MODI
HOUSING
PRIVATE LIMITED

Off: 5-4-187/3&4, III floor,
M G Road, Secunderabad - 500 003.
Phone : 55335551
Fax : 040-27544058
E-mail : info@modiproperties.com
Visit us at : www.modiproperties.com

EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD ON 16TH JUNE 2008 AT THE REGISTERED OFFICE OF THE COMPANY.

DIRECTORS PRESENT:

3. SHRI. SOHAM MODI
4. SHRI GAURANG MODY

Letter No dated received from the State Bank Of India, Balanagar Branch in connection with grant of various credit facilities to M/s.Modi & Modi Constructions in which the Company is the Partner, was placed before the meeting and after consideration thereof, IT WAS RESOLVED that the M/s Modi & Modi Constructions do obtain various credit facilities either in Indian or foreign currencies to the tune of Rs.6,50,00,000/- (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 M/s.Modi & Modi Constructions secured by, EM of M/s.Modi & Modi Constructions Property secured by deposit of all title deeds of the existing immovable properties of the M/s.Modi & Modi Constructions 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 M/s.Modi & Modi Constructions 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.Modi & Modi Constructions the board is hereby:

"RESOLVED THAT to execute Corporate Guarantee of the company of Rs.6,50,00,000/-(Six Hundred fifty lacs only) for credit facilities granted to M/s.Modi & Modi Constructions 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 Housing 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 16th day of June 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 & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
©: 66335551 (4 lines) Fax : 040-27544058

State Bank of India 6854 Balanagar Branch 29/09

22.09.2010

The Chief Manager
State Bank of India
Balanagar Branch
Hyderabad

Dear Sir,
Sub: Repayment of Cash Credit Limit from Oct'2010 to July'2011 - Submission of Cash Budget and CMA.

At the outset, we express our gratitude for the sanction of Cash Credit Limit of Rs.650.00 to our firm. The limit was useful to commence construction work at the project site. We have commenced construction work and sold 31 bungalows out of 91 bungalows and another 35 enquiries are in pipeline. We submit that the construction work was not proceeding as planned due to sluggish market conditions and economy slow down. You are well aware about the global melt down and due to which industries across the board were affected. We are no exception to this down turn. However we have registered much better sales when compared to other peers. Our brand value, quality construction, delivery of units as per schedule and standing in the market have helped us to tide over the market to some extent.

<u>We would like to furnish the latest status of the project:</u>
- Total number of bungalows in the project: 91
- Total number of bungalows booked so far: 31
- Total amount of advance received from customers: Rs.735.20 Lacs
- Amount yet to receive from customers on
  Completion of total project: Rs.2656.80 Lacs.

<u>We would like to furnish the latest stage of construction:</u>
- RCC Slabs/footings work completed in 47 bungalows.
- 95% of civil works were completed in 28 bungalows.
- Columns/footings raised in 15 bungalows.
- Excavation/digging work was completed in five bungalows.
- Total RCC work in three floors and wall finishing work completed in clubhouse.
- 85% of amphy theatre and swimming pool was completed.
- Construction of sump was completed.
- Laying of CC roads was completed.
- Drainage/water works were completed.
- Total compound wall completed.

MODI & MODI CONSTRUCTIONS SEC'BAD

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

Present proposal:

It was envisaged at the time of sanction that the project would be completed by Dec'2010 and the proposed Cash Credit limit of Rs.650.00 lacs will be repayable in 10 monthly installments @ Rs.65.00 lacs per month commencing from Mar'10. We could not be able to repay the loan as envisaged due to adverse market conditions. In view of the changed scenario we are planning to complete the venture by Dec'2011.

We submit that we have repaid Rs.280.00 lacs to obtain NOC's on sale of bungalows. Due to sluggish market conditions, we request you to kindly restructure the repayment schedule in respect of balance loan amount of Rs 370.00 lacs. We are prepared to repay the balance amount of Rs.370.00 lacs in ten installments commencing from Oct'2010 @ Rs.37.00 lacs per installment. We are confident that we will generate enough cash flows to repay the loan as per the revised schedule. In this context we have offered adequate securities to cover the liability.

Kindly do the needful and reschedule the repayment of liability as requested above. We are submitting CMA, Cash Budget and necessary papers for your kind perusal and necessary consideration.

Thanking you.

Yours Faithfully,
For Modi & Modi Constructions

Managing Partner
(Soham Modi)

MODI & MODI CONSTRUCTIONS SEC'BAD

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

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

Date: 09.09.2010

Dear Sir,

Sub.: Repayment of loan
Ref.: Our loan a/c. no. 30408918639.

We have been sanctioned a total limit of Rs. 6.50 cr and we are required to repay the entire loan in ten months from March 2010 to December 2010. As earlier requested and letter submitted to you on 10.2.2010 for the re-schedulement of the installments at the rate of Rs. 37.10 lakhs each month. Now we request you to consider the repayment period from September 2010 to June 2011.

As on date we have 64 unsold units, out of which 20 units are on completing stage and the revenue from sale of these units is expected around Rs 7 cr which is more than sufficient to repay the loan.

Please find enclosed original repayment schedule and revised repayment schedule along with cash flows from June to Sept 2010and projected financials from Sept 2010 to June 2011.

We request you to please accept our revised schedule of repayment at the rate of Rs. 37 lakhs per month from September 2010 to June 2011.

Thanking you,

Yours sincerely,
For MODI & MODI CONSTRUCTIONS,

MODI & MODI CONSTRUCTIONS SEC.BAD

Managing Partner.

State Bank of India 6854 Hyderabad Balanagar Branch

Recd
14/09/10

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

Total Loan & Repayment Schedule as per SBI Sanction: Rs. 6.50cr.

S.no	Months	Amount
1	Mar-10	6500000
2	Apr-10	6500000
3	May-10	6500000
4	Jun-10	6500000
5	Jul-10	6500000
6	Aug-10	6500000
7	Sep-10	6500000
8	Oct-10	6500000
9	Nov-10	6500000
10	Dec-10	6500000
		65000000

MODI & MODI CONSTRUCTIONS SEC'BAD

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

Revised Repayment schedule

A

Total Loan Sanction		65000000
Total loan	59584940	
Loan paid	22471867	
Balance	37113073	

B

S.No	Months	Amount
1	Sep-10	3711307.3
2	Oct-10	3711307.3
3	Nov-10	3711307.3
4	Dec-10	3711307.3
5	Jan-11	3711307.3
6	Feb-11	3711307.3
7	Mar-11	3711307.3
8	Apr-11	3711307.3
9	May-11	3711307.3
10	Jun-11	3711307.3
	Total	37113073

C

Details of Villas

S.NO	Particulars	Nos.
1	No.of total villas	95
2	No.of.Sold Villas	31
3	No.of Unsold Villas	64

D

Estimated Income from sales

S.NO	Particulars	Amount
1	Balance receivable from Sold Villas	34312668
2	Expected proceeds under construction Villas	70086250
	Total	104398918

MODI & MODI CONSTRUCTIONS SECBAD

	STATE BANK OF INDIA **BALANAGAR BRANCH** **HYDERABAD- 500 037** **Phone : 040-23876905** **Fax : 040-23774878**	**THE MANAGING PARTNER,** **Modi & Modi Constructions** **5-4-187/3& 4, 2ND FLOOR,** **SOHAM MANISON,** **MG ROAD** **SECUNDERABD.**

Date: 19.06.2008

Dear Sir,

M/s. Modi & Modi Constructions
List of documents in originals held by us under Equitable Mortgages

This is to inform you that we sanctioned a loan for M/s. Modi & Modi Constructions , forming part of Sy. Nos. 128, 129, 132 to 136 parts, admeasuring Ac.6.28 guntas, at Rampally, Villge, Keesra Mandl, Ranga Reddy District.

We hereby inform that the documents listed below have been in our possession and property has been mortgaged (equitable mortgage) to us towards the project financed.

List of Original Documents held by us.

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1.	20.09.2005	6095/2005	Regd sale deed	Original
2.	21.09.2004	8657/2004	Regd sale deed	Original
3.	10.08.2004	7972/2004	Regd sale deed	Original

This is information is provided to you at your request.

Yours faithfully,

ASST.GENERAL MANAGER.

STATE BANK OF INDIA

STATE BANK OF INDIA
BALANAGAR BRANCH
HYDERABAD- 500 037
Phone : 040-23876905
Fax : 040-23774878

THE MANAGING PARTNER,
Modi & Modi Constructions
5-4-187/3& 4, 2ND FLOOR,
SOHAM MANISON,
MG ROAD
SECUNDERABD.

Date: 19.06.2008

Dear Sir,

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List of documents in originals held by us under Equitable Mortgages

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Yours faithfully,

ASST.GENERAL MANAGER.

STATE BANK OF INDIA

	STATE BANK OF INDIA BALANAGAR BRANCH HYDERABAD- 500 037 Phone : 040-23876905 Fax : 040-23774878	THE MANAGING PARTNER, Modi & Modi Constructions 5-4-187/3& 4, 2ND FLOOR, SOHAM MANISON, MG ROAD SECUNDERABD.

Date: 19.06.2008

Dear Sir,

M/s. Modi & Modi Constructions
List of documents in originals held by us under Equitable Mortgages

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Yours faithfully,

ASST.GENERAL MANAGER.

	STATE BANK OF INDIA BALANAGAR BRANCH HYDERABAD- 500 037 Phone : 040-23876905 Fax : 040-23774878	THE MANAGING PARTNER, Modi & Modi Constructions 5-4-187/3& 4, 2ND FLOOR, SOHAM MANISON, MG ROAD SECUNDERABD.

Date: 19.06.2008

Dear Sir,

M/s. Modi & Modi Constructions
List of documents in originals held by us under Equitable Mortgages

This is to inform you that we sanctioned a loan for M/s. Modi & Modi Constructions , forming part of Sy. Nos. 128, 129, 132 to 136 parts, admeasuring Ac.6.28 guntas, at Rampally, Villge, Keesra Mandl, Ranga Reddy District.

We hereby inform that the documents listed below have been in our possession and property has been mortgaged (equitable mortgage) to us towards the project financed.

List of Original Documents held by us.

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1.	20.09.2005	6095/2005	Regd sale deed	Original
2.	21.09.2004	8657/2004	Regd sale deed	Original
3.	10.08.2004	7972/2004	Regd sale deed	Original

This is information is provided to you at your request.

Yours faithfully,

ASST.GENERAL MANAGER.

STATE BANK OF INDIA

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax: 040-27544058

RECEIVED ORIGINAL 16/2
Mgr. (Accts)

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

Date: 10.02.2010

Dear Sir,

C.M.

Sub.: Repayment of loan.
Ref: Our loan a/c no. 30408918639.

We have been sanctioned a total limit of Rs. 6.5 crores. We are required to repay the entire loan in ten months starting from March 2010.

Till date the total loan amount of Rs. 5.8 crores was released. The balance loan of Rs. 70 lakhs has not been released. In the current market scenario it may be difficult for us to repay the loan as per the schedule proposed by the bank. We request you to reschedule the repayment of our loan over a period of 16 months (an extension of 6 months) in place of repayment in 10 months. Accordingly, we request you to accept the repayment schedule of Rs. 36.25 lakhs per month starting from March 2010. The loan will be repaid by June 2011.

As you are aware a large percentage of our sales are dependent on employees working in the IT sector, especially, in the proposed 100 acre Raheja IT Park and 450 acre Infosys Campus. 2 blocks in the Raheja IT park are complete and the first phase of the Infosys Campus with a capacity of 10,000 people is likely to be completed in the middle of 2010. We expect a substantial portion of sales from employees in these projects over the next few months.

Till date we have paid an amount of Rs. 1.30 crores in advance before the due date of repayment. We assure you that our project is doing reasonably well and even in the current market scenario we should be able to repay the loan as per schedule given above quite comfortably.

As on date out of the 95 units in the project the construction of 30 sold units is nearing completion. We expect to handover possession of all the sold units from April 2010 to July 2010. The civil work for another 20 unsold units is fully completed and partial work for another 10 unsold units is also completed. The basic infrastructure works like roads, drainage, water supply, electricity supply, clubhouse, swimming pool, landscaped gardens, childrens park, basket ball court, tennis court, amphitheatre, compound wall, etc., have been completed.

As on date we have 20 nos. unsold completed units. Revenue from sales of these units is expected to be Rs. 7 cr. The balance receivables from existing customers is sufficient to complete the work of their units with a net surplus of about Rs. 225 lakhs. Therefore, we assure you that we shall be able to repay the loan comfortably.

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
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Our business is dependent on sales to customers who are financing their purchase through housing loans. We can not complete the sale without the issue of NOC from your bank. We request you to not delay the issue of NOCs as it is detrimental to our business. We request you to promptly issue the NOCs wherever required on repayment of Rs. 10 lakhs per unit.

We request you to please accept our proposal for repayment of loan at the rate of Rs. 36.25 lakhs per month over 16 months starting from March 2010.

Thank You.

Yours sincerely,
For Modi & Modi Constructions,

Soham Modi
Managing Partner.

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

State Bank of India 6854 Balanagar Branch 26/7/10

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

Date: 26.07.2010

Dear Sir,

Sub.: Repayment of loan.
Ref.: Our loan a/c. no. 30408918639.

