16	02-05-2006	258 of 2006	Copies of Pahani Patrikas	Original
17.	25-07-2007	g/190/BA/458/07	Proposed plan for construction issued by Dy. Commissioner,Alwal, GHMC.	Xerox
18.	15-12-2007	12290 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
19.	15-12-2007	12291 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
20.	15-12-2007	12289 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
21	19-09-2007	15522 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 18-09-2007	Original
22.	15-12-2007	12288 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original

02. That the said documents placed before me are genuine:

I have verified, tallied and compared these documents from the records of the Office of the Sub-registrar of Assurances and also from the records of other appropriate authorities.

Yes- I confirm the title deed documents were registered in the record of the Sub- registrar, Vallabhnagar in computer record with computer scanning and Search reports enclosed.

03. Description of the Property :-

Schedule of the Developers land :-

Survey/door Patta/Khata No.	202, 203, 204, 205 & 206
Plot No..../ flat No.	
Measurement/Extent of Property	Ac. 3-00 Guntas
Location/land –marks/name of the area, Mohalla	Kowkur village, Malkajgiri Mandal
City/ District	Ranga Reddy Disrtrict.
Boundaries :	

North by	South by	East by	West by
Land belonging to the owners	Village boundary of Yapral	Land in Sy No.202	Land in Sy. No.207 & 212

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Schedule of the Owners land :-

Survey/door Patta/Khata No.	202, 203, 204, 205 & 206		
Plot No..../ flat No.			
Measurement/Extent of Property	Ac. 3-05 Guntas		
Location/land –marks/name of the area, Mohalla	Kowkur village, Malkajgiri Mandal		
City/ District	Ranga Reddy Disrtrict.		
Boundaries :			
North by	South by	East by	West by
Land in Sy No.202	Land belonging to the Developer	Land in Sy No.202	Land in Sy. No.207 & 212

Schedule of the land (Total land) :-

Survey/door Patta/Khata No.	**202, 203, 204, 205 & 206**		
Plot No..../ flat No.			
Measurement/Extent of Property	**Ac. 6-05 Guntas**		
Location/land –marks/name of the area, Mohalla	**Kowkur village, Malkajgiri Mandal**		
City/ District	**Ranga Reddy Disrtrict.**		
Boundaries :			
North by	South by	East by	West by
Land in Sy No.202	Village boundary of Yapral	Land in Sy No.202	Land in Sy. No.207 & 212

04. Description of the Chain of Title from the Mother deed to the latest title Deed.

On perusal of the above documents it is clear that the property originally belongs to M.Jagan Mohan Reddy, M. Madhu Mohan Reddy , M.Sudheer Reddy, and M. Sushanth Reddy (all are sons of late M. Narayan reddy) were the absolute owners and possessors and pattedars of agricultural dry land admeasuring Ac.16-09 Gts., in Survey No. 202, 203, 204, 205 & 206 situated at Kowkur village, Malkajgiri Mandal, R. R. Dist. It conforms the same in the the

R.D.Narayan
Advocate

certified copies of Adangal Phani Patrikas for the period of 1955 -56 to 2003-2004 issued after verification by the MRO, Malkajgiri Mandal, dated 02-05-2006. It proves the same as above document No.16 in column No.2.

The above documents No.12 to 15 are the A.P. Government Pattadar Pass Books and A.P. Govt. Title deed books after verification of the revenue records, issued by the MRO, Malkajgiri Mandal. It clearly shows that the above said pattadars were the owners and pattedars of the said land and the same was ancestral property.

The said M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy (all are sons of late M. Narayan reddy) divided their respective shares and under Regd partition Deed with M. Sai Reddy s/o late M. Narasa Reddy and others under partition deed vide regd document No. 67 of 2007 dated 05-01-2007. According to the Regd partition deed 1) M.Jagan Mohan Reddy, 2) M. Madhu Mohan Reddy, 3) M.Sudheer Reddy, and 4) M. Sushanth Reddy are shared Ac. 16-09 gts, in sy,. No. 202 (Ac.10-04 gts), in sy,. No. 203 (Ac.02-05 gts), in sy,. No. 204 (Ac.0-11 gts), in sy,. No. 205 (Ac.3-16 gts), and in sy,. No. 206 (Ac.0-13 gts) situated at Kowkur village, Malkajgiri Mandal. It proves the same as above document No.8 in column No.2.

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After that the Four brothers i.e., M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy along with Sunitha and M. Indramma jointly sold to Bhaskar K. Bhatt S/o K.R. Bhakar as part of land admeasuring about Ac.1-00 Gts in Survey No. 202, 203, 204, 205 & 206 under Regd. Sale deed vide document No. 62 of 2007 dated 05-01-2007. It proves the same as above document No.4 in column No.2.

After that the said Bhaskar K. Bhatt S/o K.R. Bhakar has sold the same land admeasuring Ac.1-00 Gts to M/s Greenwood Estates a registered partnership firm represented by its Partner Sri Meet B. Mehata S/o Bharath U Mehata under Regd. Sale deed vide document No. 741 of 2007 dated 08-01-2007. It proves the same as above document No.7.

After that the Four brothers i.e., M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy along with Sunitha and M. Indramma jointly sold to M/s Greenwood Estates a registered partnership firm represented by its Partner Sri Meet B. Mehata S/o Bharath U Mehata as part of land admeasuring about Ac.2-00 Gts in Survey No. 202, 203, 204, 205 & 206 under Regd. Sale deed vide document No. 64 of 2007 dated 05-01-2007. It proves the same as above document No.6 in column No.2.

After that the Four brothers i.e., M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy along with Sunitha and M.

Indramma jointly sold to Karnati Bhaskar s/o K. Narasimha and 4 others as part of land admeasuring about Ac.3-05 Gts in Survey No. 202, 203, 204, 205 & 206 under Regd. Sale deed vide document No. 63 of 2007 dated 05-01-2007. It proves the same as above document No.5 in column No.2.

According to the title recital referred to in the above document No. 5 clearly proves that **Karnati Haskar s/o K. Narasimha and 4 others** are having a valid clear, absolute and marketable title in the above schedule property. And the title recital referred to in the above documents 6 & 7 clearly proves that **M/s. Greenwood Estates, represented by its** Partner Sri Meet B. Mehata S/o Bharath U Mehata having a valid clear, absolute and marketable title in the above schedule property.

The Partner ship deed dated 20-12-2006 between B. Mehata S/o Bharath U Mehata , K. Sridevi W/o K.V.S.Reddy and Modi housing Pvt. Latd a company incorporated under the Copmanies Act represented by its Director Gaurang Mody S/o Jayanthilal Mody have agreed and joined together to do business the name and style of to **M/s. Greenwood Estates.** It proves the same as above document No.10 & 11 in column No.2.

After that the said Karnati Bhaskar S/o K. Narasimha and 4 others have jointly entered with M/s Greenwood Estates a registered partnership firm

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represented by its Partners to develop the land admeasuring Ac.3-05 Gts and Ac 3-00 gts by constructing residential apartments along with common amenities under Regd. Joint Development Agreement deed vide document No. 4100 of 2007 dated 13-09-2007. It proves the same as above document No.1.

According to that the said Karnati Bhaskar S/o K. Narasimha and 4 others have jointly entered executed infavour of M/s Greenwood Estates a registered partnership firm represented by its Partners to share proposed constructed areas in developing the land admeasuring Ac.6-05 Gts by constructing residential apartments along with common amenities under Regd. Joint Development Agreement cum General Power of Attorney vide document No. 4101 of 2007 dated 13-09-2007. It proves the same as above document No.2.

In addition to that the M/s Greenwood Estates a registered partnership firm represented by its Partners entered a joint development Agreement with Karnati Bhaskar S/o K. Narasimha and 4 others have jointly executed a deed that the proposed owners to 61 residential units aggregating to 88,445 Sq. fts of constructed area along with undivided share of land in the scheduled land and the Developer shall entitled to 284 residential units aggregating to 4,06,070 Sq. fts. Of constructed area along with 21,757 Sq. Yards of undivided share of land in the total scheduled land admeasuring Ac.6-05 Gts under Regd. Joint

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Development Agreement cum General Power of Attorney vide document No. 4102 of 2007 dated 13-09-2007. It proves the same as above document No.3.

The title recital referred to in the above documents clearly proves that **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy are** having a valid clear, absolute and marketable title in the above schedule property.

05. The links in the title history of last more than 13/30 years of chain of title have been properly established. All the transaction have been duly verified from the relevant records of the Registrar, Municipal corporation, City survey, Town & Planning and revenue Department.

The encumbrance certificate is also proving that the said property is free from all encumbrances as per the entries shown in the above certificate for the period from **01-04-1982 to 14-12-2007** for 25 years.

06. If any of the transaction(s) are oral transaction(s) (specify the transaction such as oral partition family settlement, etc.,) and state whether such transactions are legally valid and enforceable. If any document in the form of duly sworn affidavit before the judicial Magistrate/ Notary Public, containing no objection and affirming the existence of such oral transaction amongst/between the parties is to be obtained from each of the party such transaction and if they have already been obtained whether such transaction(s) is/are duly supported by the relevant records of Municipality/City Survey/Revenue etc.

Not Applicable

7. Describe the nature of Tenure (Absolute Ownership/Leasehold Rights, Occupancy/Possessor Rights, Government Owned/ acquired or any other Tenure, to be mentioned in detail.	More than 25 Years

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If the Property is a Leasehold Property :-	
a) Whether lease deed has been registered as required under the law.	- Not Applicable-
b) Residual period of lease	- Not Applicable-
c) Whether there are any prejudicial clauses or restrictive covenants in the lease deed which is likely to affect the lease hold interests offered as security.	- Not Applicable-
d) Whether the consent/permission of Lessor is obtained/available for creating the mortgage.	- Not Applicable-
e) Whether the property is granted under Government Grant or any other Grant, please specify, if any permission is required. If it is so, whether such permission has been obtained.	- Not Applicable-
f) Whether any adverse conditions in the grant-to be mentioned in detail.	- Not Applicable-
9 a) If the borrower/guarantor or mortgagor has only a occupancy right, please comment on the safeguards to be taken by the Bank	Absolute right through sale deeds.
b) Please specify the local law which permits mortgage/sale of such occupancy rights.	Absolute right through sale deeds.
10. Whether the local laws or any other law restricts the creation of mortgage / sale of the property to be mortgaged to the Bank.	Property is free for Mortgage.
11) Whether the occupancy right is heritable and assignable.	- Not Applicable-
12 a) If the mortgagor has only a possessor right; please comment on the nature of such right, the validity thereof and also the precautions to be taken by the Bank.	Absolute Title
b) Please state the name of the person who has a primary / absolute title.	**M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy**
c) Whether permission of such person is required, AND if it so, whether obtained?	- No Applicable-
13) If the borrower / guarantor / mortgagor has only a possessor right, please comment on the nature of the such right, the validity thereof and also precautions to be taken by the bank.	- Not Applicable-

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14) Please state the name of the person who has primary and / or absolute title in such case, whether concerned/permission of such person is necessary.	-Not applicable-
15) Please state in what manner it would affect the interests of the Bank as a mortgagee.	No minor interest is involved
16) Mention if any minor's interest is involved.	- Not Applicable-
17) If so, whether Court permission (except in case of HUF property) has been obtained for offering the property has been obtained for offering the property as security / is yet to be obtained.	Not applicable
18) Please specify the undivided share of the minor (whether there is a claim or no)	- Not Applicable-
19) Whether the person is holding the property in the capacity of the Mortgagee.	- Not Applicable-
20) State whether possession of the property offered as security is in unhindered/undisturbed possession of such Mortgage and the period for which he is in such possession.	-Not applicable-
21) Are there any restrictive conditions in the Mortgage Deed.	NIL
22) The period covered under the encumbrance certificate and the encumbrances if any, reflected therein.	25 Years
23) Name of the person who has applied for the encumbrance certificate.	R. Durga Prasanna, Advocate
24) Whether searches have been conducted physically at the Office of the	Yes, O/o. The Sub-Registrar, Vallabhnagar
i) Sub-Registrar's Office Municipal / Collector / Taluk or such other Revenue Office.	- Not Applicable-
ii) Registrar of Companies	- Not Applicable-
iii) Civil / High Court – in the Lispendens Register.	- Not Applicable-
iv) Local Development Authority such as Lucknow / Delhi / Bangalore Development Authority etc.,	- Not Applicable-
v) Village Accountant – in the dispute Register in respect of Agricultural Property.	- Not Applicable-
vi) When mutated in the name of the person creating the mortgage.	- Not assessed-

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vii) Whether the property has been notified for acquisition by the Govt. / Dev. Authority / or any other Govt. Authority.	- Not Applicable-
Viii) If, So Whether search has been conducted with the Village Accountant / Chavidi Registrar / Registrar of Acquisitions.	- Not Applicable-
ix) Whether the holding / acquisition is in accordance with the provisions of the Land Reforms Act.	- Not Applicable-
x) Please state the nature of any intervening charges or encumbrances observed / found against the property.	No other charges found
xi) Whether the searches had been conducted for 13 or 30 years. Please produce the search receipts and other documents in respect thereof.	25 Years
xii) Whether the property is subject matter of any litigation and if so, the details thereof.	No litigation is detected.
25. Whether the Urban Land Ceiling Clearance is required to be obtained for creating the mortgage. If the clearance has been obtained, the details thereof be furnished.	- Not Applicable-
26. Whether No Objection Certificate under the Income Tax Act 1961 is to be obtained. If yes, the reference number to be mentioned.	- Not Applicable-
27. Whether the property is affected by any Local Laws (viz., Agricultural Laws, Weaker Sections, Minorities, Land Laws.	- Not Applicable-
b) Whether any permission is required to be obtained from any Authorities.	- Not Applicable-
c) If so, whether any such permission has been obtained and the details thereof be mentioned.	- Not Applicable-
28. Whether permission for conversion of land/s from Agricultural to Residential or Commercial is to be obtained. Please mention the reference of the proceedings.	- Not Applicable-
29. Whether local revenue extracts, mutation extracts are available? If so, whether verification at Taluk Office has been made. Please furnish the details.	- Not Applicable-
30. In the case of Partition / Settlement Deeds, whether the original deed is available	- Not Applicable-

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for deposit, if its is oral partition, then give the details as to how such oral partition can be relied upon the details of the precaution, if any to be followed.	
a) Whether the deeds are registered.	- Not Applicable-
b) Name of the person who is holding the original partition deed.	- Not Applicable-
c) How many sets of partition deeds have been prepared?	- Not Applicable-
d) Whether mutation has been made pursuant to the partition and whether all parties to the partition are in the possession and enjoyment of their respective shares.	- Not Applicable-
e) Whether all the members of the family are parties to the partition (including the female members – both married and unmarried.	- Not Applicable-
f) Whether the partition effected is under Litigation and if so, the details thereof.	- Not Applicable-
g) Whether the partition effected is in respect of the self acquired or ancestral property.	- Not Applicable-
31. If the mortgage is to be created by an Agent under the Power of Attorney, Please State.	By the Title Holder
a) Whether the Deed of Power of Attorney is valid and subsisting and continues to be in force.	- Not Applicable-
b) Name of the place where executed.	- Not Applicable-
c) If executed in a foreign country, whether the same is stamped after it has been brought to country.	- Not Applicable-
d) Whether endorsement of Indian Consulate / Notary of that Country given.	- Not Applicable-
e) Whether the P/A is properly registered and whether it gives the specific authority for the acts performed / professed to be performed by such attorney.	- Not Applicable-
32. Whether the Deed of Power of Attorney authorizes the agent to deposit the title deeds for the specific purpose of creation of Eg. Mortgage.	- Not Applicable-
33. What other precautions to be taken.	- Not Applicable-
a) In the case of Partnership firm, whether the property belongs to the Firm.	- Not Applicable-

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b) Whether the title deeds stands in the name of the Firm.	Individual
c) Whether registered.	- Not Applicable-
d) Whether any restrictions are stipulated in the partnership deed in dealing with the property by any partner.	- Not Applicable-
e) Whether the property belongs to any individual partner in his own name.	- Not Applicable-
34. Whether upto date land revenue / Municipal Taxes and other cess paid.	- Not Applicable-
a) Whether the tax receipts / cistg receipts have been physically verified and found to be in order.	- Not Applicable-
b) Whether taxes/due payable to Govt., Authorities or Statutory Authorities viz., PF, Sales Tax etc., are to be leviable or are a charge to be mentioned.	- Not Applicable-
35. In the case of devolution of property by way of a Will, the safe guards taken to ensure against impeachment of title offered as security to be mentioned.	- Not Applicable-
a) Please state whether the will requires to be probated?	- Not Applicable-
b) Whether any Letters of Administration has been obtained in case the person died interstate.	- Not Applicable-
36. Where the property belongs to a limited company, please state whether the property has been acquired subject to existing charges.	- Not Applicable-
a) Whether the Company has filed necessary charges under Sec.135 of the Companies Act., 1956 and passed necessary Resolution in that regard.	- Not Applicable-
b) Whether any restrictions operate against the company in creating mortgage.	- Not Applicable-
c) Whether the company has leasehold interest in the property or is an absolute owner.	- Not Applicable-

37. The property in question is held / owned / allotted (as the case may be) by the Company. The Company has produced relevant record (Please refer and describe the specific record such as 'Register of Charges maintained under Section-143 of the Companies Act., 1956 minute book maintained under section 193 of the Act, Registrar of Managing Directors, Managing Secretary & Directors

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under Sec.303 of the Act., Register of Documents sealed etc., The said records re in conformity with the relevant provisions of the Companies Act., 1956 and the other relevant laws / practices. There is nothing prejudicial to the interest of the Bank.

-NOT APPLICABLE-

38. I have also visited the office of the Registrar of the Companies, within whose office, the said company has been registered, and has taken the searches of the 'charges' created by the Company and other interested persons, as prescribed under Part V ("Registration of Charges") of the Companies Act. The said inspection reveals the following charges.

