

Date: 07.04.2014

The Managing Partner
 M/s.B & C Estates
 5-4-187/ 3&4
 Soham Mansion
 2nd Floor, M G Road,
Secunderabad – 500 003

Dear Sir,

This has reference to the Loan application for Construction Finance for Rs. 5.00 Crores for their Project “**May Flower Grande**” situated at **Mallapur Village, Hyderabad**. The Competent Authority has sanctioned loan of Rs. 5.00 Crores on the following terms and conditions:-

Name of the Borrower	B & C Estates
Project Address	Sy. No. 183,184,190 & 191, Mallapur Village, Uppal Mandal, R R Dist
Purpose of Loan	Construction finance for residential apartments at their project Mayflower Grande
Loan Amount	Rs.5.00 Crores. (Rupees Five Crores)
Term of Loan	48 Months (including moratorium of 15 months from the date of first disbursement)
Rate of Interest	15.50 % p.a. Floating (payable monthly) linked to Project LHPLR with current Project LHPLR is 15.50% p.a.
Admin. Fees	0.5 % of loan sanctioned + Service Tax
Security	- Registered Mortgage of the Project Land and Structure there of project “Mayflower Grande” coming up at Mallapur Village, R R Dist. - Security cover at any point of time shall not be less than 2 times the loan amount during moratorium period. After moratorium period the securities cover to be maintained at minimum 2 times. (For calculation of security cover area mortgaged to HMDA as per plan approval condition to be excluded). In case of any shortfall in security cover at any point of time during currency of the loan the Company to provide any other security acceptable to LICHFL. - Negative lien on units to the extent of 1.50 times of the loan

	amount. • Personal guarantee of Soham Modi • Corporate Guarantee by Modi Properties & Investments Pvt Ltd • LICHFL can review the cash flows and accelerate/change the repayment schedule. • Assignment of entire Receivables of project - "Mayflower Grande" • Our Charge on the property to be registered with the ROC. • Land owner company to join loan agreement and mortgage.
Other Terms of Security	a. The Builder / developer/company would disclose in the pamphlets/Brochures etc. the name of LIC Housing Finance Ltd to which the property is mortgaged. b. The Builder/developer/company would append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/magazines etc. c. The Builder/developer/company would indicate in their pamphlets/brochures, that they would provide No Objection Certificate (NOC) / Permissions of the mortgagee LIC Housing Finance Ltd for sale of flats/property, if required. To ensure the compliance of the above terms and conditions and fund to be released only after the builder /developer company fulfils the above requirements. Copy of Such disclosure in Pamphlets / Brochures / Advertisements etc should be kept as a record along with Original Documents.
Security trustee	Security trustee to be appointed on mutual consent if necessary.
Utilisation of Funds	Construction of Residential Apartments " Mayflower Grande" (Proposed) "
Pre Commitment Conditions	1. Net worth certificate of all the partners (latest) duly certified by the Chartered Accountant to be obtained and found satisfactory. 2. Net worth certificate of Mr.Soham Modi (latest) duly certified by the Chartered Accountant to be obtained and found satisfactory.

	3. Individual ITR of partners / Directors for last three years to be obtained and found satisfactory. 4. Individual ITR of Mr.Soham Modi for last three years to be obtained and found satisfactory. 5. Repayment of existing loans are upto date. 6. Provisional ITRs of all for 2013-14 (Fin year)
Pre-Disbursement. Conditions	• Clear, marketable, unencumbered, title to land in respect of project to be mortgaged & receivables to be assigned. • Building plan approval as stated by Panel Valuer & all other approval (including environment clearance, if any) for construction and completion of the Project based on the stage of the construction to be in place before making any disbursement for the construction finance. • Enforceability certificate to be obtained from our panel law firm for creation of mortgage, Escrow Mechanism & assignment of receivables. • Report for stage of construction of project will be obtained from our Panel Valuers. • Due Diligence of investment of promoter's contribution by an Auditor referred by us. • Amount Spent and means of Finance to be confirmed by the auditor. • Specific Verification by our law firm & our panel valuers in respect of clearances applicable on the project which is given as security for our loan. • Undertaking from the promoters that any increase in the project cost would be met by the borrower in manner acceptable to LICHFL / consortium members. • Undertaking by the Company that the funds brought in by the promoters in the form of Equity / Unsecured loan and invested in the project not to be withdrawn during currency of our loan. No Interest on the same will be paid till repayment of our loan.

- Till repayment of our Loan there should not be any change in capital structure and / or shareholding pattern of the Applicant Company / Guarantor companies without previous written permission of LICHFL. Undertaking that the promoter's will not dilute their stake in the applicant company during the currency of loan without prior written approval from LICHFL consortium lenders.
- Undertaking from the Applicant Company that any Shortfall in Payment of Loan Installment / interest shall be made good from the other sources / promoters contribution.
- No alienation / dilution / pledge of shares without LICHFL consent.
- Affidavit cum undertaking from the promoter's of the company that the Company shall not violate the sanction plan approved by competent authority and that the construction shall be strictly as per sanction plan – NHB requirement.
- Promoter's contribution invested in the project and amount spent so far to be certified by Auditor referred by LICHFL
- Due diligence of Closing Work in Progress.
- Declaration to the effect that the loan availed will be utilized solely for the construction / development of the project "Mayflower Grande at Mallapur Village" RR Dist and shall not be deployed either directly or indirectly for any Loan repayment investment in stock exchange and / or in capital market / for land purchase.
- Satisfactory track record with other lenders to be obtained and found satisfactory.
- Copy of Development agreement and POA between the Applicant Company and landowning companies to be obtained, examined and found satisfactory.
- Strengthening of Internal Audit system to the satisfaction of LICHFL.

	- The saleable area and all other aspect as mentioned in project details Annexure enclosed herewith to match with construction at the site. - No space of the project proposed to be financed will be sold without permission from LICHFL. - Up to date repayment of existing Loans and Satisfactory credit worthiness certificate from previous lenders. - Auditor referred by us should comment on the following:- - Number and quality of employees and contract labour engaged. Timeliness of payment of Employees' Statutory Insurance Corporation (ESIC) and Employees' Provident Fund (EPF) dues. - Insurance details for workmen and the assets at the site. Deposit of All Original Title Deeds.
Other Conditions	- Monthly progress report along with sales report has to be submitted. - Quarterly end use certificate of funds disbursed to be provided - Borrower to submit quarterly un-audited financials. - Borrowers to submit audited financials within 6 months from the end of relevant financial year. - Bi-monthly / quarterly audit of the project and cost for the same to be reimbursed by the applicant company.
Disbursement	The disbursement of loan to be based on:- - The Progress of Construction and security value. 1st Disbursement : Rs. 1 Crore - Subsequent Disbursements : Linked to Booking Money / Sales Receipts. - As per our norms for security i.e. at any point of time security of 100% times to be maintained.
Payment of Interest / Repayment of Loan	After Moratorium period of 15 months, repayment of Principal in equal 33 monthly instalments. The entire receivables of the Project to be routed through Escrow Account. The Interest and Principal repayment to be made from Escrow Account. The receipts should include future

	sales to be made. • The company to route all receivables from the project including sale proceeds, security deposits, any other payments and termination repayments into a designated account. • LICHFL can review the cash flows and accelerate/change the repayment schedule. • Repayment Sources from Project accruals, if necessary from own sources.
Additional Interest in case of default.	If interest installments due are defaulted / delayed, Additional Interest @ 6% p.a. compounding monthly, on the installment due (Calculated from due date till date of payment) will become payable, in addition to the regular Interest mentioned in this letter above. If Principal installments are defaulted, Additional Interest @ 6% p.a. from the due date till the date of payment will become payable in addition to the regular interest mentioned in this letter above.
Prepayment Charges	Prepayment charges will be levied @ 2% of the Principal amount prepaid a head of the repayment schedule. However, prepayment charges will not be levied in respect of the Principal amount being adjusted / repaid out of the individual loans received from the same Project.

Other Conditions to be incorporated in LOL:-

1. Bureau of Indian Standards has formulated National Building Code (NBC) of India 2005, providing guidelines for regulating the building construction activities. The Builder has to agree for adherence to the above National Building Code specifications in the Project.
2. All documentation charges and Quarterly Audit charges shall be borne by the Applicant Company / Firm. The Audit fees will be paid by LICHFL and the same to be reimbursed by the Applicant Company / Firm.
3. The said loan will be used for construction of housing project "**Mayflower Grande**" situated at **Mallapur Village RR Dist** and it is clearly understood that the said loan or any part thereof shall not be utilized for any other purpose whatsoever.
4. LICHFL's individual Loan Schemes will be given wide publicity in the Builder's brochure and literature. Builder should ensure that maximum numbers of intending borrowers are sent to LICHFL for individual loans.



5. A clause to be incorporated in the Loan Agreement for referring individual loan applications to LICHFL and the right for first denial of individual loan application in the above Project should lie with LICHFL
6. Appropriate hoardings of LICHFL will be displayed on all projects of the builder.
7. If there is any interest tax levied by the Government of India or any other Authority under the Interest Tax Act 1974 or under any other law, Applicant Company / Firm shall reimburse to LICHFL any such tax imposed or levied by the Government of India or any other authority on interest and/or other payments required to be paid by borrower to LICHFL in connection with the said loan facility.
8. It is the responsibility of the Applicant Firm to ensure that the "Property" for which the loan is availed / and / or the "Property" taken as security for loan to be duly insured at the Applicant Company's/ Firms cost and expenses for all risk and the same to be assigned in favour of LICHFL.
9. The title of the property to be clear, marketable, unencumbered and the same to be satisfactory and acceptable to LICHFL. The search in the ROC and in the Sub-Registrar's Office to be done and the same should be satisfactory.
10. Approved Building Plan along with all other approvals from various authorities relating to the Project to be obtained for commencement and completion of the project. The details of the project are enclosed herewith.
11. Post dated cheques for the entire Interest and Principal amount covering the full tenure of loan to be taken.
12. NOC from other Financial Institutions and / or Banks from where the Builder might have taken loans for any other Projects if such an approval is stipulated in the agreement / arrangement with them.
13. The Applicant Company/Firm or any of their group Companies should not have defaulted with any of the lenders in the past. A declaration from the Applicant Company / Firm and a Confirmation from their auditors to be obtained in this regard.
14. The borrower shall not raise any loans from any other source without prior written permission from LICHFL.



15. The Borrower will at all times maintain/open:

- a Open a separate account with a bank acceptable to LICHFL, which account shall be used for the purpose of all disbursements of the said Loan made to borrower, which will be deposited by borrower in this account.
- b Inform all the flat purchasers in the project, to draw all cheques in favour of this account and also undertake that all receivables in connection with this project are deposited only in this account.
- c Utilize the funds from this account for the specific purpose of completion of this project and make repayments to LICHFL and not to any other purpose whatsoever; and
- d LICHFL shall have full authority to monitor, including auditing all transactions through this account in such manner as it may deem necessary.

16. In the event Borrower sells any space in the project financed, borrower will deposit all the sale proceeds in the designated account opened and maintained as conveyed above. LICHFL will have the first option to adjust the sale proceeds against the principal outstanding/ other dues.

17. The Borrower will give the following irrevocable instructions to the concerned Bank with reference to the said account:

- a That the Bank will be authorized to send to LICHFL statements pertaining to this account directly to LICHFL at such frequency as LICHFL may required at anytime.
- b That LICHFL has a right to cause the Bank to freeze the account at any time without borrower's confirmation and that on the request of LICHFL, the Bank will on freezing the account or otherwise transfer the outstanding credit in the account to LICHFL, as instructed by LICHFL, without having to obtain any further instruction from borrower;
- c That the Bank will abide by any instruction that LICHFL may give to the Bank in connection with the said account without any reference to borrower.

Borrower shall procure and produce to LICHFL a written confirmation of the above from the Bank prior to execution of the loan agreement.

18. The Borrower will also undertake and confirm that in the event the cash flow in the account is not sufficient to service the said Loan, interest or other dues, the shortfall

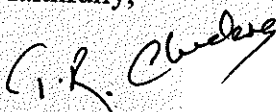
will be met through inflow of fresh funds therein by borrower in a manner and form as mutually acceptable to borrower and LICHFL. The support shall be kept valid until repayment of the entire loan with interest and all other dues.

19. The Borrower will not withdrawn any funds to repay the principal to the providers of subordinate debt, if any, until repayment of the entire said Loan to LICHFL with interest and all other dues is made to LICHFL.
20. This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:
 - a Any information as may be required by LICHFL from time to time pertaining to the project is not furnished in the form prescribed/ approved by LICHFL.
 - b There are any material changes in the proposal for which the said loan is sanctioned.
 - c Any material fact concerning borrower's profits, etc., or ability to repay, or any other relevant aspect of borrower's application of loan is withheld, suppressed, or concealed or not made known to us.
 - d Any statement made in the loan application is found to be incorrect or untrue.
 - e The loan agreement and other documents, as required by us are not executed within a period of 30 days from the date hereof or during any further extension of the period mutually agreed upon.
21. C. A. Certificate has to be submitted within a period of 30 days for the utilization of funds at each stage of disbursements.

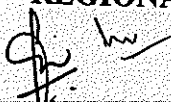
Kindly give us in writing the loan repayment schedule along with the acceptance of the loan offer within 30 days of issuance of Loan Offer Letter. Administrative fees to be paid simultaneously with the execution of acceptance of Loan offer. If the first disbursement of loan is not availed within 6 months from the date of issuance of Loan Offer Letter, the offer gets cancelled.

Thanking you,

Yours faithfully,



REGIONAL MANAGER



May 7, 2014

The Managing Partner
M/s.B & C Estates
5-4-187/3, II Floor, Soham Mansion
M G Road,
Secunderabad – 500 003

Dear Sir,

Re : Modification in Loan offer letter dated 07.04.2014.

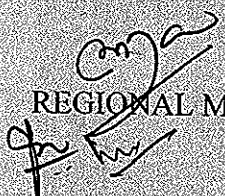
This has reference to your letter dated 22.04.2014. In this connection, we wish to inform you that the competent authority has approved the following modification(s) in the loan offer conditions.

PREVIOUS CONDITION	REVISED CONDITION
Disbursement : The disbursement of loan to be based on:- - The Progress of Construction and security value. - I Disbursement : Rs. 1 Crore - Subsequent Disbursements : Linked to Booking Money / Sale Receipts. As per our norms for security i.e. at any point of time security of 2 times to be maintained.	Disbursement : The disbursement of loan to be based on:- - The Progress of Construction and availability of security cover as per below for every disbursement. - Initial Disbursement : upto Rs. 2 Crores - Subsequent Disbursements over and above Rs.2 crores : Linked to receipt of satisfactory Booking Money / Sale Receipts. - As per our norms for security i.e. at any point of time security of 2 times to be maintained.

We also wish to inform you that except for the above modification, all other conditions as per the Loan Offer dated 07.04.2014, remain unaltered.

Thanking you,

Yours faithfully,


REGIONAL MANAGER

o/c

Date: 24th June 2015

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

Sub : Disbursement of final tranche of loan and re-scheduling EMI.
Ref : Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

Dear Sir,

We request you to release the last tranche of loan i.e., Rs. 50 lakhs before the end of June, 2015.

As per terms of sanction the loan was to be repaid in 48 months with a moratorium of 15 months. The loan was released in June, 2014. We request you to reduce the moratorium to 12 months and start the EMI from July, 2015. EMI shall be paid over 36 months.

We further request you to schedule the EMI on the 15th of each month.

Thanking you,

Yours Faithfully,

For B & C ESTATES

Soham Modi
(Partner)

Received
26/6/15
Sri
Sreenidya

Date: 10th February 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

Sub: Payment against Sale of Negative Lean Flat No. C-603
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

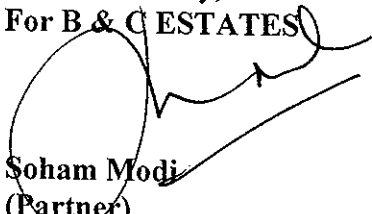
With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 006415 dated 8th February 2016 for the amount of Rs.10,32,075.00 (Rupees Ten Lakhs Thirty Two Thousand Seventy Five Only) towards Sale of Negative Lean Flat No. C-603 details are given below

Customer Name : Mrs. Lakshi Hariram & Mr. Hariram K
Flat No. : 603
Block : 'C'
Area : 1625 Sq ft

Thanking you,

Yours Faithfully,

For B & C ESTATES


Soham Modi
(Partner)

Received by Accountant
A. SREEVADA
Assistant
ID No: 5155/16
LIC Housing Finance Ltd
Hyderabad Region, H

Date: 10th February 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

Sub: Payment against Sale of Negative Lean Flat No. C-705
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 006416 dated 8th February 2016 for the amount of Rs.2,25,000.00 (Rupees Tow Lakhs Twenty Five Thousand Only) towards Sale of Negative Lean Flat No. C-705 details are given below

Customer Name : Mr. Mavvram Ravikumar
Flat No. : 705
Block : 'C'
Area : 1625 Sq ft

Thanking you,

Yours Faithfully,

For B & C ESTATES

Soham Modi
(Partner)

Received 9 Accow
A. SREEVIDYA
Assistant
ID No: 5155
LIC Housing Finance Ltd.
South Eastern Region, Hyd.

Date: 23rd August 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

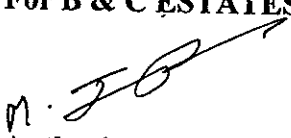
Sub: Payment against Sale of Negative Lean Flat Nos.
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014
Our letter dated 10th February 2016

With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No 008635 dated 10th August 2016 for the amount of Rs.32,90,000.00 (Rupees Thirty Two Lakhs Ninety Thousand Only) towards Sale of Negative Lean Flats details are given below

Customer Name	Block	Flat No.	Built-up Area in Sq. Ft.	Amount In Rs.
Meenakshi Agarwal / Gaurav Agarwal	C	706	1200	5,15,000
Ashish Kumar Upadaya	D	607	1200	7,00,000
V Satish Raju / Sesha Lakshmi	D	701	1200	4,50,000
T Chinna Veera Malaiaha	D	702	1200	7,00,000
A Santosh	D	704	1200	7,00,000
MMM Babji Veeri / Veera Venu	D	707	1200	2,25,000
Total				32,90,000

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

Received
Cheque & acted





Date: 23rd August 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

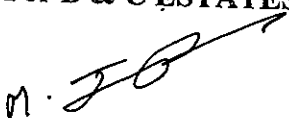
Sub: Payment against Sale of Negative Lean Flat Nos.
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014
Our letter dated 10th February 2016

With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 008635 dated 10th August 2016 for the amount of Rs.32,90,000.00 (Rupees Thirty Two Lakhs Ninety Thousand Only) towards Sale of Negative Lean Flats details are given below

Customer Name	Block	Flat No.	Built-up Area in Sq. Ft.	Amount In Rs.
Meenakshi Agarwal / Gaurav Agarwal	C	706	1200	5,15,000
Ashish Kumar Upadaya	D	607	1200	7,00,000
V Satish Raju / Sesha Lakshmi	D	701	1200	4,50,000
T Chinna Veera Malaiaha	D	702	1200	7,00,000
A Santosh	D	704	1200	7,00,000
MMM Babji Veeri / Veera Venu	D	707	1200	2,25,000
Total				32,90,000

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

Received
Cheque & acted





Date: 6th September 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

Sub: Payment against Sale of Negative Lean Flat Nos.