We have been sanctioned a total loan of Rs. 6.5 crores vide sanction letter dated 23.5.08. As per the terms of sanction the loan was repayable in 10 equal installments starting March 2010.

Till date Rs. 5.8 crores was disbursed to us. We are further repaid an amount of Rs. 1.92 crores and the balance outstanding as on date Rs. 3.71 crores. We have promptly paid the interest and other charges every month without any default.

Due to the down turn in the market the sales in the project were not as per our expectation. However, we expect the market to substantially improve as the 450 acre Infosys Campus and the 100 acre Raheja IT Park in the vicinity of our project have recently become operational. We expect a substantial increase in demand from employees in these projects.

We understand that as per rules of SBI our loan has to be repaid within the period of 36 months from date of first disbursement. The first disbursement of our loan was made on 27.06.08. Accordingly our loan should be repaid before 26.06.2011.

Considering the real estate scenario prevailing in Hyderabad we request you to grant us a additional 6 months i.e., upto June 2011 to repay the loan. We assure you that we shall be able to repay the loan by June 2011.

Thank You.

Yours sincerely,
For MODI & MODI CONSTRUCTIONS

Soham Modi
Managing Partner.

Affn: Kishore Keemar Co.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

L. G. Cleeming
P 532156
LEELA G CHIMALG
STAMP VENDOR
5-4-76/A, Rangun
SECUNDERABAD-500 00

4000 23 Jun 08 100/- 3(?)0
G. Venkatesh
G. A. Rao
Modi and Modi Constructions

AFFIDAVIT – CUM – UNDERTAKING

This is to confirm that M/s.Modi & Modi Constructions a partnership firm having its registered office at 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad has availed project finance from State Bank of India, Balanagar Branch for an amount of Rs.650 lacs(Rupees Six Hundred and Fifty Lakhs) for its project known as "Nilgiri Homes" situated at Sy.No.128,129,132,&136,Rampally, Keesara Mandal,Hyderabad.

The firm shall not violate the sanctioned plan and it shall be the sole responsibility of the executants to obtain completion certificate within 3 months of completion of construction failing which the Bank shall have the power and authority to re call entire loan with interest costs and other usual Bank charges.

Place: Secunderabad.
Date: 25.06.2008

For Modi & Modi Construction

Managing Partner

O/C 23774878

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
© : 66335551 (4 lines) Fax : 040-27544058

To,
The Assistant General Managr,
State Bank of India,
Balanagar Branch,
Hyderabad.

Date: 23.06.2008

Sub.: Issuance of cheque book to Mr. Mahender – Reg.
Ref.: Our C.C. A/c. in the name of Modi & Modi Constructions bearing A/c. no. 30408918639.

Dear Sir,

In connection with the above matter I request you to issue the cheque book to Mr. Mahender bearer of this letter. His signature is attested below my signature.

Thank You.

Yours sincerely,

Soham Modi
Managing Partner

Soham Modi

Mahender

Soham Modi

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
© : 66335551 (4 lines) Fax : 040-27544058

Date: 18.06.2008
Place: Hyderabad

To
Assistant General Manager,
State Bank of India,
Balanagar,
Hyderabad.

Dear Sir,

Sub: Request for confirmation of Original Title deeds Deposit with you
Ref: Your Sanction letter dated 18.06.2008 vide letter No. MERM

In connection with the above matter this to bring to your Bank's notice that the following Documents are depositing with you to avail the CC limits of Rs.650 Lakhs

Sl.No.	Date of Documents	Document No.	Nature of Document	Original/Xerox
1	20.09.2005	6095/2005	Regd sale deed	Original
2	21.09.2004	8657/2004	Regd Sale deed	Original
3	10.08.2004	7972/2004	Regd Sale deed	Original

Please issue a confirmation letter for the same

Yours Faithfully,

Soham Modi
(Managing Partner)

MODI
HOUSING
PRIVATE LIMITED

Off: 5-4-187/3&4, III floor,
M G Road, Secunderabad - 500 003.
Phone : 55335551
Fax : 040-27544058
E-mail : info@modiproperties.com
Visit us at : www.modiproperties.com

EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD ON 16TH APRIL 2008 AT THE REGISTERED OFFICE OF THE COMPANY.

At the request of M/s. Modi & Modi Constructions (in Which, This Company is a Partner), the Board is Hear By:

"REQUEST THAT to execute corporate Guarantee of the Company for the Credit facilities of Rs. 65,000,000-00(rupees Six hundred fifty lakhs only) granted to Modi & Modi Constructions by State Bank of India, Balanagar Branch, Hyderabad."

"FURTHER RESOLVED THAT Sri Soham Modi Director of the Company be and is hereby authorized to execute the necessary security documents required by the Bank in this connection and the common seal of the Company be affixed where ever necessary in the presence of Sri.Gaurang Mody, director of the company as per articles of the company."

"FURTHER RESOLVED THAT a certified copy of these minutes be forwarded to State bank of India, Balanagar Branch, Hyderabad for their record."

We, Modi Housing Private Limited, hereby certify that the above written copy is an Extract from the minutes of the proceeding of the meeting of the board of directors of which it relates as records in the said Minutes Book.

CERTIFIED TRUE COPY

Chairman of the Meeting

MODI & MODI FINANCIAL SERVICES PVT. LTD.

DOOR NO.5-3-.372, R.P. ROAD. SECUNDRABAD-500003

EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD ON 16TH APRIL 2008 AT THE REGISTERED OFFICE OF THE COMPANY.

At the request of M/s. Modi & Modi CONSTRUCTIONS ~~Financial Services private Limited (in~~ Which, This Company is a Partner), the Board is Hear By:

"REQUEST THAT to execute corporate Guarantee of the Company for the Credit facilities of Rs. 65,000,000-00(rupees Six hundred fifty lakhs only) granted to Modi & Modi Constructions by State Bank of India, Balanagar Branch, Hyderabad."

"FURTHER RESOLVED THAT Sri Nirav Modi Director of the Company be and is hereby authorized to execute the necessary security documents required by the Bank in this connection and the common seal of the Company be affixed where ever necessary in the presence of Shri Ashish Modi, director of the company as per articles of the company."

"FURTHER RESOLVED THAT a certified copy of these minutes be forwarded to State bank of India, Balanagar Branch, Hyderabad for their record."

We,.Modi & Modi Financial Services private Limited , hereby certify that the above written copy is an Extract from the minutes of the proceeding of the meeting of the board of directors of which it relates as records in the said Minutes Book.

CERTIFIED TRUE COPY

NPM

Chairman of the Meeting

APM

150/-

SUB-REGISTRAR/SUPDT
EX-OFFICIO STAMP VENDOR
GSO.O/O C&IG(R&S)
HYDERABAD

भारत 90572 HPA/LA आंध्र प्रदेश
150034 PB 0019
Rs.0000150 220508
INDIA STAMP DUTY ANDHRA PRADESH

GUARANTEE AGREEMENT

SME-3

(To be stamped as an Agreement and Power of Attorney)
(Not to be attested by the witnesses)

1.	Date of execution of the Guarantee	19/06/2008
2.	Place of execution of the Guarantee	Balangar, Hyderabad.
3.	Name/s of the Guarantor/s *[Full name in block letters] (Father's/Husband's name also to be mentioned)*	Modi Housing Pvt. Ltd.
4.	Address/s of the Guarantor(s)	5-4-187/384, Soham mansion 2nd floor, M G Road, Secunderabad-3.
	Telephone (R)............ (O)............ Fax No............ E-mail ID............	
5.	Full name, age, designation / capacity of the person/s executing the Guarantee for and on behalf of the Guarantors (Eg.: Firm / Company/Society/Trust, etc.)	Sri Soham Modi, Director, vide Board Resolution extract dated 16/6/08.
6.	Name and full address of the Bank/Branch	**STATE BANK OF INDIA**, a body corporate constituted under the State Bank of India Act, 1955, and having its Central Office at Madam Cama Road, Mumbai 400 021 and a Branch among other places at Balangar, Hyderabad. *(Full address of the branch to be given)*
7.	Name/s of the Borrower(s) (In full) for whom this Guarantee is executed *(Father's/Husband's name also to be mentioned)*	Modi & Modi Constructions.
8.	Address/s of the Borrower(s)	5-4-187/384, Soham mansion, MG Road, Secunderabad-3.
9.	Amount guaranteed (In figures and words)	Rs. 6,50,00,000/-/- (Rupees Six crores fifty Lakhs only ....only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as **"the PRINCIPAL SUM"**)

		Date	Agreegate Limit
10.	Agreement of Loan-cum-Hypothecation	19/06/08	Rs. 6,50,00,000/-
11.	Supplemental Agreement/s of Loan-cum-Hypothecation, if any —	**Date**	**Agreegate Limit**
		1.	Rs.
		2. —	Rs. —
		3.	Rs.
		4.	Rs.
		5.	Rs.

For MODI HOUSING PVT. LTD.

Director

7. The Guarantors shall forthwith on demand made by the Bank deposit such sum or security as the Bank may specify for the due fulfillment of their obligations hereunder and the Bank shall have the liberty to sell any security so deposited with the Bank in or towards the satisfaction or non-fulfillment of the said obligations by the Guarantors.

8. That the Bank shall be entitled to adjust, appropriate or set-off or exercise lien of or on all monies, securities, goods, instruments held to the credit or for the benefit of the Guarantors on any account or coming into the control or possession of the Bank in any of its branches whether for any specified purpose or otherwise with or without any particular mandate and whether singly or jointly, towards the discharge and satisfaction of the liability of the Guarantors hereunder.

9. That notwithstanding the determination of the guarantee either by notice or by the death or insolvency of the guarantor/s, or otherwise or demand by the Bank, it shall be lawful for the Bank to continue the account/s and any liability arising out of any subsequent operations or payments into or out of the accounts under the said facilities shall remain and be valid and enforceable against the other guarantors and / or the estate of the deceased Guarantor/s and the Guarantors expressly agree that the said notice, death or demand shall not extinguish or discharge the liability of the Guarantors.

10. That if the Borrower(s) being an individual becomes an insolvent or being a company enters into liquidation or winding up or if the management of the undertaking of the Borrower(s) is taken over or nationalised under any law or makes any arrangement or composition with creditors, the Bank may (notwithstanding payment to the Bank by the Guarantors or any other person of the whole or any part of the amount hereby secured) rank as creditor and prove against the estate of the Borrower(s) for the full amount of all the Bank's claims against the Borrower(s) or agree to and accept any composition in respect thereof and the Bank may receive and retain the whole of the dividends, composition or other payments thereon to the exclusion of all the rights of the Guarantors in competition with the Bank, until all the Bank's claims are fully satisfied and the Guarantors will not be paying off the amounts payable by them or any part thereof or otherwise prove or claim against the estate of the Borrower(s) until the whole of the Bank's claims against the estate of the Borrower(s) have been satisfied and the Bank may enforce and recover payment from the Guarantors of the full amount payable by the Guarantors, notwithstanding any such proof or composition as aforesaid. On the happening of any of the aforesaid events, the Guarantors shall forthwith inform the Bank in writing of the same.

11. The liability of the Guarantors shall not be determined or discharged owing to any change in the legal status or constitution of the Borrower(s) or the Guarantors or the Bank whether by way of amalgamation, merger, takeover, dissolution, winding up, insolvency, nationalisation or otherwise, howsoever either by operation of law or by act of the parties but shall remain in full force and be valid and enforceable against all the Guarantors including the entities which shall come into existence upon such change or constitution as if they were the parties to these presents since its inception till full discharge of all the obligations or payments hereunder to the Bank.

12. This Guarantee is independent and distinct from any security that the Bank has taken or may take in any manner whatsoever and the liability of the Guarantors shall be in addition to such security and the loss, impairment, failure, realisation or release of or parting with any such security shall not diminish, extinguish or affect the liability of the Guarantors hereunder and the Bank shall have fullest liberty to call upon the Guarantors to pay the principal sum together with interest, costs, charges, expenses and all other monies payable under all or any of the said facilities without requiring the Bank to realise from the Borrower(s) the amounts due to the Bank and / or enforcing any remedies or securities available to the Bank.

13. That any admission or acknowledgement in writing signed by the Borrower(s) or any of them of its / their liability or indebtedness or otherwise in relation to the said facilities and / or any part payment by it or its / their authorised agent towards the principal sum or any judgement, award or order obtained against the Borrower(s) shall be binding on the Guarantors and further agree that in the Borrower(s) making an acknowledgement or making a payment, the Borrower(s) shall in addition to his/their personal capacity be deemed to act as the Guarantors' duly authorised agent and the Borrower(s) shall be deemed to have made and / or given by or on behalf of the Guarantors themselves and shall be binding upon each of them for the purposes of Sections 18 and 19 of the Limitation Act of 1963.

14. If the Guarantors be more than one individual or entity, each one or any of them is hereby authorised by the others of them to admit and acknowledge their liability to the Bank by any payment into the account or by way of writing or in any manner otherwise and any such acknowledgement of liability or part payment by any or more of them shall in addition to this / their personal capacity be deemed to have been made on behalf of each of them for the purposes of Sections 18 and 19 of the Limitation Act, 1963.