-NOT APPLICABLE-

40. The "Agreement for the Sale", "Agreement for the building Construction", is in conformity with the local laws (particularly relating to laws for purchase of alts etc.) and there is nothing prejudicial to the interest of purchaser (borrower) and the Bank. All necessary parties have been joined in it.	- Not Applicable-

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1.	13-09-2007	4100 of 2007	Regd. Joint Development Agreement	Original
2.	13-09-2007	4102 of 2007	Regd Joint development agreement cum G.P.A.	Original
3.	13-09-2007	4101 of 2007	Regd Joint development agreement cum G.P.A.	Original
4.	05-01-2007	62 of 2007	Regd Sale Deed	Original
5	05-01-2007	63 of 2007	Regd Sale Deed	Original
6	05-01-2007	64 of 2007	Regd Sale Deed	Original
7	08-01-2007	741 of 2007	Regd Sale Deed	Original
8	05-01-2007	57 of 2007	Regd Partition Deed	Original
9	28.12.2006	3533 of 2006	Registration of firm	Xerox
10	20.12.2006	-	Partnership deed	Original
11	20.08.2007	-	Supplementary Deed of Partnership	Original

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12	-	-	Pattadar pass book No. Z-274488	Xerox
13	-	-	Title deed book No. Z-212010	Xerox
14	03.08.1996	-	Title deed book No. Z-212911	Xerox
15	-	-	Pattadar pass book No. Z-274490	Xerox
16	02-05-2006	258 of 2006	Copies of Pahani Patrikas	Original
17.	25-07-2007	G/190/BA/458/07	Proposed plan for construction issued by Dy. Commissioner,Alwal, GHMC.	Xerox
18.	15-12-2007	12290 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
19.	15-12-2007	12291 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
20.	15-12-2007	12289 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
21	19-09-2007	15522 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 18-09-2007	Original
22.	15-12-2007	12288 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original

b) Person who is required to deposit title deeds.	**M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy**
41. What is the status of Genealogical Tree.	Mogula Shankar Reddy and others HUF
42. Whether the same has been issued by the Tahsildar or any other competent authority	-Not Applicable-

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44. Advocates final comments / views in detail to be mentioned. That the title of property in question is legal and marketable, free from any anomalies and the Bank can accept such property in mortgage as good enforceable security	I certificate that the title holder **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy** has got absolute, clear, marketable title over the property and there are no legal impediments and the borrower can deposit title deeds and can create equitable mortgage in favour of bank.
45. Any special precautions / suggestion / views of the Advocate in the matter of creation of Mortgage.	Title deeds is to obtained in original with a sworn declaration from the borrower declaring is free from all claims

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PLACE : HYDERABAD
DATE : 18-12-2007

R. DURGA PRASANNA
ADVOCATE

Search Report - I

Name of the Branch	State Bank of India Balanagar Branch, Hyderabad
Name of the Unit/borrower	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
Particulars of Document	
Description of the property	Land in Survey No: 202, 203, 204, 205 and 206 of Ac.3-00 Gts., situated at Kowkur Village, Malkajgiri Mandal, R. R. Dist.,
1) Document No.	4100 of 2007
2) Nature of the Document	Regd. Joint Development agreement
3) Date of Execution	13-09-2007
4) Executent	Sri K. Bhaskar S/o Sri K. Narsimha and 4 others
5) Claimant	M/s. Greenwood Estates represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
6) Office where the Document registered	Sub-Registrar Office, Vallabhnagar
7) Book No: , Vol No. , Page Nos	Scanned No.1508-1-4100-2007
8) Date of Registration	13-09-2007.

Report

I certify that as per the instruction of your branch, I have verified with the Regd Sale Deed, dt. 13-09-2007 and under taken search in office of the Sub-Registrar, Vallabhnagar, Ranga Reddy Dist., under Document No. 4100 of 2007 dated 13-09-2007 and there in favour of **M/s. Greenwood Estates Pvt Ltd rep. by its, Managing Director Sri Soham Modi S/o Satish Modi.** I confirm that the Regd Sale Deed was registered on the above sub Registrar office and it is genuine and valid. Hence this report.

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(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE

Search Report - II

Name of the Branch	State Bank of India Balanagar Branch, Hyderabad
Name of the Unit/borrower	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
Particulars of Document	
Description of the property	Land in Survey No: 202, 203, 204, 205 and 206 of Ac.6-05 Gts., situated at Kowkur Village, Malkajgiri Mandal, R. R. Dist.,
1) Document No.	4101 of 2007
2) Nature of the Document	Regd. Joint Development agreement
3) Date of Execution	13-09-2007
4) Executent	Sri K. Bhaskar S/o Sri K. Narsimha and 4 others
5) Claimant	M/s. Greenwood Estates represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
6) Office where the Document registered	Sub-Registrar Office, Vallabhnagar
7) Book No: , Vol No. , Page Nos	Scanned No.1508-1-4101-2007
8) Date of Registration	13-09-2007.

Report

I certify that as per the instruction of your branch, I have verified with the Regd Sale Deed, dt. 13-09-2007 and under taken search in office of the Sub-Registrar, Vallabhnagar, Ranga Reddy Dist., under Document No. 4101 of 2007 dated 13-09-2007 and there in favour of **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy.** I confirm that the Regd Sale Deed was registered on the above sub Registrar office and it is genuine and valid. Hence this report.

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(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE

Search Report-III

Name of the Branch	State Bank of India Balanagar Branch, Hyderabad
Name of the Unit/borrower	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
Particulars of Document	
Description of the property	Land in Survey No: 202, 203, 204, 205 and 206 of Ac.6-05 Gts., situated at Kowkur Village, Malkajgiri Mandal, R. R. Dist.,
1) Document No.	4101 of 2007
2) Nature of the Document	Regd. Joint Development agreement cum G.P.A.
3) Date of Execution	13-09-2007
4) Executent	M/s. Greenwood estates
5) Claimant	K. Bhaskar S/o. K. Narsimha K. Gopinath S/o. K. Bhaskar
6) Office where the Document registered	Sub-Registrar Office, Vallabhnagar
7) Book No: , Vol No. , Page Nos	1568-01-4102 of 2007
8) Date of Registration	13-09-2007.

Report

I certify that as per the instruction of your branch, I have verified with the Regd Joint Development Agreement cum GPA Deed, dt. 13-09-2007 and under taken search in office of the Sub- Registrar, Vallabhnagar, Ranga Reddy Dist., under Document No. 4102 of 2007 dated 13-09-2007 and there in favour of **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy** I confirm that the Regd Sale Deed was registered on the above sub Registrar office and it is genuine and valid. Hence this report.

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(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE

Smt. R. Durga Prasanna
B.A., LL.B., PMIR
ADVOCATE

Mobile : 9440049217
Ph : 040-27070370

Flat No. G-3, "Sivaram Rajamani Plaza",
Plot No. 124, Lalitha Nagar,
Near Ramnagar Gundu, Hyderabad-500 044.

Date : 28-01-2008

To

The AGM,
State Bank of India,
Balanagar Branch,
Hyderabad.

Sir,

Ref : - My legal opinion dt. 18-12-2007 –
Sub :- M/s. Greenwood Estate, represented by its Partners – G.P.A. dated 12-01-2008 – reg.

M/s Greenwood Estates a registered partnership firm represented by its Partners entered a joint development Agreement with Karnati Bhaskar S/o K. Narasimha and 4 others have jointly executed a deed that the proposed owners to 61 residential units aggregating to 88,445 Sq. fts of constructed area along with undivided share of land in the scheduled land and the Developer shall entitled to 284 residential units aggregating to 4,06,070 Sq. fts. Of constructed area along with 21,757 Sq. Yards of undivided share of land in the total scheduled land admeasuring Ac.6-05 Gts under Regd. Joint Development Agreement cum General Power of Attorney dated 13-09-2007. The owners land (Ac. 3-05 gts) along with the developers land (Ac. 3-00 gts) totally admeasuring Ac. 6-05 gts in Sy Nos. 202,203,204,205 &206 situated at Kowkur village, Malkajgiri Mandal.

According to General Power of Attorney dated 12-01-2008 that Karnati Bhaskar S/o K. Narasimha and 4 others have jointly have executed in favour of M/s Greenwood Estates a registered partnership firm represented by its Partners to share proposed constructed areas in developing the land admeasuring Ac.6-05 Gts by constructing residential apartments along with common amenities, and also to execute mortgage deed, pledge, hypothecate and execute such other documents/deed/ agreements that re

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required for purposes of raising finances from various institutions, banks, etc, specifically the developer shall be entitled to create a mortgage on behalf of the owners land admeasuring Ac. 3-05 gts., to obtain finance for construction the flats in the project as Greenwood Residency as per terms of the Regd. Joint Development Agreement deed dt. 13-09-2007.

Hence the Bank can accept **the original General Power of Attorney dated 12-01-2008** along with the other title recitals referred to in my opinion dated 08-12-2007 from M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o Satish Modi and Smt K. Sridevi W/o K.V.S. Reddy for creation of mortgage.

RDPrasanna

(R. DURGA PRASANNA)
Advocate and Legal Advisor.

Ch. Shankar
B.Tech (Civil) FIV
Govt. Reg. Valuer
Chartered Engineer
SBI Panel Valuer

S.V. CONSULTANTS

Civil Engineer

H.No. 2-71, Road No. 10,
Chaitanyapuri Sankshema Sangam,
Dilsukhnagar, Hyderabad - 500 060.
☎ : (R) **65696939,**
Mobile : **9246166939, 9247540234.**

STATE BANK OF INDIA
Branch: Balanagar, Hyderabad.

VALUATION REPORT & ESTIMATION

Owners (Agreement of Sale Cum General Power of Attorney with Possession Holders)	:	**M/s Green Wood Estates represented by its Partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta & others**
Purpose	:	For information of the SBI, **Balanagar Branch, Hyderabad, A. P.**
Nature of the Property	:	Open Residential Land with compound wall
Location	:	Open land in Survey Nos.202 to 206, Kowkur Village, Malkajgiri Mandal, Greater Hyderabad Municipal Corporation, Alwal Circle, R.R. Dist. A.P.
Net Extent of Land	:	13,176.92 Sq.yds

Built up Areas (Proposed, Approved, For Green Wood Residency)

	A-Block	B-Block	C-Block	Amenities Block
Stilt Floor	48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Ground Floor	-	-	-	2,087.76 Sq.ft
First Floor	48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	2,087.76 Sq.ft
Second Floor	48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	2,087.76 Sq.ft
Third Floor	48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Fourth Floor	48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-
Fifth Floor	48,487.00 Sq.ft	7,626.70 Sq.ft	41,069.75 Sq.ft	-

Present Market Value (Land)	:	Rs. 8,03,00,000/-
Estimation for Total Project	:	Rs.39,50,00,000/-
Total Cost	:	**Rs.47,53,00,000/- (After Completion of All Works)**

Ch. Shankar

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1.	Purpose for which the valuation is made	For information of the SBI, Balanagar Branch, Hyderabad, A. P.
2.	a. Date of inspection	10-09-2007
	b. Date of valuation is made	12-09-2007
3.	List of documents produced for perusal	

(i) A Copy of Joint Development Agreement Cum General Power of Attorney in between M/s Green Wood Estates and Sri Karnati Bhaskar & others Vide Regd.Doc.No.4102/2007 of SRO Vallabhnagar dated 13th Sept. 2007.

(ii) A Copy of development agreement executed in favor of M/s Green Wood Estates vide Regd.Doc.No.4100/2007 of SRO Vallabhnagar Dated 13th Sept.2007.

(iii) A Copy of sale deed executed in favor of Sri Karnati Bhaskar S/o Sri K.Narsimha & others vide Regd.Doc.No.63/2007 of SRO Vallabhnagar dated 5th Jan.2007 (for Ac 3-05 Guntas).

(iv) A Copy of sale deed executed in favor of M/s Green Wood Estates represented by its partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta vide Regd.Doc.No.64/2007 of SRO Vallabhnagar dated 5th Jan.2007 (for Ac 2-00 Guntas).

(v) A Copy of sale deed executed in favor of M/s Green Wood Estates represented by its partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta vide Regd.Doc.No.741/2007 of SRO Vallabhnagar dated 8th Jan.2007 (for Ac 1-00 Guntas).

(vi) A Copy of Approved Plan from GHMC, Deputy Commissioner, Alwal Cirlce, Vide permit No.G1/190/BA/458/2007 dated 25-07-2007 with Huda Technical approval Letter No.3822/P4//P/H/07 dated 09-07-2007.

4. Name of the owners (s) and his /their address (es) with phone number. (Details of share of each owner in case of joint ownership)
M/s Green Wood Estates represented by its Partner
Sri Meet B.Mehta S/o Mr.Bharat U Mehta
P.No.66335551, 39101958, 27544058.

5. Brief description of the property :
The subject Open Residential Land with compound wall total land admeasuring 13,176.92 Sq.yds (Net area). The subject property is located approx.11 km away from Secunderabad Jubilee bus station in Hyderabad to Karimnagar state High way road and approx. 3 km away from Bollaram Check post / Resala Bazar cross roads in Kowkuru Village.

6.	Location of the property	
a.	Plot No./Survey No.	Open land in Survey Nos.202 to 206,
b.	Door No./Village	Kowkur Village, Malkajgiri Mandal,
c.	T.S.No./Village	Greater Hyderabad Municipal Corporation,
d.	Ward/Taluka	Alwal Circle, R.R. Dist. A.P.
e.	Mandal/Dist.	
6.	Postal address of the property	Same as above
7.	City/Town	City
	Residential/Commercial / Industrial area	Residential
8.	Classification of area	
i.	High/Middle/Poor	Middle
ii.	Urban/Semi Urban/Rural	Urban
9.	Coming under corporation limit/Village Panchayat/ Municipality	GHMC
10.	Whether covered under any state/Central Govt. enactments (e.g.	

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	ULC Act) or notified under Agency/Cantonment area.	N.A.
11.	In case it is an agricultural land, any Conversion to house site plots is Contemplated	Yes
12.	Boundaries of the property	
	North	Land in Sy.No.202
	South	Village boundary of Yapral
	East	Land in Sy.No.202
	West	Land in Sy.No.207 & 212
13.	Dimensions of the site	**Irregular shape**
14.	Extent of the site	Ac 6-05 Guntas (29,645.00 Sq.yds)
15.	Extent of the site considered for valuation	13,176.92 Sq.yds
16.	Whether occupied by tenant since how long ? rent received per month	N.A. (Open Land)

II. CHARACTERSTICS OF THE SITE:

1.	Classification of locality	Middle
2.	Development of surrounding areas	Newly developing
3.	Possibility of frequent flooding	No
4.	Feasibility to the civic amenities like School, Hospital, Bus stop market etc.	All are near by 1.5 km
5.	Level of land with topographical conditions	Normal
6.	Shape of land	Irregular
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	No
9.	Is plot in town planning approved layout?	Yes, Huda
10.	Corner plot or intermittent plot?	Intermittent
11.	Road facilities	Provided
12.	Type of road available at present	BT Road
13.	Width of road-is it below 20 ft. or More than 20ft.	Above 20'
14.	Is it a land-locked land	No
15.	Water potentiality	Good, to be provided
16.	Under ground sewerage system	Available
17.	Power supply is available in the site	Yes

18. Advantages of the site: The subject property is located in newly developing residential area.

19. Disadvantages of the site — Nil

20. General remarks, if any : The total extent of land as per documents is Ac 6-05 Guntas (29,645.00 Sq.yds). In the Municipal approved plan 16,468.08 Sq.yds land is using for development works.(i.e. a.10,633.13 Sq.yds - Internal roads, b. Tot Lot areas - 2,666.00 Sq.yds c. Buffer strip - 3168.95 Sq.yds.) Hence the net plot area is 13,176.92 Sq.yds (29,645.00 – (10,633.13 + 2,666.00 + 3168.95) is considered for valuation.

PART – A (Valuation of land)

1.	Total extent of the Land	13,176.92 Sq. yds
2.	Prevailing market rate	Rs.6,000/- to Rs.7,000/- per sq yd

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3.	Guideline rate	Rs. 2,500/- per Sq.yd (approx)
4.	Assessed / adopted rate of valuation	Rs. 6,000/- per sq yd
6.	Estimated value of land	Rs.7,90,61,520/-
	PART – B (Valuation building)	
1.	**TECHNICAL DETAILS OF BUILDING**	**Nil**
	PART A Land	Rs. 7,90,61,520/-
	PART B Building	-
	PART C other Items	
	a. Compound Wall (2390.00 R.ft @ Rs.500/- per R.ft	Rs. 11,95,000/-
	Total	Rs. 8,02,56,520/- **Say Rs. 8,03,00,000/-**

VALUATION :

Here the approved Valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at supported by necessary calculation. Also such aspects a I. Sale ability II. Likely rental values in future and III. Any likely income it may general may be discussed)

METHOD OF VALUATION :

The fair market value of the subject property is evaluated by land & building method. The land is evaluated after enquiring with the concern sub registrar office and also locally. It is learnt that the A.P.State Govt. has fixed guideline rate at Rs.2,500/- per Sq.yd. for stamp duty purpose. As per the local enquiries the land rate is ranging from Rs.6,000/- to Rs.7,000/- Per Sq.yd. Considering its position, location, accessibility, demand and other factors, a rate of Rs.6,500/- per Sq.yd is found reasonable and adopted for valuation.

The subject property is located in newly developing residential area. Hence the resale ability is good.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition is Rs.8,03,00,000/- (Rupees Eight Crores Three Lakhs Only).

Realizable value is 20% to 25% less than the present market value and it may vary with demand.

DECLARATION:

a. The information furnished is True and correct to the best of my knowledge and belief
b. I have no direct or indirect interest in the property valued.
c. I have personally inspected the property on 10-09-2007 in the presence of as reported Owners representative Sri Ramana Reddy.
d. I have not been found guilty of misconduct in my professional capacity.
e. **Owner ship and other legal aspects are subject to verification of original documents and legal opinion.**

Ch. Shankar 12/09/2007

CH. SHANKAR
SBI PANEL VALUER

Ch. Shankar.
Approved Valuer

The under signed have inspected the property detailed in the valuation report dated : On____________________ we are satisfied that the fair and reasonable value of the property is Rs.../- (Rs...).