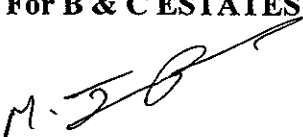
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

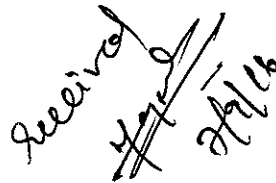
With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 008875 dated 31st August 2016 for the amount of Rs.2,25,000.00 (Rupees Two Lakhs Twenty Five Thousand Only) towards Sale of Negative Lean Flat No. D-802 details are given below

Customer Name : K Srinivas / K Sujatha
Flat No. : 802
Block : 'D'
Area : 1200 Sq ft

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory



Date: 6th September 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

Sub: EMI for the month of September 2016

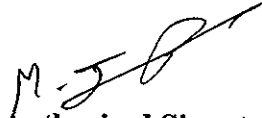
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

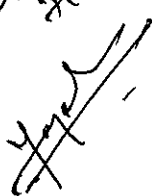
With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 008873 dated 31st August 2016 for the amount of Rs.15,15,152.00 (Rupees Fifteen Lakhs Fifteen Thousand One Hundred and Fifty Two Only) towards EMI for the month of September 2016. Cheque No. 008874 dated 1st September 2016 for the amount of Rs. 2,72,020 (Rupees Two Lakhs Seventy Two Thousand Twenty Only) Towards Interest payment from 8th August 2016 to 7th September 2016 details are given below.

Interest (8 th August 2016 to 7 th September 2016)	-	Rs.	3,02,245.00
LESS: TDS @ 10%	-	Rs.	30,225.00
		Rs.	2,72,020.00

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

Received on
29/9/16


Date: 6th October 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

Sub: Payment against Sale of Negative Lean Flat Nos.
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014
Our letter dated 10th February 2016

With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 008783 dated 28th September 2016 for the amount of Rs.1,50,000.00 (Rupees One Lakh Fifty Thousand Only) towards Sale of Negative Lean Flats details are given below

Customer Name	Block	Flat No.	Built-up Area in Sq. Ft.	Amount In Rs.
Sameer Shukla / Aditi Kalia	D	605	1200	25,000
R Venkata Ratnam	D	703	1200	25,000
Sowmyashree Sreekanth	D	801	1200	25,000
T Madhavi / T Sarojini	E	603	1625	25,000
J Sharmila	E	605	1625	25,000
G.T Madhumati / S.T Seshu	E	606	1625	25,000
Total				1,50,000

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

Received

A. SREEVIDYA
ID No: 5155
LIC Housing Finance Ltd.

Date: 6th October 2016

To

The Regional Manager,
LIC Housing Finance Limited,
303, 304, 3rd Floor,
HUDA Mythrivanam Complex,
Ameerpet, Hyderabad.

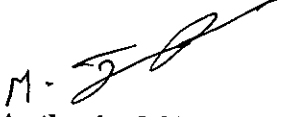
Sub: EMI for the month of October 2016
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 008881 dated 30th September 2016 for the amount of Rs.15,15,152.00 (Rupees Fifteen Lakhs Fifteen Thousand One Hundred and Fifty Two Only) towards EMI for the month of October 2016. Cheque No. 009221 dated 1st October 2016 for the amount of Rs. 2,17,902 (Rupees Two Lakhs Seventeen Thousand Nine Hundred and Two Only) Towards Interest payment from 8th September 2016 to 7th October 2016 details are given below.

Interest (8 th September 2016 to 7 th October 2016)	-	Rs.	2,42,113.00
LESS: TDS @ 10%	-	Rs.	24,211.00
		Rs.	2,17,902.00

Thanking you,

Yours Faithfully,
For B & C ESTATES

M. 
Authorised Signatory

Received


A. SREEVIDYA
ID No: 5155
LIC Housing Finance Ltd.

&C Estates

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G R
Secunderabad – 500 003. Ph: +91 40 66335551

Date: 16th January 2017

To,
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Dear Sir,

Sub: Authorisation letter in our project Known as Niligiri Homes situated at Rampally Village, Ghatkesar Mandal, Hyderabad.

Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

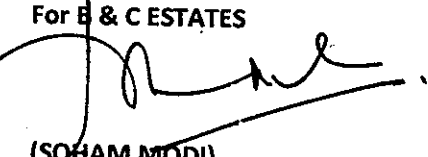
With reference to the above, I authorize Mr. M Jayaprakash, Manager – Finance & Accounts to collect the following documents of loan lying with LIC Housing Finance Ltd.

1. No Object Certificate of Entire Project
2. Escrow Account Closer Letter to HDFC Bank Ltd.
3. Original Title Deeds of B & C Estates
4. Re-convinced / Receipt from 3I Infotech Trusteeship Services Limited on behalf of LIC Housing Finance Ltd.

Kindly do the needful at the earliest.

Thank You.

Yours truly,
For B & C ESTATES


(SOHAM MODI)
Partner

CC To: M/s. 3I Infotech Trusteeship Services Limited
6th Floor, Orian Tower, Building No.9
Opp: Westin Hotel, Mindspace
Cyberabad, Hyderabad-500 081

Date: 18.01.2017

M/s. Universal Trusteeship Services,
ICICI Bank Towers
9th Floor, Nanakramguda
Financial District
Gachibowli
Hyderabad-500 032

Dear Sir,

Re: Construction Finance of Rs. 5.00 Crores sanctioned and disbursed to M/s.B and C Estates by LICHFL dated 31.03.2014.

LIC Housing Finance Ltd (Lender) refers to the Construction Finance of Rs.5.00 Crores (herein after referred to as the Facility) sanctioned and disbursed to M/s. B and C Estates towards Construction Finance Facility for their project "May flower Grande".

We hereby confirm you that the Facility of Rs.5.00 Crs disbursed to M/s. B and C Estates has been fully repaid. There are no dues outstanding against above mentioned facility.

Now, we request you to release & handover the title documents to the above captioned client & also request to release charge from ROC & SRO Office at the earliest.

Yours faithfully,



ACM (Project Finance)

CIN : L65922MH1989PLC052257

Regional Office : LIC Housing Finance Ltd, 201, 2nd floor, Krishe Sapphire, South Block, Sy No: 88
Madhapur, Hitech City Main Road, Hyderabad-500 082

To,

B AND C ESTATES

 Flat No.5 187 3 4 , SECOND FLOOR MG ROAD , Plot No.SOHAM
 MANSION, SECUNDERABAD, HYDERABAD, ANDHRA PRADESH -
 500009

 Re: Statement of your Loan A/c : 700000000015 , Application No.: 7000000033

Dear Sir/Madam,

 This letter acknowledges the receipt/payments of the under noted amounts received from : **01/09/2014 to 07/06/2016**

Date	Dues From - To	Amount Received	Amount Adjusted	O/S Loan
05/09/2014	-	Cheque 236959.00 NO.001090 HDFC BANK LTD.	PF Excess 236959.00	2,00,00,000.00
S. No.: 82016322				
08/09/2014	09/2014-09/2014	PF TDS 26328.80	PF Excess -236959.20 PF Interes 263288.00	2,00,00,000.00
S. No.: 82212622				
22/09/2014	DISBURSMENT		Bank 10000000.00 PF Princip -10000000.00	3,00,00,000.00
S. No.:				
09/10/2014	10/2014-10/2014	Cheque 252000.00 NO.001397 HDFC BANK LTD.	PF Excess -310.19 PF Interes 252013.66 PF Add. In 296.53	3,00,00,000.00
S. No.: 83239967				
14/10/2014	-	Cheque 60120.00 NO.001443 HDFC BANK LTD.	PF Interes 59873.13 PF Add. In 246.87	3,00,00,000.00
S. No.: 83656261				
14/10/2014	-	Cheque -60120.00 NO.001443 HDFC BANK LTD.	PF Interes -59873.13 PF Add. In -246.87	3,00,00,000.00
S. No.: 83657192				
14/10/2014	10/2014-10/2014	Cheque 60120.00 PF TDS 6680.00 NO.001443 HDFC BANK LTD.	PF Excess 45.54 PF Interes 66480.34 PF Add. In 274.12	3,00,00,000.00
S. No.: 83657235				
14/11/2014	11/2014-11/2014	Cheque 357533.00 PF TDS 39726.00 NO.001658 HDFC BANK LTD.	PF Excess 698.58 PF Interes 394932.00 PF Add. In 1628.42	3,00,00,000.00
S. No.: 84710778				
26/11/2014	DISBURSMENT		PF Princip -10000000.00 Bank 10000000.00	4,00,00,000.00
S. No.:				
10/12/2014	12/2014-12/2014	Cheque 367380.00 PF TDS 40820.00 NO.001937 HDFC BANK LTD.	PF Excess -744.12 PF Interes 408224.05 PF Add. In 720.07	4,00,00,000.00
S. No.: 85692076				
17/12/2014	12/2014-12/2014	Cheque 20790.00 NO.001979 HDFC BANK LTD.	PF Interes 20668.26 PF Add. In 121.74	4,00,00,000.00
S. No.: 85913988				
30/12/2014	12/2014-12/2014	PF TDS 11.85	PF Interes 11.69 PF Add. In 0.16	4,00,00,000.00
S. No.: 86029905				
08/01/2015	01/2015-01/2015	Cheque 473922.00 PF TDS 52658.00 NO.002150	PF Interes 526270.01 PF Add. In 309.99	4,00,00,000.00
S. No.: 86419618				

Date	Dues From - To	Amount Received		Amount Adjusted		O/S Loa
22/01/2015	01/2015-01/2015	Cheque	315.00	PF Interes	304.99	4,00,00,000.0
S. No.: 87093113		NO.002291		Short Rem.	7.32	
		HDFC BANK LTD.		PF Add. In	2.69	
04/02/2015		Cheque	473917.00	PF Excess	526575.00	4,00,00,000.0
S. No.: 87222966		PF TDS	52658.00			
		NO.002351				
		HDFC BANK LTD.				
28/02/2015				PF Excess	-526575.00	4,00,00,000.0
S. No.: 88245572				PF Interes	520140.93	
				PF Add. In	6434.07	
28/02/2015				PF Excess	526575.00	4,00,00,000.0
S. No.: 88247565				PF Interes	-520140.93	
				PF Add. In	-6434.07	
28/02/2015		Reversal C	-473917.00	PF Excess	-526575.00	4,00,00,000.0
S. No.: 88247585		PF TDS	-52658.00			
		NO.002351				
		HDFC BANK LTD.				
28/02/2015	02/2015-02/2015	Reversal C	473917.00	PF Interes	526575.00	4,00,00,000.0
S. No.: 88247600		PF TDS	52658.00			
		NO.002351				
		HDFC BANK LTD.				
05/03/2015		Cheque	428054.00	PF Excess	475616.00	4,00,00,000.0
S. No.: 88390910		PF TDS	47562.00			
		NO.002649				
		HDFC BANK LTD.				
07/03/2015	03/2015-03/2015			PF Excess	-475616.00	4,00,00,000.0
S. No.: 88555868				PF Interes	475616.00	
16/03/2015	DISBURSMENT			PF Princip	-5000000.00	4,50,00,000.0
S. No.:				Bank	5000000.00	
30/03/2015		Cheque	515970.00	PF Excess	573298.00	4,50,00,000.0
S. No.: 89345315		PF TDS	57328.00			
		NO.002843				
		HDFC BANK LTD.				
07/04/2015	04/2015-04/2015			PF Excess	-573287.00	4,50,00,000.0
S. No.: 89690794				PF Interes	573287.00	
07/05/2015	05/2015-05/2015	Cheque	515949.00	PF Excess	-11.00	4,50,00,000.0
S. No.: 90749547		NO.003141		PF Interes	573288.00	
		HDFC BANK LTD.			-57328.00	
08/06/2015	06/2015-06/2015	Cheque	533157.00	PF Interes	592397.00	4,50,00,000.0
S. No.: 91887864		NO.003521			-59240.00	
		HDFC BANK LTD.				
30/06/2015	DISBURSMENT			PF Princip	-5000000.00	5,00,00,000.0
S. No.:				Bank	5000000.00	
08/07/2015	07/2015-07/2015	Cheque	529336.00	PF Interes	588151.00	5,00,00,000.0
S. No.: 93019391		NO.003811			-58815.00	
		HDFC BANK LTD.				
07/08/2015	08/2015-08/2015	Cheque	592397.00	PF Interes	658219.00	5,00,00,000.0
S. No.: 94136543		NO.004192			-65822.00	
		HDFC BANK LTD.				
08/08/2015	08/2015-08/2015	Cheque	1515152.00	PF Princip	1515152.00	4,84,84,848.0
S. No.: 94152175		NO.004202				
		HDFC BANK LTD.				

Date	Dues From - To	Amount Received	Amount Adjusted	O/S Loan
04/09/2015	-	Cheque 574446.00 NO.004483 HDFC BANK LTD.	PF Excess 638273.00 -63827.00	4,84,84,848.00
S. No.: 95006097				
04/09/2015	09/2015-09/2015	Cheque 1515152.00 NO.004450 HDFC BANK LTD.	PF Princip 1515152.00	4,69,69,696.00
S. No.: 95006139				
07/09/2015	09/2015-09/2015		PF Excess -636343.00 PF Interes 636343.00	4,69,69,696.00
S. No.: 95237200				
07/10/2015	10/2015-10/2015	Cheque 536806.00 NO.004933 HDFC BANK LTD.	PF Excess -1737.00 PF Interes 598381.00 -59838.00	4,69,69,696.00
S. No.: 96393212				
07/10/2015	10/2015-10/2015	Cheque 1515152.00 NO.004932 HDFC BANK LTD.	PF Princip 1515152.00	4,54,54,544.00
S. No.: 96393891				
05/11/2015	-	Cheque 538543.00 NO.005075 HDFC BANK LTD.	PF Excess 598381.00 -59838.00	4,54,54,544.00
S. No.: 97373805				
05/11/2015	11/2015-11/2015	Cheque 1515152.00 NO.005074 HDFC BANK LTD.	PF Princip 1515152.00	4,39,39,392.00
S. No.: 97374508				
07/11/2015	11/2015-11/2015		PF Excess -189522.00 PF Interes 189522.00	4,39,39,392.00
S. No.: 97550171				
30/11/2015	11/2015-11/2015		PF Excess -405355.00 PF Interes 405355.00	4,39,39,392.00
S. No.: 98438168				
04/12/2015	-	Cheque 490720.00 NO.005522 HDFC BANK LTD.	PF Excess 545244.00 -54524.00	4,39,39,392.00
S. No.: 98503740				
04/12/2015	12/2015-12/2015	Cheque 1515152.00 NO.005448 HDFC BANK LTD.	PF Princip 1515152.00	4,24,24,240.00
S. No.: 98504130				
07/12/2015	12/2015-12/2015		PF Excess -547048.00 PF Interes 547048.00	4,24,24,240.00
S. No.: 98745336				
08/01/2016	01/2016-01/2016	Cheque 491208.00 NO.005964 HDFC BANK LTD.	PF Excess -1704.00 PF Interes 547680.00 -54768.00	4,24,24,240.00
S. No.: 99973940				
08/01/2016	01/2016-01/2016	Cheque 1515152.00 NO.005929 HDFC BANK LTD.	PF Princip 1515152.00	4,09,09,088.00
S. No.: 99973986				
08/02/2016	-	Cheque 475308.00 NO.006273 HDFC BANK LTD.	PF Interes 528002.00 PF Excess -189.00 PF Add. In 307.00 -52812.00	4,09,09,088.00
S. No.: 101136583				
08/02/2016	-	Cheque -475308.00 NO.006273 HDFC BANK LTD.	PF Interes -528002.00 PF Excess 189.00 PF Add. In -307.00 -52812.00	4,09,09,088.00
S. No.: 101136669				
08/02/2016	02/2016-02/2016	Cheque 475308.00 NO.006273 HDFC BANK LTD.	PF Interes 528120.00 -52812.00	4,09,09,088.00
S. No.: 101136751				
08/02/2016	02/2016-02/2016	Cheque 1515152.00	PF Princip 1515152.00	3,03,03,036.00

Date	Dues From - To	Amount Received		Amount Adjusted		O/S Loan
16/02/2016	02/2016-02/2016	Cheque	1032075.00	PF Princip	1032075.00	3,83,61,861.0
S. No.: 101868220			NO.006415 HDFC BANK LTD.			
16/02/2016	02/2016-02/2016	Cheque	225000.00	PF Princip	225000.00	3,81,36,861.0
S. No.: 101868431			NO.006416 HDFC BANK LTD.			
08/03/2016	03/2016-03/2016	Cheque	418751.00	PF Interes	465279.00	3,81,36,861.0
S. No.: 102373408			NO.006732 HDFC BANK LTD.		-46528.00	
08/03/2016	03/2016-03/2016	Cheque	1515152.00	PF Princip	1515110.00	3,66,21,751.0
S. No.: 102373522			NO.006623 HDFC BANK LTD.	Add Int	42.00	
08/03/2016	03/2016-03/2016	Cheque	25000.00	PF Princip	25000.00	3,65,96,751.0
S. No.: 102373559			NO.006624 HDFC BANK LTD.			
08/03/2016	03/2016-03/2016	Cheque	833750.00	PF Princip	833750.00	3,57,63,001.0
S. No.: 102373611			NO.006625 HDFC BANK LTD.			
31/03/2016				PF Excess	-189.00	3,57,63,001.0
S. No.: 103346722				Short Rem.	189.00	
07/04/2016	04/2016-04/2016	Cheque	416236.00	PF Interes	462674.00	3,57,63,001.0
S. No.: 103644656			NO.007069 HDFC BANK LTD.		-46438.00	
07/04/2016	04/2016-04/2016	Cheque	1515152.00	PF Princip	1515152.00	3,42,47,849.0
S. No.: 103644918			NO.007117 HDFC BANK LTD.			
16/04/2016		Cheque	908000.00	PF Excess	908000.00	3,42,47,849.0
S. No.: 104353649			NO.007159 HDFC BANK LTD.			
16/04/2016	04/2016-04/2016	Cheque	833750.00	PF Princip	833750.00	3,34,14,099.0
S. No.: 104353705			NO.007158 HDFC BANK LTD.			
16/04/2016	04/2016-04/2016			PF Excess	-908000.00	3,25,06,099.0
S. No.: 104353765				PF Princip	908000.00	
07/05/2016	05/2016-05/2016	Cheque	371369.00	PF Interes	412632.00	3,25,06,099.0
S. No.: 104880451			NO.007462 HDFC BANK LTD.		-41263.00	
07/05/2016	05/2016-05/2016	Cheque	1515152.00	PF Princip	1515152.00	3,09,90,947.0
S. No.: 104881171			NO.007461 HDFC BANK LTD.			
27/05/2016	05/2016-05/2016	Cheque	675000.00	PF Princip	675000.00	3,03,15,947.0
S. No.: 105746618			NO.530052 HDFC BANK LTD.			
07/06/2016	06/2016-06/2016	Cheque	357289.00	PF Interes	396988.00	3,03,15,947.0
S. No.: 106056737			NO.007780 HDFC BANK LTD.		-39699.00	
07/06/2016	06/2016-06/2016	Cheque	1515152.00	PF Princip	1515152.00	2,88,00,795.0
S. No.: 106056979			NO.007775 HDFC BANK LTD.			

