/3 & 4, Soham Mansion, II floor, M.G.Road Secunderabad - 500 003.                 | info@modi properties.com         |

Yours faithfully,

  
MANAGING DIRECTOR  
KADAKIA & MODI HOUSING

  
SJ/K

  
GM