Field Officer
Dated :

Manager of the Division / Branch Manager
Dated :

ABSTRACT ESTIMATE

Name of Work : Abstract Estimate for the proposed Group Housing Scheme (Residential Complex) in Survey Nos.202 to 206, Situated at Kowkur Village, Malkajgiri Mandal, Greater Hyderabad Municipal Corporation, Alwal Circle, R.R. Dist. A.P.

Belonging to M/s Green Wood Estates represented by its Partner Sri Meet B.Mehta S/o Mr.Bharat U Mehta & others

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	BLOCK - A, I.STILT FLOOR					
1	Earth Work Excavation	60,100.00	C.ft	3.50	C.ft	210,350.00
2	PCC 1:4:8 for sub grades	22,150.00	C.ft	55.00	C.ft	1,218,250.00
3	Murram Filling	45,000.00	C.ft	4.00	C.ft	180,000.00
4	RCC works including steel reinforcement in cc 1:2:4	61,500.00	C.ft	225.00	C.ft	13,837,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	1,060.00	C.ft	58.00	C.ft	61,480.00
6	Plastering in cm 1:3 & 1:6	64,000.00	S.ft	9.00	S.ft	576,000.00
7	Supply & fixing doors a. Teak wood frames with flush shutters	80.00	S.ft	200.00	S.ft	16,000.00
8	Supply & fixing windows (Teak)	65.00	S.ft	475.00	S.ft	30,875.00
9	CC Flooring in parking area	48,500.00	S.ft	40.00	S.ft	1,940,000.00
10	Ceramic tiles for toilet rooms	440.00	S.ft	60.00	S.ft	26,400.00
11	RCM Shelves	150.00	S.ft	65.00	S.ft	9,750.00
12	Electrical works with best quality fittings	L.S.				400,000.00
13	Sanitary & water supply works	L.S.				300,000.00
14	Painting works with best quality asian paints	L.S.				150,000.00
15	Water sump (20,000 ltrs capacity, RCC, 3 nos)	L.S.				600,000.00
16	Septic Tank with Soap Kit (3 nos)	L.S.				600,000.00
17	Bore well with Pump set (1000' depth, 2 nos)	L.S.				200,000.00
18	6 persons capacity Lift (9 nos)	L.S.				3,600,000.00
19	Transformer (500 KV)	L.S.				1,000,000.00
20	Elevation works	L.S.				600,000.00
21	Steel Railing for staircases (9 nos)	L.S.				270,000.00
22	Mis.works	L.S.				173,395.00
				Total (A)		**26,000,000.00**

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II.FIRST FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	First floor lifting charges	L.S.				400,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staircases)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				115,365.00
				Total (II)		**30,800,000.00**

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III.SECOND FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	Second floor lifting charges	L.S.				800,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staircase)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				115,365.00
				Total (III)		**31,200,000.00**

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV.THIRD FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	Third floor lifting charges	L.S.				1,200,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staricases)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				215,365.00
				Total (IV)		**31,700,000.00**

Ch. Shaikar

CH. SHAI KAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	7,970.00	S.ft	65.00	S.ft	518,050.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
12	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
13	Fourth floor lifting charges	L.S.				1,600,000.00
14	Electrical works with best quality fittings	L.S.				1,280,000.00
15	Sanitary & water supply works	L.S.				1,460,000.00
16	Painting works with best quality asian paints	L.S.				1,450,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (9 nos)	L.S.				270,000.00
19	Marble for steps (9 staricases)	L.S.				108,000.00
20	Interior design works	L.S.				680,000.00
21	Mis.works	L.S.				115,365.00
				Total (V)		**32,000,000.00**

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	VI. FIFTH FLOOR (A Block, 34 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	40,200.00	C.ft	240.00	C.ft	9,648,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	20,440.00	C.ft	58.00	C.ft	1,185,520.00
3	I Class Brick masonry in cm 1:5 (4"walls)	29,600.00	S.ft	28.00	S.ft	828,800.00
4	Plastering in cm 1:3 & 1:6	196,160.00	S.ft	9.00	S.ft	1,765,440.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	952.00	S.ft	550.00	S.ft	523,600.00
	b. Teak wood frames with flush shutters	5304.00	S.ft	200.00	S.ft	1,060,800.00
6	Supply & fixing windows (Teak)	4,435.00	S.ft	475.00	S.ft	2,106,625.00
7	Marble stones / Vertified tiles flooring	36,200.00	S.ft	125.00	S.ft	4,525,000.00
8	Railing for balconies & Corridor	16,000.00	S.ft	65.00	S.ft	1,040,000.00
9	Ceramic tiles for toilet rooms and kitchen	19,780.00	S.ft	60.00	S.ft	1,186,800.00
10	Common area flooring	5,850.00	S.ft	40.00	S.ft	234,000.00
11	Roof flooring	48,500.00	S.ft	20.00	S.ft	970,000.00
12	Cooking platforms (Granite stones)	34.00	Nos	10,000.00	each	340,000.00
13	RCM Shelves	10,200.00	S.ft	70.00	S.ft	714,000.00
14	Fifth floor lifting charges	L.S.				2,000,000.00
15	Electrical works with best quality fittings	L.S.				1,280,000.00
16	Sanitary & water supply works	L.S.				1,460,000.00
17	Painting works with best quality Asian paints	L.S.				1,450,000.00
18	Elevation works	L.S.				400,000.00
19	Steel Railing for staircases (9 nos)	L.S.				270,000.00
20	Marble for steps (9 staircases)	L.S.				108,000.00
21	Head room constrcution (9 nos)	L.S.				900,000.00
22	Interior design works	L.S.				680,000.00
23	Over head tanks (5000 Lts capacity, 9 nos)	L.S.				540,000.00
24	Mis.works	L.S.				183,415.00
				Total (VI)		**35,400,000.00**

BLOCK-A TOTAL COST

I.Stilt Floor	26,000,000.00
II. First Floor	30,800,000.00
III.Second Floor	31,200,000.00
IV.Third Floor	31,700,000.00
V.Fourth Floor	32,000,000.00
VI.Fifth Floor	35,400,000.00
Total Cost	**187,100,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	BLOCK - B, I.STILT FLOOR					
1	Earth Work Excavation	10,164.00	C.ft	3.50	C.ft	35,574.00
2	PCC 1:4:8 for sub grades	3,600.00	C.ft	55.00	C.ft	198,000.00
3	Murram Filling	7,000.00	C.ft	4.00	C.ft	28,000.00
4	RCC works including steel reinforcement in cc 1:2:4	9,700.00	C.ft	225.00	C.ft	2,182,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	250.00	C.ft	58.00	C.ft	14,500.00
6	Plastering in cm 1:3 & 1:6	12,200.00	S.ft	9.00	S.ft	109,800.00
7	CC Flooring	7,625.00	S.ft	40.00	S.ft	305,000.00
8	Steel Railing for staircases (2 nos)	L.S.				60,000.00
9	Electrical works with best quality fittings	L.S.				75,000.00
10	Sanitary & water supply works	L.S.				100,000.00
11	Painting works with best quality asian paints	L.S.				75,000.00
12	Water sump (20,000 ltrs capacity, RCC)	L.S.				200,000.00
13	Septic Tank with Soap Kit	L.S.				200,000.00
14	Bore well with Pump set (1000' depth)	L.S.				100,000.00
15	Lift (2 nos, 6 persons capacity)	L.S.				800,000.00
16	Transformer	L.S.				200,000.00
17	Elevation works	L.S.				150,000.00
18	Mis.works	L.S.				166,626.00
				Total (I)		**5,000,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II.FIRST FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	First floor lifting charges	L.S.				65,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				158,535.00
				Total (II)		**5,300,000.00**

Ch. Shankar
CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III.SECOND FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	Second floor lifting charges	L.S.				130,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				93,535.00
				Total (III)		**5,300,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV.THIRD FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	Third floor lifting charges	L.S.				190,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				133,535.00
				Total (IV)		**5,400,000.00**

Ch. Shankar

CH. SHAI KAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
13	Fourth floor lifting charges	L.S.				260,000.00
14	Electrical works with best quality fittings	L.S.				210,000.00
15	Sanitary & water supply works	L.S.				240,000.00
16	Painting works with best quality asian paints	L.S.				240,000.00
17	Elevation works	L.S.				200,000.00
18	Steel Railing for staircases (2 nos)	L.S.				60,000.00
19	Marble for steps (2 staircases)	L.S.				24,000.00
20	Interior design works	L.S.				120,000.00
21	Mis.works	L.S.				163,535.00
				Total (IV)		**5,500,000.00**

CH. SHAI-KAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	VI.FIFTH FLOOR (B Block, 6 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	7,200.00	C.ft	240.00	C.ft	1,728,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	3,780.00	C.ft	58.00	C.ft	219,240.00
3	I Class Brick masonry in cm 1:5 (4"walls)	4,200.00	S.ft	28.00	S.ft	117,600.00
4	Plastering in cm 1:3 & 1:6	24,150.00	S.ft	9.00	S.ft	217,350.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	168.00	S.ft	550.00	S.ft	92,400.00
	b. Teak wood frames with flush shutters	742.50	S.ft	200.00	S.ft	148,500.00
6	Supply & fixing windows (Teak)	654.00	S.ft	475.00	S.ft	310,650.00
7	Marble stones / Vertified tiles flooring	5,280.00	S.ft	125.00	S.ft	660,000.00
8	Railing for balconies & common areas	1,445.00	S.ft	65.00	S.ft	93,925.00
9	Ceramic tiles for toilet rooms and kitchen	2,580.00	S.ft	60.00	S.ft	154,800.00
10	RCM Shelves	1,800.00	S.ft	70.00	S.ft	126,000.00
11	Common area flooring	1,350.00	S.ft	40.00	S.ft	54,000.00
12	Roof flooring	7,626.00	S.ft	20.00	S.ft	152,520.00
13	Cooking platforms (Granite stones)	6.00	Nos	10,000.00	each	60,000.00
14	Fifth floor lifting charges	L.S.				320,000.00
15	Electrical works with best quality fittings	L.S.				210,000.00
16	Sanitary & water supply works	L.S.				240,000.00
17	Painting works with best quality asian paints	L.S.				240,000.00
18	Elevation works	L.S.				200,000.00
19	Steel Railing for staircases (2 nos)	L.S.				60,000.00
20	Marble for steps (2 staircases)	L.S.				24,000.00
21	Interior design works	L.S.				120,000.00
22	Over head tank (2 nos)	L.S.				120,000.00
23	Head room constrcution (2 nos)	L.S.				200,000.00
24	Mis.works	L.S.				131,015.00
				Total (VI)		**6,000,000.00**

BLOCK-B TOTAL COST

I.Stilt Floor	5,000,000.00
II. First Floor	5,300,000.00
III.Second Floor	5,300,000.00
IV.Third Floor	5,400,000.00
V.Fourth Floor	5,500,000.00
VI.Fifth Floor	6,000,000.00
Total Cost	**32,500,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	BLOCK - C, I.STILT FLOOR					
1	Earth Work Excavation in all type of soils	60,100.00	C.ft	3.50	C.ft	210,350.00
2	PCC 1:4:8 for Sub Grades	22,150.00	C.ft	55.00	C.ft	1,218,250.00
3	Murram Filling	40,000.00	C.ft	4.00	C.ft	160,000.00
4	RCC works including steel reinforcement in cc 1:2:4	52,100.00	C.ft	225.00	C.ft	11,722,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	1,060.00	C.ft	58.00	C.ft	61,480.00
6	Plastering in cm 1:3 & 1:6	64,000.00	S.ft	9.00	S.ft	576,000.00
7	Supply & Fixing Doors a. Teak wood frames with flush shutters	89.00	S.ft	200.00	S.ft	17,800.00
8	Supply & Fixing Windows (Teak)	64.00	S.ft	475.00	S.ft	30,400.00
9	CC Flooring in cm 1:2:4 with fine rendering	48,500.00	S.ft	40.00	S.ft	1,940,000.00
10	Ceramic Tiles for Toilet Rooms	440.00	S.ft	60.00	S.ft	26,400.00
11	RCM Shelves	200.00	S.ft	70.00	S.ft	14,000.00
12	Steel Railing for Staircases (8 nos)	L.S.				24,000.00
13	Electrical works with best quality fittings	L.S.				200,000.00
14	Sanitary & Water supply works	L.S.				200,000.00
15	Painting works with best quality Asian paints	L.S.				150,000.00
16	Water sump (20,000 ltrs capacity, RCC, 3 nos)	L.S.				480,000.00
17	Septic Tank with Soap Kit (2 nos)	L.S.				400,000.00
18	Bore well with Pump set (1000' depth, 2 nos)	L.S.				200,000.00
19	6 Persons Capacity Lift (8 nos)	L.S.				3,200,000.00
20	Transformer (500 KV)	L.S.				1,000,000.00
21	Elevation works	L.S.				300,000.00
22	Mis.works	L.S.				168,820.00
				Total (I)		**22,300,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II.FIRST FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & Fixing Windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic Tiles for Toilet rooms & Kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common Area Flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	First Floor Lifting Charges	L.S.				350,000.00
14	Electrical Works with best Quality Fittings	L.S.				1,090,000.00
15	Sanitary & Water Supply Works	L.S.				1,240,000.00
16	Painting works with best quality Asian paints	L.S.				1,235,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for Staricases (8 nos)	L.S.				240,000.00
19	Marble for Steps (8 staircases)	L.S.				96,000.00
20	Interior Design works	L.S.				580,000.00
21	Mis.works	L.S.				144,347.50
				Total (II)		**26,300,000.00**

Ch. Shankar

CH. SHANKAR

SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III.SECOND FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & Fixing Windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic Tiles for Toilet Rooms and Kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area Flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	Second Floor Lifting Charges	L.S.				690,000.00
14	Electrical Works with best quality Fittings	L.S.				1,090,000.00
15	Sanitary & Water Supply Works	L.S.				1,240,000.00
16	Painting Works with best quality Asian paints	L.S.				1,235,000.00
17	Elevation Works	L.S.				400,000.00
18	Steel Railing for Staircases (8 Nos)	L.S.				240,000.00
19	Marble for Steps (8 staircases)	L.S.				96,000.00
20	Interior Design Works	L.S.				580,000.00
21	Mis.Works	L.S.				104,347.50
				Total (III)		**26,600,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV.THIRD FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & Fixing Windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble Stones / Vertified Tiles Flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic Tiles for Toilet Rooms and Kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area Flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	Third Floor Lifting Charges	L.S.				1,040,000.00
14	Electrical Works with Best Quality Fittings	L.S.				1,090,000.00
15	Sanitary & Water Supply Works	L.S.				1,240,000.00
16	Painting works with best quality Asian paints	L.S.				1,235,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for Staircases (8 Nos)	L.S.				240,000.00
19	Marble for Steps (8 staircases)	L.S.				96,000.00
#REF!	Interior Design Works	L.S.				580,000.00
#REF!	Mis.Works	L.S.				154,347.50
				Total (IV)		**27,000,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
6	Supply & fixing windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic tiles for toilet rooms and kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Fourth floor lifting charges	L.S.				1,380,000.00
13	Electrical works with best quality fittings	L.S.				1,090,000.00
14	Sanitary & water supply works	L.S.				1,240,000.00
15	Painting works with best quality Asian paints	L.S.				1,235,000.00
16	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
17	Elevation works	L.S.				400,000.00
18	Steel Railing for staircases (8 Nos)	L.S.				240,000.00
19	Marble for steps (8 staricases)	L.S.				96,000.00
20	Interior design works	L.S.				580,000.00
21	Mis.works	L.S.				114,347.50
				Total (V)		**27,300,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	VI.FIFTH FLOOR (C Block, 29 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	34,000.00	C.ft	240.00	C.ft	8,160,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,330.00	C.ft	58.00	C.ft	1,005,140.00
3	I Class Brick masonry in cm 1:5 (4"walls)	25,150.00	S.ft	28.00	S.ft	704,200.00
4	Plastering in cm 1:3 & 1:6	166,750.00	S.ft	9.00	S.ft	1,500,750.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	812.00	S.ft	550.00	S.ft	446,600.00
	b. Teak wood frames with flush shutters	4504.50	S.ft	200.00	S.ft	900,900.00
	c. French Door		S.ft	400.00	S.ft	0.00
6	Supply & fixing windows (Teak)	3,768.50	S.ft	475.00	S.ft	1,790,037.50
7	Marble stone / Vertified tiles flooring	30,775.00	S.ft	125.00	S.ft	3,846,875.00
8	Railing for balconies & common areas	6,950.00	S.ft	65.00	S.ft	451,750.00
9	Ceramic tiles for toilet rooms and kitchen	16,790.00	S.ft	60.00	S.ft	1,007,400.00
10	RCM Shelves	8,700.00	S.ft	70.00	S.ft	609,000.00
11	Common area flooring	5,300.00	S.ft	40.00	S.ft	212,000.00
12	Cooking platforms (Granite stones)	29.00	nos	10,000.00	each	290,000.00
13	Roof flooring	41,069.00	S.ft	20.00	S.ft	821,380.00
14	Fifth floor lifting charges	L.S.				1,725,000.00
15	Electrical works with best quality fittings	L.S.				1,090,000.00
16	Sanitary & water supply works	L.S.				1,240,000.00
17	Painting works with best quality Asian paints	L.S.				1,235,000.00
18	Elevation works	L.S.				400,000.00
19	Steel Railing for staircases (8 Nos)	L.S.				240,000.00
20	Marble for steps (8 staricases)	L.S.				96,000.00
21	Over head tank (8 nos)	L.S.				480,000.00
22	Head room constrcution (8 nos)	L.S.				800,000.00
23	Interior design works	L.S.				580,000.00
24	Mis.works	L.S.				167,967.50
				Total (V)		**29,800,000.00**