Date	Dues From - To	Amount Received	Amount Adjusted	O/S Loan
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Thanking you.

Yours faithfully,

Area Manager.

Date: 8th July 2014

To
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Dear Sir,

Sub: Interest Payment for the month of 3rd July 2014 to 8th July 2014
Ref: Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

With reference to the above As per your sanction letter dated 7th April 2014 Please find enclosed Cheque No. 000782 dated 8th July 2014 for the amount of Rs.38,250.00 (Thirty Eight Thousand Two Hundred and Fifty Only. Towards Interest payment from 3rd July 2014 to 8th July 2014 (Disbursement dated 3rd July 2014) details are given Below

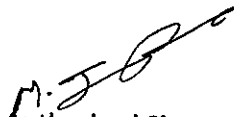
Interest (3 rd July 2014 – 8 th July 2014)	-	Rs. 42,500.00
LESS: TDS @ 10%	-	Rs. 4,250.00

Rs. 38,250.00

Kindly Acknowledge for the same

Thanking you

Yours faithfully
For B&C ESTATES


Authorised Signatory

Received Cheque
Rs. 38,250
A. SREEVIDYA
Assistant
ID No: 5155
LIC Housing Finance Ltd.
South Eastern Region, Hyd.

Date 14th June 2014

To,
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Dear Sir,

Sub : Clarification of Existing Loans

Ref : Your Sanction letter dated 7th April 2014

This is to certify that, over Company / Firm **M/S. B&C ESTATES** has approached LIC Housing Finance Ltd., Regional Office, having its office at **5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad,** for Construction Loan / LRD Loan / Term Loan / LAP Loan of Rs. 5,00,00,000/- (Five Crores only).

We wish to inform that, Company / Firm M/S. B & C Estates existing secured loans was NIL in any Banks / Financial Institutes as on date.

Thank you,

Yours faithfully,

For B & C Estates

Authorised Signatory



S. MOHAN KRISHNA
ID No: 11007
ACM (Project Finance)

Date 11th August, 2014

To
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Sub : Release of loan – 1 Cr.
Ref : Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

Dear Sir,

Due to adverse soil conditions we have incurred substantial expenditure in completing the footings for A block and clubhouse at Mayflower Grande. This also has lead to a delay in the RCC work. However, we have increased manpower and are likely to catch-up the lost time by this year end.

Construction of a posh site office for sales has been completed. Excavation and site leveling is completed to an extent of 70%. Compound wall work is under progress. Two slabs of A block have been completed.

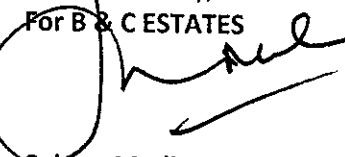
Sales have been slower than expected as the progress of work was slow due to site conditions. Now the speed of work has substantially increased and response from potential customers is very good. We have 15 prospects in the pipe line and expect to close the sales in the Dasara/ Diwali holiday season.

About Rs. 6.50 cr are receivable from existing sales. However, payments are due only at the stage of casting each slab. Therefore, we require Rs. 100 lakhs to be released immediately. It will help us cast two more slabs and complete the model flats work. Typically, sales rise once the model flats are completed. Our target is to complete the model flats in the next two or three months.

We request you to release the next tranche of Rs. 100 lakhs immediately.

Thanking you,

Yours Faithfully,
For B & C ESTATES


Soham Modi
(Partner)

Encl: Sales Report



S. MURALI KRISHNA
ID No: 11007
(Finance)

B & C Estates

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road,
Secunderabad – 500 003. Ph: +91 40 66335551

Date 23rd January, 2015

To
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Amecpet, Hyderabad – 500 038

Sub : Release of loan – 1 Cr.

Ref : Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014

Dear Sir,

Construction of a posh site office for sales has been completed. Excavation and site leveling is completed. Front side compound wall work is completed. Eight slabs of 'A' block have been completed. Four Floors Brick Works Completed, 2 Floors Internal Plastering Completed and Model Flat Completed.

The speed of work has substantially increased and response from potential customers is very good.

About Rs. 8.21 crore are receivable from existing sales. However, payments are due only at the stage of casting each slab. Therefore, we require Rs. 100 lakhs to be released immediately. It will help us cast balance slabs and complete the two more floors bricks and plastering works.

We request you to release the next tranche of Rs. 100 lakhs immediately.

Thanking you,

Yours faithfully,

For B & C ESTATES

Soham Modi
(Partner)

Encl: Sales Report

Received original
23/1/15
A. SREEVIDYA
Assistant
ID No: 5155
LIC Housing Finance Ltd.
South Eastern Region, Hyd.

Information Report										
Company : B & C Estates										
22.01.2015										
		buyername	bookingdate	saleamount	TOTALOTHERP AYMENTS	TOTALRECEIPTS	BALANCE			
Sl.no	area									
001	1400	Mr D.M. Murali	30-09-2014	4,208,600		925,000	3,283,600			
003	1400	Thati Padmini Priya Darshini	30-09-2014	4,208,600		2,349,292	1,859,308			
004	1400	Mr . Thota Ravi Kumar	01-01-2014	4,139,000	19,313	2,532,000	1,626,313			
005	1150	Mr.Vinit Roshan	01-07-2014	3,273,850		1,999,425	1,274,425			
006	1400	Mr .V.J. Bobby Madison & Johnny Madison	08-01-2015	3,607,880		25,000	3,582,880			
007	1150	Mr. Karthik Keshannagari	30-09-2014	3,417,650		2,221,490	1,196,160			
001	1400	Mr Niles Kumar	23-10-2014	4,348,600	56	2,636,500	1,712,156			
004	1400	Muthyala Bala Ambika	12-03-2014	3,999,000	773	1,356,000	2,643,773			
005	1150	Mr C. Ananth	01-01-2014	3,389,000	22,403	2,057,000	1,354,403			
006	1400	M.V.S Phanindhar	14-01-2014	4,139,000	28,583	2,532,000	1,635,583			
007	1150	Mr. B.Priyadarshini	30-09-2014	3,388,850		625,000	2,763,850			
001	1400	Mr.Murali Mohan Murthy	28-02-2014	3,999,000	773	385,000	3,614,773			
002	1150	Mr S.K Saleem	01-01-2014	3,389,000	6,953	875,000	2,520,953			
005	1150	Mr. Shikha Bhardwaj	26-11-2014	3,388,850		1,425,000	1,963,850			
007	1150	Mrs Aditi Desai	06-02-2014	3,389,000	773	725,000	2,664,773			
001	1400	Mr T.Pramod Kumar	07-03-2014	3,999,000	773	25,000	3,974,773			
002	1150	Mr.Hemansu M Dave	27-07-2014	3,275,000		725,000	2,550,000			
004	1400	Mr Ravindranath Ashok Sagar	01-01-2014	4,139,000	28,583	925,000	3,242,583			
005	1150	Mr. Jitendra Kumar	28-08-2014	3,273,850		725,000	2,548,850			
006	1400	Mr.Janipati Prem Kumar	29-01-2014	3,999,000	29,349	925,000	3,103,349			
007	1150	Mr. Zarina Banu	10-01-2014	3,389,000	22,403	725,000	2,686,403			
001	1400	Mr. Narendra Ande	30-09-2014	4,208,600		925,000	3,283,600			
002	1150	Mr.Ashish Gupta	19-12-2014	3,350,000		1,525,000	1,825,000			
004	1400	Mr.Samir Hartnett Christopher	08-01-2015	4,068,600			4,068,600			
006	1400	Mr.Bhargavi Rokkala	28-01-2014	4,068,600	28,583	925,000	3,172,183			

	area	buyername	bookingdate	saleamount	TOTALOTHERP AYMENTS	TOTALRECEIPTS	BALANCE
02	1150	Mrs. Deepti Mittal	10-01-2014	3,389,000	22,403	725,000	2,686,403
06	1400	Mr. Rajan Chandu	01-02-2014	4,138,600	773	925,000	3,214,373
03	1400	Alvia Mehdi	01-05-2014	3,998,600		925,000	3,073,600
04	1400	Syed Mahmood kamran Mehdi	01-05-2014	3,998,600		925,000	3,073,600
06	1400	Syed Furqan Mehdi	01-05-2014	3,998,600		925,000	3,073,600
02	1150	MR C Ravi chandra Mouli	10-04-2014	3,503,850		725,000	2,778,850
				117,083,780	212,494	35,243,707	82,052,567

2107

D: 30. 2048 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

BF 51118

No. 4022 Date : 21-02-2014

old to: RAMESH

/o.: NARSING RAO

or Whom: M/s. B&C ESTATES

CH.SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House On P.No.21, W.S. Colony,

Abdullapurmet (V) , Hayathnagar (M)

R.R.Dist-501512. Ph:7842562342

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This memorandum of Deposit of Title deed is made and executed on this 17th day of June, 2014, at Hyderabad, Andhra Pradesh by:

M/s. B & C Estates, a registered partnership having its office at H.No.5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Sri. Soham Modi, Son of Shri. Satish Modi, aged about 44 years, Occupation: Business (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns of the First Part)

(hereinafter referred to as "Depositor" which expression shall, unless it be repugnant to the subject or context thereof, mean and include its successors and assigns);

For B & C ESTATES

[Signature]

attended the Office of **3i-INFOTECH TRUSTEESHIP SERVICES LIMITED (3i-ITSL)**, a Company established under the Companies Act 1956 and having its registered office at Tower no. 5, 3rd to 6th Floor, International Infotech Park, Vashi, Navi Mumbai – 400703, and interalia branch office at 6th Floor, Ackruti Centre Point, MIDC Central Road, Next to Marol Telephone Exchange, Andheri (E), Mumbai – 400093, and branch at 9th Floor, ICICI Bank Towers, Financial District, Nanakramguda, Gachibowli, Hyderabad – 500 032, hereinafter referred to as "**Depositee**", (which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) Rep. by **Sri. Boorugu Srinivas, S/o. Late B.Shankar Rao**, age 45 years, Occ: Employee, R/o.4-3-227, Old Boiguda, Secunderabad acting for **3i-ITSL** and **3i-ITSL** acting as agent of **LIC HOUSING FINANCE LIMITED**, a company registered under the companies act, 1956 and Registered Office at Bombay Life Building, 2nd Floor, 45/47, Veer Nariman Road, Mumbai – 400 001 and regional office at 304 & 305, 3rd Floor, Maitrivanam (HUDA), Ameerpet, Hyderabad hereinafter referred to as "**LICHFL**" which expression shall unless it be repugnant to the subject or context thereof, include its successors and assigns)

(Both **LICHFL** and **ITSL** are hereinafter collectively referred to as the "**Said Lenders**" which expression shall unless it be repugnant to the subject or context thereof, shall mean and include any one of them or each of them and their respective successors and assigns).

On the same day i.e.17.06.2014 **Shri Soham Modi**, Managing Partner of **M/s B & C Estates** the Depositor delivered and deposited with **Shri Boorugu Srinivas**, Manager, acting for **3i-ITSL** and **3i-ITSL** acting as agent of **LICHFL** the documents of title, evidences, deeds and writings, more particularly described in **First Schedule** hereunder written (hereinafter referred to as "**the said title deed**") in respect of the Depositors immoveable properties viz. all that land admeasuring Ac.3-29 Gts. in Sy.Nos.183, 184, 190, 191, 2/1/1 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh. more particularly described in the **SECOND SCHEDULE** hereunder written together with all the buildings, structures, erections, fittings and fixtures thereon and all the plant and machinery attached to the earth both present and future (hereinafter referred to as "**the said immoveable properties**") with an intent to by way of deposit of title deeds on the said

immoveable properties to secure the due repayment, discharge and redemption by the Depositor of the Credit Facilities granted/agreed to be granted by the said Lenders viz;

((Rs. in Crores)

SL NO.	NAME OF THE LENDERS	NATURE OF FACILITIES	AMOUNT
01.	LIC HOUSING FINANCE LIMITED	Construction Loan	Rs.5.00

(Rupees Five Crores Only).

together with interest commission, charges and costs (as between Attorneys and client) and expenses payable to or incurred by 3i-ITSL and LICHFL.

Mr. Soham Modi, Managing Partner of M/s. B & C Estates further stated and confirmed that the said title deeds were deposited with an intent to described herein above and that the maximum amount to be secured by way of deposit of title deeds shall for the purpose of Section 79 of the Transfer of Property Act 1882 (but for no other purpose) be limited to Rs.5.00 Crores (Rupees Five Crores Only) and interest thereon and all other charges, costs and expenses etc. payable by the Depositor.

Shri. Soham Modi, Managing Partner of M/s. B & C Estates further stated that the said title deeds shall continue to remain deposited with 3i-ITSL and shall not redelivered or released until the whole of the moneys, indebtedness and liability of the Depositor intended to be secured by the charges on the said immoveable properties by way of deposit of the said title deeds and also all other indebtedness or liabilities of the Depositors to the said Lenders shall have been fully paid and satisfied.

For B & C ESTATES

Partner

Shri. Soham Modi, Managing Partner of **M/s. B & C Estates** further declared and confirmed that the said title deeds so deposited with **3i-ITSL**, are the only documents of title relating to the said immoveable properties, in their possession power and control and that their title to their said immoveable properties is clear and marketable and that the same are free from any charges or encumbrances save and except the subsisting mortgage/charges thereon in favour of the said Lenders as aforesaid.

Shri. Soham Modi, Managing Partner of **M/s. B & C Estates** further stated that he is depositing the said title deeds and giving oral assent for constructive delivery of the said title deeds, more particularly described in the **FIRST SCHEDULE** hereunder written in respect of the said immoveable properties of the **Depositor**, more particularly described in the **SECOND SCHEDULE** hereunder written, as aforesaid in his capacity as a Managing Partner of the **Depositor** and that he is duly authorized to deposit of title deeds give oral assent and make declaration as aforesaid for creation of in favour of the said Lenders on the **Depositor** said immoveable properties, more particularly described of the Second Schedule.

The deposit of the said title deeds and the declarations as aforesaid were given and made by the said **Shri. Soham Modi**, Managing Partner of **M/s. B & C Estates** to Mr. Boorugu Srinivas, Manager of **3i-ITSL** in the presence of **Shri. N. Mallikarjuna Rao**, Regional Manager of **LICHFL**.

For B & C ESTATES

Partner

THE FIRST SCHEDULE ABOVE REFERRED TO

(List of documents of title, evidences, deeds and writings)

1	Sale Deed No.16096/2006	Registered Sale Deed executed by M.Suneetha rep by her General Power of Attorney Holder M. Venkat Ramana Rao in favour of M/s. B & C Estates rep by its Partner Sudhir Mehta	Original
2	G.P.A. vide file No.1997/E/2006	Validation G.P.A. executed by V. Narasimha Rao in favour of M. Venkata Ramana Rao	Original
3	Sale Deed No.17638/2006	Registered Sale Deed executed by (1) M.Suneetha rep by her General Power of Attorney Holder M. Venkat Ramana Rao & (2) M. Venkata Ramana Rao in favour of M/s. B & C Estates rep by its Partner Sudhir Mehta	Original
4	Ratification Deed No. 7550/2007	Registered Ratification Deed executed by M.Suneetha in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original
5	Sale Deed No.18995/2006	Registered Sale Deed executed by (1) M. Venkata Narsimha Rao rep by his General Power of Attorney Holder M. Venkata Ramana and (2) M. Venkata Ramana Rao in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original
6	Ratification Deed No. 6819/2007	Registered Ratification Deed executed by M. Venkata Narasimha Rao in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original
7	Ratification Deed No.7551/2007	Registered Ratification Deed executed by M.Suneetha in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original

For B & C ESTATES

Partner

THE SECOND SCHEDULE ABOVE REFERRED TO

All that the land admeasuring Ac.3-29 Gts in Sy.Nos.183, 184, 190, 191, 2/1/1 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District.

SCHEDULE OF PROPERTY – I (SALE DEED No.16096/2006)

All that land admeasuring Ac. 1-16 Gts, in Sy.No.190, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by: (6776 sq mtrs)

North : Sy.No.184 (Part) & Sy.No.2/1/1
South : Sy.No.189
East : Sy.No.191
West : Balance portion of Sy.No.190 & Sy.No.184

SCHEDULE OF PROPERTY – II (SALE DEED No.17608/2006)

All that land admeasuring Ac. 0-07 Gts, in Sy.No.191, land admeasuring Ac. 1-02 Gts, in Sy.no.2/1/1, total admeasuring Ac. 1-09 Gts, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by: (5929 sq mtrs)

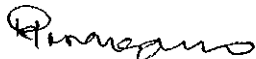
North : Sy.No.2/1/2 (Road)
South : Balance Part of Sy.No.191 & Sy.No.190
East : Balance Portion of Sy.No.191 & Sy.No.1/1
West : Sy.No.190, Sy.No.184 & Sy.No.183

SCHEDULE OF PROPERTY – III (SALE DEED No.18995/2006)

All that land admeasuring Ac. 0-30 Gts, in Sy.No.183, land admeasuring Ac 0-14 Gts, in Sy.no.184, total admeasuring Ac 1-04 Gts, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by: (5324 sq mtrs)

North : Sy.No.2/2
South : Sy.No.190
East : Sy.No.2/1/1 & Sy.No.190
West : Balance portion of Sy. No.183 & Sy.No.184

WITNESSES:

1. 

2. 

For M/s. B & C Estates

For B & C ESTATES

Managing Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B & C ESTATES

21/08/2006

Permanent Account Number
AAHEB7046A

For B & C ESTATES

Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM672SH

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE
Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E

Signature
Prabha...

Prabha...