15. (a) The Guarantors give consent to disclose or publish their name/s or its directors / partners as DEFAULTER/S as the Bank or the RBI or any authorised agency in their discretion think fit upon default in repayment of the guaranteed amounts or in the performance of obligations hereunder.

For MODI HOUSING PVT. LTD.

Director

M8MC

Internet Banking
Kit No. : 5125207753
Packet No. : 51252
Circle Code : 07
Serial No. : 75
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:

(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 sharma 32, SHARMA, SAXENA_RM, BALA_SP

(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.

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 transactions 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

Internet banking user ID	Internet banking password
12573461	YQXEKVWR

Online State Bank

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

P 532155

LEELA G CHIMALGI
STAMP VENDOR
5-4-76/A, Ranigunj
SECUNDERABAD-500 00.

S. No. 3999 Date 23/4/08 Rs. 100
Sold to G. Venkatesh
S/o G. A. Rao
For Whom Modi and Modi Constructions

UNDERTAKING

This is to confirm that M/s.Modi & Modi Constructions a partnership firm having its registered office at 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad has availed project finance from State Bank of India, Balanagar Branch for an amount of Rs.650 lacs (Rupees Six Hundred and Fifty Lakhs) for its project known as "Nilgiri Homes" situated at Sy.No.128, 129, 132, &136, Rampally, Keesara Mandal, Hyderabad.

Further it is confirming by the partners of the said firm that the contribution in the project will be maintained as envisaged during the currency of Loan.

Place: Secunderabad.
Date: 25.06.2008

For Modi & Modi Construction

Managing Partner

For Modi & Modi Construction

Partner

For Modi & Modi Construction

Partner

For Modi & Modi Construction

Partner

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

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P 532155

LEELA G CHIMALG
STAMP VENDOR
5-4-76/A, Ranigunj
SECUNDERABAD-500 00

3999 23/4/08 100
G. Venkatesh
G. A. Rao
For Whom: Modi and Modi Constructions

UNDERTAKING

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Further it is confirming by the partners of the said firm that the contribution in the project will be maintained as envisaged during the currency of Loan.

Place: Secunderabad.
Date: 25.06.2008

For Modi & Modi Construction

Managing Partner

For Modi & Modi Construction

NPM

Partner

For Modi & Modi Construction

Partner

For Modi & Modi Construction

APM

Partner

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

Alphabets of Trust

CERTIFICATE

I, on the basis of relevant information given to me and records produced before me, hereby certify that M/s. Modi & Modi Constructions , a partnership firm having its registered office at 5-4-187/3 & 4 , II nd Floor, Soham Mansion , M.G. road , Ranigunj, Secundrabad -500003,have incurred an expenditure aggregating to Rs.**6,03,25,257.00** (Rupees Six crores Three lakhs Twenty Five thousand Two hundred and Fifty Seven only)up to 20th June,2008 towards construction of residential Bungalows called " Nilgiri Homes" situated at survey no.128,129,132 & 136, Rampally,Keesara Mandal Hyderabad.

Break-up of Expenditure Incurred

Land Cost	Rs.	75,46,343.00	
Reg. charges	Rs.	16,740.00	
			Rs.75,63,083.00
Building Works In Progress upto 31.07.2008			
1. Work in Progress upto 31.03.2007	Rs	1,50,34,125.00	
2. Development Charges	Rs.	2,11,00,048.00	
3. Site Expenses up to 31.03.2008	Rs.	31,57,971.00	
4. Advances Paid up to 31.03.2008	Rs.	13,58,427.00	
3. Work In Progress from 01.04. 08 to 20.06.08	Rs.	58,73,459.00	
4. Advances to Contractors 01.04.08 to 20.06.08	Rs.	42,72,538.00	
5. Site expenses 01.04.08 to 20.06.08	Rs	19,65,606.00	
			Rs. 5,27,62,174.00
			Rs. 6,03,25,257.00

Place: Secunderabad.
Date: 20.06.2008

Ajay Mehta
Chartered Accountant
M.No.035449

AJAY MEHTA Chartered Accountant SECUNDERABAD.

5-4-187/3 & 4, Soham Mansion, Above Bank of Baroda, M. G. Road, SECUNDERABAD - 500 003.
© 27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

23/6/08

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

Date: 20/06/2008,

Dear Sir,

Sub: Request for drawing power of Rs.300 lakhs
Ref: Our CC account no: in the name of M/s. Modi & Modi Constructions – Reg.,

In connection with above matter I request you to provide DP for Rs.300 lakhs (Rupees Three Hundred Lakhs) for the above referred account.

We have given our chartered account certificate till 20/06/2008 for an amount of Rs. 6,03,25,257.00.

Do the needful at the earliest.

Thanking You,

Yours truly,
For Modi & Modi Constructions

Soham Modi
Managing Partner

Attn: Kishore Kumar Sir.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

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P 532155

LEELA G CHIMALG

STAMP VENDOR

5-4-76/A, Ranigun

SECUNDERABAD-500 0

S.No. 3999 Date 23/4/08 Rs. 100

Sold to G. Venkatesh

S/o G. A. Rao

For Whom Modi and Modi Constructions

UNDERTAKING

This is to confirm that M/s.Modi & Modi Constructions a partnership firm having its registered office at 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad has availed project finance from State Bank of India, Balanagar Branch for an amount of Rs.650 lacs (Rupees Six Hundred and Fifty Lakhs) for its project known as "Nilgiri Homes" situated at Sy.No.128, 129, 132, &136, Rampally, Keesara Mandal, Hyderabad.

Further it is confirming by the partners of the said firm that the contribution in the project will be maintained as envisaged during the currency of Loan.

Place: Secunderabad.
Date: 25.06.2008

For Modi & Modi Construction

Managing Partner

For Modi & Modi Construction

Partner

For Modi & Modi Construction

Partner

For Modi & Modi Construction

Partner

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

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P 532156

LEELA G CHIMALGI
STAMP VENDOR
5-4-76/A, Ranigunj
SECUNDERABAD-500 003

4000 23/6/08 100/-
G. Venkatesh
G. A. Rao
Modi and Modi Constructions

AFFIDAVIT – CUM – UNDERTAKING

This is to confirm that M/s.Modi & Modi Constructions a partnership firm having its registered office at 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad has availed project finance from State Bank of India, Balanagar Branch for an amount of Rs.650 lacs(Rupees Six Hundred and Fifty Lakhs) for its project known as "Nilgiri Homes" situated at Sy.No.128,129,132,&136,Rampally, Keesara Mandal,Hyderabad.

The firm shall not violate the sanctioned plan and it shall be the sole responsibility of the executants to obtain completion certificate within 3 months of completion of construction failing which the Bank shall have the power and authority to re call entire loan with interest costs and other usual Bank charges.

Place: Secunderabad.
Date: 25.06.2008

For Modi & Modi Construction

Managing Partner

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	:	Residential Plots & proposed houses
Details of Property	:	Sy. No. 128,129, 132 to 136 Parts, Admeasuring Ac.6-28 Gts, at Rampally Village, Keesara Mandal, Ranga Reddy District
Name of the owner	:	M/s. Modi and Modi Constructions
Name of the Borrower	:	M/s. Modi and Modi Constructions
Whether can be accepted for Creating equitable mortgage	:	Yes (Obtain documents as mentioned)

C.S. CHAKRAVARTHY ADVOCATE HYDERABAD

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: 24.05.2008

LEGAL OPINION
FORM OF TITLE DEED SCRUTINY REPORT

Name of the Branch : SBI, Balanagar, Hyderabad.

Name of the individual/unit : Modi & Modi Constructions

Constitution of the Unit : Company

01) PARTICULARS OF THE DOCUMENTS SCRUTINISED:

S.No.	DATE OF DOCUMENT	NATURE OF DOCUMENTS	ORIGINAL/COPY
a)	20.09.2005	Sale Deed Doc. No. 6095/2005	Original
b]	10.08.2004	Sale Deed Doc. No. 7972/2004	Original
c]	21.09.2004	Sale Deed Doc. No. 8657/2004	Original
d)	05.09.2002	Partition Deed Doc.No.4838/2002	Xerox
e]	27.02.2004	Partnership Deed	Original
f]	02.03.2004	Modi & Modi Firm Registration Certificate	Original
g)	15.06.2004	Progs. No. B/1321/2004(Mutation)	Original
h)	20.11.2007	Approved Plan	Original
i)		Patta Pass Books and Title Deeds of M. Narayana	Xerox
j)		Patta Pass Books and Title Deeds of M.S.Chary	Xerox
k)		Patta Pass Book and Title Deeds of M. Venunadham	Xerox
l)		Patta Pass Book & Title Deeds of M. Hanumanth Rao	Xerox
m)		Patta Pass Book and Title Deeds of M. Kaseenadh	Xerox
n)		Pahanis (1954-55, 69-70, 70-71, 78-79, 80-81, 84-85, 87-88, 90-91, 93-94, 95-96, 97-98)	Original
o)	13.03.2008	EC Nos. 6258/2008, 6259/2008 & 6260/2008 issued by SRO, Medchal, from 01.01.1958 to 31.12.1982	Original
p)	14.03.2008	EC Nos.7833/2008 & 7899/2008, issued by SRO, Medchal, from 01.01.1983 to 19.06.1996	Original
q)	08.05.2008	EC No. 13036/2008, issued by SRO, Medchal, from 01.01.1983 to 19.06.1996	Original

C.S. CHAKRAVARTHY ADVOCATE

4. As per said document out of Ac.14-11 Gts, Ac.9-23Gts, gone to the share of 1) Munuganti Hanumanth Rao, 2) M. Kaseenaddham, 3) M. Venunadham, 4) M. Srinivasa Chary, 5) M. Narayana. They also obtained Pattadar Pass Books and title deeds from MRO, Keesara Mandal, Ranga Reddy District. The property was mutated in their

names vide order dated 15.06.2004 passed by MRO, Keesara Mandal, out of Ac.9-23 Gts, the ownership rights gone to Sri. M. Hanumanth Rao to the extent of Ac.1-34 Gts, Sri. M. Kaseenadh, Ac. 1-38 Gts, Sri. M. Venunadham, Ac.1-37Gts, Sri.M. Srinivasa Chary, Ac.1-37 Gts, and Sri. M. Narayana, Ac.1-37 Gts.

5. Sri. M. Hanumanth Rao and 4 others along with sons of Hanumanth Rao and Kaseenadham sold to M/s Modi and Modi Constructions, Agricultural Land Admeasuring Ac. 2-08 Gts, + Ac.2-10 Gts, + Ac.2-10 Gts, total land Admeasuring Ac.6-28 Gts, through Sale Deed Doc. Nos. 6095/2005 dated 20.09.2005, Sale Deed Doc. No. 7972/2004 dated 10.08.2004 and Sale Deed Doc. No. 8657/2004 dated 21.09.2004 respectively and all the documents registered before SRO, Shameerpet. Thus, M/s. Modi and Modi Constructions have become absolute owners of land Admeasuring Ac.6-28Gts, in Sy. NO. 128,129,132,133,134,135 and 136 Parts, situated at Rampally Village, Keesara Mandal, Ranga Reddy District.

6. A Partnership dated 27.02.2004 was entered into between 1) Modi Housing Private Limited, 2) Ashish P Modi, 3) Modi and Modi Real Estate Private Limited, and 4) Gaurang Mody that the parties have agreed and joined together to do the business under the name and style of M/s. Modi and Modi Constructions with signing powers given to 1st or 3rd Partners in respect of execution of documents in favor of prospective purchasers of plots / houses

S. CHAKRAVARTHY ADVOCATE

07) The period covered under the encumbrance certificates and the encumbrance if any, reflected therein.

On perusal of the EC mentioned at Sl.No.01) (o) to [s] are showing Nil EC from 01.01.1983 to 01.04.2008 with entry of Sale Doc. No. 6095/2005, 7972/2004 and 8657/2004.

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08) Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created.

Not applicable.

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09) Whether no objection certificate under Income Tax Act, 1961, is to be obtained before the mortgage can be created.

Not necessary.

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10) Whether permission for conversion of land from agricultural to residential/commercial use is obtained where necessary.

Approved Plan obtained from HUDA and Rampally Gramapanchayathi.

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11) If the property sought to be mortgaged are agricultural lands, whether the land is within the ceiling limits. The LRAT order may be mentioned if applicable?

Not applicable.

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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.

C.S. CHAKRAVARTHY ADVOCATE HYDERABAD

18) Whether up to date tax receipts have been verified and it is ensured that there are no arrears of land revenue, municipal taxes, as the case may be over the property.

There are no charges payable to the authorities.

---

19) In case of devolution of the property by a will, the safeguards to be taken to ensure against impeachment of the title offered as security.

Not applicable.

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20) Whether required resolutions have been duly passed by the company / Society, for mortgaging the property in favor of the Bank.

The Bank Authorities may obtain Resolution duly passed by all the partners of M/s. Modi and Modi Constructions for creating mortgage of title deeds in favor of the bank viz., Sale Deed Doc Nos. 6095/2005, 7972/2004 and 8657/2004 standing in the name of M/s. Modi and Modi Constructions represented by Sri. Soham Modi. The Bank Authorities may ensure that the resolution authorizes the person who will be depositing the title deeds and signing all documents on behalf of M/s. Modi and Modi Constructions that may be required for creation of mortgage.