BLOCK-C TOTAL COST

I.Stilt Floor	22,300,000.00
II. First Floor	26,300,000.00
III.Second Floor	26,600,000.00
IV.Third Floor	27,000,000.00
V.Fourth Floor	27,300,000.00
VI.Fifth Floor	29,800,000.00
Total Cost	**159,300,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	I. AMENITIES BLOCK (GROUND FLOOR)					
1	Earth Work Excavation	3,630.00	C.ft	3.50	C.ft	12,705.00
2	PCC 1:4:8 for sub grades	1,120.00	C.ft	55.00	C.ft	61,600.00
3	RCC works including steel reinforcement in cc 1:2:4	2,500.00	C.ft	225.00	C.ft	562,500.00
4	I Class Brick masonry in cm 1:6 (9"walls)	900.00	C.ft	58.00	C.ft	52,200.00
5	I Class Brick masonry in cm 1:5 (4"walls)	1,200.00	S.ft	28.00	S.ft	33,600.00
6	Plastering in cm 1:3 & 1:6	8,300.00	S.ft	9.00	S.ft	74,700.00
7	Supply & fixing doors					
	a. Teak wood frames with flush shutters	64.50	S.ft	200.00	S.ft	12,900.00
8	Supply & fixing Windows &Ventilators(Te	123.50	S.ft	475.00	S.ft	58,662.50
9	Flooring with marble stones	1,575.00	S.ft	40.00	S.ft	63,000.00
10	MS Rolling shutters	200.00	S.ft	125.00	S.ft	25,000.00
11	Ceramic tiles for toilet rooms	980.00	S.ft	60.00	S.ft	58,800.00
12	Electrical works with best quality fittings	L.S.				75,000.00
13	Sanitary & water supply works	L.S.				60,000.00
14	Painting works with best quality paints	L.S.				75,000.00
15	Marble for steps	L.S.				15,000.00
16	Railing for staircase	L.S.				30,000.00
17	Bore well with pumpset (400'depth)	L.S.				50,000.00
18	Elevation works	L.S.				50,000.00
19	Mis.works	L.S.				29,332.50
				Total (I)		**1,400,000.00**

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II.AMENITIES BLOCK(FIRST FLOOR)					
1	RCC works including steel reinforcement in cc 1:2:4	1,600.00	C.ft	240.00	C.ft	384,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	950.00	C.ft	58.00	C.ft	55,100.00
3	I Class Brick masonry in cm 1:5 (4"walls)	760.00	S.ft	28.00	S.ft	21,280.00
4	Plastering in cm 1:3 & 1:6	7,000.00	S.ft	9.00	S.ft	63,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	28.00	S.ft	550.00	S.ft	15,400.00
	b. Teak wood frames with flush shutters	32.50	S.ft	200.00	S.ft	6,500.00
6	Supply & fixing windows & Vent. (Teak)	123.50	S.ft	475.00	S.ft	58,662.50
7	Marble stone / Vertified tiles flooring	1,575.00	S.ft	125.00	S.ft	196,875.00
	Ceramic tiles for toilet rooms	980.00	S.ft	60.00	S.ft	58,800.00
8	Railing for staircase	L.S.				30,000.00
9	First floor lifting charges	L.S.				20,000.00
10	Electrical works with best quality fittings	L.S.				60,000.00
11	Sanitary & water supply works	L.S.				50,000.00
12	Painting works with best quality paints	L.S.				60,000.00
13	Elevation works	L.S.				50,000.00
14	Marble for steps	L.S.				15,000.00
15	Mis.works	L.S.				55,382.50
				Total (II)		**1,200,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II.AMENITIES BLOCK(FIRST FLOOR)					
1	RCC works including steel reinforcement in cc 1:2:4	1,600.00	C.ft	240.00	C.ft	384,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	950.00	C.ft	58.00	C.ft	55,100.00
3	I Class Brick masonry in cm 1:5 (4"walls)	760.00	S.ft	28.00	S.ft	21,280.00
4	Plastering in cm 1:3 & 1:6	7,000.00	S.ft	9.00	S.ft	63,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	28.00	S.ft	550.00	S.ft	15,400.00
	b. Teak wood frames with flush shutters	32.50	S.ft	200.00	S.ft	6,500.00
6	Supply & fixing windows & Vent. (Teak)	123.50	S.ft	475.00	S.ft	58,662.50
7	Marble stone / Vertified tiles flooring	1,575.00	S.ft	125.00	S.ft	196,875.00
	Ceramic tiles for toilet rooms	.980.00	S.ft	60.00	S.ft	58,800.00
8	Railing for staircase	L.S.				30,000.00
9	Second floor lifting charges	L.S.				30,000.00
10	Electrical works with best quality fittings	L.S.				60,000.00
11	Sanitary & water supply works	L.S.				50,000.00
12	Painting works with best quality paints	L.S.				60,000.00
13	Elevation works	L.S.				50,000.00
14	Marble for steps	L.S.				15,000.00
15	Head room construction	L.S.				75,000.00
16	Over head tank (3000 Lts capacity, RCC)	L.S.				50,000.00
17	Roof flooring	L.S.				40,000.00
18	Mis.works	L.S.				40,382.50
				Total (III)		**1,360,000.00**

III. AMENITIES BLOCK TOTAL COST

I.Ground Floor		1,400,000.00
II. First Floor		1,200,000.00
III.Second Floor		1,360,000.00
	Total Cost	**3,960,000.00**

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

V.COMMON AREA WORKS & DEVELOPMENT WORKS

1	Laying 150 mm thick cc road in 1:2:4 including formation of roads with best quality murram and consolidation etc., including cost of all materials, labour etc., complete.	104,700.00 Sq.ft @ Rs.80/- per S.ft	8,376,000.00
2	Construction of 50,000 Lts capacity of water sump for storage of Municipal water including cost of all materials labour etc., complete.	L.S.	500,000.00
3	Construction of kurb stones including cost of all materials labour etc., complete.	L.S.	600,000.00
4	Tot lot area works	L.S.	600,000.00
5	Sanitary and water supply works	L.S.	1,000,000.00
6	Electrical works	L.S.	400,000.00
7	Constrcution of security room	L.S.	500,000.00
8	Supply & fixing Iron gates with ramps	L.S.	100,000.00
9	Mis .works	L.S.	124,000.00
		Total (V)	**12,200,000.00**

ABSTRACT COST OF THE TOTAL PROJECT (GREEN WOOD RESIDENCY)

I	**A-BLOCK**	187,100,000.00
II	**B-BLOCK**	32,500,000.00
III	**C-BLOCK**	159,300,000.00
IV	**AMENITIES BLOCK**	3,960,000.00
V	**Common area works & Development works**	12,200,000.00
	Total Project Cost	395,060,000.00

Say Rs.39,50,00,000/-

(RUPEES THIRTY NINE CRORES FIFTY LAKHS ONLY)

Ch. Shankar

CH. SHANKAR
SBI PANEL VALUER

GREENWOOD ESTATES

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

HYDERABAD
17.10.2007

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

Dear Sir,
Sub: Request for sanction of Cash Credit Limit of Rs.800.00 lacs.
Request to consider interest rate at 12.75%.
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 345 delux and semi-delux apartments in sparlwing 6 acres 5 guntas at Sy.No's:202 to 206, Kowkur, near Bollarum, Secunderabad (close to Rajiv Rahadari Highway to Karimnagar).

The proposed site is located in peaceful, serene; pollution free environment surrounded by HUDA Layouts and gated communities. The proposed project is also close to 2000 acre Giga City at Jawaharnagar, 200 acre BITS Pilani at Jawaharnagar, 50 acre Genpact Campus at Jawaharnagar. It takes 20 minutes drive to Shapoorji Pallonji Biotech Park & ICICI Kowledge Park, Turkapally and 30 minutes drive to Infosys technologies, Pocharam, IT Raheja Park/Singapore city, Pocharam from the site.

We have obtained necessary approvals from the concerned departments to construct the apartments with total built up area of 494525 sft. in three blocks (stilt + 5 floors). We are planning to provide state of the art amenities such as swimming pool, club house with banquet hall, fully equipped gymnasium, library, crèche; central landscaped area of about one acre; children's parks & landscaped gardens; badminton, tennis court, basket ball court; backup generators, lifts 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 here under:

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

	Rs. In lacs
Land Purchase & Registration	0119.88
Sanction &permissions	0047.48
Land Development, amenities etc	0184.00
Construction Cost	5107.25
Interest	0140.00
Total	5598.61

GREENWOOD ESTATES

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

MEANS OF FINANCE:

Rs. In lacs

Promoters Contribution	0800.00
Bank Loan	0800.00
Sales Proceeds of houses	3998.61
Total	5598.61

We have started construction work during the month of Oct'2007 and hoping to complete the project by Oct'2009.

Present Request:
Against this backdrop we request you to kindly accord sanction of cash credit limit of Rs800.00 lacs. We propose to repay the loan in 10 equal monthly installments starting from Jan'2009 with a holiday period of 9 months from the date of last disbursement. We are planning to liquidate the loan amount by Oct'2009.

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 3 acres standing in the name of Greenwood Estates.
- Guarantees: Guarantees of all partners.
- Corporate Guarantee of Modi Housing Pvt 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 12.75% 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 Greenwood Estates

Managing Partner
(Soham Modi)

ASSESSMENT OF WORKING CAPITAL REQUIREMENTS
FORM II: OPERATING STATEMENT

M/s GREENWOOD ESTATES

(Amount-Rs.in Crores)

	Estimates 2007-08 (1)	Estimates 2008-09 (2)	Projections 2009-10 (3)
1. Gross Sales			
i) Domestic sales	14.91	26.93	37.29
ii) Export Sales	0.00	0.00	0.00
Total	14.91	26.93	37.29
2. Less excise duty	0.00	0.00	0.00
3. Net sales (1-2)	14.91	26.93	37.29
4. %age rise (+) or fall (-)in net sales as compared to previous	#DIV/0!	80.62	38.47
5. cost of Sales			
i) Raw materials (including stores and other items used in the process of manufacture)	29.66	22.83	0.00
a) Imported	0.00	0.00	0.00
b) Indigeneous	29.66	22.83	0.00
ii) Other spares	0.00	0.00	0.00
a) Imported	0.00	0.00	0.00
b) Indigenous	0.00	0.00	0.00
iii) Power and fuel	0.00	0.00	0.00
iv) Direct labour (Factory wages & Salaries)	0.28	0.43	0.21
v) Other mfg. expenses	0.00	0.00	0.00
vi) Depreciation	0.00	0.00	0.00
vii) SUB-TOTAL (i to vi)	29.94	23.26	0.21
viii) Add: Opening stocks in process	0.00	18.00	20.00
Sub-total	29.94	41.26	20.21

ix) Deduct: Closing stocks in-process	18.00	20.00	0.00
x) Cost of production	11.94	21.26	20.21
xi) Add: Opening stock of finished goods	0.00	0.00	0.00
Sub-total	11.94	21.26	20.21
xii) Deduct closing stock of finished goods	0.00	0.00	0.00
xiii) SUB TOTAL (Total cost of sales)	11.94	21.26	20.21
6) Selling general and administrative expenses	0.71	0.31	0.15
7) SUB-TOTAL (5+6)	12.65	21.57	20.36
8) Operating profit before interest Tax (3-7)	2.26	5.36	16.93
9) Interest	0.26	0.97	0.18
10) Operating profit after interest (8-9)	2.00	4.39	16.75
11) i) and other non-operating income	0.00	0.00	0.00
ii) Deduct other non-operating expenses (Prior period expenditure)	0.00	0.00	0.00
iii) Net of other non-operating income/expenses (net of 11(i) & 11(ii)	0.00	0.00	0.00
12) Profit before tax/loss 10+11 (iii)	2.00	4.39	16.75
13) Provision for taxes	0.68	1.49	5.69
14) Net profit/loss (12-13)	1.32	2.90	11.06
15) a) Equity dividend paid	0.00	0.00	0.00
b) Dividend rate	0.00	0.00	0.00
16) Retained profit (14-15)	1.32	2.90	11.06
17) Retained profit/Net profit (%age)	100.00%	100.00%	100.00%
PBT/Net Sales	13.41	16.30	44.92
PAT/Net Sales	8.85	10.76	29.65

FORM III

ANALYSIS OF BALANCE SHEET

M/s GREENWOOD ESTATES

(Amount-Rs.in Crores)

LIABILITIES	Estimates 2007-08 (1)	Estimates 2008-09 (2)	Projections 2009-10 (3)
CURRENT LIABILITIES			
1. Short-term borrowing from banks (inid.bills purchased. discounted & excess borrowing placed on repayment basis)			
i) From applicant bank	8.00	5.60	0.00
ii) From other banks	0.00	0.00	0.00
iii) Creidtors o/a LC's opened	0.00	0.00	0.00
Sub total (A)	8.00	5.60	0.00
2. Short term borrowings from others	0.00	0.00	0.00
3. Sundry creditors	0.00	0.00	0.00
4. Advance payments from customers/ deposits from dealers	0.00	0.00	0.00
5. Provision for taxation	0.68	1.49	5.69
6. Dividend payable	0.00	0.00	0.00
7. Other statutory liabilities (due within one year)	0.00	0.00	0.00
8. Deposits/Instalments of term loans/ DPGs/debentures,etc., (due within one year) Term Loan	0.00	0.00	0.00
Others	0.00	0.00	0.00
9. Other current liabilities&Provisions (due within one year)	0.00	0.00	0.00
(Specify major items)			
Sub-total (B)	0.68	1.49	5.69
10. TOTAL CURRENT LIABILILTIES (total of 1 to 9)	8.68	7.09	5.69

TERM LIABILITIES

11. Debentures (not maturing within one year)	0.00	0.00	0.00
12. Preference Shares (redeemable after one year)	0.00	0.00	0.00
13. Term loans (excluding instalments BANK payable within one year)	0.00 0.00	0.00 0.00	0.00 0.00
14. Deferred Payament Credits excldg. instalments due within one year	0.00	0.00	0.00
15. Term deposits (repayable after one year) Unsecured Loans	0.68	2.17	2.17
16. Other term liabilities	0.00	0.00	0.00
17. TOTAL TERM LIABILITIES (Total of 11 to 16)	0.68	2.17	2.17
18. TOTAL OUTSIDE LIABILITIES (10 + 17)	9.36	9.26	7.86

NET WORTH

19. Ordinary share capital	8.02	8.02	8.02
20. General reserve	0.00	1.32	4.22
21.Revaluation Reserve/Unsecured Loans	0.00	0.00	0.00
22. Other reserves (Share Premium)	0.00	0.00	0.00
23. Surplus (+) or deficit (-) in Profit & Loss account.	1.32	2.90	11.06
24. NET WORTH	9.34	12.24	23.29
25. TOTAL LIABILITIES (18 + 24)	18.70	21.50	31.16

FORM III (CONTINUED)

ANALYSIS OF BALANCE SHEET

M/s GREENWOOD ESTATES (Amount-Rs.in Crores)

ASSETS

	Estimates 2007-08	Estimates 2008-09	Projections 2009-10
CURRENT ASSETS	(1)	(2)	(3)
26.Cash and Bank balances	0.00	0.00	0.14
27. Investments (other than long term investments)			
i) Government & Other Trustee securities	0.00	0.00	0.00
ii) Fixed Deposits with banks (Margin Mone	0.00	0.00	0.00
28. i) Receivables other than deferred & & exports (incldg bills purchased & discounted by banks)	0.00	0.00	0.00
ii) Export receivables (incldg. bills purchased/discounted by banks)	0.00	0.00	0.00
29. Instalments of deferred receivables (due within one year)	0.00	0.00	0.00
30. Inventory:			
i) Raw materials (incldg.stores & other items used in the process of manufacture)			
a) Imported	0.00	0.00	0.00
b) Indigeneous	0.00	0.00	25.31
ii) Stocks-in-process	18.00	20.00	0.00
iii) Finished goods	0.00	0.00	0.00
iv) Other consumable spares			
a) Imported	0.00	0.00	0.00
b) Indigenous	0.00	0.00	0.00
31. Advances to suppliers of raw materials & stores/spares	0.00	0.00	0.00
32. Advance payment of taxes	0.68	1.48	5.69
33. Other current assets (specify major items)	0.00	0.00	0.00
34. TOTAL CURRENT ASSETS (Total of 26 to 33)	18.68	21.48	31.14

FIXED ASSETS

35. Gross Block (land & building machi-nery, work-in-progress)	0.02	0.02	0.02
36. Depreciation to date	0.00	0.00	0.00
37. NET BLOCK (35-36)	0.02	0.02	0.02
OTHER NON-CURRENT ASSETS			
38. Investments/book debts/advances/ deposits/which are not current Assets.			
i) a) Investments in subsidiary companies/affiliates	0.00	0.00	0.00
b) Others	0.00	0.00	0.00
ii) Advances to suppliers of Capital goods & contractors	0.00	0.00	0.00
iii) Deferred receivables (maturity exceeding one year)	0.00	0.00	0.00
iv) Others (Doubt ful Debts)	0.00 0.00	0.00 0.00	0.00 0.00
39. Non-consumable stores & spares	0.00	0.00	0.00
40. Other non-current assets incldg. dues from directors.	0.00	0.00	0.00
41. TOTAL OTHER NON-CURR.ASSETS (Total of 38 to 40)	0.00	0.00	0.00
42. intangible assets(patents. goodwill, prelim expenses, bad/dountful debts not provided for,etc.,)	0.00	0.00	0.00
43. TOTAL ASSETS Total of 34,37,41,&42	18.70	21.50	31.16
44. TANGABLE NET WORTH (24 - 42)	18.70 9.34	21.50 12.24	31.16 23.29
45. NET WORKING CAPITAL [(17 + 24) - (37 + 41 + 42)] to tally with (34 - 10)	10.00	14.39	25.44
46. Current ratio(34/10)	2.15	3.03	5.47
47. Total outside liabilities/Tangible Net worth (18/44)	1.00	0.76	0.34
48. Total Term Liabilities/Tangible net worth	0.07	0.18	0.09