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

M MAHENDAR
MALLES MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

Signature
M Mahendar

M Mahendar



Infotech
Innovation • Insight • Integrity

**Trusteeship
Services**

Name : Boorugu Srinivas

Emp. No.: 10016



Issuing Authority

B. Srinivas

Satyanarayana Reddy
B.E.(Civil), MIE. FIV.
Regd. Valuer

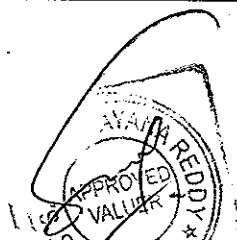
Flat No.501, Sri Sai Darshan Residency
H.No. 7-1-408 to 413, Balkampet Road,
Ameerpet, Hyderabad - 500 016.
Office : 040-2374 5475, 2375.4005
E-mail : ssreddy.satti@gmail.com
E-mail : ssreddy_valuer123@rediffmail.com

Annexure A - Panel Valuer's Report

I	Name of the Valuer	SATTI SATYANARAYANA REDDY
	Registration No.	
	Address	Flat no:501, Sri Sai Darshan Residency, H.NO:7-1-408 to 413, Balkampet Road, Ameerpet, Hyderabad-16.
	Qualification	B.E, F.I.V, MIE.,
II	Date of Inspection	30-06-2015.
	Site name & Designation of the Company Officials if they had accompanied during inspection	The site is located at LAND IN SY.NOS:2/1/1,183,184,190 & 191, MALLAPUR VILLAGE, UPPAL Mandal, KAPRA Circle, GHMC, R.R. Dist. Sri.SUBBA REDDY ,Project Manager, M/s B & C ESTATES. accompanied me.
	Any additional projects of the same builder inspected - details of the same	
III	Locality and existing infrastructure	
	Name of the Project	"MAY FLOWER GRANDE"
	Name of the city/town of the Project	MALLAPUR VILLAGE, UPPAL Mandal, KAPRA Circle, GHMC, Ranga Reddy District
	Name of the Municipal Corporation within whose limits the project is situated	GHMC
		Land admesasuring Ac 3.29 guntas situated in SY.Nos:2/1/1,183,184,190 & 191, MALLAPUR VILLAGE, UPPAL Mandal, KAPRA Circle, GHMC, R.R. Dist.
IV	Land	
	Boundaries	North: 100' Wide Road Land In Sy.no:202, South: Land In Sy.no:189, East: Land In Sy.no:1/1 & 191 part, West: Land In Sy.no:190 part & 184 part,
	Survey No.	Sy.no: 2/1/1,183,184,190 & 191
	Existing structure, if any and what is proposed to be done with it	A-BLOCK UPTO 7th FLOOR SLAB WORK AND B & C-BLOCKS FOUNDATION WORK AND CLUB HOUSE GROUND SLAB CASTED, WORK IS IN PROGRESSING.
	Distance from the site	
	Bus stop/Bus depot/ Railway Station	Bus stop-1.00km, bus depot-5kms, Railway station-7kms
	School	1kms
	Public Parks	Near by
	Hospitals	1 kms
	Market	1kms
	Post Office	1kms
	Is the site accessible by proposed road	The site is located After Mallapur X roads & Opp Noma Function Hall.
	Is site free from encroachments	YES
	Any hazard like floods, fire pollution are prevalent	No such hazards are envisaged

PLAN APPROVALS

Is the building plans approved	YES
Name of the competent authority who approved the plans and reference No. of the approval	GHMC
Whether NA permission obtained	NO
Whether ULC clearance obtained	ULC clearance is not required
Whether RBI clearance (for NRIs)	Not Applicable
If the layout and building plans confirm to the building rules/ regulations. If no give details	yes, Building plans are approved , Permit no:31305/HO/EZ/Cir-1/2014,dt.29-01-2014. Proposed 2 Basements+Ground+9 floors, 370 flats.
Whether the land comes under any sanctioned development plan or Town Plan Scheme, if so what is the permitted land use	NA
Plot area	Ac 3.29 gunts OR 18029.00 Sq.Yards,
FSI	AS PER G.O
Total plinth area of all floors (Proposed)	469056.36 sft (ONE Block, 2 Basements + Ground+9 floors)
FSI Provided	
FSI permitted as per rules	
TDR permitted	
TDR proposed	
No of Buildings	One Block proposed
No of Floors	2 Basements+ Ground +9 Floors
Type of Flts	
1 BHK	
2 BHK	240 Flats
3 BHK	130 Flats
Total Flats	370 Flats
Whether rate per sq. ft. and total price of flats are marketable in the area	Rs.2500/- per Sft(including all)
Give other instances of sale in the same location with reference to rate per sq. ft. and total price	Near by around Rs.2300/- to Rs.2600/-
Parking Space (Rate)	
Covered	NO
Open	NO
Stilts	Yes
Space allotted for Amenities use	14084.69 sft Amenities block ect.,
No of shops/commercial area	
Shop No	
Whether property is marketable at above rates	Yes
Which category the commercials fall within the city Categorise A, B, C & D	Category "B"



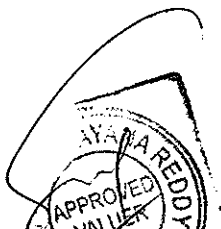
#1	Area of Land	
	Total permissible FSI	
	Cost of Land (Purchase value) Rs.	37250000.00
	Total TDR Rs.	
	Actual price of TDR	
	Actual Cost of Land + TDR Rs.	37250000.00
	Proposed Construction Cost of the Project Rs.	607622087.62
	Commercial Space Construction	
	Cost Escalation	Provided in contingencies
	Contingencies 10% of construction cost Rs.	60762208.76
	Financial Charges (to be taken as per the builders projections)	See builder Projections
	Architect & Approvals	included in Construction cost
	Advertisement Charges	Nil
	Total Cost of Construction + Land + All other Charges (Total Cost of the Project) Rs.	705634296.38
	Market Value of the Land Rs.	360580000.00
	Guideline Value of the Land (Rs.12000/-) Rs.	216348000.00
	Prevailing rate of the land in the neighbourhood Rs.	20000 to 24000
	Total sales value	
	Residential Rs.	1172640000.00
	Commercial	-
	Parking	37000000.00
	Membership Fee	-
	Total sales valueI Rs.	1209640000.00
	Total Cost of the Project.....II Rs.	705634296.38
	Opinion on the Cost	Reasonable
	Profit (I - II) Rs.	504005703.62
	Do you think the sales realisation is comparable with the prevailing rate in the neighbourhood	Yes
	Marketability of the Project (Very Good/ Good/ Fair/ Poor)	Good
	What is the present stage of construction	A-BLOCK UPTO 7th FLOOR Internal plastering, Ground, 2nd to 5th floor Flooring work AND B-BLOCK SUB CELLAR SLAB CASTED & C-BLOCK FOUNDATION WORK AND CLUB HOUSE 2ND FLOOR SLAB CASTED, WORK IS IN PROGRESSING.
	Value of the construction executed and percentage of construction executed	WORK IS PROGRESSING
	At the current progress indicate by which period the project is likely to be completed	The Project is likely to be completed JANUARY 2018.
	Overall impression about the feasibility and viability of the Project	The project is technically feasible and economically viable



	STATUTORY APPROVALS	Whether required?	Whether obtained?	Details
1)	Who is the competent authority to approve the Building plan ?	YES	NO	GHMC
2)	Is the Building Plan approved by Competent Authority?	YES	NO	GHMC
3)	Building Planning Authority/Approval No. & Date	YES	Proposed 6 Blocks For 2Basements+Ground+9 floors.	Permit no:31305/HO/EZ/Cir-1/2014, F.NO:3915/18/01/2013/HO, DT.29-01-2014.
4)	Is the layout and building plan conforms to the Building rules/ regulations applicable.	YES		
5)	If no, give details			
7)	NOC under Urban Land Ceiling (ULC) Clearance Act.	NA		NA
8)	RBI Clearance (for NRIs)	NA		
9)	City Municipal Corporation (GHMC)	YES	NA	
10)	Fire Department	YES	YES	Rc No :2291/MSB/CR/RR/ 2013, Dt.28-05-2013.
11)	Airport Authorities	NA	NA	
12)	Bharat Sanchar Nigam Ltd. (BSNL)	NA		
13)	City Sewerage & Water Supply Dept. (HMWSSB)	YES		Later they can get.
14)	State Electricity Department (BESCOM/KPTCL)	YES	NA	Later they can get.
15)	Environmental Clearance (State Pollution Control Board)	YES	NA	Later they can get.
16)	Any other remarks/comments related to statutory approvals (Mention in detail if applicable)			They have sold some Flats the value can be deducted.

17 Mortgaged area to GHMC

Mortgaged AREA 70349.19 sft
in First floor all flats & 2nd floor
B-201,204,205, C-202,203,206,207,
D-201,202,204,205,207,
E-201,203,205, F-201,202,204,205 &
club house ground floor part area is
Mortgaged



Give details of the present stage of construction/development

II. STATUS OF CONSTRUCTION / DEVELOPMENT

a. Building No. / Block No./ Floor	% Work completed	Present Value Rs.	Details of work completed
ONE Block, 2 Basements + Ground+9 floors .	AROUND 18 % WORKS	Rs.10,93,71,976=00	A-BLOCK UPTO 7th FLOOR Internal plastering, Ground, 2nd to 5th floor Flooring work AND B-BLOCK SUB CELLAR SLAB CASTED & C-BLOCK FOUNDATION WORK AND CLUB HOUSE 2ND FLOOR SLAB CASTED, WORK IS IN PROGRESSING.

b. Common Areas, Lift, Other amenities	% Work completed	Present Value Rs.	Details of work completed
--	------------------	-------------------	---------------------------

c. Overall Project Value (as on date)			
---------------------------------------	--	--	--

d) Expected date by which the project is likely to be completed	JANUARY , 2018
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e) Whether the construction progressing at site is in accordance	
--	--

f) If the construction at site is not in accordance with approved plan (i.e. having Deviations) a report in Annexure-A is required to be given. If the construction is at the initial stages, then the details of proposed changes in the plinth area, actual no.	
---	--

g) Overall impression about the feasibility and viability of the project	GOOD
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X. FLAT UNDER CONSTRUCTION (wherever applicable)

1) Cost of flat as per construction agreement Rs.	Basic rate adopted is @
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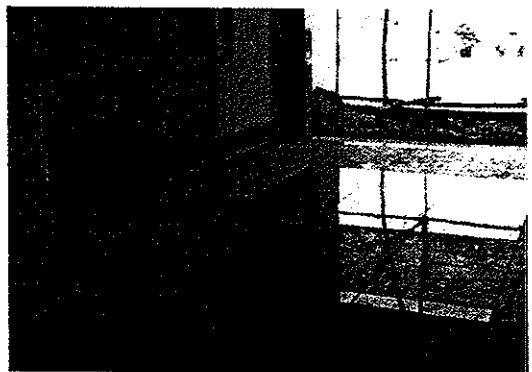
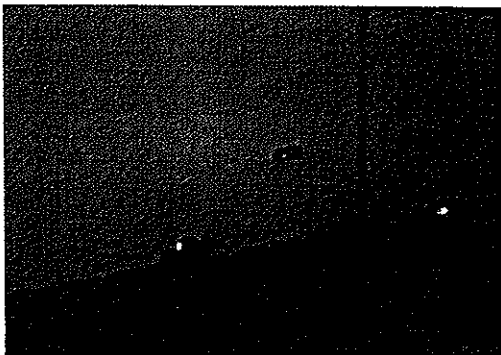
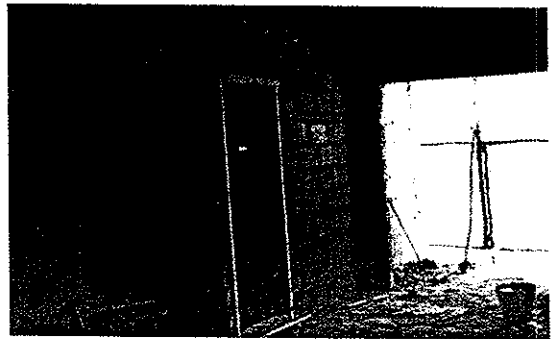
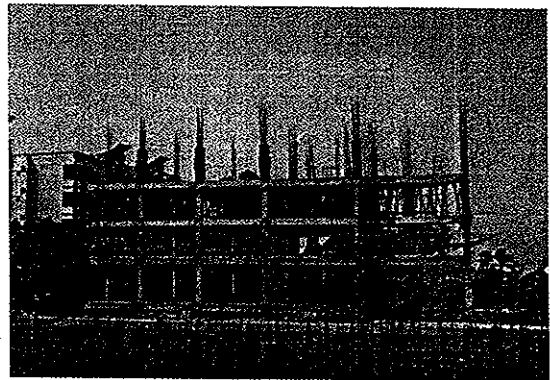
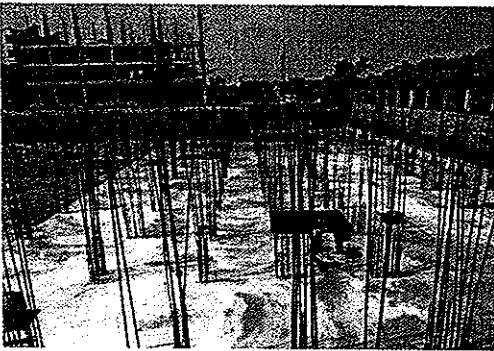
2) Cost estimated by Valuer Basic rate adopted is @	Rs.2500=00 per sq.ft. (including all)
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X. AMENITIES PROVIDED

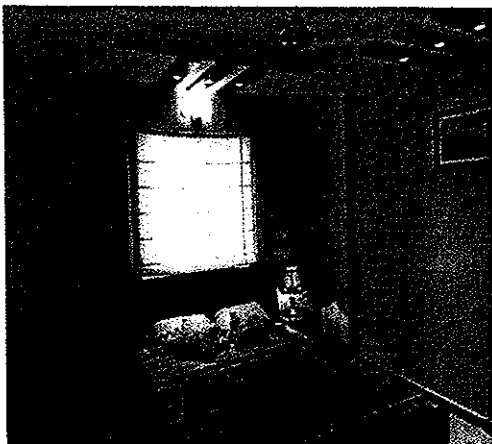
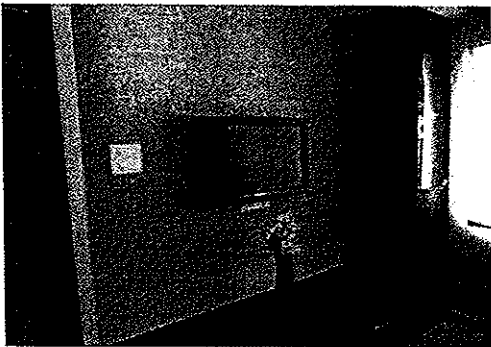
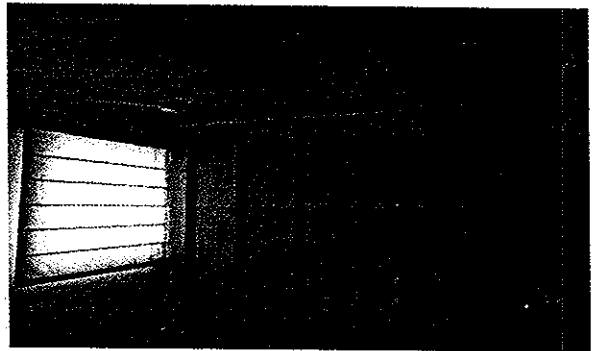
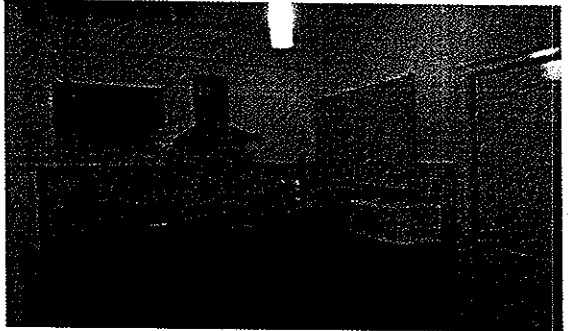
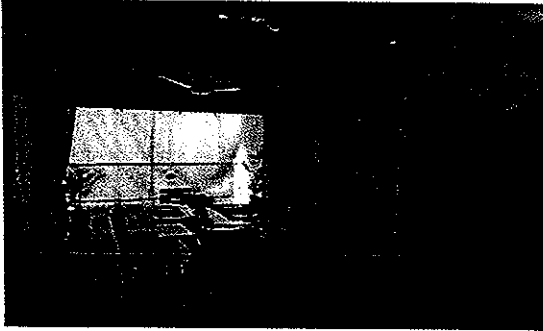
1) Swimming Pool	PROPOSED
2) Health Club/Gymnasium	PROPOSED
3) Childrens' Play area	PROPOSED
4) Landscape Garden	PROPOSED
5) Lifts	PROPOSED
6) Tennis Court	NO
7) Club House	YES
8) Community Hall	NO
9) Sauna /Jacuzzi	NO
0) Jogging Track	NO
1) Others (mention)	

II. CERTIFICATE

I declare that I have personally inspected the site and building on 30-06-2015.. I have personally verified the approval in the plan with the competent authority and it is found to be genuine.



MODEL FLAT





FUTURE GENERALI INDIA

Insurance Company Limited

RiskHeldCoverLetter

Date:12.05.14

To

B AND C Estates
#5-4-187/3&4, Soham Mansion,
2nd floor, M.G.Road, Secunderabad-500003.

Ref : Contractor All Risk insurance .Sum insured enhancement -policy no:E0024271.

Dear Sir,

We acknowledge for your payment of Rs.82059/- through Chq No:000401, Dated 12/05/2014 drawn on HDFC Bank, towards Contractor All Risk insurance coverage for above said policy.

Name : B AND C Estates.
Sum Insured : Rs.500,000,00/-
Subject Matter insured is : Construction of Residential Building
Risk Address : B AND C Estates
Sy no 2/1/1, 183, 184, 190 & 191,
Mallapur, GHMC,
Kapra Circle,
Hyderabad
Terms of Coverage : As per our Contractor All Risk insurance policy
Financier of the project : LIC Housing finance limited.
Policy Period : 10/08/2013 to 09/08/2016.

We hereby confirm holding the risk covered as shown above.

The policy documents is under preparation and shall be sent to you shortly.

Thanking and assuring you of best services at all times.

Yours faithfully,


Authorized Signatory



FUTURE GENERALI INDIA

Insurance Company Limited



Workmen's Compensation - Policy Schedule

Policy Servicing Office : Future Generali India Insurance Company Limited, 2nd Floor, Municipal No. 16-10-1/S/44, Plot No.44, Sri Krupa Market, Mahboob Mansion, Malakpet, Hyderabad, Andhra Pradesh, 500016, Tel_No:040-40272500	
Policy No : 2014-L0042593-FWC	Period of Insurance : From 00:00 12/05/2014 To midnight of 11/05/2015.
Insured : B And C Estates	Intermediary Name/Code : Chalapala Sekhar / 60029290
Address : 5-4-187/3 and 4, Soham Mansion, 2nd Floor, M G Road, Secunderabad, Andhra Pradesh, 500003	Telephone (Hom) : 9052238911
	Email Id : hanu.kone@gmail.com

In consideration of the Policyholder named herein paying to the Future Generali India Insurance Company Limited (hereinafter called the Insurer) the premium as stated in the Schedule and in reliance upon the statements made by the Policyholder in the proposal including its attachments or otherwise, and the material incorporated therein, the Insurer agrees to provide insurance against loss damage liability or expense to the extent and in the manner herein provided subject to all terms, conditions, exceptions and warranties hereinafter set forth.