---

21) Whether the mortgage by deposit of original deeds is possible on the strength of the title deeds scrutinized:

Refer Para No.22.

---

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. Modi and Modi Constructions 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. Modi and M...

C.S. CHAKRAVARTHY ADVOCATE

SEARCH REPORT

Name of the Owner : Modi and Modi Constructions

Name of the Borrower : Modi and Modi Constructions

Name of the Branch : State Bank of India, Balanagar Branch, Hyd.

Description of Documents:

Document No. 1

a) Nature of Document : Sale Deed Doc. No. 6095/2005

b) Date of Execution : 20.09.2005

c) Executant : M. Hanumantha Rao and Others

d) Claimant : Modi and Modi Constructions

e) Property : Sy. No. 134,135 & 136 Part, Agricultural Land Admeasuring Ac.2-08 Gts, at Rampally Village, Keesara Mandal, Ranga Reddy District.

f) Regd. As : Sale Deed Doc. No. 6095/2005

g) Regd. At : SRO, Shameerpet,

Document No. 2

a) Nature of Document : Sale Deed Doc. No. 7972/2004

b) Date of Execution : 10.08.2004

c) Executant : M. Hanumantha Rao and Others

d) Claimant : Modi and Modi Constructions

e) Property : Agricultural Land Admeasuring Ac.2-10 Gts, Sy. No. 128,129,132,133 & 136 Parts at Rampally Village, Keesara Mandal, R.R.District.

f) Regd. As : Sale Deed Doc. No. 7972/2004

g) Regd. At : SRO, Shameerpet,

Document No. 3

a) Nature of Document : Sale Deed Doc. No. 8657/2004

b) Date of Execution : 21.09.2004

c) Executant : M. Hanumantha Rao and Others

d) Claimant : Modi and Modi Constructions

C.S. CHAKRAVARTHY
ADVOCATE
HYDERABAD

c. The property is physically available and the same is in physical possession and title in the name of M/S Modi and Modi Constructions.

d. Search Receipts Nos. 1416/2008, 1417/2008, 1418/2008 and 1419/2008 dated 28.04.2008 issued by SRO, Shameerpet, are enclosed herewith.

C. S. CHAKRAVARTHY
ADVOCATE

C. S. CHAKRAVARTHY
ADVOCATE
HYDERABAD

ORIGINAL

నెం. 6051

శ్రీ C.S. Chakravarthy

గారి ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది

SS. NOL 1416/08 TO. 1419/08

DOCt NOS

6095/05

8657/04

7972/04

4838/02

Single Search fees

20 x 4 = 80/-

మొత్తము 80/-

28/4/08

సబ్ రిజిస్ట్రార్ కామారెడ్డి

పై సర్టిఫికేటు ది .... సా॥........................
గంటలకు వాపసు ఇవ్వబడును.

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

CERTIFICATE

This is to Certify that the following given break up expenditure is true and correct as per company records of M/s. Modi & Modi Constructions , a partnership firm having its registered office at 5-4-187/3 & 4 , II nd Floor, Soham Mansion , M.G. road , Ranigunj, Secundrabad -500003 and the company have paid advances aggregates to 12,97,79,979.00(Rupees Twelve crores Ninty Seven Lakhs Seventy Nine thousand nine Hundred Seventy Nine Only) upto 28.02.2010 towards construction of residential Bungalows called " Nilgiri Homes" situated at survey no.128,129,132 & 136, Rampally,Keesara Mandal Hyderabad.

Break-up of Expenditure Incurred

Land Cost	Rs.	75,63,083.00
Building Works In Progress up to 28.02.2010		
1. Work in Progress up to 31.03.2009	Rs	8,32,87,948.48
2. Development Charges up to31.03.2009	Rs.	25,09,380.00
3. Work In Progress from 01.04. 09 to 28.02.10	Rs.	2,40,14,880.00
4. Advances Paid up to 28.02.2010	Rs	13,89,745.00
5. Admin & Financial Expenses1.04.09 to 28.2.2010	Rs	1,10,14,942.62
Total Work in Progress	**Rs**	**12,97,79,979.10.00**

Soham Modi

(Managing Partner)

SUB-REGISTRAR/SUPDT-
EX-OFFICIO STAMP VENDOR
GSO.O/O C&IG(R&S)
HYDERABAD

भारत 90570 आंध्र प्रदेश
115035 PB 0019
Rs.0000150 220508
INDIA STAMP DUTY ANDHRA PRADESH

SME-3

GUARANTEE AGREEMENT

(To be stamped as an Agreement and Power of Attorney)
(Not to be attested by the witnesses)

1.	Date of execution of the Guarantee		
2.	Place of execution of the Guarantee		
3.	Name/s of the Guarantor/s *[Full name in block letters]* *(Father's/Husband's name also to be mentioned)*		
4.	Address/s of the Guarantor(s)		
	Telephone (R)...................................... (O)...................................... Fax No.. E-mail ID..		
5.	Full name, age, designation / capacity of the person/s executing the Guarantee for and on behalf of the Guarantors (Eg.: Firm / Company/Society/Trust, etc.)		
6.	Name and full address of the Bank/Branch	**STATE BANK OF INDIA**, a body corporate constituted under the State Bank of India Act, 1955, and having its Central Office at Madam Cama Road, Mumbai 400 021 and a Branch among other places at................................ .... *(Full address of the branch to be given)*	
7.	Name/s of the Borrower(s) (In full) for whom this Guarantee is executed *(Father's/Husband's name also to be mentioned)*		
8.	Address/s of the Borrower(s)		
9.	Amount guaranteed (In figures and words)	Rs.../- (Rupees... ....only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as **"the PRINCIPAL SUM"**)	
10.	Agreement of Loan-cum-Hypothecation	Date	Agreegate Limit
			Rs.
11.	Supplemental Agreement/s of Loan-cum-Hypothecation, if any	Date	Agreegate Limit
		1.	Rs.
		2.	Rs.
		3	Rs.
		4.	Rs.
		5.	Rs.

7. The Guarantors shall forthwith on demand made by the Bank deposit such sum or security as the Bank may specify for the due fulfillment of their obligations hereunder and the Bank shall have the liberty to sell any security so deposited with the Bank in or towards the satisfaction or non-fulfillment of the said obligations by the Guarantors.

8. That the Bank shall be entitled to adjust, appropriate or set-off or exercise lien of or on all monies, securities, goods, instruments held to the credit or for the benefit of the Guarantors on any account or coming into the control or possession of the Bank in any of its branches whether for any specified purpose or otherwise with or without any particular mandate and whether singly or jointly, towards the discharge and satisfaction of the liability of the Guarantors hereunder.

9. That notwithstanding the determination of the guarantee either by notice or by the death or insolvency of the guarantor/s, or otherwise or demand by the Bank, it shall be lawful for the Bank to continue the account/s and any liability arising out of any subsequent operations or payments into or out of the accounts under the said facilities shall remain and be valid and enforceable against the other guarantors and / or the estate of the deceased Guarantor/s and the Guarantors expressly agree that the said notice, death or demand shall not extinguish or discharge the liability of the Guarantors.

10. That if the Borrower(s) being an individual becomes an insolvent or being a company enters into liquidation or winding up or if the management of the undertaking of the Borrower(s) is taken over or nationalised under any law or makes any arrangement or composition with creditors, the Bank may (notwithstanding payment to the Bank by the Guarantors or any other person of the whole or any part of the amount hereby secured) rank as creditor and prove against the estate of the Borrower(s) for the full amount of all the Bank's claims against the Borrower(s) or agree to and accept any composition in respect thereof and the Bank may receive and retain the whole of the dividends, composition or other payments thereon to the exclusion of all the rights of the Guarantors in competition with the Bank, until all the Bank's claims are fully satisfied and the Guarantors will not be paying off the amounts payable by them or any part thereof or otherwise prove or claim against the estate of the Borrower(s) until the whole of the Bank's claims against the estate of the Borrower(s) have been satisfied and the Bank may enforce and recover payment from the Guarantors of the full amount payable by the Guarantors, notwithstanding any such proof or composition as aforesaid. On the happening of any of the aforesaid events, the Guarantors shall forthwith inform the Bank in writing of the same.

11. The liability of the Guarantors shall not be determined or discharged owing to any change in the legal status or constitution of the Borrower(s) or the Guarantors or the Bank whether by way of amalgamation, merger, takeover, dissolution, winding up, insolvency, nationalisation or otherwise, howsoever either by operation of law or by act of the parties but shall remain in full force and be valid and enforceable against all the Guarantors including the entities which shall come into existence upon such change or constitution as if they were the parties to these presents since its inception till full discharge of all the obligations or payments hereunder to the Bank.

12. This Guarantee is independent and distinct from any security that the Bank has taken or may take in any manner whatsoever and the liability of the Guarantors shall be in addition to such security and the loss, impairment, failure, realisation or release of or parting with any such security shall not diminish, extinguish or affect the liability of the Guarantors hereunder and the Bank shall have fullest liberty to call upon the Guarantors to pay the principal sum together with interest, costs, charges, expenses and all other monies payable under all or any of the said facilities without requiring the Bank to realise from the Borrower(s) the amounts due to the Bank and / or enforcing any remedies or securities available to the Bank.

13. That any admission or acknowledgement in writing signed by the Borrower(s) or any of them of its / their liability or indebtedness or otherwise in relation to the said facilities and / or any part payment by it or its / their authorised agent towards the principal sum or any judgement, award or order obtained against the Borrower(s) shall be binding on the Guarantors and further agree that in the Borrower(s) making an acknowledgement or making a payment, the Borrower(s) shall in addition to his/their personal capacity be deemed to act as the Guarantors' duly authorised agent and the Borrower(s) shall be deemed to have made and / or given by or on behalf of the Guarantors themselves and shall be binding upon each of them for the purposes of Sections 18 and 19 of the Limitation Act of 1963.

14. If the Guarantors be more than one individual or entity, each one or any of them is hereby authorised by the others of them to admit and acknowledge their liability to the Bank by any payment into the account or by way of writing or in any manner otherwise and any such acknowledgement of liability or part payment by any or more of them shall in addition to this / their personal capacity be deemed to have been made on behalf of each of them for the purposes of Sections 18 and 19 of the Limitation Act, 1963.

15. (a) The Guarantors give consent to disclose or publish their name/s or its directors / partners as DEFAULTER/S as the Bank or the RBI or any authorised agency in their discretion think fit upon default in repayment of the guaranteed amounts or in the performance of obligations hereunder.

SUB-REGISTRAR/SUPDT EX-OFFICIO STAMP VENDOR GSO.O/O C&AG(R&S) HYDERABAD

आंध्र 90571 INDIA आंध्र प्रदेश 152036 PB 0019 Rs.0000150 220508 INDIA STAMP DUTY ANDHRA PRADESH

SME-3

GUARANTEE AGREEMENT

(To be stamped as an Agreement and Power of Attorney)
(Not to be attested by the witnesses)

1.	Date of execution of the Guarantee	
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3.	Name/s of the Guarantor/s *[Full name in block letters]* *(Father's/Husband's name also to be mentioned)*	
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6.	Name and full address of the Bank/Branch	**STATE BANK OF INDIA**, a body corporate constituted under the State Bank of India Act, 1955, and having its Central Office at Madam Cama Road, Mumbai 400 021 and a Branch among other places at................................. .... *(Full address of the branch to be given)*
7.	Name/s of the Borrower(s) (In full) for whom this Guarantee is executed *(Father's/Husband's name also to be mentioned)*	
8.	Address/s of the Borrower(s)	
9.	Amount guaranteed (In figures and words)	Rs.../- (Rupees.. ....only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as **"the PRINCIPAL SUM"**)

		Date	Agreegate Limit
10.	Agreement of Loan-cum-Hypothecation		Rs.
11.	Supplemental Agreement/s of Loan-cum-Hypothecation, if any	**Date**	**Agreegate Limit**
		1.	Rs.
		2.	Rs.
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8. That the Bank shall be entitled to adjust, appropriate or set-off or exercise lien of or on all monies, securities, goods, instruments held to the credit or for the benefit of the Guarantors on any account or coming into the control or possession of the Bank in any of its branches whether for any specified purpose or otherwise with or without any particular mandate and whether singly or jointly, towards the discharge and satisfaction of the liability of the Guarantors hereunder.

9. That notwithstanding the determination of the guarantee either by notice or by the death or insolvency of the guarantor/s, or otherwise or demand by the Bank, it shall be lawful for the Bank to continue the account/s and any liability arising out of any subsequent operations or payments into or out of the accounts under the said facilities shall remain and be valid and enforceable against the other guarantors and / or the estate of the deceased Guarantor/s and the Guarantors expressly agree that the said notice, death or demand shall not extinguish or discharge the liability of the Guarantors.