ADDITIONAL INFORMATION

(A) Arrears of depreciation
(B) Contingent liabilities:
i) Arrears of cumulative dividends
ii) Gratuity liability not provided for
iii) Disputed excise/customs/tax liabilities.
iv) Other liabilities not provided for (Bank Gurantees)

FORM IV

COMPARATIVE STATEMENT OF
CURRENT ASSETS & CURRENT LIABILITIES

M/s GREENWOOD ESTATES (Amount-Rs.in Crores)

A CURRENT ASSETS	Estimates 2007-08 (1)	Estimates 2008-09 (2)	Projections 2009-10 (3)
1. Raw materials (incldg stores & other items used in process of manufacture)			
a) Imported:	0.00	0.00	0.00
Months' consumption -			
b) Indigenous:	0.00	0.00	25.31
Months' consumption - 1 Months	0.00	0.00	#DIV/0!
2. Other consumble spares, excludg. those incldg.in 1 above,			
a) Imported:	0.00	0.00	0.00
Months' consumption			
b) Indigenous:	0.00	0.00	0.00
Months' consumption: 1 Month	#DIV/0!	#DIV/0!	#DIV/0!
3. Stocks-in-process:	18.00	20.00	0.00
Month's cost of production:	18.09	11.29	0.00
4. Finished goods	0.00	0.00	0.00
Month's cost of production : 1 Month	0.00	0.00	0.00
5. Receivables other than export & deferred receivables (incldg.bills purchased & discounted by bankers)	0.00	0.00	0.00
Months' domestic sales: 2 Months excldg. deferred payment sales:	0.00	0.00	0.00
6. Export receivables (incl bills purch, & disc,) Months' export sales: 3 Months	0.00	0.00	0.00
7. Advances to suppliers of raw materials & stores/spares,consumables	0.00	0.00	0.00
8. Other current assets incl. cash & bank balance & deferred receivables due within one year(specify major items)	0.68	1.48	5.83
9. TOTAL CURRENT ASSETS (To agree within term 34 in Form III)	18.68	21.48	31.14

FORM IV (CONTINUED)

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

M/s GREENWOOD ESTATES

	Estimates 2007-08 (1)	Estimates 2008-09 (2)	Projections 2009-10 (3)
B. CURRENT LIABILITIES (Other than bank borrowings for working capita)			
10. Creditors for purchase of raw materials, stores & consumable spares			
Months purchases-Indigeneous: -- months	0.00	0.00	0.00
Months purchases-Indigeneous: 1 months	0.00	0.00	#DIV/0!
11. Advances from customers	0.00	0.00	0.00
12. Statutory liabililties	0.00	0.00	0.00
13. Other current liabilities (specify Major items) short Term borrowings, unsecured loans, dividend payable instalments of TL, DPG,public deposits,debentures,etc.,	0.68	1.49	5.69
14. TOTAL	0.68	1.49	5.69

(To agree with sub total B-Form III)

FORM V
CONTINUED

M/s GREENWOOD ESTATES

WORKING CAPITAL ASSESSMENT & ASSESSED BANK FINANCE

	Estimates 2007-08	Estimates 2008-09	Projections 2009-10
	(1)	(2)	(3)
1. Total CA	18.68	21.48	31.14
2. Other CL	0.68	1.49	5.69
3. Working Capital GAP	18.00	19.99	25.45
4. Net Working Capital	10.00	14.39	25.44
5. Assessed/Actual Bank Finance	8.00	5.60	0.00
6. NWC To Total Current Assets %	53.53	66.98	81.71
7. Bank Finance To TCA %	42.83	26.07	0.00
8. S Creditors To TCA %	0.00	0.00	0.00
9. Other Current Liabilities to Total Current Assets %	3.64	6.95	18.28
10.Inventory To Net Sales (Days)	440.64	271.07	247.74
11.Receivables To Gross Sales (Days)	0.00	0.00	0.00
12.Sundry Creditors To Purchases (Days)	0.00	0.00	#DIV/0!

FORM VI

FUNDS FLOW STATEMENT

M/s GREENWOOD ESTATES

(Amount-Rs.in Crores)

	Estimates 2007-08 (1)	Estimates 2008-09 (2)	Projections 2009-10 (3)
1. SOURCES			
a) Net profit after tax	1.32	2.90	11.06
b) Depreciation	0.00	0.00	0.00
c) Increase in capital	8.02	0.00	0.00
d) Increase in Term Liabilities (incldg.Public deposits)	0.68	1.49	0.00
e) Decrease in			
i) Fixed Assets	0.00	0.00	0.00
ii) Other non-current assets	0.00	0.00	0.00
f) Others	0.00	0.00	0.00
g) T O T A L	10.02	4.39	11.06
2. USES			
a) Net loss	0.00	0.00	0.00
b) Decrease in Term Liabilities (incldg.public deposits)	0.00	0.00	0.00
c) Increase in:			
i) Fixed Assets	0.02	0.00	0.00
ii) Other non-current assets	0.00	0.00	0.00
d) Dividend payments	0.00	0.00	0.00
e) Others	0.00	0.00	0.00
f) Withdrawals	0.00	0.00	0.00
f) T O T A L	0.02	0.00	0.00
3. Long Term Surplus (+) Deficit(-) (1-2)	10.00	4.39	11.06
4. Increase/decrease in current assets* (as per details given below)	18.68	2.80	9.66
5. Increase/decrease in current liabilities other than Bank borrowings	0.68	0.81	4.20
6. increase/decrease in working capital gap	18.00	1.99	5.46
7. Net surplus (+) / deficit (-) (difference of 3&6)	-8.00	2.40	5.60
8. increase/decrease in Bank borrowings.	8.00	-2.40	-5.60
INCREASE/DECREASE IN NET SALES	14.91	12.02	10.36

*Break - up of (4)

i) Increase/decrease in Raw Materials	0.00	0.00	25.31
ii) increase/decrease in Stocks-in process	18.00	2.00	-20.00
iii) increase/decrease in Finished Goods	0.00	0.00	0.00
iv) increase/decrease in Receivables			
a) Domestic	0.00	0.00	0.00
b) Export	0.00	0.00	0.00
v) increase/decrease in stores & spares	0.00	0.00	0.00
vi) Increase/decrease in other current assets	0.68	0.80	4.35
	18.68	2.80	9.66

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

M/S GREENWOOD ESTATES (GREENWOOD RESIDENCY)
CASH BUDGET FOR 24 MONTHS

Amount Rs. In Crores

CASH RECEIPTS:	Upto Sep'07	Oct'07	Nov'07	Dec'07	Jan'08	Feb'08	Mar'08
Receipts from house owners			0.5	3.02	3.68	3.6	4.11
Income from sale of car parking							
Income from other amenities							
Bank Loan			1.6	1.6	1.6	1.6	1.6
Promoter's Contribution	2.35	2.09	2.84	0.72			
Unsecured Loans							0.68
TOTAL RECEIPTS	2.35	2.09	4.94	5.34	5.28	5.2	6.39
CASH DISBURSEMENTS/CONSTRUCTION COST:							
Land Purchase, Development, Amenities	1.41		0.07	0.08			
Sanction fee & Misc. Expenses	0.47						
Compound wall/Sump/Office room	0.4						
Footings; RCC Slab; Water tank		2.01	3.47	3.47	3.47	2.63	2.63
Brick works/lintels/plastering/sunshades			1.3	1.3	1.3	1.3	1.1
Doors & windows						0.31	0.31
Plumbing; Sanitary; Tiles						0.43	0.43
Flooring; Terrace Flooring; Water Proofing							0.37
M.S.Railing				0.08	0.08	0.08	0.07
Electricals				0.31	0.31	0.31	0.32
Painting							0.31
Lift & Generator							
Electricity; Water supply; Swimming pool							
Roof Tiles							
Misc. civil works							
Architects & consultant fee		0.01	0.01				0.01
Wages & Labour							
Salaries & Wages	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Selling;Admn.exps;marketing etc	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Bank Installment							
Bank Interest			0.02	0.03	0.05	0.07	0.09
Advance Tax							0.68
Land							
TOTAL DISBURSEMENTS	2.35	2.09	4.94	5.34	5.28	5.20	6.39
Surplus/Deficit	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Cumulative Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.01

April'08	May'08	June'08	July'08	Aug'08	Sep'08	Oct'08	Nov'08	Dec'08	Jan'09	Feb'09
5.64	5.35	4.43	1.91	1.73	1.31	0.8	0.36	0.13	0.62	0.61
	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04	0.05	0.05
	0.26	0.27	0.25	0.26	0.28	0.26	0.26	0.27	0.26	0.26
5.64	5.66	4.75	2.21	2.04	1.64	1.11	0.67	0.44	0.93	0.92
			0.08	0.08	0.08	0.07				
2.63	2.64	1.78								
1.1	1.11	1.11	0.38	0.39						
0.31	0.32	0.26	0.26	0.26	0.26	0.09	0.09			
0.43	0.44	0.37	0.37	0.37	0.37	0.12	0.13			
0.37	0.37	0.37	0.32	0.32	0.32	0.32	0.1	0.11		
0.07	0.07	0.02	0.02							
0.26	0.26	0.26	0.26	0.09	0.09					
0.31	0.31	0.32	0.26	0.26	0.26	0.26	0.09	0.09		
		0.11	0.11	0.11	0.11	0.11	0.11	0.11		
0.01				0.01	0.01		0.01			0.01
0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.03	0.03	0.03	0.03
0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
									0.8	0.8
0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.08	0.07
5.65	5.67	4.75	2.21	2.04	1.65	1.12	0.67	0.45	0.93	0.93
0.00	-0.01	0.00	0.00	0.00	-0.01	0.00	0.00	0.00	0.00	-0.01
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00

Mar'09	Aprl'09	May'09	June'09	July'09	Aug'09	Sep'09	Oct'09	TOTAL
0.6	0.58	0.58	0.57	0.79	0.66	0.6	32	74.18
0.05	0.05	0.05	0.05					0.69
0.27	0.27	0.27	0.26	0.27	0.28	0.01		4.26
								8
								8
1.49								2.17
2.41	0.9	0.9	0.88	1.06	0.94	0.61	32	97.3
								1.87
								0.47
								0.4
								24.73
								10.39
								2.47
								3.46
								2.97
								0.49
								2.47
								2.47
								0.77
								0
								0
								0
0.01						0.01		0.1
								0
0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.92
0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.6
0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	8
0.06	0.05	0.04	0.03	0.03	0.02	0.01	0.00	1.40
1.49							5.69	7.86
							25.31	25.31
2.41	0.90	0.89	0.88	0.88	0.87	0.87	31.85	97.15
0.00	0.00	0.01	0.00	0.18	0.07	-0.26	0.15	0.15
0.00	-0.01	0.00	0.00	0.18	0.26	0.00	0.15	

Greenwood Estates Arriving the gap Rs. in Crores

	Sep'07	Dec'07	Mar'08	June'08	Sep'08	Dec'08	Mar'09	June'09	Sep'09	Dec'09	
Advances	0.00	3.52	11.39	16.05	5.89	2.22	2.77	2.68	2.61	32.00	79.13
Cum	0.00	3.52	14.91	30.96	36.85	39.07	41.84	44.52	47.13	79.13	79.13
USL			0.68				1.49				2.17
Payment	2.35	12.37	16.18	16.06	5.89	2.23	0.37	0.28	0.21	0.05	55.98
Cost of lan	1.41	0.15	0.00	0.00	0.24	0.07	0.00	0.00	0.00	0.00	1.87
Developme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Con cost	0.91	12.08	15.89	15.73	5.33	1.84	0.11	0.09	0.10	0.03	52.11
S & A	0.03	0.09	0.09	0.07	0.06	0.06	0.06	0.06	0.06	0.02	0.60
Int. on C C	0.00	0.05	0.20	0.26	0.26	0.26	0.20	0.13	0.05	0.00	1.40
Advance tax			0.68				1.49			5.69	7.86
Purchase of										25.31	25.31
Surplus/De	-2.35	-8.85	-4.79	-0.01	0.01	0.00	2.40	2.40	2.40	31.95	23.15
cumula	-2.35	-11.20	-16.00	-16.00	-16.00	-16.00	-13.60	-11.20	-8.80	23.15	46.30
Margin	-1.18	-5.60	-8.00	-8.00	-8.00	-8.00	-6.80	-5.60	-4.40	11.57	23.15
Actual	2.35	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	
WC Req	0.00	-3.20	-8.00	-8.00	-8.00	-8.00	-5.60	-3.20	-0.80	31.15	

Total Construction Cost 54.58

2007-08 & 08-09	Sep'07	Oct'07	Nov'07	Dec'07	Jan'08	Feb'08	Mar'08	April'08	May'08	June'08	July'08
Expenditure	2.35	2.09	4.94	5.34	5.28	5.20	6.39	5.65	5.67	4.75	2.21
Cumulative	2.35	4.44	9.38	14.72	20.00	25.20	31.59	37.23	42.90	47.64	49.85
Less Adv	0.00	0.00	0.50	3.02	3.68	3.60	4.11	5.64	5.66	4.75	2.21
Cumulative	0.00	0.00	0.50	3.52	7.20	10.80	14.91	20.55	26.21	30.96	33.17
Gap	**2.35**	**4.44**	**8.88**	**11.20**	**12.80**	**14.40**	**16.68**	**16.68**	**16.69**	**16.68**	**16.68**
Finance eligible	**1.18**	**2.22**	**4.44**	**5.60**	**6.40**	**7.20**	**8.34**	**8.34**	**8.34**	**8.34**	**8.34**
Finance sought	**0.00**	**0.00**	**1.60**	**3.20**	**4.80**	**6.40**	**8.00**	**8.00**	**8.00**	**8.00**	**8.00**
Promoters con	2.35	4.44	7.28	8.00	8.00	8.00	8.68	8.68	8.69	8.68	8.68
Equity	2.35	2.09	2.84	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative	2.35	4.44	7.28	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Unsecured loans	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.00	0.00
Cumulative	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.68	0.68	0.68	0.68
Unsecred Loans											
Total	2.35	4.44	7.28	8.00	8.00	8.00	8.68	8.68	8.68	8.68	8.68
Closing cash bal		0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.01	0.00	0.01

Net owned funds	2.35	2.09	2.84	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative	2.35	4.44	7.28	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Bank Finance	0.00	0.00	1.60	3.20	4.80	6.40	8.00	8.00	8.00	8.00	8.00
NOF/BF	0.00	0.00	0.22	0.40	0.60	0.80	1.00	1.00	1.00	1.00	1.00

2008-09 & 2009-10	July'08	Aug'08	Sep'08	Oct'08	Nov'08	Dec'08	Jan'09	Feb'09	Mar'09	April'09	May'09	June'09	July'09	Aug'09	Sep'09	Oct'09
Expenditure *		2.04	1.65	1.12	0.67	0.45	0.93	0.93	2.41	0.90	0.89	0.88	0.88	0.87	0.87	31.85
Cumulative	49.85	51.88	53.53	54.64	55.31	55.75	56.68	57.60	60.01	60.92	61.81	62.69	63.57	64.43	65.30	97.15
*** Repayment**	0	0	0	0	0	0	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**
Cumulative	0	0	0	0	0	0	**0.8**	**1.6**	**2.4**	**3.2**	**4**	**4.8**	**5.6**	**6.4**	**7.2**	**8**
Less Adv		2.04	1.64	1.11	0.67	0.44	0.93	0.92	0.92	0.9	0.9	0.88	1.06	0.94	0.61	32
Cumulative	33.17	35.21	36.85	37.96	38.63	39.07	40	40.92	41.84	42.74	43.64	44.52	45.58	46.52	47.13	79.13
Gap	**16.68**	**16.67**	**16.68**	**16.68**	**16.68**	**16.68**	**16.68**	**16.68**	**18.17**	**18.18**	**18.17**	**18.17**	**17.99**	**17.91**	**18.17**	**18.02**
Finance eligible		**8.34**	**8.34**	**8.34**	**8.34**	**8.34**	**8.34**	**8.34**	**9.09**	**9.09**	**9.08**	**9.09**	**8.99**	**8.96**	**9.09**	**9.01**
Finance sought		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Promoters con		16.67	16.68	16.68	16.68	16.68	16.68	16.68	18.17	18.18	18.17	18.17	17.99	17.91	18.17	18.02
Equity	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative	8.00	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Unsecured loans	0	0	0	0	0	0	0	0	1.49	0	0	0	0	0	0	0
Cumulative	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17
Total		8.68	8.68	8.68	8.68	8.68	8.68	8.68	10.17	10.17	10.17	10.17	10.17	10.17	10.17	10.17
Closing Cash Balance																
Net owned funds	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Cumulative																
Bank Finance	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
NOF/BF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

M/S GREENWOOD ESTATES (GREENWOOD RESIDENCY)
Cash Budget for 24 Months
(On Half Yearly Basis)