Co-insurance Details

Insurer	Share (%)
Future Generali India Insurance Company Limited	100%

Risk Details

Nature of Business	Building Construction
Project Name	
Location	Survey no:2/1/1 (P)184,(P)190,(P)191, Mallapur,Nacharam Hyderabad - 500 076
Contractor/Sub-Contractor Name	BandC Estates

No of Employees	Particulars	Estimated Annual Wages
3	Skilled Workers	360,000.00
3	Semiskilled Workers	288,000.00
10	Unskilled Workers	780,000.00
Total		1,428,000.00

Schedule Of Premium

Gross Premium	14,287.98
Add Service Tax including Cess	1,766.00
Total Premium	16,053.98

Subject to adjustment in the terms of Conditions 6 The estimated amount of wages salaries and other earnings on which premium is based

Additional Clauses, Conditions, Warranties & Exclusions

Terrorism is excluded from coverage.

The Insured shall disclose details of wages to all the employees covered under the Policy and any change in actual wages should be intimated to the company in writing in advance and would be covered at the option of the company subject to payment of additional premium.

If the wages declared by the insured which is mentioned on this policy is less than the actual wages earned, the maximum liability of the company will be limited to the wages as mentioned on this policy.

Policy excludes workman having been under the influence of liquor or drugs or any other toxics.

Policy excludes willful disobedience by the workman of orders and rules expressly given to secure the safety of workman, or

Policy excludes willful removal or disregard by the workman of any safety device provided for the safety of workman.

No Cover for Medical Expenses

No Cover for occupational Diseases

Jurisdiction / Territory : India

Excluding Blasting, Tunneling and Handling of Explosives

Excluding loss arising out of installation/erecting of livewiring.

It is a condition that unless specifically declared by the proposer at the time of placement, the cover shall be available only in respect of the proposer's workmen and does not include Contractors/ subcontractors workmen.

Law(s)

WC Act 1923 and subsequent amendment of the said Act prior to the date of issue of the policy provided that the insurance granted hereunder is not extended to include

- Any interest and/or penalty imposed on the insured on account of his/their failure to comply with the requirements laid down under WC Act 1923
- Occupational disease of any kind.

Important:- 1. All other Terms, Conditions and Exclusions as per attached Policy Wordings. 2. In case of payment by cheque, in the event of dishonour of cheque for any reason whatsoever, insurance provided under this document automatically stands cancelled from the inception irrespective of whether a separate communication is sent or not.

Receipt No : Z4183652
Date of Issue : 14/05/2014
Place of Issuance : Mumbai*

For Future Generali India Insurance Co. Ltd.



*Address as mentioned below.

This policy is not valid unless it is countersigned by the Insured.



FUTURE GENERALI INDIA

Insurance Company Limited



Contractors All Risk Insurance - Endorsement

Insured : B And C Estates	Intermediary Code : 60029290
Address : 5-4-187/3 and 4, Soham Mansion, 2nd Floor, M G Road, Secunderabad, Andhra Pradesh 500003	Period of Insurance : 10/08/2013 to 09/08/2016

Policy No.	2013-E0024271-FCA-E002
Endorsement effective date	12/05/2014
Endorsement no.	002
Additional/Refund Premium	Rs. 73,040.00
Service Tax	Rs. 9,028.00
Total	Rs. 82,068.00

Notwithstanding anything stated therein to the contrary, it is hereby declared and agreed that the following changes are made under the above mentioned policy-

Sum insured has been increased to Rs.4,00,00,000.00 and total sum insured stands revised to Rs.5,00,00,000.00.

In consequence thereof an additional premium of Rs.82,068.00 is hereby collected from the insured.

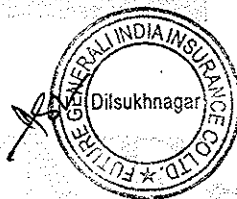
Hypothecated with LIC HOUSING FINANCE LTD.

All other terms, conditions and exclusions remain unaltered.

Place : Dilsukhnagar Branch Office

Date : 17/05/2014

For Future Generali India Insurance Co. Ltd.



Sharada

Authorised Signatory

FUTURE GENERALI



Contractors All Risk Insurance - Endorsement

Insured : B And C Estates Address : 5-4-187/3 & 4, Soham Mansion, 2nd Floor, M G Road, Secunderabad, Andhra Pradesh 500003	Intermediary Code : 60029290 Period of Insurance : 10/08/2013 to 09/08/2016
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Policy No.	2013-E0024271-FCA-E001
Endorsement effective date	10/08/2013
Endorsement no.	001

Notwithstanding anything stated therein to the contrary, it is hereby declared and agreed that the following changes are made under the above mentioned policy-

Excess should be read as mentioned below and not as mentioned therein.

Normal Perils: 10% of Claims minimum of Rs.1,25,000/-.

AOG Perils/Collapse: 10% of Claims minimum of Rs.5,00,000/-.

All other terms, conditions and exclusions remain unaltered.

Place : Dilsukhnagar

Date : 19/08/2013

For Future Generali India Insurance Co. Ltd.



Sharada

Authorised Signatory

FUTURE GENERALI



INSURED DETAILS

LAS FIELDS

VERNA CRDI 2010 Transform, 65kms
Done, Blushing Red Colour, Hyderabad
Registered. Rs.5.25 Lakhs. Call:
9703606809. (HY/BC/1415/C02668)

MULTIPLE-FOUR WHEELERS
CARSNDEALS @SAINIKPURI
Displays: 7th Dec 2005 Silver Jubilee

2009 WagonB Duo 2007 2008 1-Va
2005 Fiesta SXI-2006-Indigo GS-2008
2008 2005 Scorpio 2005, Bolero 2008,
Willys 1952 110 2010; Santro 2007 2008
2001 Getz Citi 2007, Accent Citi-2006
2004, Santro St. 2007, Univer, Indica

007, 2009, M800ac 2004 1994 finance
arranged Ph: 65456575, 9949338822
W/1415/AT001366)

WASTE PURCHASE A.C. Battery, UPS generator, Electrical wires, computer scrap, iron & all types scrap all Office.

Home, Hotel, Hostel furniture, wooden
or. & windows: etc. Ph: 9985979663,
03881812. (B/1415/C01520)

scrap. House, office, shop, hotel, aluminium partitions, A.C., U.P.S., battery user, generator, computer & iron scrap. Copper & Brass vessels, wiring, of, windows, electrical item.

asonable rate. PH: 9390671421,
0307853. 9392324397.
3905006. (B4415001660)

G.K.'S PRIDE near Sainikpuri, Sec-
bad-1083 to 2310sqft. Cellar +Stilt
+5Floors) 2, 2.5& 3BHK Super Luxury
flats in integrated gated community
with 65% open green spaces, 1500sqft
commercial space, and more than

24000sqft exclusive club house with world-class amenities. Ph:9000-009122/ 9000-009121. www.gkdevelopers.in (HY/KY/1415/G00970)

MULTIPLE FLATS

pp: Noma-Function Hall, Mallapur. This
jects will be financed by LIC HFL and
IC HFL would provide NOC/ permission
or every sale of flats. Call 9502303032.
S/1415/C0302A

INDEPENDENT HOUSE

FREE & MORE

KOMPALLY INDEPENDENT

DUPLEX HOUSES@Gated Community-Ready to occupy-South facing only-200 Sqyds with 2011 siteliftup area, very close to National Highway, Modern Amenities, Bank.

Plans Available-Rs.59 Lakhs @ Sree
shino Enclave 9246221764,
8521764, 04056331764.
1415/ST/03/007

✓ **KONDAKALU MOKILLA HMDA**
Approved, Gated community villa
plots admeasuring 200 ?-500sqyds for
sale 4KM from ORR, 3KM from
Nagulapally Railway station

Surrounded by many villa projects & NTL Schools. 15 minutes drive from Gachibowli IT-HUB. Ph:9010733316/9010733312. (HY/BC/1415/C02720)

200 SQ.YDS 3,97,000/-
Sangareddy @ Hyd IT, Medchel
@Tupran, L.B.Nagar @
brahmapatnam, Airport @ Shadnagar.
Pay For Registration 50%

remaining loan offset 25
customers Ph:8374766387
HY/CL/1415/002026)
PLOTS admeasuring 250 sq. yards

hook venture at Maheshwaram,
contact: 9246527156
HY/BC/1415/C02685)

SHAMSHABAD HS.834/SQ.YD.
1200Sq.Y-10Lakhs along highly
commercial valuable imported fruit-
plantation& redsandalwood. 10
minutes Airport, Frequent City-Buses,
can-Available

PAN FACILITY for open plots in
MADA Layout @ Adibatla near TCS
Open Plots in Developed venture @

AYING GUEST

PHIL TANDON offers PG accommodation for MNC Male &

FURNISHED UNFURNISHED - single, two, three bedroom flats, Banjarahills, Masabtank, Redhills, Lakdikapul, Mehdiapatnam, Towlichowki, Attapur. 6000/-, 8000/-, 10,000/-, 12,000/-, 15,000/-, 20,000/-

DOUBLE BEDROOM

**TWO BEDROOM Flat at Srinam Nagar,
Masabtank with attached bath. For Rent.
Contact- 9849019429, 23313663.
9747150012741**

THREE & MORE

meerpel with two parkings, 24hrs
water, newly constructed building.
contact 9391034820, 9391016563.
9/14/15/C01589

FOR RENT 3 Bedroom Flat in
vanthinagar, Basheerbagh, Hyderabad.
Contact: 040-64612639, 9866618875
HY/BC/1415/C02680)

SEMI FURNISHED Deluxe 3 BHK, 1st floor, 24 hours water, lift, car parking, gated security, centrally located, decent sized occupancy. Immediate occupation. Near Gandhi Hospital, Bolakpur. Ph:9959568996, 9959568995. (04-11-2007)

BHK Apartment in Reliance Elegance
Residential Complex at Maseed Banda,
Indapur. Semi Furnished, 2050 Sq. Ft. 2
bedrooms. Immediate possession. Call
011-3390855. (S/1415/C02/82)

MI FURNISHED apartment available
parking, immediate occupation. Call
nivas 9640553368. (S/1415/C02993)

INDEPENDENT HOUSE

THREE & MORE

THREE BEDROOM Duplex house for rent. Near Kiran Function Hall, Atwal, West Venkatapuram & four bedroom house on second floor for rent/ lease. Contact: 9160737795. (S/1415/C03063)

BANJARA HILLS MLA Colony four.
Bedroom independent house immediate
occupation for residence, guesthouse,
office. Contact 9440447809
(W/1415/AT001213)

INDEPENDENT DUPLEX House, 3000 sq.ft. near Image Garden Function Hall very near Hitechcity, Cyber Tower. Available for Rent for Residence Office.

REQUIRED

COMMERCIAL SPACE Required on long term Lease in an around Dilukhnagar. 1000 sq ft in Ground & 3000sq ft first floor interested land lords. Contact:

EASE

COMMERCIAL

training institutes/ corporates.
Methodist Complex, opp: Chermas,
ds. Agents welcomel Call:
2300199 (S/1415/03023)

Friday 6 June 2014 24

CLASSIFIEDS

Hyderabad Chronicle

SCORPIO 2011 Black Silver, Vix M-Hook, top model, 16000 kms, Hyderabad showroom, single owner, full insurance, factory number, scratchless condition. Rs.7,30,000. facs negotiable. Contact: 7893415089. (S/14/15/C03037)	SWIFT-DZIRE Vdi, White colour, 2012 model, fancy number, 49,000 kms run, 1st hand, single owner. Contact: 9441210405. (S/14/15/C03039)	VERVA CRDI 2010 Transform, 65kms Done, Bushing Red Colour, Hyderabad Registered. Rs.5.25 Lakhs. Call: 9703060609. (HY/BC/14/15/C02668)	MULTIPLE-FOUR WHEELERS CARS/IDEALS @SAINIKPURI Displays: Zen-DT 2005 Silver, India 2001 Glaz-Cor 2002, Accent-Gold-2006 2006, Fiesta-SX 2006-Indigo-S-2006 2006, Scorpio 2005, Bolero 2006, Wajoy 1952, 1102016, Santro 2007 2008, 2007, Magent Due 2007, 2008, U-Va 2007-2009, Maruti 2004 1994 finace arranged. Ph:86455575, 9949338922 (W/14/15/AT001360)	FOR SALE Newly Constructed 3BHK+ Parking, 1650sqft, 5th Floor with Lift. Beside FAPCCI Building, Red-Hills, Lakdi-Ka-pul. Contact: 9885860761. (HY/BC/14/15/C02699) ✓ G.K.'S PRIDE near Sainikpuri, Sec-6, bad-1053 to 2310sqft (Cellar+Stilt +3Floors) 2, 2.5 & 3BHK Super Luxury flats in integrated gated community with 65%-open green spaces, 15000sqft commercial space, and more than 2400sqft exclusive club house with world-class amenities. Ph:9000-009122/ 9000-009121. www.gkdevelopers.in (HY/KY/14/15/C00970)	JUBILEEHILLS 400, 700, 1100, Journalist colony 300, Navennimnagar 400, Kavurhills 500, Ravendra Society 500, 400, Ayappa Society 500, Srinannagar 400, Ph:9849040879. (HY/CL/14/15/C01768) ✓ KONDAKAL/ MOKILLA -HMDA Approved, Gated community villa plots admeasuring 200 * 500sqyds for sale 4KM from ORR, 3KM from Nagulapally Railway station. Surrounded by many villa projects & INTL Schools. 15minutes drive from Gachibowli IT-HUB. Ph:9010733316/ 9010733312. (HY/BC/14/15/C02720)	200 SQ.YDS 3,97,000/- Sangareddy @ Hyd IIT, Medchal @ Tupran, L.B.Nagar @ Ibrahimpatnam, Airport @ Shadnagar. Pay For Registration 50% Remaining 50% Offer. 25 Customers. Ph:8337426637. (HY/SL/14/15/C02026)	5 PLOTS admeasuring 250 sq. yards each, for sale at Suchir Indias West Brook venture at Maheshwaram. Contact: 9246527156 (HY/BC/14/15/C02685)	✓ SHAMSHABAD RS.834/SQ.YD 1200sq. Y-10Lakhs along highly commercial valuable imported fruit plantation & redsandalwood, 10 Minutes Airport, Frequent City-Buses, Loan-Available. Details Call:9885036500 (W/14/15/AT001338)	✓ SHAMSHABAD RS.834/SQ.YD 1200sq. Y-10Lakhs along highly commercial valuable imported fruit plantation & redsandalwood, 10 Minutes Airport, Frequent City-Buses, Loan-Available. Details Call:9885036500 (W/14/15/AT001338)	FOR RENT Industrial land 30m*24m with RCC 3000sqft at 160A IDA Phase-2, Cheruvu, Hyderabad Ph: 9869866987 (W/14/15/AT001188)	INDEPENDENT HOUSE THREE & MORE THREE BEDROOM Duplex house for rent Near Kiran Function Hall, Alwal, West Venkatapur. 4BHK four bedroom house on second floor for rent/ lease. Contact: 9160737956. (S/14/15/C03069)	BANARA HILLS MIA Colony four bedroom independent house immediate occupation or residence, guesthouse, office, C. Contact: 9404478038. (W/14/15/AT001313)	INDEPENDENT DUPLEX House, 3000 sq.ft. near Sage Garden Function Hall vs. near Pallecherry, Cyber Tower. Available for Rent for Residence, Office. Please Contact: 9291648464. (K/14/15/C00364)	REQUIRED COMMERCIAL SPACE Required on Long Lease in an around Disuknagar 7000 sq ft in Ground 83000sqft first floor. Interested land lords, M.R.Rambabu Ph:9842264437 Brokers. Excuse please (HY/CL/14/15/C02033)	LEASE COMMERCIAL 2,470 SFT, office space, 11th floor, ideal for training institutes/ corporates, Methodist Complex, opp: Chermas, Woods. Agents welcome! Call: 9802300198. (S/14/15/CL02023)	3 BHK Apartment in Reliance Elegance Residential Complex at Masood Bazar, Kondapur. Semi-Furnished, 2050 Sft, 2 car parking. Immediate occupation. Call Srinivas 9640353368. (S/14/15/C02993)	✓ SEMI FURNISHED Deluxe 3 BHK, 1st floor, 24 hours water, lift, car parking, gated security, centrally located, pleasant residence. Immediate occupation. Near Gandhi Hospital, Balakrishna Ph:9859556896, 9951390855. (S/14/15/C02768)	3 BHK Apartment in Reliance Elegance Residential Complex at Masood Bazar, Kondapur. Semi-Furnished, 2050 Sft, 2 car parking. Immediate occupation. Call Srinivas 9640353368. (S/14/15/C02993)	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available	✓ SEMI FURNISHED apartment available
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**IN THE HIGH COURT OF JUDICATURE OF ANDHRA PRADESH:
AT HYDERABAD**

W. P. No. 2372 of 2011

BETWEEN:

M/s Mehta & Modi Homes, a Partnership Firm, rep. by its
Managing Partner Shri Soham Modi, S/o. Satish Modi,
having its office at 5-4-187/3 & 4, II Floor,
Soham Mansion, M. G. Road, Secunderabad- 500 003.

.... Petitioner

AND

1. The Greater Hyderabad Municipal Corporation,
Rep. by its Commissioner, Hyderabad.

2. The Chief City Planner,
Greater Hyderabad Municipal Corporation
(Town Planning), Head Office, Hyderabad.

..... Respondents

AFFIDAVIT FILED ON BEHALF OF THE PETITIONER

I, Soham Modi S/o Satish Modi, aged about 41 years, Occ: Business,
R/o Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, do hereby
solemnly affirm and state as follows:

1. I am the Managing Partner of the petitioner firm authorized to depose to
this affidavit on behalf of the firm. I know the facts of the case.
2. I submit that the petitioner is a registered partnership firm involved in
development of land and construction of residential houses, apartments,

complexes, etc. It purchased an extent of Ac.15-04 guntas 94 sq. yards covered by Sy.Nos.11, 12, 14 to 18 and 294 (P) situated at Cherlapalli Village, Ghatkesar Mandal, Ranga Reddy District under different sale deeds, which fact is not in dispute. Since the petitioner is a builder and developer firm, it made an application to the 1st respondent Corporation seeking approval of their plans for construction of group housing residential apartments consisting of two cellars, stilt + 5 upper floors in six blocks (A to F) and one amenities block in an extent of 21,036.49 sq. meters of site area (including road widening) vide file No.0000839/CSC/TP-1/EZ/2009 dated 07-11-2009 and paid a processing fee of a sum of Rs.29,000/- in response to it, vide letter dated 24/26-02-2010 the respondent Corporation asked for some further information, which was furnished under a fresh file No. 0000196/CSC/TP-1/EZ/2010 dated 07-04-2010 and a further processing fee of a sum of Rs. 12,000/- was also paid.