10. That if the Borrower(s) being an individual becomes an insolvent or being a company enters into liquidation or winding up or if the management of the undertaking of the Borrower(s) is taken over or nationalised under any law or makes any arrangement or composition with creditors, the Bank may (notwithstanding payment to the Bank by the Guarantors or any other person of the whole or any part of the amount hereby secured) rank as creditor and prove against the estate of the Borrower(s) for the full amount of all the Bank's claims against the Borrower(s) or agree to and accept any composition in respect thereof and the Bank may receive and retain the whole of the dividends, composition or other payments thereon to the exclusion of all the rights of the Guarantors in competition with the Bank, until all the Bank's claims are fully satisfied and the Guarantors will not be paying off the amounts payable by them or any part thereof or otherwise prove or claim against the estate of the Borrower(s) until the whole of the Bank's claims against the estate of the Borrower(s) have been satisfied and the Bank may enforce and recover payment from the Guarantors of the full amount payable by the Guarantors, notwithstanding any such proof or composition as aforesaid. On the happening of any of the aforesaid events, the Guarantors shall forthwith inform the Bank in writing of the same.

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SUB-REGISTRAR/SUPDT
EX-OFFICIO STAMP VENDOR
GSO.O/O CNG(R&S)
HYDERABAD

भारत 90572 INDIA आंध्र प्रदेश
150034 FB 0019
Rs.0000150 220508
INDIA STAMP DUTY ANDHRA PRADESH

SME-3

GUARANTEE AGREEMENT

(To be stamped as an Agreement and Power of Attorney)
(Not to be attested by the witnesses)

<table>
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(O)..
Fax No...
E-mail ID...</td><td colspan="2"></td></tr>
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<tr><td>6.</td><td>Name and full address of the Bank/Branch</td><td colspan="2">STATE BANK OF INDIA, a body corporate constituted under the State Bank of India Act, 1955, and having its Central Office at Madam Cama Road, Mumbai 400 021 and a Branch among other places at..................................
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(Rupees...
....only)
plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as "the PRINCIPAL SUM")</td></tr>
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</td><td>Agreegate Limit
Rs.</td></tr>
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3
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SUB-REGISTRAR'S OFFICE
EX-OFFICIO STAMP VENDOR
GSO O/O C&IG(R&S)
HYDERABAD

भारत 20567
148037 PB 0012
रु. 0050000 22 05 08
INDIA STAMP DUTY ANDHRA PRADESH

SME - 5
Comp. No. 2651005

MEMORANDUM FOR RECORDING CREATION OF MORTGAGE BY DEPOSIT OF TITLE DEEDS

(To be stamped as per stamp duty applicable in the State for Mortgage by Deposit of Title Deeds)

1.	Borrower's Name	
2.	Borrower's address *(Father's/Husband's name also to be mentioned)*	
3.	Mortgagor's Name *(Father's/Husband's name also to be mentioned)*	
4.	Mortgagor's Address	
5.	Full name, age, designation of the person creating the mortgage, for and on behalf of the Mortgagor/representing the Company/Firm / Trust/ Society/ HUF etc.)	
6.	Amount secured by the mortgage (In figures & in words)	Rs.. /- Rupees... ....only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs. (hereinafter referred to as "the Mortgage Debt")
7.	Date of deposit of title-deeds	
8.	Name of the Bank's Official with whom the title deeds were delivered to and deposited by the Mortgagor/s	
9	Place of Deposit of title-deeds	

Contd 2..

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
©: 66335551 (4 lines) Fax: 040-27544058

RECEIVED ORIGINAL 16/2/10 Mgr. (Accts)

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

Date: 10.02.2010

Dear Sir,

Sub.: Repayment of loan.
Ref: Our loan a/c no. 30408918639.

We have been sanctioned a total limit of Rs. 6.5 crores. We are required to repay the entire loan in ten months starting from March 2010.

Till date the total loan amount of Rs. 5.8 crores was released. The balance loan of Rs. 70 lakhs has not been released. In the current market scenario it may be difficult for us to repay the loan as per the schedule proposed by the bank. We request you to reschedule the repayment of our loan over a period of 16 months (an extension of 6 months) in place of repayment in 10 months. Accordingly, we request you to accept the repayment schedule of Rs. 36.25 lakhs per month starting from March 2010. The loan will be repaid by June 2011.

As you are aware a large percentage of our sales are dependent on employees working in the IT sector, especially, in the proposed 100 acre Raheja IT Park and 450 acre Infosys Campus. 2 blocks in the Raheja IT park are complete and the first phase of the Infosys Campus with a capacity of 10,000 people is likely to be completed in the middle of 2010. We expect a substantial portion of sales from employees in these projects over the next few months.

Till date we have paid an amount of Rs. 1.30 crores in advance before the due date of repayment. We assure you that our project is doing reasonably well and even in the current market scenario we should be able to repay the loan as per schedule given above quite comfortably.

As on date out of the 95 units in the project the construction of 30 sold units is nearing completion. We expect to handover possession of all the sold units from April 2010 to July 2010. The civil work for another 20 unsold units is fully completed and partial work for another 10 unsold units is also completed. The basic infrastructure works like roads, drainage, water supply, electricity supply, clubhouse, swimming pool, landscaped gardens, childrens park, basket ball court, tennis court, amphitheatre, compound wall, etc., have been completed.

As on date we have 20 nos. unsold completed units. Revenue from sales of these units is expected to be Rs. 7 cr. The balance receivables from existing customers is sufficient to complete the work of their units with a net surplus of about Rs. 225 lakhs. Therefore, we assure you that we shall be able to repay the loan comfortably.

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
✆ : 66335551 (4 lines) Fax : 040-27544058

Our business is dependent on sales to customers who are financing their purchase through housing loans. We can not complete the sale without the issue of NOC from your bank. We request you to not delay the issue of NOCs as it is detrimental to our business. We request you to promptly issue the NOCs wherever required on repayment of Rs. 10 lakhs per unit.

We request you to please accept our proposal for repayment of loan at the rate of Rs. 36.25 lakhs per month over 16 months starting from March 2010.

Thank You.

Yours sincerely,
For Modi & Modi Constructions,

Soham Modi
Managing Partner.

K. Dhanapathi Rao & Associates

Chartered Engineers & Govt. Regd. Valuers

Bank Panel Valuers

Ph / Fax : 23736270 (O)
Mobiles : 98480 31514
98482 88240

8-3-214/6, 2nd Floor,
SBH Building,
Srinivasanagar Colony West,
Vengalrao Nagar,
Hyderabad - 500 038.

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 residential buildings under Group Housing scheme(Neelagiri homes) being taken up by M/s. Modi & Modi Constructions on land bearing Sy.Nos. 134,135 & 136,128,129,132 & 133 of Rampally Village, Keesara Mandal, Ranga Reddy Dist - reg.

*****

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

The subject property is situated abutting the 100' wide BT Road leading to Ghatkesar from Rampally. This is about ¾ km away from Rampally village and about 2 km away from Rampally X Roads and about 8.5 km away from ECIL.

The total extent of land of this property is 6 Acres 28 Guntas.. This was registered in favour of M/s. Modi & Modi constructions vide 3 Sale Deeds, registered in the office of Sub-registrar, Shamirpet as per the copies of documents shown to us.

The owners **M/s Modi & Modi constructions** have obtained a layout permission for Group Housing for the subject land vide layout permit No.35/MP2/HUDA/07 dt 16-11-2007 form HUDA and this same was consented by the Rampally Village Panchayat Secretary vide letter No 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	-- 6.7 Acres or	27114.05 Smts
As a affected in Nala	(-)	485.62 Smts
Area affected in Road widening	(-)	26.03 Smts

Regd. Office : 202, Sai Kiran Apartments-II, Srinagar Colony, Hyderabad - 500 073.
e-mail : dhanapathiy@yahoo.com

Net area		26602.39 Smts
Area left for Roads	(-)	7701.15 Smts
Area left for Tot lot	(-)	2725.46 Smts
Utility area	(-)	100.99 Smts
Amenities area	(-)	1532.54 Smts
Buffer space	(-)	2230.68 Smts
Left Open area	(-)	300.50 Smts
Net plotted area		**12010.72 Smts**
Or		**14364.82 Sq.Yds**

It is understood that the total plotted area is 45.15% of the total land and 95 plots were proposed in this layout in there types ie A, B, & C. Out of these 95 plots, 5% of plotted area ie. 798.80 Sqmts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

Type A --- Plot Nos 48 & 55	---	401.60 Smts
Type B --- Plot Nos 13 & 19	---	289.00 Smts
Type C --- Plot Nos 48 & 55	---	98.2 Smts
Total		**798.80 Smts**

In the amenities area, one club House, Swimming pool, over head water tank area proposed.

Type A - Building

Detached House - East facing - 6 Nos.

Detached House - west facing - 7 nos.

Type B - Building

Semi Detached House - East facing - 12 Nos.

Semi Detached House - West facing – 13 Nos.

Type C - Building

Row House - East facing - 28 Nos.

K. DHANAPATHI RAO & ASSOCIATES
HYD-500038
* VALUERS *

Row House - West facing - 20 Nos.
Row House - North facing - 8 Nos.
Row House - South facing - 1 No.

Total: 95 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 – East facing	G + 1	181.70	6	1090.20
A – West facing	G + 1	194.30	7	1360.10
B – East facing	G + 1	144.47	12	1733.64
B – West facing	G + 1	152.71	13	1985.23
C – East facing	G + 1	122.83	28	3439.24
C – west facing	G + 1	128.18	20	2563.60
C- North facing	G + 1	126.27	6	757.62
C- South facing	G + 1	130.19	1	130.19
			Total:	**13059.82 Smts**
			Or	**1,40,576 Sft**

The client has furnished a Detailed/Abstract estimate for one building with a built up area of 1475 Sft for **Rs. 17,00,000/-** including compound wall. This estimated cost is working out to : **Rs. 1152.54/Sft** of built up area.

The total estimated cost of construction of 95 houses works out to :

140576 sft X Rs. 1152.54/Sft : **Rs. 16,20,19,463-00**

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.

HANAPATHI RAO & ASSOC... HYD-500038 ... VALUERS

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.

Based on the specifications proposed and copies of plans, the detailed /Abstract estimates furnished by the company are scrutinized and these are found to be reasonable.

Hence the total estimated construction cost of 95 buildings shown as under.

95 nos. x Rs. 17,00,000/- = **Rs. 16,15,00,000-00**

In view of the average estimated cost of Rs. 1152.54 /sft assessed above, the estimated cost furnished by the management i.e Rs. 16,15,00,000-00 is considered reasonable.

EXTRA ITEMS:

The following amenities and extra items are proposed in this town ship. The details of items furnished by the client are as under.

Compound Wall: The total length of the compound wall is 3800 Rft. This is proposed with brick masonry wall of 9" thick, cement mortar plastering and CRS masonry basement / foundation. The compound wall is estimated as Rs. 1500/Rft and his rate is corrected to Rs. 1000/Rft only based on the specifications proposed.

Footpaths & Drainage: The detailed drawings /specifications of this item is not submitted to us. How ever assuming normal type construction , this rate is corrected to Rs. 125/Rft instead of Rs. 175/Rft.

GANAPATHI RAO & ASSOC.
HYD-500038

Banquets/Recreation Room/Gyp.: It is informed that a separate structure is proposed for the Banquets, Gym and Recreation room. The proposed built up area of this structure is 5000 Sft and the rate estimated for this structure is Rs. 1200/Sft. This rate is found to be reasonable.

Swimming Pool: This item is estimated as Rs. 10,00,000-00 and based on the size and specifications of the pool, we are on the opinion that this rate of Rs. 10,00,000/ is reasonable and justified.

The details/ quantities/quotations of the other items such as Creche, GYM equipment, Air conditioning for GYM, Recreation room for POOL and TT Table, Air conditioned Banquet Hall with Projection TV, Creche, Library, Solar fencing, Amphi Theater, Children park equipment, Tennis Courts, Land scaped gardens, Amphi Theaters etc are not furnished to us. In the estimate furnished to us, the total estimated cost of all these items is **Rs. 1,65,25,000-00.**

As the details of the items are not finalized yet, the budgetary provision of **Rs. 165.25 Lakhs** can be considered for these items.

Development costs: This item is explained as the statutory fees for HUDA, Electricity, Panchayat permission , water board charges etc. This estimated cost can be considered **after receiving the actual receipts only.**

Hence, the total estimated cost of this project works out to:

SUMMARY	
MODI & MODI CONSTRUCTION	
1. CONSTRUCTION COST (95X1700000)	16,15,00,000
2. COMPOUNDWALL (PER 3800 RFT @ 1000 / RFT	38,00,000
3. ROADS (BT ROAD) 15000SFT @ 100/ SFT	15,00,000
4. FOOTPATHS & DRAINAGE (25000SFT @ 125/SFT	31,25,000
5. BANQUEST/RECREATION ROOM/GYM (5000 X 1200SFT)	60,00,000
6. AMINITIES : SWIMMING POOL	10,00,000
7. FULLY EQUIPED AIR CONDITIONED GYM	20,00,000
8. RECREATION ROOM WITH POOL & TT TABLE	10,00,000
9. AIR CONDITIONED BANQUET HALL WITH PROJECTION TV	15,00,000
10. CRECHE	7,50,000
11. LIBRARY	15,00,000
12. TENNIS COURT	6,00,000
13. OPEN AIR BADMINTON COURT	4,00,000
14. BASKET BALL COURT	2,50,000

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15. BEACH VOLLEYBALL COURT	3,00,000
16. CHILDREN PARK	2,50,000
17. LANDSCAPED GARDENS	32,50,000
18. AMPHITHEATRE	10,00,000
19. 1KV BACK POWER FOR 95 UNITS	23,75,000
20. STREET LIGHTS	3,50,000
21. SOLAR/ELECTRIC FENCING	10,00,000
TOTAL:	19,34,50,000

The total Budgetary cost of all the items works out to **Rs. 19,34,50,000-00**

In addition to this, an amount of Rs. 2,60,00,000/- is shown in the proposal to wards statutory fees i.,e for HUDA, Panchayat, Electricity Board, etc. This amount can be considered based on submission of payment recipts.