Amount Rs. In Crores

CASH RECEIPTS:	Sep'07	Mar'08	Sep'08	Mar'09	Sep'09	Mar'10	TOTAL
Receipts from house owners	0	14.91	20.37	3.12	3.78	32	74.18
Income from sale of car parking	0	0	0.25	0.29	0.15	0	0.69
Income from other amenities	0	0	1.32	1.58	1.36	0	4.26
Bank Loan	0	8	0	0	0	0	8
Promoter's Contribution	2.35	5.65	0	0	0	0	8
Unsecured Loans	0	0.68	0	1.49	0	0	2.17
TOTAL RECEIPTS	2.35	29.24	21.94	6.48	5.29	32	97.3
CASH DISBURSEMENTS/CONSTRUCTION COST:							
Land Purchase & Development	1.41	0.15	0.24	0.07	0	0	1.87
Sanction fee & Misc. Expenses	0.47	0	0	0	0	0	0.47
Compound wall/Sump/Office room	0.4	0	0	0	0	0	0.4
Footings; RCC Slab; Water tank	0	17.68	7.05	0	0	0	24.73
Brick works/lintels/plastering/sunshades	0	6.3	4.09	0	0	0	10.39
Doors & windows	0	0.62	1.67	0.18	0	0	2.47
Plumbing; Sanitary; Tiles	0	0.86	2.35	0.25	0	0	3.46
Flooring; Terrace Flooring; Water Proofing	0	0.37	2.07	0.53	0	0	2.97
M.S.Railing	0	0.31	0.18	0	0	0	0.49
Electricals	0	1.25	1.22	0	0	0	2.47
Painting	0	0.31	1.72	0.44	0	0	2.47
Lift & Generator	0	0	0.44	0.33	0	0	0.77
Electricity; Water supply; Swimming pool	0	0	0	0	0	0	0
Land Scaping	0	0	0	0	0	0	0
Misc. civil works	0	0	0	0	0	0	0
Architects & consultant fee	0	0.03	0.03	0.03	0.01	0	0.10
Wages & Labour	0	0	0	0	0	0	0
Salaries	0.04	0.24	0.24	0.19	0.18	0.03	0.92
Selling;Admn.exps;marketing etc	0.03	0.18	0.13	0.12	0.12	0.02	0.6
Bank Installment	0	0	0	2.4	4.8	0.8	8
Bank Interest	0	0.26	0.51	0.46	0.18	0	1.40
Advance Tax	0	0.68	0	1.49	0	5.69	7.86
Land	0	0	0	0	0	25.31	25.31
TOTAL DISBURSEMENTS	2.35	29.24	21.94	6.49	5.29	31.85	97.15
Surplus/Deficit	0.00	0.01	0.00	-0.01	0.00	0.15	
Cumulative Surplus	0.00	0.01	0.01	0.00	0.00	0.15	

M/S GREENWOOD ESTATES (GREENWOOD RESIDENCY)
Cash Budget for 24 Months
(On Quarterly Basis)

Amount Rs. In Crores

	Sep'07	Dec'07	Mar'08	June'08	Sep'08	Dec'08	Mar'09	June'09	Sep'09	Dec'09	TOTAL
CASH RECEIPTS:											
Receipts from house owners	0	3.52	11.39	15.42	4.95	1.29	1.83	1.73	2.05	32	74.18
Income from sale of car parking	0	0	0	0.1	0.15	0.14	0.15	0.15	0	0	0.69
Income from other amenities	0	0	0	0.53	0.79	0.79	0.79	0.8	0.56	0	4.26
Bank Loan	0	3.2	4.8	0	0	0	0	0	0	0	8
Promoter's Contribution	2.35	5.65	0	0	0	0	0	0	0	0	8
Unsecured Loans	0	0	0.68	0	0	0	1.49	0	0	0	2.17
	0	0	0	0	0	0	0	0	0	0	
TOTAL RECEIPTS	2.35	12.37	16.87	16.05	5.89	2.22	4.26	2.68	2.61	32	97.3
CASH DISBURSEMENTS/CONSTRUCTION COST:											
Land Purchase & Development	1.41	0.15	0	0	0.24	0.07	0	0	0	0	1.87
Sanction fee & Misc. Expenses	0.47	0	0	0	0	0	0	0	0	0	0.47
Compound wall/Sump/Office room	0.4	0	0	0	0	0	0	0	0	0	0.4
Footings; RCC Slab; Water tank	0	8.95	8.73	7.05	0	0	0	0	0	0	24.73
Brick works/lintels/plastering/sunshades	0	2.6	3.7	3.32	0.77	0	0	0	0	0	10.39
Doors & windows	0	0	0.62	0.89	0.78	0.18	0	0	0	0	2.47
Plumbing; Sanitary; Tiles	0	0	0.86	1.24	1.11	0.25	0	0	0	0	3.46
Flooring; Terrace Flooring; Water Proofing	0	0	0.37	1.11	0.96	0.53	0	0	0	0	2.97
M.S.Railing	0	0.08	0.23	0.16	0.02	0	0	0	0	0	0.49
Electricals	0	0.31	0.94	0.78	0.44	0	0	0	0	0	2.47
Painting	0	0	0.31	0.94	0.78	0.44	0	0	0	0	2.47
Lift & Generator	0	0	0	0.11	0.33	0.33	0	0	0	0	0.77
Electricity; Water supply; Swimming pool	0	0	0	0	0	0	0	0	0	0	0
Land Scaping	0	0	0	0	0	0	0	0	0	0	0
Misc. civil works	0	0	0	0	0	0	0	0	0	0	0
Architects & consultant fee	0	0.02	0.01	0.01	0.02	0.01	0.02	0	0.01	0	0.1
Wages & Labour	0	0	0	0	0	0	0	0	0	0	0
Salaries	0.04	0.12	0.12	0.12	0.12	0.1	0.09	0.09	0.09	0.03	0.92
Selling;Admn.exps;marketing etc	0.03	0.09	0.09	0.07	0.06	0.06	0.06	0.06	0.06	0.02	0.6
Bank Installment	0	0	0	0	0	0	2.4	2.4	2.4	0.8	8
Bank Interest	0	0.051	0.204	0.255	0.255	0.255	0.204	0.1275	0.051	0	1.4025
Advance Tax	0	0	0.68	0	0	0	1.49	0	0	5.69	7.86
Land	0	0	0	0	0	0	0	0	0	25.31	25.31
TOTAL DISBURSEMENTS	2.35	12.37	16.86	16.06	5.89	2.23	4.26	2.68	2.61	31.85	97.15
Surplus/Deficit	0.00	0.00	0.01	-0.01	0.00	0.00	0.00	0.00	0.00	0.15	
Cumulative Surplus	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.14	

GREENWOOD ESTATES

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

Received on

Date 11/02/2008
Place: Hyderabad

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

Dear Sir,

Sub: Depositing Original Title deed of Green Wood estates
Ref: Your Sanction letter dated 11/02/2008 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. 800.00 lakhs.

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1	08.01.2007	179 of 2007	Ratification Deed	Xerox
2	08.01.2007	180 of 2007	Ratification Deed	Original
3	08.01.2007	181 of 2007	Ratification of Deed	Original

Kindly acknowledge receipt of this letter.

Thank You.

Yours truly,

Soham Modi
Managing Partner.

GREENWOOD ESTATES

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

11/11/2008

State Bank of India
Ba Nagar, Hyd.

CONFIRMATION

I here by confirm that so far the capital introduced by the partners as on 30/10/2008 of Rs: 5,43,31,182/- for M/s. Greenwood Estates situated at a partnership firm having its registered office at 5-4-187/3 & 4 , II nd Floor, Soham Mansion , M.G. Road , Ranigunj, Secundrabad -500003, construction of residential apartments called “Greenwood Estates” situated at survey no.202-6-Kowkur, Bollarum, Sec’bad - 5000010

Place: Secunderabad

Date: 01.11.2008

SOHAM MODI.

GREEN WOOD ESTATES 2008-09

Account Balance Statement

14 Nov, 2008

Account selection : Selected Accounts

(All amounts in Rs.)

Account	Month	Current Year (2008-2009)			Previous Year		
		Debit	Credit	Running Balance	Debit	Credit	Balance
K.Sridevi	Opening Balance			**18,01,731.75 Cr**			
	April 2008	3,00,000.00	0.00	15,01,731.75 Cr			
	July 2008	0.00	20,00,000.00	35,01,731.75 Cr			
	August 2008	0.00	25,00,000.00	60,01,731.75 Cr			
	Total	**3,00,000.00**	**45,00,000.00**				
Meet Mehta	Opening Balance			**59,01,731.75 Cr**			
	Total	**0.00**	**0.00**				
Modi Housing Pvt Ltd	Opening Balance			**1,69,66,824.33 Cr**			
	April 2008	0.00	25,00,000.00	1,94,66,824.33 Cr			
	September 2008	0.00	25,00,000.00	2,19,66,824.33 Cr			
	October 2008	0.00	2,61,51,626.00	4,81,18,450.33 Cr			
	Total	**0.00**	**3,11,51,626.00**				

GREENWOOD ESTATES

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

Date 08/02/2008
Place: Hyderabad

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

Dear Sir,

Sub: Depositing Original Title deed of Green Wood estates
Ref: Your Sanction letter dated 04/02/2008 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. 800.00 lakhs.

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1	13.09.2007	4100 of 2007	Regd. Joint Development Agreement	Original
2	13.09.2007	4102 of 2007	Regd. Joint Development Agreement Cum G.P.A	Xerox
3	13.09.2007	4101 of 2007	Regd. Joint Development Agreement Cum G.P.A	Original
4	05.01.2007	62 of 2007	.Regd. Sale Deed	Original
5	05.01.20078	63 fo 2007	Regd. Sale Deed	Original
6	05.01.2007	64 fo 2007	Regd. Sale Deed	Original
7	08.01.2007	741 fo 2007	Regd. Sale Deed	Original
8	05.01.2007	57of 2007	Regd. Partition Deed	Original
9	28.12.2006	3533 of 2006	Registration of Firm	Xerox
10	20.12.2006		Partnership Deed	Original
11.	20.08.2007		Supplementary Deed of Partnership	Original
12.			Pattedar pass book no. Z-274488	Xerox
13.			Title Book No. Z-212010	Xerox
14.	03.08.1996		Title Deed book No. Z-212911	Xerox
15.			Pattedar passbook no Z-274490	Xerox

GREENWOOD ESTATES

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

16.	02.05.2006	258 of 2006	Copies of Pahani Patrikas	Original
17.	25.07.2007	G/190/BA/45 8/07	Proposes plan for construction issued by Dy. Commissioner, Alwal, GHMC	Xerox
18.	15.12.2007	12290 of 2007	Encumbrance Certificate for the period from 01.01.1982 to 14.12. 2007	Original
19.	15.12.2007	12289 of 2007	Encumbrance Certificate for the period from 01.01.1982 to 14.12.2007	Original
20.	15.12.2007	12289 of 2007	Encumbrance Certificate for the period from 01.01.1982 to 14.12.2007	Original
21.	19.09.2007	15522 of 2007	Encumbrance Certificate for the period from 01.01.1982 to 18.09.2007	Original
22.	15.12.2007	1288 of 2007	Encumbrance Certificate for the period from 01.01.1982 to 14.12.2007	Original
23.	12.01.2008		GPA	original.

Kindly acknowledge receipt of this letter.

Thank You.

Yours truly,

Soham Modi
Managing Partner

Received the above stated 23 documents

STATE BANK OF INDIA

GREENWOOD ESTATES

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

Received original

Date 11/02/2008
Place: Hyderabad

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

Dear Sir,

Sub: Depositing Original Title deed of Green Wood estates
Ref: Your Sanction letter dated 11/02/2008 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. 800.00 lakhs.

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1	08.01.2007	179 of 2007	Ratification Deed	Xerox
2	08.01.2007	180 of 2007	Ratification Deed	Original
3	08.01.2007	181 of 2007	Ratification of Deed	Original

Kindly acknowledge receipt of this letter.

Thank You.

Yours truly,

Soham Modi
Managing Partner.

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

Date: 18.06.2008

Dear Sir,

<u>M/s. GREENWOOD ESTATES</u>
<u>List of documents in originals held by us under Equitable Mortgages</u>

This is to inform you that we sanctioned a loan for M/s. Greenwood Residency, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal and R.R. 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.	08.01.2007	179 of 2007	Ratification Deed	Xerox
2.	08.01.2007	180 of 2007	Ratification Deed	Original
3.	08.01.2007	181 of 2007	Ratification Deed	Original
4.	13.09.2007	4100 of 2007	Regd. Joint Development Agreement	Original
5.	13.09.2007	4102 of 2007	Regd. Joint Development Agreement cum G.P.A	
6.	13.09.2007	4101 of 2007	Regd. Joint Development Agreement cum G.P.A	Original
7.	05.01.2007	62 of 2007	Regd. Sale Deed	Original
8.	05.01.2007	63 of 2007	Regd. Sale Deed	Original
9.	05.01.2007	64 of 2007	Regd. Sale Deed	Original
10.	08.01.2007	741 of 2007	Regd. Sale Deed	Original

STATE BANK OF INDIA BALANAGAR HYDERABAD 6895

11.	05.01.2007	57 of 2007	Regd. Partition Deed	Original
12.	28.12.2006	3533 of 2007	Registration of Firm	
13.	20.12.2006		Partnership Deed	Original
14.	20.08.2007		Supplementary Deed of Partnership	Original
15.			Pattedar pass book no. Z-274488	Xerox
16.			Title book No. Z-212010	Xerox
17.	03.08.1996		Title Deed book No. Z-212911	Xerox
18.			Pattedar pass book no. Z-274490	Xerox
19.	02.05.2006	258 of 2006	Copies of Pahani Patrikas	Xerox
20.	25.07.2007	G/190/BA/458/07	Proposes plan for construction issued by Dy. Commissioner, Alwal, GHMC.	Xerox
21.	15.12.2007	12290 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
22.	15.12.2007	12289 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
23.	15.12.2007	12289 of 2007	Encumberance Certificate for the period from 01.01.1982 to 18.09.2007	Original
24.	19.09.2007	15522 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
25.	15.12.2007	1288 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
26.	12.01.2008		G.P.A	Original

This is information is provided to you at your request.

Yours faithfully,

~~ASST.~~GENERAL MANAGER.

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

Date: 18.06.2008

Dear Sir,

M/s. GREENWOOD ESTATES
List of documents in originals held by us under Equitable Mortgages

This is to inform you that we sanctioned a loan for M/s. Greenwood Residency, forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal and R.R. 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.	08.01.2007	179 of 2007	Ratification Deed	Xerox
2.	08.01.2007	180 of 2007	Ratification Deed	Original
3.	08.01.2007	181 of 2007	Ratification Deed	Original
4.	13.09.2007	4100 of 2007	Regd. Joint Development Agreement	Original
5.	13.09.2007	4102 of 2007	Regd. Joint Development Agreement cum G.P.A	
6.	13.09.2007	4101 of 2007	Regd. Joint Development Agreement cum G.P.A	Original
7.	05.01.2007	62 of 2007	Regd. Sale Deed	Original
8.	05.01.2007	63 of 2007	Regd. Sale Deed	Original
9.	05.01.2007	64 of 2007	Regd. Sale Deed	Original
10.	08.01.2007	741 of 2007	Regd. Sale Deed	Original

STATE BANK OF INDIA BALANAGAR HYDERABAD 6889

11.	05.01.2007	57 of 2007	Regd. Partition Deed	Original
12.	28.12.2006	3533 of 2007	Registration of Firm	
13.	20.12.2006		Partnership Deed	Original
14.	20.08.2007		Supplementary Deed of Partnership	Original
15.			Pattedar pass book no. Z-274488	Xerox
16.			Title book No. Z-212010	Xerox
17.	03.08.1996		Title Deed book No. Z-212911	Xerox
18.			Pattedar pass book no. Z-274490	Xerox
19.	02.05.2006	258 of 2006	Copies of Pahani Patrikas	Xerox
20.	25.07.2007	G/190/BA/458/07	Proposes plan for construction issued by Dy. Commissioner, Alwal, GHMC.	Xerox
21.	15.12.2007	12290 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
22.	15.12.2007	12289 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
23.	15.12.2007	12289 of 2007	Encumberance Certificate for the period from 01.01.1982 to 18.09.2007	Original
24.	19.09.2007	15522 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
25.	15.12.2007	1288 of 2007	Encumberance Certificate for the period from 01.01.1982 to 14.12.2007	Original
26.	12.01.2008		G.P.A	Original

This is information is provided to you at your request.

Yours faithfully,

ASST.GENERAL MANAGER.

C E R T I F I C A T E

I, on the basis of relevant information given to me and records produced before me,hereby certify that M/s. Greenwood Estates , a partnership firm having its registered office at 5-4-187/3&4, II nd Floor, Soham Mansion, M.G.Road, Ranigunj, Secunderabad-500003, have incurred an expendidture aggregating to Rs.4,61,53,978/- (Rupees Four Crores Sixty One Lakhs Fifty Three Thousand Nine Hundred Seventy Eight Only) Up to 07th February 2008 towards construction of residential appartments called "GREENWOOD RESIDENCY" situated at Survey no.202-6-Kowkur, Bollarum, Sec'bad-500010.

Break-up of Expendiure Incurred

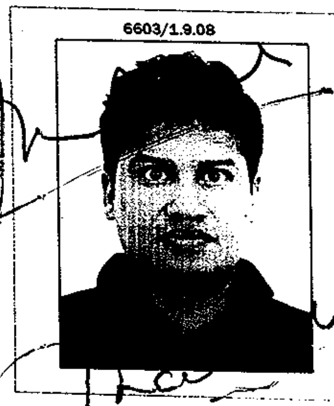
Land Cost inculding Registration	13,996,382	
Deposits to Land owner for Development	11,062,500	25,058,882
Buiilding Work-in-Progress upto 08/02/2008		
1. Construction Work-in-Progress upto 31.03.2007	2,383,601	
2. Sanction Fees Paid	2,802,635	
3. Construction Work-in-Progress from 01-04-2007 to 07-02-2008	12,857,867	
4. Advances to contractors for construction in progress	210,064	
5. Site & Other Administration Expenses	2,840,929	
		21,095,096
		46,153,978

Ajay Mehta Chartered Accountant Secunderabad

Place: Secunderabad
Date : 08/02/2008

Ajay Mehta
Chartered Accountant
M.No.035449.

STATE BANK OF INDIA
BALANAGAR BRANCH
SPECIMEN SIGNATURE FOR SCANNING



1.Name: SOHAM MODI

2.A/c No: 30325635087

3.Address(in full):Office

GREENWOOD ESTATES
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
SECUNDERABAD-500 003.

Permanent Address

Soham modi
Plot No.280
Jublee Hills
Hyderabad

4. Phone :Office

Residence

5. Signature 1)

2)

Date:

OFFICE USE

Approved for Scanning

Scanned by

CIF No

Verified in System

STATE BANK OF INDIA
BALANAGAR BRANCH
SPECIMEN SIGNATURE FOR SCANNING

1.Name: K. Sridevi

2.A/c No: 30325635087

3.Address(in full):Office

GREENWOOD ESTATES
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
SECUNDERABAD-500 003.