3. I further submit that after scrutinizing our application for building permission, the respondent Corporation had issued a letter No.0196/CSC/TP-1/EZ/2010/1836 dated 21/24-09-2010 stating that our proposals have been examined and directing us to pay a huge amount of Rs.1,66,24,410/- under various heads as detailed below:

1.	Building Permit fee (Difference)	:Rs:	23,34,360/-
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2.	Development Charges	:Rs:	44,76,125/-
3.	B.C.& E.B.C. on built up area	:Rs:	42,94,725/-
4.	B.C.& E.B.C. on site area	:Rs:	26,69,375/-
5.	Sub-division charges	:Rs:	3,19,230/-
6.	R W H Charges	:Rs:	2,26,360/-
7.	City Level Infrastructure Impact Fee	:Rs:	5,40,435/-
8.	Proportionate LRS Charges	:Rs:	15,96,150/-
9.	LIG Charges	:Rs:	1,67,650/-
	Total	:Rs:	1,66,24,410/-

4. I further submit that the General Body of the respondent Corporation has accorded approval to the resolution No. 416 dated 30-06-2008 of the Standing Committee vide the resolution No.94 of the same date of the Corporation rationalizing the schedule of rates (town planning charges and fees) so as to make uniform rates in the entire Greater Hyderabad Municipal Corporation area. It directed to levy such charges as per the said resolutions and circulated the same to all the authorities concerned. Thus, the rates of fees leviable are governed by the said resolutions as shown in the schedules appended thereto, a copy of which is herewith filed

5. I further submit that the respondent Corporation has levied such huge amount as stated above under nine different heads but it did not give the calculation criteria to arrive at such a figure. Though, there are some marginal discrepancies in all the 9 heads, the petitioner firm is more concerned with three heads namely item Nos. 4,5 and 8. So far as item No.4 is concerned, it is pertaining to betterment charges and external betterment charges on the site area, which is levied at Rs.26,69,375/-. It is not known on what basis such a calculation was made. In fact we are not liable to pay any betterment charges either internal or external for the site area. There is no such requirement of development of site area since it is covered by roads and parks which we are being developed at our own expenses. It is more so since we are paying development charges for built up area. Adding to it, these charges are applicable only in the case of Lay outs. Since there is no plotted lay out and since what we are constructing is only residential complexes in 6 blocks providing all the external and internal amenities, the lay out rules are not applicable and as such these betterment charges for the site area can not be levied on us.

6. I further submit that similarly in item No.5 of the said letter the petitioner was directed to pay an amount of Rs.3,19,230/- towards the sub-division charges and also in item No.8, an amount of Rs.15,96,150/- towards proportionate LRS charges. Since our construction is made in a total area

of Ac.15-04 guntas 94 sq. yards without plotting it, there arises no question of levying sub-division charges or the proportionate layout regulation scheme charges. As such the levy of charges are not permitted by law. Thus, we are liable to pay only Rs.1,18,42,500/- instead of the demanded amount of Rs.1,66,24,410/-.

7. I further submit that being aggrieved by such an unreasonable levy of charges, we addressed a letter dated 13-10-2010 to the 1st respondent. We urged the 1st respondent to correct the demand and to approve our plans. In this letter we enclosed our calculations also in it. As a response to the same, the 1st respondent sent letter No.0196/CSC/TP-1/EZ/2010/36 dated 4/6-01-2011 baldly stating that the amount demanded is the correct demand and that there is no variation and further directing us to pay the amount within 7 days and threatening that if we do not pay within such time, the file will be closed without future correspondence. Since we are very much aggrieved by such letter of reiterating the earlier demand, we were constrained to approach this Hon'ble Court since it was threatened that the file will be closed in which case we may have to pay repeatedly the processing charges and it may lead to further complication. It is more so since if we agitate against such discrepancy the project would be delayed and we may have to face the consequences such as protest from our customers and hike in the construction expenses, which are

fluctuating very rapidly almost every day. It is worthy to note that the 1st respondent while declining our representation did not bother to give any reasoning for discarding our representation. In the original demand also, the calculations of such amounts under different items also were not furnished and as such it is arbitrary on the part of the 1st respondent to demand such a huge amount and to decline our representation to calculate it properly. As such we are constrained to approach this Hon'ble Court.

8. I further submit that we have no other alternative and efficacious effective remedy except to approach this Hon'ble Court under Article 226 of the Constitution of India seeking appropriate reliefs.
9. I further submit that we have not filed any other writ, suit or any petition pertaining to the above subject matter in any other Court or Tribunal nor any such proceedings are pending in any other Court or Tribunal.

Under the circumstances stated above, I pray this Hon'ble Court to issue an appropriate writ, direction or order, more particularly the one in the nature of Writ of Mandamus declaring the action of the respondents in demanding an amount of Rs.1,66,24,410/- (Rupees One Crore sixty six lakhs twenty four thousand four hundred and ten only) for approving our plans to construct residential building complexes in six blocks in Sy.Nos.11, 12, 14 to 18 and 294(P) situated in Chinna Cherlapalli, GHMC, Kapra circle,

Ghatkesar Mandal, Ranga Reddy District, instead of an amount of Rs.1,18,42,500/- (Rupees One crore eighteen lakhs forty two thousand five hundred only), which is the actual amount leviable as per the revised schedule of Town Planning Charges and Fees effective from 01-07-2008 by incorrectly calculating the charges in the demand letter No.0196/CSC/TP1/EZ/2010/1836 dated 21/24-09-2010 and declining to consider our representation to correctly calculate the fees, as illegal, arbitrary, unjust and against the principles of natural justice and to consequently direct the respondents to accord approval of the building plan proposals on receipt of the charges at Rs.1,18,42,500/- (Rupees One crore eighteen lakhs forty two thousand five hundred only) and to pass such other and further order or orders as deemed fit and proper in the circumstances of the case.

I further pray this Hon'ble Court to direct the respondents not to close the file relating to the building plans vide our building plan application dated 07-04-2010 in file No 0196/CSC/TP1/EZ/2010, during the pendency of the writ petition, and to pass such other and further order or orders as deemed fit and proper in the circumstances of the case.

Solemnly affirmed and signed before me
this the day of Feb, 2011

DEPONENT

ADVOCATE/HYDERABAD

VERIFICATION STATEMENT

I, Soham Modi S/o Satish Modi, aged about 41 years, Occ: Business, R/o Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, do hereby declare and state that the contents in paras 1 to 7 of this affidavit are true to the best of my knowledge, belief and information and based on records and the contents in paras 8, 9 and the last two paras are based on legal advice and hence believe them to be true and correct.

Hence verified at Hyderabad this the day of Feb, 2011.

Advocate

Deponent.

June 30/9/2010

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the Commissioner,
Town Planning Section, H.O., GHMC,
Tank Bund Road, Hyderabad.

Lr. No. 0196/CSC/TP1/EZ/2010/1826

Dt: 21.09.2010.

To
M/s. Mehta and Modi Homes,
Rep by Sri Soham Modi,
H.No. 5-4-187/3&4, II Floor,
Soham Mansion,
M.G. Road, Sec-bad-003.

OFFICE OF THE
CHIEF CITY PLANNER
TOWN PLANNING SECTION
HEAD OFFICE, G H M C
5th Floor, Tank Bund Road,
HYDERABAD



Sir / Madam,

Sub: GHMC - Town Planning Section - HO - Proposals for the construction of Residential Building consisting with Black-A; Stilt + 5 upper floors, and Blocks-B to F; 2-Cellars, Ground + 4 upper floors for residential blocks, in Sy. No. 11, 12, 14 to 18 & 294 (P), situated at Chinna Cherlapally, Kapra, R. R. District of GHMC area - Fees Intimation - Reg.

- Ref: 1. Your Building application dated 07.04.2010.
2. T. O. Lr. No. 0196/CSC/TP1/EZ/2010, dt: 07.04.2010.
3. Minutes of the Building Committee Meeting held on 17.08.201.

With reference to the subjected cited, it is to inform that the proposals submitted by you, for the construction of Residential Building consisting with Black-A; Stilt + 5 upper floors, and Blocks-B to F; 2-Cellars, Ground + 4 upper floors for residential blocks, in Sy. No. 11, 12, 14 to 18 & 294 (P), situated at Chinna Cherlapally, Kapra, R. R. District of GHMC area have been examined and you are requested to remit the following fee and charges within (10) days.

1. Building Permit fee (Difference)	: Rs:	23,34,360/-
2. Development Charges	: Rs:	44,76,125/-
3. B.C. & E.B.C. on built up area	: Rs:	42,94,725/-
4. B.C. & E.B.C. on site area	: Rs:	26,69,375/-
5. Sub-division charges	: Rs:	3,19,230/-
6. R W H Charges	: Rs:	2,26,360/-
7. City Level Infrastructure Impact Fee	: Rs:	5,40,435/-
8. Proportionate LRS Charges	: Rs:	15,96,150/-
9. LIG Charges	: Rs:	1,67,650/-
Total	: Rs:	1,66,24,410/-

(Rupees one crore sixty six lakhs twenty four thousand four hundred and ten only).

P.T.O.

FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES TO BE COLLECTED FROM THE APPLICANT (GHMC)

File No 196/CX/TP/1/E2/2010

Name of the Owner: M/s. Metha & Modi Homes
Location of the site/ plot: 8-1, 12, 14 to 18
Chinna chalapally, R. p. n.

1) BUILDING PERMIT FEE:

a) Proposed covered area of Cellar/Attic + () upper floors for
Residential / Commercial 26276 Sq.mtr B.P.F. @ Rs. 80/- per Sq.mtr
[Excluding L/G & EWS] 2514.56 m
Area of the plot 20916.98 m Residential Commercial / Institutional /
Industrial / Cinema Hall /
Function Hall / Other buildings.

i. Upto 200 Sq.mtrs plot area.	Rs.10/-	Rs.50/-
ii. From 201 to 500 Sq.mtrs plot area	Rs.50/-	Rs.90/-
iii. From 501 to 750 Sq.mtrs plot area.	Rs.70/-	Rs.100/-
iv. Above 750 Sq.mtrs plot area	Rs.80/-	Rs.120/-
v. High rise building.	Rs.100/-	Rs.150/-

b) Proposed compound wall RMT..... @ Rs.20/- RMT.

c) Advertisement & Postage charges

i. Individual residential building Rs.100/ each. Already paid vide ch.no.
ii. Group housing / Commercial building etc. Rs.2000/- each case. 21/84 dt. 7/4/2010
iii. High rise buildings Rs.5000/- each case.

2) DEVELOPMENT CHARGES:

i. Proposed on built up area 26276 Sq.mtr @ Rs. 100/- per Sq.mtr
ii. On open area excluding coverage 19822 x 15/- Sq.mtr @ Rs. 100/- per Sq.mtr
Residential Commercial
i. Rs.100/- i. Rs.125/-
ii. Rs.75/- ii. Rs.100/-
Amenities Area 1095 m x 100/-

3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:

(On built up area Sq.mtrs) Amenities 2019 x 175/-
i. Proposed built up area for 26276 Sq.mtr @ Rs. 150/- per Sq.mtr.
i. Individual Residential Building / prayer hall @ Rs.100/-
ii. Group housing / High rise building @ Rs.150/-
iii. Commercial/Institutional/Industrial @ Rs.175/-
iv. Other building (Non high rise) @ Rs.225/-
v. Commercial/ Institutional/Industrial Other buildings (High rise)

4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:

(On site area in Sq.mtrs) 1095 m x 175/-
i. Proposed site area for 2619822 sq.mtr @ Rs. 125/- Sq.mtr
A) Residential Building:
i. Other areas @ of Rs.125/- per Sq.mtr.
ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr

B) Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings
i. Other areas @ of Rs.175/- per Sq.mtr.
ii. B. Hills & J. Hills @ Rs.225/- per Sq.mtr

5) SUB-DIVISION CHARGES:

i. Total site area 1095 x 200/- Sq.mtr @ of Rs. 150/- Sq.mtr.
a) Residential Rs.15/- per Sq.mtr.
b) Non residential Rs.20/- per Sq.mtr.

6) OPEN SPACE CONTRIBUTION CHARGES:

In case of unauthorized layout/ sub-division cost of 14% on total plot area

Total plot area..... Sq.yrd X 0.14 X Registration value of the site

MEHTA & MODI HOMES

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

To,
The Commissioner,
HO, GHMC,
Tank Bund Road,
Hyderabad

Date: 13.10.2010

- Ref.: 1. Your letter bearing no. 0196/CSC/TP1/EZ/2010/1836 dated 24.9.2010 for payment of fees and charges.
2. Our application dated 07.04.2010

Dear Sir,

As per UO note 672/TPS/GHMC/HO/99-08/2112 dated 01.07.08 GHMC has rationalized the schedule of rates (town planning charges and fees) so as to have uniform rates in the entire GHMC area. It is very clear from the said order that it is a comprehensive list of all charges and fees payable for obtaining building permits.

We have been charged fees which is not in compliance with the above referred order. As per the order we are required to pay the fees as shown in Annexure - A enclosed herein. The total fees payable by us as per the said order is Rs. 1,18,11,275/- only. Whereas, we have been asked to remit a sum of Rs. 1,66,24,410/-

We request you to correct your demand for payment of fees. Further we wish to avail installments for payment of the prescribed charges as per the guide lines given in the relevant government orders issued from time to time.

Thank You.

Yours sincerely,

Soham Modi



Annexure -A

S. No. as mentioned in above order	Section / HMC Act 1955 rules	Category	Area in sq. mts. as per our plan	Prescribed charges in Rs. Per sq. mts.	Amount in Rs.	Remarks
1	388 and layout rules 1965	Permission to obtain layout/subdivision of site/ plot				Not applicable as sanction is for housing. Only applicable to layout division of land into plots.
2	388 and layout rules 1965	i. Betterment charges for internal amenities/ works for site/plot area. ii. External betterment charges				Not applicable as sanction is for housing. Only applicable to layout division of land into plots
3	428 & 433 building bye-laws 1981	Permission to construct or reconstruct or additions or alterations. A.iv. Above 750 sq mts plot area.	28,791 of built-up area	80/-	23,03,280/-	Built-up area is 26,276, amenities is 2,019, LIG 1,984 considered @ 534 and EWS considered (figures in sq mtrs)
4	444(a)	A. Betterment charges for built-up area (for internal amenities) B. External betterment charges for built-up area (external city wide amenities) ii. Group housing/high rise building.	28,791 of built-up area	150/-	43,18,650/-	
5	G.O. no. 439 MA&UD dated 13.6.07	Development charges	20,917 Land area & 28,791 built-up	75/- for land area 100/-for built-up	44,47,875/-	

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6	G.O. Ms. No. 766 dated 18.10.2007	Impact fee	area	area				Not applicable in present case.	
7	G.O. no. 86 dated 3.3.06 (under rule 17)	City level infrastructure impact fee						Not applicable as building is less than 15 mtrs height.	
8	G.O. no. 86 dated 3.3.06 (under rule 16)	Special fees and other provisions						Not applicable in present case.	
9	Sereilingampalli circle (CDA area)	Value addition charges in CDA area.						Not applicable in present case.	
10		Rainwater harvesting charges - all categories of buildings	28,791 built-up area	8/- for built-up area	2,30,328/-				
11	Vacant land tax as per registration value in sale deeds. GO Ms no. 538 dated 29.10.01	Vacant land tax	20,917 land area - @ Rs. 4,000/- per sq yd	0.5% on prevailing registration value + library cess @ 8% on vacant land tax	5,40,367				
12	440	Compounding fee						Not applicable in present case.	
13	399	Un-objectable sunshades, etc						Not applicable in present case.	

W

14	452(2), 636 & 456(4)	Demolition expenses					Not applicable in present case.
15	Bye-laws relating to grant of certified copies or extracts from municipal records						Not applicable in present case.
16	Section 586 of HMC act 1955 & building bye-laws 1981 and as per GO 86 dated 3.3.86	License fee					Not applicable in present case.
17		Postage and advertisement charges. ii. Group housing				2,000/-	
		Total:				1,18,11,275/2	
						1,18,42,500	

Notes:

1. In the demand letter mentioned in reference I above betterment charges and external betterment charges under layout rules have been charged which are not applicable to group housing schemes.
2. Sub-division charges are also levied which are not applicable.
3. LRS charges are also not applicable and have been charged incorrectly.
4. To best of our knowledge there are no charges such as 'LIG charges', which too have been charged incorrectly.

W

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the Commissioner,
Town Planning Section, H.O., GHMC,
Tank Bund Road, Hyderabad.

Lr. No. 0196/CSC/TP1/EZ/2010 | 36

Dt: 04.01.2011.
6.

To
M/s. Mehta and Modi Homes,
Rep by Sri Soham Modi,
H.No. 5-4-187/3&4, II Floor,
Soham Mansion,
M.G. Road, Sec-bad-003.

OFFICE OF THE
CHIEF CITY PLANNER
TOWN PLANNING SECTION
HEAD OFFICE, G H M C
5th Floor, Tank Bund Road,
HYDERABAD



Sir / Madam,

Sub: GHMC - Town Planning Section - HO - Proposals for the construction of Residential Building consisting with Block-A: Stilt + 5 upper floors, and Blocks-B to F; 2-Cellars, Ground + 4 upper floors for residential blocks, in Sy. No. 11, 12, 14 to 18 & 294 (P), situated at Chinna Cherlapally, Kapra, R. R. District of GHMC area - Revised Fees Intimation - Regd.

- Ref: 1. Your Building application dated 07.04.2010.
2. This Office Lr. No. 0196/CSC/TP1/EZ/2010, dt: 07.04.2010.
3. Minutes of the Building Committee Meeting held on 17.08.201.
4. This Office Lr. No. 0196/CSC/TP1/EZ/2010/1836, dt: 21/24.09.2010.
5. Your representation dt. 13.10.2010.

The representation submitted by you vide representation 5th cited have been examined and it is noticed as communicated in the reference 4th cited towards payment of fees / charges holds good, you are requested to pay the fees / charges of Rs. 1,66,24,410/- (Rupees one crore sixty six lakhs twenty four thousand four hundred and ten only) and also submit other requirements as called within (7) days.

Therefore, you are requested to pay the above said amount and other requirements within stipulated time otherwise the proposals deemed to be closed without any future correspondence.

Yours faithfully,

N. Shrinivasulu
for Commissioner, 5/1/11
GHMC.

W.P filed in the Hon'ble High Court against GHMC on the below mentioned three (3) items.

Fee Details as per GHMC Letter:

1.	Building Permit fee (Difference)	23,34,360
2.	Development Charges	44,76,125
3.	B.C.& E.B.C. on built up area	42,94,725
4.	B.C.& E.B.C. on site area	26,69,375
5.	Sub-division charges	3,19,230
6.	R W H Charges	2,26,360
7.	City Level Infrastructure Impact Fee	5,40,435
8.	Proportionate LRS Charges	15,96,150
9.	LIG Charges	1,67,650
Total		1,66,24,410

Mainly we are opposing three items those are 4, 5 & 8. Sl No.4 is BC & EBC on site area. Sl No. 5 Sub-Division Charges. Sl. No. 8 Proportionate LRS Charges. W.P filed in the Hon'ble High Court on the above mentioned three (3) items.

Total fee payable as per GHMC letter

Rs. 1,66,24,410

Less: Opposing items.