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
HYD-500038
Ph: 98480 31514
98482 88240
* VALUERS *

SUMMARY OF PROJECT COST
MODI & MODI CONSTRUTIONS

1	CONSTRUCTION COST (95 X1700000)		
2	COMPOUNDWALL (PER 3800 RFT @ 1500/-) 1000/Rft		161500000
3	ROADS (BT ROAD 15000SFT @ 150/-) 100/sft	3,800,000	5700000
4	FOOTPATHS & DRAINAGE (25000SFT @ 175/-) 125/sft	1500,000	2250000
5	BANQUETS/RECREATION ROOM/GYM(5000 X 1200SFT)	3125,000	4375000
6	DEVELOPMENT COST — statutory fees — As per receipt		6000000
7	AMINITIES :SWIMMING POOL		26000000
8	FULLY EQUIPED AIR CONDITIONED GYM		1000000
9	RECREATION ROOM WITH POOL & TT TABLE		2000000
10	AIRCONDITIONED BANQUET HALL WITH PROJECTION TV		1000000
11	CRECHE		1500000
12	LIBRARY		750000
13	TENNIS COURT		1500000
14	OPEN AIR BADMINTON COURTS		600000
15	BASKET BALL COURTS		400000
16	BEACH VOLLEYBALL COURT		250000
17	CHILDRENS PARK		300000
18	LANDSCAPED GARDENS		250000
19	AMPHITHEATRE		3250000
20	1KVA BACK POWER FOR 95 UNITS		1000000
21	STREET LIGHTS		2375000
22	SOLAR/ELECTRIC FENCING		350000
			1000000
			223350000

219450,000

Corrected

K. Dhanapathi Rao & Associates

Chartered Engineers & Govt. Regd. Valuers

Bank Panel Valuers

Ph / Fax : 23736270 (O)
Mobiles : 98480 31514
98482 88240
8-3-214/6, 2nd Floor,
SBH Building,
Srinivasanagar Colony West,
Vengalrao Nagar,
Hyderabad - 500 038.

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

Date: 21-3-2008

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

Sir,

Sub: Valuation of an agricultural land (Now converted in to a residential layout) bearing Sy.Nos. 134,135 & 136,128,129,132 & 133 of Rampally Village, Keesara Mandal, Ranga Reddy Dist, Side to be belonging Sri. M/s.Modi & Modi Constructions.

*****

As advised by you, the subject property was inspected on 11-3-2008 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.

The subject property is situated abutting the 100' wide BT Road leading to Ghatkesar from Rampally. This is about ¾ km away from Rampally village and about 2 km away from Rampally X Roads and about 8.5 km away from ECIL. A rough sketch showing the location of the property is furnished in this report along with the photographs of it.

The total extent of land of this property is 6 Acres 28 Guntas.. This was registered in favour of M/s. Modi & Modi constructions vide 3 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 Ac	Gts.	Sale deed. No. & date	Boundaries
1	Agricultural land situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist,. Side to be belonging to Sri. M/s. Modi & Modi Constructions. Sy.Nos.134 135 136	 1 0 0	 33 10 05	6095/2005 23-09-2005	NORTH : Elemella Vaagu SOUTH : Land belongs to Baddam Maalla Reddy in Sy. No. 112 EAST : Neighbors land in Sy. No. 111 WEST : Land belongs to

				Purchaser in Sy.No. 129, 133 & 136
2	Agricultural land bearing situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist,. Side to be belonging to Sri. M/s.Modi & Modi Constructions Sy.No.128 129 132 133 136	 0 20 0 26 0 06 0 18 0 18	7972/2004 10-08-2004	NORTH : Elemella Vaagu SOUTH : Ramapally to Ghatkesar 100' wide Road in Sy.No.128 EAST : Land belong to Vendors in Sy.No. 128,129 133 and 136 WEST : Neighbours Land belonging to Ch. Pramela Rao in Sy.No. 128,129,132, 133 & 136
3	Agricultural land bearing situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist,. Side to be belonging to Sri. M/s.Modi & Modi Constructions Sy. No. 128 129 133 136	 0 13 0 23 0 37 0 17	8657/2004 21-09-2004	NORTH : Elemella Vaagu SOUTH : Rampally to Ghatkesar 100' wide Road in Sy.No. 128 EAST : Land belongs to B Bal Reddy in SyNo. 112 113 & Vendors Land in Sy.No. 134,135 & 136(P)
	Total	**6 Ac 28Gts** **Or 6.7 Acres**		

All the above three pieces of lands are continuous and now formed into a single piece.

The owners **M/s Modi & Modi constructions** have obtained a layout permission for Group Housing for the subject land vide layout permit No.35/MP2/HUDA/07 dt 16-11-2007 form HUDA and this same was consented by the Rampally Village Panchayat Secretary vide letter No 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.

K. DHANAPATHI RAO & ASSOCIATES HYD

Total extent of land	-- 6.7 Acres or	27114.05 Smts
Area affected in Nala	(-)	485.62 Smts
Area affected in Road widening	(-)	26.03 Smts
Net area		26602.39 Smts
Area left for Roads	(-)	7701.15 Smts
Area left for Tot lot	(-)	2725.46 Smts
Utility area	(-)	100.99 Smts
Amenities area	(-)	1532.54 Smts
Buffer space	(-)	2230.68 Smts
Left Open area	(-)	300.50 Smts
Net plotted area		**12010.72 Smts**
Or		**14364.82 Sq.Yds**

It is understood that the total plotted area is 45.15% of the total land and 95 plots were proposed in this layout in there types ie A, B, & C. Out of these 95 plots, 5% of plotted area ie. 798.80 Sqmts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

Type A --- Plot Nos 48 & 55	---	401.60 Smts
Type B --- Plot Nos 13 & 19	---	289.00 Smts
Type C --- Plot Nos 48 & 55	---	98.2 Smts
Total		**798.80 Smts**

In the amenities area, one club House, Swimming pool, over head water tank area proposed.

In Type A plots, detached building are proposed.

In Type B, Semi detached Houses are proposed

In Type C, Row Houses are proposed.

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.

K. DHANAPATHI RAO & ASSOCIATES HYD-500 Ph:

1. GENERAL

01. Purpose for which the valuation is made	: Primary Security
02. A. Date of inspection	: 11-3-2008
B. Date on which the valuation is made	: 21-3-2008
03. List of documents produced for perusal	: Copies of 3 Sale deeds Copy of Sanctioned plan
04. Name of the owner and address	: **M/s Modi & Modi Constructions**
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	: Plot Nos. 1to 95 , Sy.Nos 128, 129, 132, 133, 134, 135 & 136
Door no.	: --
T.S. No / Village	: Rampally village
Ward/Taluka	: Rampally
Mandal / District	: Keesara Mandal, R.R.Dist.
07. Postal address of the property	: --
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 Enactment's (e.g. Urban Land ceiling act) or Notified under agency area/scheduled area/ Cantonment area	: Nil to our knowledge

K. DHANAPATHI RAO & ASSOCIATES VALUERS HYD-500 038

12. In case it is an agricultural land, any conversion to house site plots is contemplated	: Yes
13. Boundaries of the property	: As per layout
14. Dimensions of the site	: As per layout
15. Extent of the site	: 12010.72 Smts or 14364.82 Sq.Yds
16. Extent of the site considered for valuation (least of 14 A & 14 B)	: **14364.82 Sq.Yds**
17. Whether occupied by the owner/tenant If occupied by tenant since how long? Rent received per month	: Vacant Plots

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 School, Hospital, Bus Stop, Market etc	: All available with in a distance of 2 kms
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	: --
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	: Layout abutting 100' wide road
2	: --
19. Disadvantages of the site	
1	: --

K. DHANAPATHI RAO & ASSOCIATES HYD-500 VALUERS SERVICES

2

20. General Remarks if any : --

: The value is assessed excluding the Development works

PART – A (Valuation of Land)

01. Size of plot	
North & South	: --
East & West	: --
02. Total extent of the plot	: 14364.82 Sq.Yds
03. Prevailing market rate	: Rs.7500/Sq.Yd to Rs. 8500/Sq.Yd for
04. Guideline rate obtained from the Registrar's	: Rs.--
05. Assessed/adopted rate of valuation	: Rs. 6500/Sq.Yd
06. Estimated value of land	**: Rs. 9,33,71,330-00**
Or Say	**Rs. 9,33,71,000-00**

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.9,33,71,000-00**

The Realizable value of subject property in our opinion is **Rs.7,47, 00,000-00**

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:

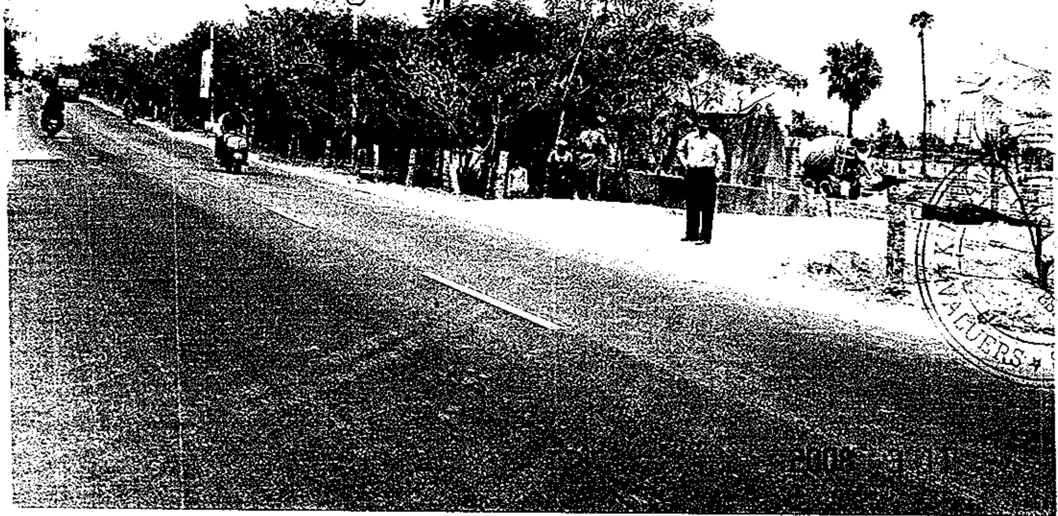
a) Valuation report is issued without any prejudice.
b) The information furnished is true and correct to the best of our knowledge and belief based on the documentary evidences furnished in photo copy.
c) We have no direct and indirect interest in the property valued.
d) We have personally inspected the property on 11-3-2008
e) This report does not cover any legal aspect
f) 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 : 21-3-2008

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

K. DHANAPATHI RAO & ASSOCIATES ★ VALUERS ★




2008 3 11

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, III Floor, M.G. Road, SECUNDERABAD - 500 003.
© 66335551 (4 Lines) Fax:040-27544058

HYDERABAD
28.03.2008

29/3/08

STATE BANK OF INDIA 6854 BALANAGAR BR. HYDERABAD

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

Dear Sir,
Sub: Request for sanction of Cash Credit Limit of Rs.650.00 lacs.
Request to consider interest rate at 12.25%.
Request to consider processing fee at 0.75% of the limits.

Further to the discussions held in this regard, we have pleasure to inform you that we have started construction of 95 duplex bungalows in sparlwing 6.70 acres at Sy.No's: 128,129,132 to 136, Rampally near Gatakesar & Pocharam, Hyderabad.

The proposed site is located in peaceful, serene; pollution free environment leaving 70% area for eco-friendly development. The proposed project is closely located (2 Km away) to Singapore City, IT Raheja Park, Infosys Technologies Campus. The proposed venture is 3 Km away from Warangal Highway. The proposed project is also closely located to industrial estates located at ECIL, Cherlapally, Kushaiguda, Nacharam, Mallapur, Uppal. It takes 30 minutes drive to 2000 acre Giga City at Jawaharnagar, 200 acre BITS Pilani at Jawaharnagar, 50 acre Genpact Campus at Jawaharnagar.

We have obtained necessary approvals from the concerned authorities to construct 95 row, semi-attached, detached duplex bungalows at the above site. We are planning to provide state of the art amenities such as swimming pool, club house with banquet hall, fully equipped gymnasium, library, crèche; children's parks & landscaped gardens; badminton, tennis court, basket ball court; backup generators, etc.