Permanent Address

Flat No. 502, Vasavi Homes,
Umanagar, 1st Lane
Begumpet
Hyderabad.

4. Phone :Office

Residence

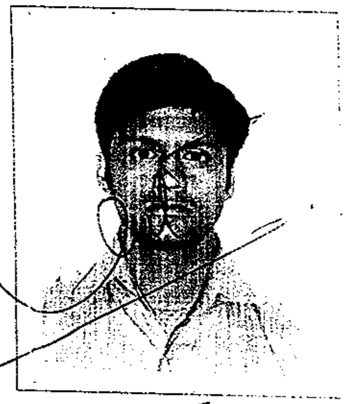
5. Signature 1) ×

2) ×

Date:

OFFICE USE
Approved for Scanning
Scanned by
CIF No
Verified in System

STATE BANK OF INDIA
BALANAGAR BRANCH
SPECIMEN SIGNATURE FOR SCANNING



1.Name: Meet B. Mehta

2.A/c No: 30325635087

3.Address(in full):Office

GREENWOOD ESTATES
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
SECUNDERABAD-500 003.

Permanent Address

Meet B. Mehta
Plot No. 21
Bapubagh colony P.G. Road
Secunderabad - 500003

4. Phone :Office

Residence

5. Signature 1)

2)

Date:

OFFICE USE

Approved for Scanning

Scanned by

CIF No

Verified in System

PROCEEDINGS OF THE DY. COMMISSIONER, ALWAL
GREATER HYDERABAD MUNICIPAL CORPORATION
Present: Sri. S. K. Koundinya,
Dy. Commissioner

Proceedings No.G1/190/BA/458/07. **Date:25.07.2007.**

Sub:- Building permission – Sanction for Construction of Residential Apartments Stilt + 5 floors in Sy. No.203,204,205, 206 & 202/P Kowkoor Village, Malkajgiri(M)Ranga Reddy District Covered by GHMC, Alwal – Regarding.

Ref:- 1. Application of Sri. Meet Mehta, Dt.11.07.2007.
2. Powers delegated BY Huda to the Municipal Commissioner, GHMC, Alwal vide Lr.No.3822/MP/HUDA/87/P1, Dt.09.07.2007.
3. V.C. HUDA Lr.No.3822/P4/Plg/HUDA/2007, Dt.09.07.2007.

***

ORDER:

Sanction is hereby accorded for the construction of Residential Apartments Stilt + 5 floors in Sy. No.203,204,205, 206 & 202/P Kowkoor Village, Malkajgiri(M)GHMC, Alwal as per provisions of section 14 of A.P. Urban Areas (Development) Act 1975 and as per the provision of Municipalities Act 1965. The permission is accorded and released as per plans technically approved by HUDA subject to the following conditions as imposed by the Vice-Chairman, HUDA vide reference 3rd cited.

1. This permission is valid up to **24.07.2010** if the building is commenced within the one year from the date of issue and if not completed within stipulated period the permission shall be lapsed.
2. The construction shall be undertaken as per sanctioned plan only and deviation from the sanctioned plan will not be permitted without prior sanction. Any deviation done against the plan/regulations is liable for demolition.
3. The sanctioned plan shall be kept at the work spot and produced for verification whenever required by the inspecting officers of the Municipality/HUDA.
4. This permit will be neither establish the title of ownership nor effect the ownership over the land/Building.
5. This is only Municipal Sanction for construction without prejudice to any body's Civil right over the land.
6. This permission does not bar the application of provisions of Urban Land Ceiling and Regulations Act, 1976.
7. The builder/Owner of site under reference should ensure to undertake to abide the conditions and pays the pro-rate rate charges where ever applicable. Which may be imposed for regularization of the layout in terms of G.O.Ms.No.367 M.A. dated 12-7-1988.
8. With regard to water supply, Drainage's & Sewerage disposal system to be provided/facilitated the proposed building, the applicant/builder shall ensure the following.

i) The location of water supply & Sewerage disposal source are located at appropriate distance within the site preferably at 100 mts distance to avoid contamination.

ii) The depth of the bore & size shall be limited to the minimum depth & size of existing nearby bore well. Water shall be disinfected by adding hypo solution to maintain 0.3 to 0.4 Pm of residual chlorine in the sump/overhead tanks.

Apart-Proc-Meet Mehata

iii) Where main GHMC drains exist in vicinity of site, provide for connecting the treated sewerage to the main existing drain by laying & sewer pipe of diameter ranging from 200mm to 300mm.

iv) In case where such GHMC drain exist, provide for connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm (3&4).

v) Before allowing the over flow mentioned in above, ensure the sewerage of the proposed building is invariable let into a common septic tank constructed as per ISI standards & specification ISI Code No.2470 of 1985 and constructed with a fixed contact bed, duly covered & ventilated for primary treatment. The applicant/builder shall ensure that no efficient/drainage over flows on the road public place, for with they are liable for criminal charges.

vi) To prevent chokage of sewers/drains, the last inspection chamber within the site/premises shall be provided with safety pads/gates.

vii) The party should clean the septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.

viii) All the above shall be supervised and inspected by the applicant/builder concerned for compliance during the construction stage.

9. Since eventually the public sewerage and water supply systems are expected to be systematically added/extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlaying areas of Hyderabad, the proposed building owners shall pay proportionate prorate charges to H.M.W.S & S.B.

10. The applicant/builder should ensure that the minimum width of approach roads as indicated in the technically approved plans wherever applicable and areas affected in the road widening is developed and maintained as Block Topped Road with proper camber etc.,

11. The applicant/builder shall ensure that the structures in the site under reference state wise and also give a certificate on completion that the building is structurally in all respects fit for occupation. The builder should produce certificate stage-wise from the approved structural Engineer in this regard. The Municipality does not has any role with respect to structural stability or building.

12. The Applicant/Builder shall ensure that the proposed building/complex constructed strictly as per the technically approved building plans mandatory inspection shall be made by the officials at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No.423 M.A. dated 31.07.1998. No deviations, misuse or violation of minimum setbacks, common parking floor/stilt floor marking/violation and other balcony projections shall not be allowed.

13. The Applicant/Builder shall ensure that all fire Safety Requirements are complied in accordance with the National Building Code.1983.

14. The Applicant/Builder shall plants trees and maintain them in the periphery of his site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.

15. The Applicant/Builder shall be allowed the proposed building complex to be occupied used or otherwise let out etc., only after.

i) The proposed building is completed in accordance with the technically approved building plans;

ii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Municipal Commissioner/Executive Authority.

iii) After issuing a "Fit for Occupancy" certificate by the Dy.Municipal Commissioner/Executive Authority. as required under Government order No.248 M.A., dated 23.05.1996.

iv) The Developer/Builder shall display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.

v) That the applicant is responsible for structural safety and the safety requirement in accordance with the of national Building code of 1993.

viii) The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.

ix) That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.

x) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.

xi) That the applicant/builder/developer shall not keep their construction materials/debris on public road.

xii) That the applicant should ensure to submit a compliance report to HUDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further, by inspection of site by.

xiii) That the stilts/Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.

xiv) It is also hereby ordered that the copy of approved plan as released by HUDA and local authority would be displayed at the construction site for public view.

xv) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.

xvi) That the applicant shall obtain clearance from A.P. Fire Services Department for the proposed complex under the provisions of A.P. Fire Services Act 1994.

xvii) This permission does not bare any public agency including HUDA/HADA/CDA to acquire the lands for public purpose as per law.

16) The Owner/Developers shall ensure the safety of construction workers.

17) The Owner/Developers shall ensure it comprehensive insurance policy of construction workers for the duration of construction.

18) In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.

19) The Owner/Developers shall be responsible for the safety of construction workers.

20) If in case above said conditions are not adhered, HUDA / Local Authority can withdraw the said permission.

21) Owner/Developer shall be responsible to provide all necessary Fire Fighting Installations as stipulated in National Building Code of India, 2005 like;

a) To provide one entry and one exit to the premises with a minimum width of 4.5 mtrs and height clearance of 5 mtrs.

b) Provide Fire resistant swing door for all the collapsible lifts in all floors.

c) Provide Generator, as alternate source of electric supply.

d) Emergency Lighting in corridor/ common passages and stair cases.

e) Two numbers water type fire extinguishers for every 600 Sq.Mtrs of floor area with minimum of four numbers fire extinguishers per floor and 5 kgs. DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provide as per I.S.I. Specification No. 2190-1992.

f) Manually operated and alarm system in the entire buildings;

g) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity.

h) Separate Terrace tank of 25,000 ltrs capacity for Residential buildings.

i) Hose Reel, Down Corner.

j) Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.

k) Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.

l) Transformers shall be protected with 4 hours rating fire resistant constructions as per Rule 15 (c) of A.P. Apartments (Promotion of construction and ownership) rules, 1987.

m) To create a joint open spaces with the neighboring building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

A copy of Chapter-4 of National Building Code, 2005 is enclosed for information.

1. The applicant should develop 1.00 Mtr. Wide continues green strip within the periphery of the site.
2. The applicant is allowed to cover the stilt parking in the open large cut-out restricted upto stilt floor height for vehicle parking.
3. The applicant should follow the mandatory conditions as per G.O.86, 171 and 623.
4. The applicant should Mortgage 10% of built up area or 1st floor, 2nd floor or ground floor which-ever is less in favour of the Commissioner, GHMC, Alwal Circle.
5. The applicant should maintain 30 Mtr. wide buffer belt abutting the FTL boundary and develop and develop with greenary and landscape for recreational environmental.
6. If it is decided, the applicant should pay the enhanced DC & PC as per G.O.Ms.No.439 MA, date.13.06.2007.

Dy. Commissioner
GHMC, Alwal Administrative Zone

To

Sri. Meet Mehta,
M/s. Green wood Estates,
Shop No.1,2,3 Ground Floor,
Hariganga Complex, Ranigunj,
Secunderabad.

Apart-Proc-Meet Mehata

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 6th FEBRUARY 2008 AT THE REGISTERED OFFICE OF THE COMPANY.

DIRECTORS PRESENT:

7. SHRI. SOHAM MODI
8. 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.Greenwood Estates in which the Company is the Partner, was placed before the meeting and after consideration thereof, IT WAS RESOLVED that the to M/s.Greenwood Estates do obtain various credit facilities either in Indian or foreign currencies to the tune of Rs.8,00,00,000/- (total of all advance limits) by way of cash credit and such other facilities as may be agreed upon from time to time between the Bank and the to M/s.Greenwood Estates secured by, EM of to M/s.Greenwood Estates Property secured by deposit of all title deeds of the existing immovable properties of the to M/s.Greenwood Estates with intent to create a security thereon in favor of the Bank of mortgage by way of first legal Mortgage in English form of the existing immovable properties of the to M/s.Greenwood Estates 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 to M/s.Greenwood Estates the board is hereby:

"RESOLVED THAT to execute Corporate Guarantee of the company of Rs.8,00,00,000/-(Eight Hundred lac only) for credit facilities granted to to M/s.Greenwood Estates 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 6th day of February'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

Amended

10/1/2010
Mgr. (Accts.)

Green Wood Estates (Green Wood Residency)
CASH BUDGET FOR 14 MONTHS

Amount Rs. In Lacs

CASH RECEIPTS:	Upto Nov'09	Dec'09	Jan'10	Feb'10	Mar'10	Aprl'10	May'10
Receipts from house owners	1748.78	246.38	304.38	332.38	356.38	395.84	258.31
Income from sale of car parking							
Income from other amenities							
Bank Loan	453						
Promoter's Contribution	545						
Unsecured Loans							
					15.67		
TOTAL RECEIPTS	2746.78	246.38	304.38	332.38	372.05	395.84	258.31
CASH DISBURSEMENTS/CONSTRUCTION COST:							
Land Purchase, Development, Amenities	140.00	6	6	6	6	6	6
Sanction fee & Misc. Expenses	28						
Compound wall							
Footings; RCC Slab; Water tank	1295.42	140	140	140	140	137	
Brick works/lintels/plastering/sunshades	484.56	86	86	85	85	85	85
Doors & windows	17.19		25	25	25	25	25
Plumbing; Sanitary; Tiles	32.02		33	33	33	33	33
Flooring; Terrace Flooring; Water Proofing	30.00			29	28	28	28
M.S.Railing						6	6
Electricals	18				25	25	25
Painting	9.36					26	26
Lift & Generator						11	11
Electricity; Water supply; Swimming pool							
Roof Tiles							
Misc. civil works							
Architects & consultant fee							
Wages & Labour							
Salaries & Wages	40.39	6	6	6	6	6	6
Selling;Admn.exps;marketing etc	113	3	3	3	3	3	3
Bank Installment							
Bank Interest	72.67	5.38	5.38	5.38	5.38	4.85	4.31
Advance Tax	26.17				15.67		
Advaces;FA's; Land; etc	440.00						
TOTAL DISBURSEMENTS	2746.78	246.38	304.38	332.38	372.05	395.85	258.31
Surplus/Deficit	0.00	0.00	0.00	0.00	0.00	-0.01	0.00
Cumulative Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00

For Greenwood Estates

Partner

June'10	July'10	Aug'10	Sep'10	Oct'10	Nov'10	Dec'10	Jan'11			TOTAL
229.78	226.24	162.71	133.17	104.64	65.11	64.57	1868.33			6497.00
										0.00
										0.00
										453.00
										545.00
										15.67
229.78	226.24	162.71	133.17	104.64	65.11	64.57	1868.33			7510.67
6	5									187.00
										28.00
										0.00
										1992.42
										996.56
25	23									190.19
33	35									265.02
28	28	28								227.00
6	6	6	6	2						38.00
25	24	24	24							190.00
26	26	26	25	25						189.36
11	11	11	11	11						77.00
										0.00
										0.00
										0.00
										0.00
										0.00
6	5	5	5	5	5	5	5			117.39
3	3	3	3	3	3	3	3			155.00
57	57	57	57	57	56	56	56			453.00
3.78	3.24	2.71	2.17	1.64	1.10	0.57	0.00			118.56
							507.79			549.63
							1285.00			1725.00
229.78	226.24	162.71	133.17	104.64	65.10	64.57	1856.79			7499.13
0.00	0.00	0.00	0.00	0.00	0.01	0.00	11.54			11.54
0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.54			

For Greenwood Estates

Partner

Green Wood Estates (Green Wood Residency)
CASH BUDGET FOR 14 MONTHS
(On Quarterly Basis)

Amount Rs. In Lacs

CASH RECEIPTS:	Dec'09	Mar'10	June'10	Sep'10	Dec'10	Mar'11		TOTAL
Receipts from house owners	1995.16	993.14	883.93	522.12	234.32	1868.33		6497.00
Income from sale of car parking	0.00	0	0	0	0	0		0.00
Income from other amenities	0.00	0	0	0	0	0		0.00
Bank Loan	453.00	0	0	0	0	0		453.00
Promoter's Contribution	545.00	0	0	0	0	0		545.00
Unsecured Loans	0.00	15.67	0	0	0	0		15.67
TOTAL RECEIPTS	2993.16	1008.81	883.93	522.12	234.32	1868.33		7510.67
CASH DISBURSEMENTS/CONSTRUCTION COST:								
Land Purchase & Development	146.00	18	18	5	0	0		187.00
Sanction fee & Misc. Expenses	28.00	0	0	0	0	0		28.00
Compound wall/Sump/Office room	0.00	0	0	0	0	0		0.00
Footings; RCC Slab; Water tank	1435.42	420	137	0	0	0		1992.42
Brick works/lintels/plastering/sunshades	570.56	256	170	0	0	0		996.56
Doors & windows	17.19	75	75	23	0	0		190.19
Plumbing; Sanitary; Tiles	32.02	99	99	35	0	0		265.02
Flooring; Terrace Flooring; Water Proofing	30.00	57	84	56	0	0		227.00
M.S.Railing	0.00	0	18	18	2	0		38.00
Electricals	18.00	25	75	72	0	0		190.00
Painting	9.36	0	78	77	25	0		189.36
Lift & Generator	0.00	0	33	33	11	0		77.00
Electricity; Water supply; Swimming pool	0.00	0	0	0	0	0		0.00
Land Scaping	0.00	0	0	0	0	0		0.00
Misc. civil works	0.00	0	0	0	0	0		0.00
Architects & consultant fee	0.00	0	0	0	0	0		0.00
Wages & Labour	0.00	0	0	0	0	0		0.00
Salaries	46.39	18	18	15	15	5		117.39
Selling;Admn.exps;marketing etc	116.00	9	9	9	9	3		155.00
Bank Installment	0.00	0	57	171	169	56		453.00
Bank Interest	78.05	16.14	12.93	8.12	3.31	0.00		118.56
Advance Tax	26.17	15.67	0	0	0	507.79		549.63
Advaces;FA's; Land; etc	440.00	0	0	0	0	1285		1725.00
TOTAL DISBURSEMENTS	2993.16	1008.81	883.93	522.12	234.31	1856.79		7499.13
Surplus/Deficit	0.00	0.00	0.00	0.00	0.01	11.54		11.54
Cumulative Surplus	0.00	0.00	0.00	0.00	0.00	11.54		

For Greenwood Estates

Partner

Green Wood Estates (Green Wood Residency)
CASH BUDGET FOR 14 MONTHS
(On Half Yearly Basis)