Item No. 4 BC & EBC on site area
Item No. 5 Sub-Division charges
Item No. 8 Proportionate LRS Charges

Rs. 26,69,375
Rs. 3,19,230
Rs. 15,96,150

Rs. 45,84,755

Rs. 1,20,39,655

Less: Marginal discrepancies in below mentioned items:
(excess charged in below mentioned items)

Item No. 1 Building Permit Fee Rs. 70,760
Item No. 2 Development Charges Rs. 77,850
Item No. 3 BC & EBC on BUA Rs. 50,475
Item No.6 RWH charges Rs. 2
Item No. Vacant Land Tax (CLH Fee) Rs. 68

Rs. 1,99,155

Rs. 1,18,40,500

Rs. 2,000

Add: Postage & Advt charges as per GHMC circular
(Note: This item GHMC has not charged)

Rs. 1,18,42,500

Total payable as per our calculation

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the, Commissioner & Spl. Officer,
Town Planning Section, (H.O.),
GHMC, Tank bund, Hyd.

U.O. Note No. 672/TPS/GHMC/HO/99-08 / 2112

Dt: 01-07-08

Sub :- GHMC - TPS - HO - Rationalization of Schedule of Rates (Town Planning Charges & Fees) - Approval of the Standing Committee & General Body, GHMC - Implementation - Reg.

Ref :- 1) Circular No. 672/TPS/MCH/HO/99-03/2175 dated: 22.05.2003.
2) Standing Committee Resolution No. 416 dated: 30.06.2008.
3) Resolution No. 94 dated: 30.6.08 of the Corporation, GHMC.

The Standing Committee and General Body of the Corporation have accorded approval vide Resolutions in the reference 2nd & 3rd cited, to Rationalize the Schedule of rates (Town Planning Charges & Fees) so as to have uniform rates in the entire Greater Hyderabad Municipal Corporation area. A Copy of the Revised Schedule of Rates with Resolution copies are herewith enclosed.

All the concerned officers are directed to implement the Revised Schedule of Rates with effect from 01-07-2008 and these rates shall be made applicable to all applications which are received on or after 1.7.2008.

Encl: Copy of Corporation Resolution &
Revised Schedule of Rates.

TPS DB
HO
Commissioner & Spl. Officer
GHMC
17/08

To,
The Zonal Commissioner (East/West/North/South/Central), GHMC.
All Dy. Commissioner, GHMC.
The Addl. Commissioner (P&P).
The Addl. Commissioner (Finance).
The C.C.P. / D.H.N.C. & C.C.P.(SZ).
The Addl. C.C.P. / S.A.P / C.P. / A.C.Ps, GHMC.
All T.P.O's. / T.P.A's. / T.P.S's. / C.S.C's, GHMC.
The Examiner of Accounts.

GREATER HYDERABAD MUNICIPAL CORPORATION

SCHEDULE OF TOWN PLANNING CHARGES & FEES

Item No.16 of Agenda No.21

Resolution No.416, Dated:30.6.2008 of the Standing Committee, GHMC – Town Planning Section (HO) – Building Permit Fee & others Charges – Schedule of Rates – Rationalization of rates (Town Planning Charges & Fees) in the entire GHMC Area – Proposals submitted for Revision – Approval – Requested.

RESOLUTION NO.94

DATED:30.06.2008

The Resolution No.416, dated:30.6.2008 of the Standing Committee, GHMC is considered.

The Corporation accorded approval for rationalizing the schedule of rates to have uniform rates (Town Planning charges & Fees) in the entire GHMC area and also to enhance the rates reasonably as the rates prevailing in erstwhile MCH area / erstwhile surrounding municipalities were lastly revised during 1994-2003. These rates are applicable to the entire GHMC area with effect from 01.07.2008 as detailed in the statement and annexure appended below:

SCHEDULE OF TOWN PLANNING CHARGES & FEES WITH EFFECT FROM 01-07-2008						
S. No.	Section / HMC Act 1955 / Rules	Category	Existing Rs. Per sq.mt.	Proposed Rs. Per Sq.mt.	Unit	Minimum Amount
1	2	3	4	5	6	7
1	388 & Layout Rules 1965	Permission to obtain Layout / Sub-division of Site / Plot				
		I Residential	8.5 to 10	15	1 sq mt.	5000
		II Non-Residential	10 to 15	20	1 sq mt.	7500
		III Open spaces contribution charges: Un-authorised layouts / sub-division cost of 14% total plot area	Prevailing Registration Value	Prevailing Registration Value	1 Sq mt.	As per Prevailing Rules
2	388 & Layout Rules 1965	i Betterment Charges for Internal Amenities / Works for site / Plot area				
		ii External Betterment Charges (for Arterial roads, Lung spaces, other city wide amenities).				
		A. Residential Buildings				
		I Other Areas	86	125	1 Sq mt. of Site Area	As per Prevailing Rules
		ii B'Hills & J'Hills	107.50	175		
		B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings				
		i Other Areas	107.50	175	1 Sq mt. of Site Area	As per Prevailing Rules
		ii B'Hills & J'Hills	129	225		

3	428 to 433 & Building Bye Laws 1981	Permission to Construct or Reconstruct or Additions or Alterations					
		A. Residential Building					
		i	upto 200 Sq.Mt of plot area	10 to 33	10	1 Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	33 to 55	50		
		iii	from 501 to 750Sq Mt. of Plot area	55	70		
		iv	above 750 Sq Mt. Plot Area	55	80		
		v	High-rise Building	77	100		
		B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings					
		i	upto 200 Sq.Mt of plot area	55 to 82.50	50	1Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	82.50 to 88	90		
		iii	from 501 to 750Sq Mt. of Plot area	88	100		
		iv	above 750 Sq Mt. Plot Area	88	120		
		v	High-rise Building	99	150		
		C. Religious Buildings					
		i	Prayer Hall		A. Exempted Only from Building Permit Fee B. All other charges as per schedule of rates have to be paid in full.		
		ii	Other than religious structures for Residential / Commercial / Other uses.	55	Rates as prescribed for the respective uses.		
		D. Other Buildings					
		i	Charitable Buildings on submission of Income Tax Returns		A. 50% of Building Permit Fee to be paid. B. All other charges as per schedule of rates as per uses have to be paid in full.		
		ii	Petrol Pump Service Station / Canopy / Cabins / Weighing Bridge, etc.,	6% of Cons. Cost	6% of Construction Cost		
		iii	Construction / Establishment of Exhibition Grounds, Fair, Circus, Industrial / Handicrafts / Handlooms Exhibition / Govt. Sponsored Exhibition.	5.5	10	1 Sq mt. (Site Area)	As per Prevailing Rules
		iv	Opening of Gate, Window, Ventilators, Opening of Door, Replacement of Shutter etc.	110 to 330	250	Each Opening	As per Prevailing Rules
		v	Construction of Compound / Boundary Wall	7	20	1 Rmt	As per Prevailing Rules
4	444 (a)	A. Betterment charges for Builtup-area (for Internal amenities)					As per Prevailing Rules
		B. External Betterment charges for Built up area (External-City-wide- amenities)					
		i	Individual Residential Building/Prayer Hall	86	100	1 Sq mt.	
		ii	Group Housing / High rise Building	143	150	1 Sq mt.	
		iii	Commercial / Institutional / Industrial / Other Buildings (Non High Rise)	143 to 176	175	1 Sq mt.	
		iv	Commercial / Institutional / Industrial / Other Buildings (High Rise)	176	225	1 Sq mt.	

5	G.O.Ms No.439 MA & UD dt:13/06/2007		Development Charges		As prescribed by the Government from time to time		
6	G.O.Ms No.766 MA & UD dt:18/10/2007		Impact Fee		As prescribed by the Government from time to time		
7	G.O.Ms No.88 MA & UD dt:03/03/2008 (Under rule 17)		City Level Infrastructure Impact Fee		As prescribed by the Government from time to time		
8	G.O.Ms No.86 MA & UD dt:03/03/2008 (Under rule 16)		Special Fees & Other Provisions		As prescribed by the Government from time to time		
9	Serilingampalli Circle (CDA area)		Value Addition Charges in CDA Area.		310 (2008)	1 sq.mt	As per Prevailing Rules
10			Rain Water Harvesting Charges				
			All categories of Buildings	2000 to 10000	8	1 sq.mt of builtup area	As per Prevailing Rules
11	Vacant Land Tax as per Registration Value in Sale Deeds. G.O.Ms No. 538 MA dt:29/10/2001		Vacant Land Tax		0.50 % on prevailing Registration value + Library Cess @ 8% on Vacant Land Tax		
12	440		Compounding Fee				
		i	Compounding fee for Violation of Building Regulations within the competence / for Starting the construction before permission (if necessary) is released	22	As fixed by the Govt. From time to time (Under Schedules "U" & "V" of HMC Act 1955)		
13	399		Unobjectionable Sunshades, Balconies, Canopy, Steps, etc. Projecting into Street Margins (For one Year)				
		i	For Temporary Structure	119	150	1 Sq mt	
		ii	For Permanent Structure	298	300	1 Sq mt	
14	452(2) & 636		Demolition Expenses				
		i	In respect of Un- Authorised Construction	500	2500 per sq. mt. of demolished area or Actual expenses incurred		
		ii	Removal of Dilapidated Structure		Demolition Cost & Admin. Expenses as determined by Commissioner		

15	Bye laws relating to the Grant of Certified Copies or Extracts from Mpl. Records	Issue of Certified Copies of Sanctioned Building Plans / Sanctioned Layout Plans				
		I	Up to 2 acres extent	550	600	Per Copy
		II	For every one additional acre of land	110	150	Per Copy
		III	Building Plan Upto 100 Sq.m of Plinth area.	440	500	Per Copy
16	Sec 586 of HMC Act 1955 & Building Bye Laws, 1981 and as per G.O. Ms.No. 88 MA dt: 03.03.06	Licence Fee				
		I	Architects / Engineers / Structural Engineers / Town Planners / Real Estate Companies / Developers / Builders	1000 to 1100 per year	10000	5 years
		II	Surveyors	1100 per year	7500	5 years
17		Postage & Advertisement Charges				
		i	Individual Residential Buildings	100	100	Each case
		II	Group Housing / Commercial Buildings and etc	1000	2000	Each Case
		III	High Rise Building	1000	5000	Each case

Annexure to Schedule of Fees & Charges

- The 2% of Building Permit Fee / Licence Fee shall be paid along with the Building Application subject to a Maximum of Rs. 10,000/- as initial fees. The balance building Permit / Licence fee together with other fees and Charges shall be levied and collected before the issue of permission / sanction. In case of rejection of the application, the above initial fees would be forfeited.
- Construction / Erection / Additions / Alterations of buildings, the fees chargeable shall be as the same for erection of new buildings as stated under Sl. No. 3 of Schedule.
- For additions and alterations in the existing building, the fees shall be chargeable on the proposed added portions only.
- No permit fee shall be chargeable for re-submission of revised plan by the party within six months where area does not exceed the area of previous sanctioned plan. In case where revised plans are submitted after the expiry of six months and within one year 50 per cent of original permit fee shall be chargeable. If submitted after one year fresh building permit fee under Sl. No. 3 of the schedule of rates shall be collected.
- In case of additions and alterations of buildings if the use of the sanctioned building is also changed, then the chargeable fees shall be calculated on the use proposed under Sl. No. 3 of Schedule.
- In case of basement / Cellar / Sub-cellar / Silt meant for parking no charges under Sl. No. 3 of the schedule shall be collected as per GO Ms. No. 88 MA dt: 03.03.2008.
- In the case of buildings with principal and subsidiary occupancies in which the fees leviable are different then the fees for the total Building shall be calculated as per the rates for respective occupancies as given under Sl. No. 3 of Schedule.
- The Building Permit Fee for religious building proposed for prayer halls including Staircase, Balconies, Corridors, Toilets are exempted under Sl.No. 3 C (i) of Schedules, where as the Building Permit Fee for other uses shall be collected under Sl. No. 3 C (ii) of Schedule.
- If the building application is exclusively for Bore-well / Shutters / Doors / Windows / Ventilators / Gates the Building Permit Fee / Licence Fee shall be collected as prescribed under Sl. No. 3 D (iv) of Schedule. And the same need not be collected for regular building application.
- The Betterment Charges, External Betterment Charges, Sub-Division Charges and Open Space Contribution Charges on Plot area shall be collected where the sites are not covered by Approved Layouts / Approved Sub-Divisions and previous Sanctioned Plan as prescribed under Sl. No. 1 & 2 of Schedule.
- The Betterment Charges, External Betterment Charges on Built up area shall be collected in all cases as prescribed under Sl. No. 4 of Schedule.

Sd/-
Special Officer,
GHMC

//Attested//

Addl. Commissioner (Pig),
GHMC
117/108
P.O.

June 30/9/2010

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the Commissioner,
Town Planning Section, H.O., GHMC,
Tank Bund Road, Hyderabad.

Lr. No. 0196/CSC/TP1/EZ/2010/1826

Dt: 21.09.2010.

To
M/s. Mehta and Modi Homes,
Rep by Sri Soham Modi,
H.No. 5-4-187/3&4, II Floor,
Soham Mansion,
M.G. Road, Sec-bad-003.

OFFICE OF THE
CHIEF CITY PLANNER
TOWN PLANNING SECTION
HEAD OFFICE, G H M C
5th Floor, Tank Bund Road,
HYDERABAD



Sir / Madam,

Sub: GHMC - Town Planning Section - HO - Proposals for the construction of Residential Building consisting with Black-A; Stilt + 5 upper floors, and Blocks-B to F; 2-Cellars, Ground + 4 upper floors for residential blocks, in Sy. No. 11, 12, 14 to 18 & 294 (P), situated at Chinna Cherlapally, Kapra, R. R. District of GHMC area - Fees Intimation - Reg.

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5. Sub-division charges	: Rs:	3,19,230/-
6. R W H Charges	: Rs:	2,26,360/-
7. City Level Infrastructure Impact Fee	: Rs:	5,40,435/-
8. Proportionate LRS Charges	: Rs:	15,96,150/-
9. LIG Charges	: Rs:	1,67,650/-
Total	: Rs:	1,66,24,410/-

(Rupees one crore sixty six lakhs twenty four thousand four hundred and ten only).

P.T.O.

BGC Loan

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the Commissioner,
Town Planning Section, (H.O.),
GHMC, Tank Bund, Hyd.

Lr. No. 3915/18/01/2013/HO

Date.03.08.2013.

To
M/s. B&C Estates
Sy.No.2/1/1, 183, 184, 190 & 191,
Mallapur, Kapra,
R.R Dist.

Sir/Madam,

Sub: GHMC – Town Planning Section – HO - Proposals for the construction of High-rise Residential Building consisting of 2-Basements for parking, Ground + 9 upper floors, situated at Sy.No.2/1/1, 183, 184, 190 & 191, Mallapur, Kapra, .R.R Dist – Fee intimation – Issued - Reg.

Ref:- 1. Your building application dt: 18.01.2013.
2. T. O. Lr. No. 3915/18/01/2013/HO, dated 18.01.2013.
3. Minutes of the MSBR Meeting held on 22.06.2013.

* * *

It is to inform that the Building application submitted by you for construction of High-rise Residential Building consisting of 2-Basements for parking, Ground + 9 upper floors, situated at Sy.No.2/1/1, 183, 184, 190 & 191, Mallapur, Kapra, .R.R Dist., have been examined and recommended by the MSB Committee in their meeting held on 22.06.2013 and you are requested to remit an amount of **Rs.3,48,07,720/- (Rupees three crores forty eight lakhs seven thousand seven hundred and twenty only)** towards fee & charges through D.D. in favour of Commissioner, GHMC within (10)days and to submit the following particulars:

1. To submit the Structural drawings and analysis of the proposals, so as to refer to a reputed Institution for proof checking.
2. To submit undertakings as per provision of 15 (a&b) of GOMs.No.168, dt:7.4.2012.
3. To follow conditions stipulated in GOMs.No.168 MA, dt:7.4.2012 as per rule 25 (d)i.e. notarized affidavit handing over the required built-up area to GHMC the Ground / first or second floor or 10% of built up area whichever is less before releasing the permission.
4. To comply the requirement prescribed under 5.f (xi).(iii), (iv) and (vii) of GOMs.No.168 MA, dt:7.4.2012.
5. To follow the conditions stipulated in the NOCs issued by the Fire Deptt and NAAL.
6. To pay all necessary charges including City Level Infrastructure Impact fee, Layout proportionate charges & Adoc BC.
7. To maintain 7.0mts. open space in front i.e. on northern side as proposed.
8. To maintain 7.0mts. open space in rear i.e. on southern side as proposed.
9. To maintain 7.0mts. open space on eastern side as proposed.
10. To maintain 7.0 mts. open space on western side as proposed.
11. To surrender land admg.1711.98 sq.mts for proposed 60mts. wide road free of cost to GHMC along with plans, photographs & undertakings.
12. To submit NOC from Airport Authority of India.
13. To submit the Water Feasibility Report from HMWS & SB.
14. To follow the conditions insisted in the BGC...

GOVERNMENT OF ANDHRA PRADESH
STATE DISASTER RESPONSE & FIRE SERVICES DEPARTMENT

From:

Director General,
State Disaster Response & Fire Services,
Andhra Pradesh, Hyderabad.

To:

The Commissioner,
Greater Hyderabad Municipal
Corporation,
Hyderabad.

Rc.No.2291/MSB/CR/RR/2013, Dated: 28-5-2013.

Sir,

Sub:- A.P.State Disaster Response and Fire Services Department-
Issue of Provisional No Objection Certificate to the Multi Storied
Building at Sy.No.2/1/1.183, 184, 190 and 191, Mallapur
Village, GHMC, Kapara Circle, Uppal (M), Ranga Reddy District
constructing by M/s. B and C Estates Pvt., Ltd.,- Regarding.

Ref:-1. Application dated 18-2-2013 of M/s. B and C Estates Pvt.,
Ltd.,-

2. This Office Memo.Rc.No.2291/MSB/CR/RR/2012, Dt:12.03.2013

3) Lr.Rc.No. 506/MSB/RFO-ER/2013, Dated: 21-5-2013 of
Multi- Storeyed Building Inspection Committee, State Disaster
Response and Fire Service Department, A.P., Hyderabad.

It is to inform that the Multi storeyed Building Inspection Committee vide reference 3rd cited submitted that they have inspected the site and scrutinized the plans of the proposed Multi Storeyed Building at Sy.No.2/1/1.183, 184, 190 and 191, Mallapur Village, GHMC, Kapara Circle, Uppal (M), Ranga Reddy District constructing by M/s. B and C Estates Pvt., Ltd.,on 15.04.2013 and submitting the following report.

2} The builder has proposed to construct the Multi Storeyed Building with Basement-1 + Basement-2 + Ground + 9 Upper floors with a height of 29.80 Mtrs., for Residential occupancy (A4).

3} **OPEN SPACES:** The builder has proposed to provide the following open places around building.

Side	Open space required as per Part III Table 2 of Clause 8.2.3.1 of NBC 2005	Open space proposed to provide by the builder	Deficit
North (Front)	10.00 Mtrs.,	10.00 Mtrs.,	Nil
East	10.00 Mtrs.,	07.00 Mtrs.,	03.00 Mtrs.,
South	10.00 Mtrs.,	07.00 Mtrs.,	03.00 Mtrs.,
West	10.00 Mtrs.,	07.00 Mtrs.,	03.00 Mtrs.,

6} The builder has proposed to provide the following fire fighting systems as per table 23, Part-4 NBC of India 2005.