To venture into the project we need financial assistance to part fund land purchase, land development cost, construction cost, cost of amenities. The project cost and means of finance are furnished hereunder:

<u>COST OF THE PROJECT:</u>

Rs. In lacs

Land Purchase & Registration	0073.25
Sanction &permissions	0025.64
Construction Cost	2097.00
Salaries, wages, Selling & Admn Exps	0180.00
Interest	0153.00
Total	**2528.89**

For Modi & Modi Constructions

Partner

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, III Floor, M.G. Road, SECUNDERABAD - 500 003.
© 55335551 (4 Lines) Fax:040-27544058

MEANS OF FINANCE:

	Rs. In lacs
Promoters Contribution	0650.00
Bank Loan	0650.00
Sales Proceeds of houses	1228.89
Total	**2528.89**

We have started construction work during the month of Feb'2008 and hoping to complete the project by Dec'2010.

Present Request:
Against this backdrop, we request you to kindly accord sanction of cash credit limit of Rs650.00 lacs. We propose to repay the loan in 10 equal monthly installments starting from April'2010. We are planning to liquidate the loan amount by Dec'2010.

In this context we would like to offer the following securities:

- E.M. of Land along with the proposed civil construction situated at the construction site admeasuring 6.70 acres standing in the name of Modi & Modi Constructions where the value of the land is Rs.933.71 lacs.
- Guarantees: Guarantees of all partners.
- Corporate Guarantee of Modi Housing Pvt Ltd and Modi & Modi Real Estate P Ltd.

In view of our reputation & experience in the industry, value of connection (present and future) to the bank, we earnestly request you to kindly offer interest at 12.25% for cash credit limit and charge processing fee at 0.75% of the limits.

Looking forward to associate with your esteemed bank.

Thanking You.

Yours Faithfully,
For Modi & Modi Constructions

Managing Partner
(Soham Modi)

Smt A.Manisha
Advocate

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

Annexure-B

14 January 2008

TITLE INVESTIGATION REPORT(TIR)

1. NAME OF THE BRANCH/BU SEEKING OPINION.	:	STATE BANK INDIA, 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/ COMPANY/PERSON OFFERING THE PROPERTY/IES AS SECURITY.	:	M/s MODI & MODI CONSTRUCTIONS REP.BY PARTNERS: 1. M/S MODI HOUSING PVT.LTD., REP.BY ITS DIRECTOR SRI SOHAM MODI. 2. SRI ASHISH P.MODI S/O PAMOD MODI. 3. M/S MODI & MODI REAL ESTATE PVT.LTD. REP.BY ITS DIRECTOR SRI NIRAV MODI. 4. SRI GAURANG MODY S/O JAYANTILAL MODY.
4. CONSTITUTION OF THE UNIT/ CONCERN/PERSON/BODY/AUTHORITY OFFERING THE PROPERTY FOR CREATION OF CHARGE.	:	-
5. STATE AS TO UNDER WHAT CAPACITY IS SECURITY OFFERED (WHETHERR AS JOINT APPLICANT OR BORROWER OR AS GUARANTOR, ETC.	:	BORROWER.

A Manisha

Smt A.Manisha
Advocate

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

S.No.	Date of the Document	Document	Original/Certified/Photocopy Copy
01.	05-09-2002	PARTITION DEED Document No.4838/2002 SRO SHAMIRPET. SRI M.HANUMANTH RAO & 4 OTHERS.	PHOTOCOPY
02.	15-04-2004	PROCEEDINGS OF THE MANDAL REVENUE OFFICER, KEESARA MANDAL, R.R.DISTRICT.	PHOTOCOPY
03.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1306 ISSUED BY THE MRO KESARA MANDAL. SRI M.HANUMANTH RAO.	PHOTOCOPY
04.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1307 ISSUED BY THE MRO KESARA MANDAL. SRI M.KASINATH.	PHOTOCOPY
05.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1308 ISSUED BY THE MRO KESARA MANDAL. SRI M.VENUNADHAM.	PHOTOCOPY
06.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1309 ISSUED BY THE MRO KESARA MANDAL. SRI M.SRINIVASCHARY.	PHOTOCOPY
07.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1310 ISSUED BY THE MRO KESARA MANDAL. SRI M.NARAYANA.	PHOTOCOPY
08.	21-09-2004	SALE DEED Document No.8657/2004 SRO SHAMIRPET. M/S MODI & MODI CONSTRUCTIONS	PHOTOCOPY

AManisha

Smt A.Manisha
Advocate

09.	10-08-2004	SALE DEED Document No.7972/2004 SRO SHAMIRPET. M/S MODI & MODI CONSTRUCTIONS	PHOTOCOPY
10.	20-09-2005	SALE DEED Document No.6095/2005 SRO SHAMIRPET. M/S MODI & MODI CONSTRUCTIONS	PHOTOCOPY
11.	16-11-2007	SANCTION PLAN	PHOTOCOPY
12.	15-12-2007	ENCUMBRANCE CERTIFICATE	PHOTOCOPY
13.	15-12-2007	ENCUMBRANCE CERTIFICATE	PHOTOCOPY
14.	15-12-2007	ENCUMBRANCE CERTIFICATE	PHOTOCOPY
15.	11-01-2008	ENCUMBRANCE CERTIFICATE	ORIGINAL
16.	11-01-2008	ENCUMBRANCE CERTIFICATE	ORIGINAL
17.	11-01-2008	ENCUMBRANCE CERTIFICATE	ORIGINAL
18.	27-02-2004	PARTNERSHIP DEED	PHOTOCOPY
19.	22-05-2007	ACK.OF REGISTRATION OF FIRM	PHOTOCOPY

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	:128,129,132 TO 136.
ii) Door No.(IN case of House property). Flat/Plot No.	:-
iii) Extent/area including plinth/built up area in case of house property. TOTAL:	: ADMEASURING AC.2-10 GTS. ADMEASURING AC.2-08 GTS. ADMEASURING AC.2-10 GTS. AC.6-28 GTS.
iv) Location like name of the place, village, city, registration, sub district etc.	: Situated at Rampally Village, Keesara Mandal, R.R.District.

A Manisha

Smt A.Manisha
Advocate

V) Boundaries

Document No:7972/2004:SY.NO:128:129:132:133:136.

NORTH:ELEMELLA VAAGU.
SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.
EAST :LAND BELONG TO VENDORS IN SY.NO.128,129,133 AND 136.
WEST :NEIGHBOURS LAND BELONGING TO CH.PRAMELA RAO IN SY. NO.128,129,132,133 AND 136.

Document No:8657/2004:SY.NO:128:129:133:136.

NORTH:ELEMELLA VAAGU.
SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.
EAST :LAND BELONG TO B.BALA REDDY IN SY.NO.112,113 & VENDORS LAND IN SY.NO.134,135 AND 136 PART.
WEST :LAND BELONGS TO PURCHASER IN SY.NO.128;129;132;133 AND 136.

Document No:6095/2005:SY.NO:134;135 AND 136.

NORTH:ELEMELLA VAAGU.
SOUTH:LAND BELONGS TO BADDAM MALLA REDDY IN SY.NO.112.
EAST :NEIGHBOURS LAND IN SY.NO.111.
WEST :LAND BELONGS TO PURCHASER IN SY.NO.129;133 AND 136.

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.

Partition Deed dated 5-9-2002 entered between 1.Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3.Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary, first party and 1.Sri Muniganti Vasudeva Chary S/o late Satyanarayana 2.Sri Muniganti Ramakrishna Chary S/o late Janardhan Chary 3.Sri Muniganti Nagarjuna Chary S/o late Janardhan Chary 4.Smt Muniganti Sharadha W/o late M.Peethambara Chary 5.Smt Muniganti Susheela W/o late M.Pedda Ramachary 6.Sri Muniganti Srinivasa Chary S/o late Pedda Ramachary 7.Sri Muniganti Shatrughna Chary S/o late Peda Ramachary 9.Sri Muniganti Ashok Kumar S/o late Pedda Ramachary 10.Sri Muniganti Ramesh S/o late Pedda Ramachary 11.Sri Muniganti Suresh S/o late Pedda Ramachary 12.Sri Muniganti Sudhakar S/o Srinivas Chary 13.Sri Muniganti Murali S/o Srinivas Chary 14.Sri Muniganti Sumanth S/o Krishnama Chary, second party registered as document No.4838/2002 in the office of SRO Shamirpet, R.R.District. The parties have partitioned the said land into two parts in Schedule 'A' and 'B' and Schedule 'A' Property is allotted to the First party All that land in survey No.128,129,132,133,134,135,136 admeasuring Ac.9-26 gts situated at Rampally village, Keesara Mandal, R.R.District. The document further discloses that the First party has been put in possession of the property.

AManisha

The Mandal Revenue officer, Keesara Mandal, R.R.District vide proceedings No.B/1321/2004 dated 15-6-2004 discloses that mutation is effected in favour 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary the 1st party in partitioned deed dated 5-9-2002 document No.4838/2002 to the extent of Ac.9-23 gts in survey No.128,129,132,133,134,135 and 136 situated at Rampally village, Keesara Mandal, R.R.District in the revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1306 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Hanmanth Rao S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-34 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1307 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Kashinatham S/o late China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-38 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1308 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Venunadham S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-37 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1309 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Srinivasa Chary S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-37 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1308 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Narayana S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-37 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

A Manisha

Sale Deed dated 10-08-2004 executed by 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary 6.Sri Muniganti Pranavanadham S/o Hanmanth Rao 7.Sri Muniganti Pravaakya S/o Kashinatham vendor No.6 and 7 are the legal heir of vendor No.1 and 2 in favour of M/s Modi and Modi Constructions rep.by its Managing Partner Sri Soham Modi S/o Satish Modi registered as document No.7972/2004 in the office of SRO Shamirpet, R.R.District. Under this document agricultural land in survey No.128,129,132,133 and 136 admeasuring Ac.2-10 gts situated at Rampally village, Keesara Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.22,50,000. 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 21-9-2004 executed by 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary 6.Sri Muniganti Pranavanadham S/o Hanmanth Rao 7.Sri Muniganti Pravaakya S/o Kashinatham vendor No.6 and 7 are the legal heir of vendor No.1 and 2 in favour of M/s Modi and Modi Constructions rep.by its Managing Partner Sri Soham Modi S/o Satish Modi registered as document No.8657/2004 in the office of SRO Shamirpet, R.R.District. Under this document agricultural land in survey No.128,129, ,133 and 136 admeasuring Ac.2-10 gts situated at Rampally village, Keesara Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.22,50,000. 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 20-9-2005 executed by 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary 6.Sri Muniganti Pranavanadham S/o Hanmanth Rao 7.Sri Muniganti Pravaakya S/o Kashinatham vendor No.6 and 7 are the legal heir of vendor No.1 and 2 in favour of M/s Modi and Modi Constructions rep.by its Managing Partner Sri Soham Modi S/o Satish Modi registered as document No.6095/2005 in the office of SRO Shamirpet, R.R.District. Under this document agricultural land in survey No.134;135 and 136 admeasuring Ac.2-08 gts situated at Rampally village, Keesara Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.20,00,000. 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

The Vice Chairman HUDA vide proceedings dated 16-11-2007 accorded permission for construction of Flat in survey No.128,129,132 to 136 admeasuring Ac.6.28 gts situated at Rampally village, Keesara Mandal, R.R.District.

Partnership Deed dated 27-2-2004 among 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody reveals that the partners constituted a partnership firm under the name and style of M/s Modi and Modi Constructions constituted this partnership deed.

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.15824/2007; 15825/2007;15826/2007 and 218/2008; 219/2008; 220/2008 shows that there are no encumbrances over the said property from 20-6-1996 to 10-1-2008 as per the records available in the office of SRO Shamirpet and Keesara, 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.

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.

A Manisha

Smt A.Manisha
Advocate

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

M/s Modi and Modi Constructions rep.by its partners 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody has to deposit the ~~cin~~ original sale deed. A.Manisha

A.Manisha

Signature of the Advocate

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

Place:Secunderabad.

Date:14 January 2008.

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 requiste 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.

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

The property belongs to the firm M/s Modi and Modi Constructions.

Page No.3, S.No.6 of the partnership deed discloses the partnership may borrow money from outside for the partnership business including borrowals from the Bank and Financial Institutions and such borrowals shall be made with the consent of all the partners.

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.

AManisha

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

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

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 registered)

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.

AManisha

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 Sale Deed dated 10-8-2004 document No.7972/2004; 21-9-2004 document No.8657/2004; 20-9-2005 document No.6095/2005 and other relevant documents relating to the property Agricultural land admeasuring Ac.6-28 gts in survey No.128;129;132 to 136 situated Rampally village, Keesara Mandal, R.R.District of M/s Modi and Modi Constructions rep.by its partners 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody

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 SRO Shamirpet, R.R.District of the following documents:

Sale Deed dated 10-8-2004 document No.7972/2004; 21-9-2004 document No.8657/2004; 20-9-2005 document No.6095/2005 of M/s Modi and Modi Construction rep.by its partners.