Amount Rs. In Lacs

CASH RECEIPTS:	Mar'10	Sep'10	Mar'11		TOTAL
Receipts from house owners	2988.30	1406.05	2102.65		6497.00
Income from sale of car parking	0.00	0	0		0.00
Income from other amenities	0.00	0	0		0.00
Bank Loan	453.00	0	0		453.00
Promoter's Contribution	545.00	0	0		545.00
Unsecured Loans	15.67	0	0		15.67
TOTAL RECEIPTS	4001.97	1406.05	2102.65		7510.67
CASH DISBURSEMENTS/CONSTRUCTION COST:					
Land Purchase & Development	164.00	23	0		187.00
Sanction fee & Misc. Expenses	28.00	0	0		28.00
Compound wall/Sump/Office room	0.00	0	0		0.00
Footings; RCC Slab; Water tank	1855.42	137	0		1992.42
Brick works/lintels/plastering/sunshades	826.56	170	0		996.56
Doors & windows	92.19	98	0		190.19
Plumbing; Sanitary; Tiles	131.02	134	0		265.02
Flooring; Terrace Flooring; Water Proofing	87.00	140	0		227.00
M.S.Railing	0.00	36	2		38.00
Electricals	43.00	147	0		190.00
Painting	9.36	155	25		189.36
Lift & Generator	0.00	66	11		77.00
Electricity; Water supply; Swimming pool	0.00	0	0		0.00
Land Scaping	0.00	0	0		0.00
Misc. civil works	0.00	0	0		0.00
Architects & consultant fee	0.00	0	0		0.00
Wages & Labour	0.00	0	0		0.00
Salaries	64.39	33	20		117.39
Selling;Admn.exps;marketing etc	125.00	18	12		155.00
Bank Installment	0.00	228	225		453.00
Bank Interest	94.19	21.05	3.31		118.56
Advance Tax	41.84	0	507.79		549.63
Advaces;FA's; Land; etc	440.00	0	1285		1725.00
TOTAL DISBURSEMENTS	4001.97	1406.05	2091.10		7499.13
Surplus/Deficit	0.00	0.00	11.55		11.54
Cumulative Surplus	0.00	0.00	11.54		

For Greenwood Estates

Partner

Green Wood Estates (Green Wood Residency)

	Dec'09	Mar'10	June'10	Sep'10	Dec'10	Mar'11	Arriving Gap	Amount Rs. In Lacs
Advances	1995.16	993.14	883.93	522.12	234.32	1868.33		6497.00
Cum	1995.16	2988.30	3872.23	4394.35	4628.67	6497.00		0.00
								0.00
Payment	2993.16	993.14	826.93	351.12	65.31	8.00		5211.50
Cost of lan	146.00	18.00	18.00	5.00	0.00	0.00		187.00
Developme	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Con cost	2626.94	950.00	787.00	329.00	53.00	5.00		4750.94
S & A	116.00	9.00	9.00	9.00	9.00	3.00		155.00
Int. on C C	78.05	16.14	12.93	8.12	3.31	0.00		118.56
AdvanceTa	26.17							26.17
								0.00
Surplus/De	-998.00	0.00	57.00	171.00	169.01	1860.33		1259.34
cumula	-998.00	-998.00	-941.00	-770.00	-601.00	1259.34		1259.34
Margin	-499.00	-499.00	-470.50	-385.00	-300.50	629.67		629.67
Actual	545.00	545.00	545.00	545.00	545.00	545.00		
WC Req	-453.00	-453.00	-396.00	-225.00	-56.00	1804.34		

Total Construction Cost 5092.94

For Greenwood Estates

Partner

Provisional.

O/C 29/10/07

MODI HOUSING PVT LTD
5-4-187/3 & 4, 3rd Floor, Soham Mansion, M.G.Road
Secunderabad - 500 003.
Assessment Year -2007- 2008

Accounting Year	: 01.04.2006 To 31.03.2007
Status	: Pvt Ltd Co/Resident
PAN :	: AADCM 5906 D/ Ward 2 (1)/Hyd.
Nature of Business	: Real Estate Developers/Managers/Underwriters
Date of Incorporation	: 31.12.2002

COMPUTATION OF TOTAL INCOME

Income from Business		
Net Profit as per Profit & Loss account		4,833,489
Add: Disallowables/items considered separately		
i) Loss from Partnership firm Modi & Modi Constructions		1,508
		4,834,997
Less: Allowables/Items claimed seperately		
i) Share of Profit from Partnership Firm		-
M/s. Mayflower Heights exempt U/s.10	273,637.00	-
M/s. Modi Ventures exempt U/s.10	4,589,061.12	4,862,698
Total Loss		(27,701)

Tax there on Nil
Taxes Paid Nil

Note: Statement of Un-absorbed Losses

Assessment Year	Business Loss	Date of filing returns	Inward No.
2004-05	1,577	22/09/2005	201000715
2005-06	5,760	07/10/2006	1600000717
2006-07	145,385	24/10/2007	1600001014
2007-08	27,701		
Total Un-absorbed Losses	**180,423**		

MODI HOUSING PVT LTD
BALANCE SHEET AS ON 31.03.2007

	Schedule		As on 31.03.2007		As on 31.03.2006
Sources of Funds					
Share Holders' Funds					
Share Capital	A	100,000.00		100,000.00	
Reserves & Surplus	B	4,705,772.55	4,805,772.55	-	100,000.00
Loan Funds					
Unsecured Loans from Dirctors/Share Holders	C		21,507,456.12		17,840,066.12
			26,313,228.67		**17,940,066.12**
Investments	D		37,355,195.77		17,673,188.22
Current Assets/Loans and Advances					
Sundry Debtors		-		13,510.00	
Loans & Advances	E	93,867.41			
Cash & Bank Balances	F	1,341,452.15		51,569.15	
		1,435,319.56		65,079.15	
Less: Current Liabilities & Provisions					
1. Other Liabilities	G	12,489,062.66			
Net Current Assets			(11,053,743.10)	34,505.00	30,574.15
Misc. Expenditure	H				
To the extent not written off or Adjusted			11,776.00		142,436.34
			26,313,228.67		**17,846,198.71**

Notes to Accounts: I

As per my report of even date attached

Ajay Mehta
(Chartered Accountant)
MMNo.035449
Place: Secunderabad.
Date: 03-09-2007.

for and on behalf of the Board

(Soham Modi)
Director

(Gaurang Mody)
Director

Place: Secunderabad.
Date: 03-09-2007.

MODI HOUSING PVT LTD
PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31.03.2007

Income	Schedule		As on 31.03.2007		As on 31.03.2006
Share of Profit from Modi & Modi Constructions			-		5,335.00
Share of Profit from Modi Ventures			4,589,061.12		-
Share of Profit from Mayflower Heights			273,636.72		-
Share of Profit from Modi Developers			-		93,867.41
			4,862,697.84		99,202.41
Expenditure					
A) Administration & Other Expenses					
1. Bank Charges		-		1,350.00	
2. Audit Fee		8,427.00		3,367.00	
3. Filling Fee		10,000.00		-	
4. Printing & Stationery		620.00		1,908.00	
5. Legal Expenses		5,710.00		-	
6. Interest Paid		-		138,760.00	
7. Preliminary Expenses written-off		2,944.00		-	
8. Misc.Amounts Written Off		-	27,701.00	0.12	145,385.12
B) Share of Loss from Partnership Firms:					
1. Modi Ventures		-		74,196.78	
2. Modi & Modi Constructions		1,507.95	1,507.95	-	74,196.78
Net Profit/(loss) carried to Balance Sheet			**4,833,488.89**		**120,379.49**

Notes to Accounts I

As per my report of even date attached

Ajay Mehta
Chartered Accountant
MMNo.035449
Place: Secunderabad.
Date: 03-09-2007.

(Soham Modi)
Director
Place: Secunderabad
Date: 03-07-2007.

(Gaurang Mody)
Director

MODI HOUSING PVT LTD

Schedules Forming Part of Accounts for the year Ended 31st March 2007

	As on 31.03.2007	As on 31.03.2006
Schedule "A"		
Share Capital		
Authorised		
10,000 equity shares of Rs. 10/- each.	100,000.00	100,000.00
Issued, Subscribed and Paid up		
10,000 equity Shares of Rs. 10/- each fully paid up.	100,000.00	100,000.00
	100,000.00	**100,000.00**
Schedule "B"		
Reserves & Surplus		
Profit & Loss Account		
Profit for the year	4,833,488.89	
Less: Balance as per last Balance Sheet	(127,716.34)	0
	4,705,772.55	0
Schedule "C"		
a) Unsecured Loans from Directors/Share Holders		
1. Soham Modi	15,215,966.12	17,840,066.12
2.Modi Properties & Investments Pvt Ltd	4,991,490.00	-
B) Unsecured loans from Others:		
1) Paramount Estates	1,300,000.00	-
	21,507,456.12	**17,840,066.12**
Schedule "D"		
Investments		
a) Capital in Partnership Firms		
1. Modi & Modi Constructions	7,791,377.05	7,192,885.00
3. Modi Ventures	-	10,480,303.22
4. May Flower Heights	14,012,636.72	-
5. Green Wood Estates	15,506,182.00	-
b) Share Capital in Pvt. Ltd. Co. (Trade-unquoted)		
. Summit Housing Pvt Ltd	45,000.00	-
(450 Equity shares of Rs.100/- each)		
	37,355,195.77	**17,673,188.22**

Schedule "E"

Loans & Advances

Modi developers		93,867.41		93,867.41
		93,867.41		**93,867.41**

Schedule "F"

Current Assets/Loans & Advances

Sundry Debtors

Modi Properties & Investments Pvt Ltd		-		13,510.00
Cash & Bank Balances				
Cash on Hand	1,325,415.00		13,027.00	
Cash at Bank				
With Schedule Bank in Current A/c				
1. State Bank of India	5,779.15		36,917.15	
2. HDFC Bank Ltd	10,258.00	1,341,452.15	1,625.00	51,569.15
		1,341,452.15		**65,079.15**

Schedule "G"

Current Liabilities & Provisions

1. TDS Payable	-	31,138.00
2. Audit Fee Payable	8,427.00	3,367.00
3. Modi Ventures	12,480,635.66	-
	12,489,062.66	**34,505.00**

Schedule "H"

Misc Expenditure (To the extent not written off or adjusted)

1. Preliminary Expenses				
Balance as per last year	14,720.00		14,720.00	
Less: Written off 1/5th	2,944.00	11,776.00	-	14,720.00
2. Profit & Loss Account				
Balance as per last year	-		7,336.85	
Add: Loss during the year	-	-	120,379.49	127,716.34
		11,776.00		**142,436.34**

STATEMENT PURSUANT TO PART IV OF SCHEDULE VI OF THE COMPANIES ACT, 1956,
BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE.
MODI HOUSING PVT LTD.

I. Registration Details:

Registration No.	01-40192	State Code	01
Balance Sheet Date.	31.03.2007 D M Y		

II. Capital raised during the year (Amount in Rupees Thousands):

Public Issue	Nil	Rights Issue	Nil
Bonus Issue	Nil	Private Placement	Nil

III. Position of Mobilisation and deployment of Funds (Amount in Rupees)

Total Liabilities	26,313	Total Assets	26,313
Sources of Funds:			
Share Capital	100	Reserves & Surplus	5101
Application money	0	Unsecured Loans	21,507
Secured Loans	Nil		
Application of Funds:			
Net Fixed Assets	-	Investments	37,449
Net Current Assets	(11,148)	Misc. Expenditure	12
Accumulated Losses			

IV. Performance of Company (Amount in Rupees Thousands):

Turnover		Total Expenditure	29
Profit/Loss before tax	4833	Proft/Loss after tax	4833
Earning per share	Nil	Dividend	Nil

V. Generic Names of Three principal products/Services of Company (as per Monetary Terms):

Item code No.	N. A.	Product Description
(ITC Code) Product	N. A.	Real Estate Managers/ Developers

for MODI HOUSING PVT LTD

(Soham Modi)
Director

(Gaurang Mody)
Director.

Amended

ASSESSMENT OF WORKING CAPITAL REQUIREMENTS
FORM II: OPERATING STATEMENT

Greenwood Estates (Greenwood Residency)

(Amount-Rs.in lacs)

	Audited 2007-08	Audited 2008-09	Estimates 2009-10	Projections 2010-11
	(1)	(2)	(3)	(4)
1. Gross Sales				
i) Receipts from Customers	0.00	0.00	0.00	6497.00
ii) 15% of Estimated Receipts	96.69	0.00	0.00	0.00
Total	96.69	0.00	0.00	6497.00
2. Less excise duty	0.00	0.00	0.00	0.00
3. Net sales (1-2)	96.69	0.00	0.00	6497.00
4. %age rise (+) or fall (-)in net sales as compared to previous	#DIV/0!	-100.00	#DIV/0!	#DIV/0!
5. cost of Sales				
i) Raw materials (including stores and other items used in the process of manufacture)	396.19	1089.64	1750.72	1144.00
a) Imported	0.00	0.00	0.00	0.00
b) Indigeneous	396.19	1089.64	1750.72	1144.00
ii) Other spares	0.00	0.00	0.00	0.00
a) Imported	0.00	0.00	0.00	0.00
b) Indigenous	0.00	0.00	0.00	0.00
iii) Power and fuel	0.00	0.00	0.00	0.00
iv) Direct labour (Factory wages & Salaries)	8.72	11.60	44.07	53.00
v) Other mfg. expenses	0.00	0.00	0.00	0.00
vi) Depreciation	1.15	1.32	0.00	0.00
vii) SUB-TOTAL (i to vi)	406.06	1102.56	1794.79	1197.00
viii) Add: Opening stocks in process	163.18	559.37	1763.24	3714.00
Sub-total	569.24	1661.93	3558.03	4911.00

For Greenwood Estates

Partner

ix) Deduct: Closing stocks in-process	559.37	1763.24	3714.00	0.00
x) Cost of production	9.87	-101.31	-155.97	4911.00
xi) Add: Opening stock of finished goods	0.00	0.00	0.00	0.00
Sub-total	9.87	-101.31	-155.97	4911.00
xii) Deduct closing stock of finished goods	0.00	0.00	0.00	0.00
xiii) SUB TOTAL (Total cost of sales)	9.87	-101.31	-155.97	4911.00
6) Selling general and administrative expenses	37.12	45.10	42.78	30.00
7) SUB-TOTAL (5+6)	46.99	-56.21	-113.19	4941.00
8) Operating profit before interest Tax (3-7)	49.70	56.21	113.19	1556.00
9) Interest: Cash Credit	1.78	26.48	65.93	24.37
9a) Interest: Term Loan	0.00	0.00	0.00	0.00
10) Operating profit after interest (8-9-9a)	47.92	29.73	47.26	1531.63
11) i) and other non-operating income	1.67	3.60	0.00	0.00
ii) Deduct other non-operating expenses (Prior period expenditure)	0.00	0.00	0.00	0.00
iii) Net of other non-operating income/expenses (net of 11(i) & 11(ii)	1.67	3.60	0.00	0.00
12) Profit before tax/loss 10+11 (iii)	49.59	33.33	47.26	1531.63
13) Provision for taxes	16.20	11.05	15.67	507.79
14) Net profit/loss (12-13)	33.39	22.28	31.59	1023.84
15) a) Equity dividend paid	0.00	0.00	0.00	0.00
b) Dividend rate	0.00	0.00	0.00	0.00
16) Retained profit (14-15)	33.39	22.28	31.59	1023.84
17) Retained profit/Net profit (%age)	100.00%	100.00%	100.00%	100.00%
PBT/Net Sales	51.29	#DIV/0!	#DIV/0!	23.57
PAT/Net Sales	34.53	#DIV/0!	#DIV/0!	15.76

For Greenwood Estates

Partner

FORM III

ANALYSIS OF BALANCE SHEET

Greenwood Estates (Greenwood Residency)

(Amount-Rs.in lacs)

LIABILITIES	Audited 2007-08	Audited 2008-09	Estimates 2009-10	Projections 2010-11
	(1)	(2)	(3)	(4)
CURRENT LIABILITIES				
1. Short-term borrowing from banks (inid.bills purchased. discounted & excess borrowing placed on repayment basis)				
i) From applicant bank	182.90	497.22	453.00	0.00
ii) From other banks	0.00	0.00	0.00	0.00
iii) Creidtors o/a LC's opened	0.00	0.00	0.00	0.00
Sub total (A)	182.90	497.22	453.00	0.00
2. Short term borrowings from others	0.00	0.00	0.00	0.00
3. Sundry creditors	9.90	23.52	20.89	0.00
4. Advance payments from customers/ deposits from dealers	660.08	1426.05	2988.30	0.00
5. Provision for taxation	6.06	0.00	15.67	507.79
6. Dividend payable	0.00	0.00	0.00	0.00
7. Other statutory liabilities (due within one year)	0.00	0.00	0.00	0.00
8. Deposits/Instalments of term loans/ DPGs/debentures,etc., (due within one year) Term Loan	0.00	0.00	0.00	0.00
Others	0.00	0.00	0.00	0.00
9. Other current liabilities&Provisions (due within one year)	3.69	5.36	6.00	7.00
(Specify major items)				
Sub-total (B)	679.73	1454.93	3030.86	514.79
10. TOTAL CURRENT LIABILILTIES (total of 1 to 9)	862.63	1952.15	3483.86	514.79

For Greenwood Estates

Partner

TERM LIABILITIES

11. Debentures (not maturing within one year)	0.00	0.00	0.00	0.00
12. Preference Shares (redeemable after one year)	0.00	0.00	0.00	0.00
13. Term loans (excluding instalments BANK payable within one year)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
14. Deferred Payament Credits excldg. instalments due within one year	0.00	0.00	0.00	0.00
15. Term deposits (repayable after one year) Unsecured Loans	0.00	0.00	15.67	15.67
16. Other term liabilities	0.00	0.00	0.00	0.00
17. TOTAL TERM LIABILITIES (Total of 11 to 16)	0.00	0.00	15.67	15.67
18. TOTAL OUTSIDE LIABILITIES (10 + 17)	862.63	1952.15	3499.53	530.46

NET WORTH

19. Ordinary share capital	213.31	544.56	544.56	544.56
20. General reserve	0.00	33.39	55.67	87.26
21.Revaluation Reserve/Unsecured Loans	0.00	0.00	0.00	0.00
22. Other reserves (Share Premium)	0.00	0.00	0.00	0.00
23. Surplus (+) or deficit (-) in Profit & Loss account.	33.39	22.28	31.59	1023.84
24. NET WORTH	246.70	600.23	631.82	1655.67
25. TOTAL LIABILITIES (18 + 24)	1109.33	2552.38	4131.35	2186.12

For Greenwood Estates

Partner