I do not find anything adverse which would prevent the title Holders from creating a valid mortgage. I am liable/responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

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

A Manisha

Smt A.Manisha
Advocate

2A.There are no-prior mortgage/charges whatsoever as could be seen from the encumbrance certificate for the period from 20-6-1996 to 10-1-2008 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 Modi and Modi Constructions rep.by its partners 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody

5.I certify that the M/s Modi and Modi Constructions rep.by its partners 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody 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.	05-09-2002	PARTITION DEED Document No.4838/2002	PHOTOCOPY
02.	15-04-2004	PROCEEDINGS OF THE MANDAL REVENUE OFFICER, KEESARA MANDAL, R.R.DISTRICT.	PHOTOCOPY
03.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1306 ISSUED BY THE MRO KESARA MANDAL. SRI M.HANUMANTH RAO.	PHOTOCOPY
04.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1307 ISSUED BY THE MRO KESARA MANDAL. SRI M.KASINATH.	PHOTOCOPY
05.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1308 ISSUED BY THE MRO KESARA MANDAL. SRI M.VENUNADHAM.	PHOTOCOPY

A Manisha

Smt A.Manisha
Advocate

06.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1309 ISSUED BY THE MRO KESARA MANDAL. SRI M.SRINIVASCHARY.	PHOTOCOPY
07.	-	TITLE DEED BOOK PATTADAR PASS BOOK PATTA NO:1310 ISSUED BY THE MRO KESARA MANDAL. SRI M.NARAYANA.	PHOTOCOPY
08.	21-09-2004	SALE DEED Document No.8657/2004 SRO SHAMIRPET. M/S MODI & MODI CONSTRUCTIONS	ORIGINAL
09.	10-08-2004	SALE DEED Document No.7972/2004 SRO SHAMIRPET. M/S MODI & MODI CONSTRUCTIONS	ORIGINAL
10.	20-09-2005	SALE DEED Document No.6095/2005 SRO SHAMIRPET. M/S MODI & MODI CONSTRUCTIONS	ORIGINAL
11.	16-11-2007	SANCTION PLAN	PHOTOCOPY
12.	15-12-2007	ENCUMBRANCE CERTIFICATE	ORIGINAL
13.	15-12-2007	ENCUMBRANCE CERTIFICATE	ORIGINAL
14.	15-12-2007	ENCUMBRANCE CERTIFICATE	ORIGINAL
15.	11-01-2008	ENCUMBRANCE CERTIFICATE	ORIGINAL
16.	11-01-2008	ENCUMBRANCE CERTIFICATE	ORIGINAL
17.	11-01-2008	ENCUMBRANCE CERTIFICATE	ORIGINAL
18.	27-02-2004	PARTNERSHIP DEED	PHOTOCOPY
19.	22-05-2007	ACK.OF REGISTRATION OF FIRM	PHOTOCOPY

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

AManisha

Schedule of the property/ies:

All that Agricultural land in survey No.128,129,132 to 136 admeasuring Ac.6-28 gts situated at Rampally village, Keesara Mandal, R.R.District and bounded by:

Document No:7972/2004:SY.NO:128:129:132:133:136.

NORTH:ELEMELLA VAAGU.
SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.
EAST :LAND BELONG TO VENDORS IN SY.NO.128,129,133 AND 136.
WEST :NEIGHBOURS LAND BELONGING TO CH.PRAMELA RAO IN SY. NO.128,129,132,133 AND 136.

Document No:8657/2004:SY.NO:128:129:133:136.

NORTH:ELEMELLA VAAGU.
SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.
EAST :LAND BELONG TO B.BALA REDDY IN SY.NO.112,113 & VENDORS LAND IN SY.NO.134,135 AND 136 PART.
WEST :LAND BELONGS TO PURCHASER IN SY.NO.128;129;132;133 AND 136.

Document No:6095/2005:SY.NO:134;135 AND 136.

NORTH:ELEMELLA VAAGU.
SOUTH:LAND BELONGS TO BADDAM MALLA REDDY IN SY.NO.112.
EAST :NEIGHBOURS LAND IN SY.NO.111.
WEST :LAND BELONGS TO PURCHASER IN SY.NO.129;133 AND 136.

AManisha

(A.Manisha)

Receipt No.4340 dated 11-1-2008 SRO Shamirpet.

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

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

BAL~~ANAGAR BRANCH~~

సంఖ్య
क्रमांक
No.

తేది
दिनांक
Date : 11.2.09

DATE: 09-02-2009

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 294312 Dated 09-02-2009 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-94 in favour **Mrs.Shreya Mody** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-94 in.Sy.No.128, 129,132,136

North By	Park
South By	Plot No.93
East By	30' Wide Road
West By	Plot No. 89

For **State Bank of India,**

State Bank of India ★ Balanagar Hyd. ★ 6854

~~CHIEF~~ MANAGER

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

బాలానగర్ బ్రాంచ్, హైదరాబాద్ - 500 037.
बालानगर शाखा, हैदराबाद - 500 037.
Balanagar Branch, Hyderabad - 500 044.

Tel : 040-2387 9776, C.M.: 2387 9889, G.B.: 2387 9224, 2387 4910, Forex: 2387 8707 | Fax : 040-2387 9110, 2377 4878 | E-mail : sa.06854@sbi.co.in

Date

Ref.No. 01.02.10

Modi & Modi Constructions
5-4-187/3&4 IInd Floor
MG Road
Secunderabad

Dear Sir,

Issue of NOCs

With reference to above, We request to deposit an amount of Rs 10.00 lakhs each for issuing an NOC to avoid dilution of security as the progress of project is not as per original estimates.

Yours faithfully

Assistant General Manager.

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

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NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 11 Bungalow.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706585 Dated 08-1-2010 drawn on State Bank of India for obtaining NOC and hence we do not have any objection for Registration of Plot No-A-11 in favour **Mr. G.Laxmaiah** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-11 in. Sy.No.128, 129,132,136

North By	Plot No 12
South By	Plot No :10
East By	30' Wide Road
West By	Plot no 7

For **State Bank of India,**

CHIEF MANAGER

STATE BANK OF INDIA
6854
Balanagar, Hyd.

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

DATE: ~~**03.11.2009**~~ 1-2-10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq: no. 203696 Dated 18-11-2008 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-12 in favour **MR.Aditya Jaiswal** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-12 in.Sy.No.128, 129,132,136

North By	Plot no 13
South By	Plot no 11
East By	30' Wide Road
West By	Plot no 18

For **State Bank of India,**

State Bank of India * Balanagar, Hyd. * 6854

ASST.GENERAL MANAGER

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

DATE: ~~03.11.2009~~ 1-2-10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 340250 Dated 18-04-2009 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-14 in favour **MR.K.Venkata Krishna Murthy** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-14 in. Sy.No.128, 129,132,136

North By	Plot no 15
South By	30' Wide Road
East By	Plot no 08
West By	30' Wide Road

For **State Bank of India,**

ASST.GENERAL MANAGER

State Bank of India * Balanagar, Hyd. * 6854

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

DATE: 20/2/10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706426 Dated 21-12-2009 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-56 in favour **MR.Pramod Gajbe.**

Description of Bungalow no. A-56 in.Sy.No.128, 129,132,136

North By	Plot no 57
South By	Plot no 55
East By	30' Wide Road
West By	Plot no 49

For **State Bank of India,**

ASST.GENERAL MANAGER

State Bank of India ★ Balanagar, Hyd. ★ 6854

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

DATE: 20/2/10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706427 Dated 21-12-2009 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-58 in favour **MR.V.Chandra Mouli & Padmavathi**

Description of Bungalow no. A-58 in.Sy.No.128, 129,132,136

North By	Plot no 59
South By	Plot no 57
East By	30' Wide Road
West By	Plot no 51

For **State Bank of India,**

ASST.GENERAL MANAGER

State Bank of India * Balanagar, Hyd. * 6354

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR
DATE: 20/1/10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706428 Dated 21-12-2009 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-59 in favour **MR.PVS Chandra Sekharam** .

Description of Bungalow no. A-59 in.Sy.No.128, 129,132,136

North By	Plot no 60
South By	Plot no 58
East By	30' Wide Road
West By	Plot no 52

For **State Bank of India,**

ASST.GENERAL MANAGER

State Bank of India * Balanagar, Hyd. * 6854

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

DATE: 20/2/10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.10 lakhs vide chq. no. 788333 Dated 15-02-2010 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-60 in favour **MR.Rajesh Patel .**

Description of Bungalow no. A-60 in.Sy.No.128, 129,132,136

North By	Park
South By	Plot no 59
East By	30' Wide Road
West By	Plot no 52

For **State Bank of India,**

State Bank of India ★ Balanagar, Hyd. 6854 ★

ASST.GENERAL MANAGER.

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

8.2.10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 61 Bungalow.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706586 Dated 08-1-2010 drawn on State Bank of India for obtaining NOC and hence we do not have any objection for Registration of Plot No-A-61 in favour **Mr. R.Usha** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-61 in.Sy.No.128, 129,132,136

North By	Plot No 62
South By	30' wide Road
East By	Plot No 68
West By	30' wide road.

For **State Bank of India,**

CHIEF MANAGER

STATE BANK OF INDIA
Balanagar

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

సంఖ్య
क्रमांक
No.

తేది
दिनांक
Date : 20.10.08

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS '**is under mortgage to our bank as security for the credit facilities by them for construction of 67 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 203630 Dated 01-10-2008 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-67 in favour **Mr. R.Vivekananda** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-67 in.Sy.No.128, 129,132,136

North By	Tot – lot area & land scaped garden
South By	Plot No:66
East By	Tot – lot area & land scaped garden
West By	30' wide road

For **State Bank of India,**

CHIEF MANAGER

State Bank of India ★ 6854 ★ Balanagar, Hyd.

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भारतीय स्टेट बैंक
State Bank of India

Balanagar

సంఖ్య
क्रमांक
No.

తేది
दिनांक
Date : 22-8-08

BALANAGAR

DATE: 18.08.2008

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 131775 Dated 18-08-2008 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-68 in favour **Mr.Raju Vadlamani** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-68 in. Sy.No.128, 129,132,136

North By	Plot No.69
South By	30' Wide Road
East By	30' Wide Road
West By	B.no.61

For **State Bank of India.**

ASST.CHIEF MANAGER

STATE BANK OF INDIA
NAGAR BR.
HYD.

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

సంఖ్య
क्रमांक
No.

DATE: 30.08.2008

తేది
दिनांक
Date : 16.9.08

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 72 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 131908 Dated 30-08-2008 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-72 in favour **Mrs. Renuka** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-72 in.Sy.No.128, 129,132,136

North By	Plot No.73
South By	Plot No.71
East By	30' Wide Road
West By	Plot No.65

For **State Bank of India**,

ASST.CHIEF MANAGER

State Bank of India * 6854 * Balanagar, Hyd.

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State Bank of India

BALANAGAR BRANCH

సంఖ్య
क्रमांक
No.

తేది
दिनांक
Date : 22.8.08

DATE: 25.07.2008

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 094868 Dated 11-07-2008 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-73 in favour **Mrs.Padmalatha** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-73 in.Sy.No.128, 129,132,136

North By	Park
South By	B.No.72
East By	30' Wide Road
West By	B.no.66

For **State Bank of India,**

[signature]

ASST.GENERAL MANAGER

STATE BANK OF INDIA HYD. BALANAGAR BR.

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

8.2.10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 81 Bungalow.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706587 Dated 08-1-2010 drawn on State Bank of India for obtaining NOC and hence we do not have any objection for Registration of Plot No-A-81 in favour **Mr. Gaurang Mody** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-81 in. Sy.No.128, 129,132,136

North By	Tot – lot area & Land Scaped garden
South By	Plot No :80
East By	Tot – lot area & Land Scaped garden
West By	30' wide road.

For **State Bank of India,**

CHIEF MANAGER

STATE BANK OF INDIA
Balanagar

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भारतीय स्टेट बैंक
State Bank of India

BALANAGAR

8.2.10

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to '**MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 87 Bungalow.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 706588 Dated 08-1-2010 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-87 in favour **Mr. Boddapati Veereswara Prasad** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-87 in.Sy.No.128, 129,132,136

North By	Tot – lot areas & Land Scaped Garden
South By	Plot No :86
East By	30' Wide Road
West By	Plot no 79

For **State Bank of India,**

STATE BANK OF INDIA
Balanagar

CHIEF MANAGER

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State Bank of India

BAL~~ANAGAR BRANCH~~

సంఖ్య
क्रमांक
No.

తేది
दिनांक
Date : 11.2.09

DATE: 09-02-2009

NO OBJECTION CERTIFICATE

This is to certify that the land in Sy. No.128, 129,132,136, situated at Rampally Village, Keesara Mandal, and R.R.District belonging to **'MODI & MODI CONSTRUCTIONS** 'is under mortgage to our bank as security for the credit facilities by them for construction of 95 Bungalows.

As per our arrangement, the builder has paid the stipulated amount Rs.6 lakhs vide chq. no. 294311 Dated 09-02-2009 drawn on State Bank of India for obtaining **NOC** and hence we do not have any objection for Registration of Plot No-A-93 in favour **Mr.Samir Mody** if the sale proceeds are credited to CC A/c. of Modi & Modi Constructions with our Branch.

Description of Bungalow no. A-93 in.Sy.No.128, 129,132,136

North By	Plot No.94
South By	30' Wide Road
East By	30' Wide Road
West By	Plot No.88

For **State Bank of India**,

Balanagar, Hyd. 6854 State Bank of India

CHIEF MANAGER