Sl. No	Item	Required as per NBC 2005	Proposed to provide by the builder	Deficit
1	Fire Extinguishers	472 Nos	472 Nos	Nil
2	Hose Reel system	68 Nos	68 Nos	Nil
3	Wet Riser	05 Nos	05 Nos	Nil
5	Automatic sprinkler system	1360 Nos	1360 Nos	Nil
6	Manually operated electric fire alarm system	68 Nos	68 Nos	Nil
7	Under Ground Static Water Storage Tank	75,000 Ltrs.,	75,000 Ltrs.,	Nil
8	Terrace Tank	10,000 Ltrs.,	10,000 Ltrs.,	Nil
9	Fire Pumps:	1 No Electrical Pump of 1620 LPM 1 No Diesel Pump of 1620 LPM 1 No Electrical Pump of 180 LPM	1 No Electrical Pump of 1620 LPM 1 No Diesel Pump of 1620 LPM 1 No Electrical Pump of 180 LPM	Nil

Note : The Sprinklers shall be fed both from underground and terrace tanks.

7} The builder has proposed to provide floor wise Fire Fighting systems as per the Table 23 of Part-4 of NBC of India 2005.

S. No.	Floors	Extinguishers as per IS:2190	Hose Reel system	Wet Riser	MCP	Automatic sprinklers	Under ground Sump in Ltrs.,	Fire Pumps	Terrace Tank
1	Basement-2	41	09	05	09	682	NA	NA	NA
2	Basement-1	41	09		09	678	NA	NA	NA
3	Ground	39	05		05	NA	75,000	3	NA
4	1 st Floor	39	05		05	NA	NA	NA	NA
5	2 nd Floor	39	05		05	NA	NA	NA	NA
6	3 rd Floor	39	05		05	NA	NA	NA	NA
7	4 th Floor	39	05		05	NA	NA	NA	NA
8	5 th Floor	39	05		05	NA	NA	NA	NA
9	6 th Floor	39	05		05	NA	NA	NA	NA
10	7 th Floor	39	05		05	NA	NA	NA	NA
11	8 th Floor	39	05		05	NA	NA	NA	NA
12	9 th Floor	39	05		05	NA	NA	NA	NA
13	Terrace Floor	NA	NA	NA	NA	NA	NA	NA	10,000
	TOTAL	472	68	05	68	1360	75,000	3	10,000

8). In view of the above, and as per the recommendations of the MSB inspection committee, the Provisional No Objection Certificate is issued to the proposed Multi Storeyed Building at Sy.No.2/1/1.183, 184, 190 and 191, Mallapur Village, GHMC, Kapara Circle, Uppal (M), Ranga Reddy District constructing by M/s. B and C Estates Pvt., Ltd., on 15.04.2013 with Basement-1 + Basement-2 +

Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :26-07-2013 11:18:18

App No :952617

Statement No :2580275

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

VILLAGE: MALLAPUR OR MALLAPUR, SURVEY NO: ,191,2/1/1, Bounded by NORTH :SY NO.2/1/2 (ROAD) , SOUTH :BALANCE PART OF SY NO.191 & SY NO.190 , EAST :BALANCE PORTION OF SY NO.191 & SY NO.1/1 , WEST :SY NO.190, SY NO 184 & SY NO.183

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. UPPAL** for years **27** from **28-06-1980 to 30-09-2007** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

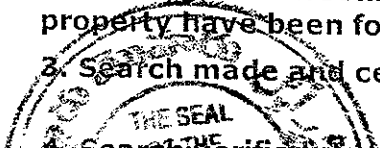
Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Party Executing (B) & Claimants (C)	Remarks
1/1	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 191 2/1/1 EXTENT: 49 Guntas Boundires: [N]: SY NO.2/1/2 (ROAD) [S] BALANCE PART OF SY NO.191 & SY NO.190 [E]: BALANCE PORTION OF SY NO.191 & SY NO.1/1 [W]: SY NO.190, SY NO 184 & SY NO.183	(R) 18- 11-2006 (E) 18- 11-2006 (P) 18- 11-2006	0101 Sale Deed Mkt.Value:Rs. 3675000 Cons.Value:Rs. 12250000	1.(EX)M.SUNEETHA 2.(EX)REP BY GPA M.VENKAT RAMANA RAO 3.(EX)M.VENKAT RAMANA RAO 4.(CL)M/S. B & C ESTATES	0/0 CD_Volume: 346 17638/2006 [1] of SRO UPPAL(1507)

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

Received Rs. 100 +20 towards EC-Fee
against Cash Receipt No.

3. Search made and certificate prepared by / Vijayalaxmi



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :26-07-2013 11:19:16

App No :952691

Statement No :2580328

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

VILLAGE: MALLAPUR OR MALLAPUR, SURVEY NO: ,190, Bounded by NORTH :SY NO 184 PART & SY NO 2/1/1, SOUTH :SY NO 189, EAST :SY NO 191, WEST :BALANCE PORTION OF SY NO 190 & SY NO 184

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. UPPAL** for years **27** from **28-06-1980 to 30-09-2007** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(E) & Claimants(C)	CD Volume/ [Book/Part]
1/1	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 190 EXTENT: 56 Guntas Boundires: [N]: SY NO 184 PART & SY NO 2/1/1 [S] SY NO 189 [E]: SY NO 191 [W]: BALANCE PORTION OF SY NO 190 & SY NO 184	(R) 31- 10-2006 (E) 31- 10-2006 (P) 31- 10-2006	0101 Sale Deed Mkt.Value:Rs. 4200000 Cons.Value:Rs. 14000000	1.(EX)M.SUNEETHA 2.(EX)REP BY GPA M.VENKAT RAMANA RAO 3.(CL)M/S.B&C ESTATES	0/0 CD_Volume: 344 16096/2006 [1] of SRO UPPAL(1507)

1. Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Vijayalaxmi

4. Search verified and certificate examined by /

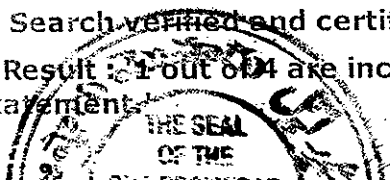
5. Result : 1 out of 4 are included in the statement

Received Rs. 100 +20 towards EC-Fee
against Cash Receipt No.

OFFICE SEAL & DATE

Signature of Register Officer

SUB-REGISTRAR



Print

Book

Excel Report

UPPAL

Modi Properties & Investments Pvt. Ltd.

5-4-187/3&4, Soham Mansion,
II Floor, M.G. Road,
Secunderabad – 500003.

Website: www.modiproperties.com

Phone: +91-40-66335551

About us.

Modi Properties & Investments Pvt. Ltd. is amongst the leading builders in the twin cities of Hyderabad & Secunderabad, India. The Promoters of **Modi Properties & Investments Pvt. Ltd.** have been in the field of Real Estate Development since 1968.

Having built about 5,00,000 sft. of commercial space in the heart of the twin cities, they are now focused on the development of middle income housing in the peripheral areas of Hyderabad. **Greens Towers** (80,000 sft commercial complex), **Mayflower Park** (550 flats on 5 acres), **Silver Oak Apartments** (120 flats on 1 acre), **Silver Oak Bungalows** (144 Bungalows 12 acres), **Mayflower Heights** (280 flats on 4 acres), **Paramount Residency** (260 flats on 3 acres) & **Gulmohar Gardens** (505 flats on 5.2 acres) are their notable completed projects.

Silver Oak Bungalows Phase III (103 bungalows on 10 acres), **Nilgiri Homes** (95 villas on 6.5 acres), **Villas at Silver Creek** (44 Villas on 3 acres), **Greenwood Residency** (345 flats on 6 acres), **Bloomdale** (72 bungalows on 5 acres), **Vista Homes** (403 flats on 5.6 acres) & **Paramount Avenue** (224 flats on 2 acres) are their current projects, with additional projects coming up at **Mallapur** (11 acres), **Cherlapally** (15 acres), **Rampally** (10 acres), **Nagaram** (2 acres). As on date projects with about 1.70 million square feet of construction are under progress.

The projects of Modi Properties have been designed with an objective to provide a great life style product to its customers. Care has been taken to ensure that important design parameters and amenities provided are tuned to the life style of its customers.

The gated communities are designed to control the environment around the living space. Stand alone buildings or houses cannot control the surrounding development. This is what Modi Properties has set to achieve.

Modi Properties has endeavored to provide good quality construction with modern amenities at affordable prices for middle income families. Its customers have made Modi Properties a trusted name for over 40 years and helped complete 25 projects with over 2,300 homes.

The fair and transparent policies of Modi Properties are reflected in the information provided on their website, www.modiproperties.com, where details about current & completed projects including pricing, availability, plans, specifications, brochure, current status, customer list, draft agreements, FAQ's, photographs, etc. are freely available.

With staff strength of over 150, Modi Properties is poised to grow by over 20% every year. for the coming years.

SEKHAR & SURESH

CHARTERED ACCOUNTANTS

RTNERS

SURESH, B.Com., F.C.A.

S. MADHU SURESH, B.Com., (Hons.) F.C.A.

133/4, Rashtrapathi Roa

SECUNDERABAD - 500 0

☎ : 27533269, 6632354

Fax : 040-27538204

Date :

NET WORTH CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

This is to certify that Net Worth of Shri. Chanda Sreenivas Rao, S/o.Chanda Parameshwar, R/o. Villa No.10, Survey No.267, Luxura Greens, Opp: Kendriya Vidyalaya, Balanagar Road, New Bowenpally, Secunderabad - 500011, as on 31.03.2013 is Rs.382 Lakhs(Rupees Three Crores eighty two lakhs only) as detailed below, which is confirmed with the records and documents presented before me.

PARTICULARS	AMOUNT (IN LACS)	
<u>I) Immovable Assets:</u>		
1. 50% share in Flat bearing no.101, Prathibha Apts, Sebastian Road, Secunderabad.	40.00	
2. 1/3 rd share in property bearing no.Flat No.22, at Karthik Enclave, Tadbund, Secunderabad.	50.00	
3. Office space at Vasan Gold store, Jade Estate, Secunderabad.	90.00	
	Total	180.00
<u>II) Movable Assets:</u>		
Value of Gold Jewellery	2.20	
Loans and Advances	193.00	
Investment in Equity Shares	51.11	
Cash on Hand with Bank	3.02	
	249.33	
<u>Less:</u> a) Loans availed for above Advances - 47.36		
b) Refundable Rental Deposit - 0.07	47.43	201.90
<u>NET ASSETS / NET WORTH</u>	Total	381.90
		Or
		382.00

Note: 1. The values of Immovable Properties and Jewellery are as provided by the Owner.

2. This Certificate is issued at the request of the owner

3. C.Sreenivas is assessed to Income Tax under PAN: ADSPR4978D / ITO Ward 10(2), Hyderabad

For M/s.SEKHAR & SURESH
Chartered Accountants



(C.A.C SURESH)

Partner

Membership No.29709

Place: Secunderabad

Date:29.10.2013



C Estates

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G F
Secunderabad – 500 003. Ph: +91 40 66335551

Date: 25th April 2014

3i-INFOTECH TRUSTEESHIP SERVICES LIMITED
6th Floor, Orion Towers,
Mind Space, Raheja IT Park,
Cyberabad, Hyderabad.

Kind Attn: Shri. P. NAGAPPA

Dear Sir

Sub: Appointment as Security Trustee

We have been sanctioned the following financial assistance(s) (the "Facility") by LIC Housing Finance Limited (the "Lenders", which expression shall, unless it be repugnant to the subject or context thereof, include its successors, assigns, transferee's, novatees) vide Sanction Letter or Credit Arrangement Letter ("CAL") detailed below:

Rs. In Crores

<u>FACILITY</u>	<u>PROPOSED LIMIT</u>	<u>PROPOSED TOTAL</u>	<u>DETAILS OF CALS</u>
Fund Based: Term Loan	5.0	5.0	Dated: 07/04/2014
Total	5.0	5.0	

The Facility is to be secured as detailed in the Sanction Letter copies of which are enclosed for your reference. It is a term of sanction that the securities are to be created in favor of a security trustee holding the same in trust for the benefit of the Lenders. We have approached you as Security Trustee in line with the requirement of above said CAL of LIC Housing Finance Ltd. and the fee for which will be separately finalized and I undertake to pay the same when settled.

We hereby constitute the trust (the "Trust") with a corpus of Rs.1000/- (Rupees One Thousand Only) and appoint you as security trustee (the "Security Trustee") for holding upon Trust for the benefit of the Lenders, the trust properties including security interest to be created in terms of the Sanction Letter, all rights, interest and benefits in relation to the aforesaid security, all sums received by you, as Security Trustee for the Lenders, pursuant to the exercise of the trust power or under the security / transaction documents (save for any sum received solely for your own account) [collectively, the "Trust Property"].

Your role and responsibilities as Security Trustee shall be as set out in the Annexures hereto, which Annexures shall be an integral part of this letter.

I/ We acknowledge that you shall be liable and responsible to and shall at only as per the instructions of the Lendor.

We confirm and agree to comply with and be bound by the terms and conditions set out in the Annexures hereto:

1) We agree to make payment of trusteeship fees (non-refundable) of

Rs.25,000/- (Rupees Twenty Five Thousand Only) + service tax @12.36% towards Upfront Fees.

Rs.25,000/- (Rupees Twenty Five Thousand Only) + service tax @12.36% towards Annual Fees.

2) We agree to pay the Annual Fees of Rs 25,000/- (Twenty Five Thousand Only) every year till the Facility is availed.

We agree and confirm that this Trust shall in all respects be governed by and construed in accordance with applicable laws. We agree that any legal action or proceedings arising out of the Trust constituted shall be brought in the courts and tribunals at Mumbai in India and irrevocably submit myself / ourselves to the jurisdiction of that court or tribunal.

We agree to do all such acts, deeds and things and execute such deeds, documents and writings as may be required by you, as Security Trustee, in connection with the transactions contemplated in this letter.

We agree that LIC Housing Finance Limited and Security Trustee shall enjoy all rights and privileges as provided in the Annexure(s) attached to this letter.

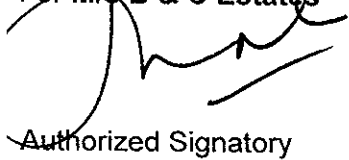
C Estates

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G R
Secunderabad – 500 003. Ph: +91 40 66335551

We agree that all notices / communications in respect of the Trust constituted shall be delivered in the manner as set out in the Annexure (s) attached to this letter at the addresses mentioned herein below.

Thanking You,

Yours faithfully
For **Mrs B & C Estates**



Authorized Signatory

cc: LIC Housing Finance Limited

Enclosed Cheque No.

Dated:

We request **LIC Housing Finance Limited** to confirm and recognize the appointment of **3i Infotech Trusteeship Services Limited** as Security Trustee for the Lenders, directly to the Security Trustee under intimation to me / us.

Notices to be sent to:

LENDER

**LIC Housing Finance Limited,
3rd Floor, Maitrivanam Complex,
Ameerpet, Hyderabad..**

SECURITY TRUSTEE

**3i-INFOTECH TRUSTEESHIP SERVICES LIMITED
6th Floor, Orion Towers,
Mind Space, Raheja IT Park,
Cyberabad, Hyderabad**

Borrower:

**B & C Estates
5-4-187/3&4, Soham Mansion,
II Floor, M.G.Road, Secunderabad-500003.**



B&C Estates

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road,
Secunderabad – 500 003. Ph: +91 40 66335551

Date:10.02.2017

To
The Branch Manager
HDFC Bank Ltd
Begumpet
Hyderabad.

Dear sir,

Sub:- Submission of Original Bank Guarabtee for Cancellation

Ref: B.G. No:021GT02130450001 Dated 14th February 2013 for Rs:5,00,000/- in Favour of State Disaster Response & Fire Services Department, Government of Telangana.

With reference to above subject kindly find enclosed original Bank Guarantee in Favour of State Disaster Response & Fire Services Depatment, Government of Telangana, For Rs:5,00,000/-

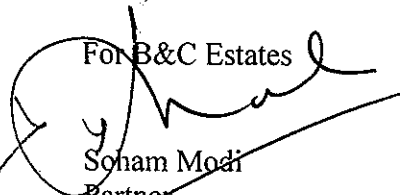
Since we don't have any payment due, We would like to cancel the Bank Guarntee and remove the Lien on our Fixed deposits,

Also please find enclosed no due certificate from State Disaster Respose & Fire Services Department, Government of Telangana

Thank You

Yours Sincerely

For B&C Estates


Soham Modi
Partner

For B&C Estates


K.V. Subba Reddy
Partner

Encl:

- 1: No Due certificate from Fire service Department
- 2:Original Bank Guarntee
- 3: Original Bank Guarntee Letter issued By HDFC Bank Ltd SD.Road branch

CC To: The Branch Manager
HDFC Bank Ltd
Paradise Circle, Secunderabad-500 003

BY REGD. POST ACK. DUE:

**GOVERNMENT OF TELANGANA
STATE DISASTER RESPONSE AND FIRESERVICES DEPARTMENT**

From:
Director General,
Telangana State Disaster Response &
Fire Services, Hyderabad.

To:
Soham Modi,
Managing Partner,
B & C Estates, 5-4-187/3 & 4,
II Floor, Soham Mansion,
M.G. Road, Secunderabad-500003.

Rc.No.2291/MSB/CR/RR/2013, Dated: 31 -12-2015.

Sir,

Sub:- Telangana State Disaster Response and Fire Services Department –
Issue of Provisional No Objection Certificate to the Multi Storeyed Building of M/s.
B & C Estates Pvt Ltd., in Sy No.2/1/1.183, 184, 190, and 191, Mallapur (V),
GHMC, Kapara Circle, Uppal (M), Ranga Reddy District – Return Bank Guarantee
– Reg.

Ref:-1) This Office Provisional No Objection Certificate vide Rc.No.
2291/MSB/CR/RR/2013 dt, 25-05-2013

2) G.O.Ms.No. 76 Home (Legal) Department Dated: 17-11-2015

3) Letter Dt. 14-12-2015, of Soham Modi, Managing Partner, B & C Estates, 5-4-
187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad-500003

<<<>>>

With reference to your letter cited (3), the original Bank Guarantee No.
021GT02130450001 Dt, 14-02-2013 for Rs.5,00,000/- issued by the HDFC Bank Ltd, Usha
Kiran Complex, S.D.Road, Secunderabad-500003 is returned herewith as desired.

2) The receipt of the same may be acknowledged for record in this office.

Encl: - above original B.G.

Yours sincerely,

Sd/-
Director,
Telangana State Disaster Response and
Fire Services, Hyderabad.

//FORWARDED BY ORDER//

Jawad Ali Zaid
31/12/15
JUNIOR ADMINISTRATIVE OFFICER



BANK GUARANTEE CONFIRMATION LETTER

TO,

Date 14.02.2013

Beneficiary Name & Address

Form Serial No. GTEE/

3117

THE DIRECTOR GENERAL OF FIRE SERVICES,
FIRE SERVICE DEPARTMENT, GOVERNMENT OF ANDHRA PRADESH,
B.R.K BHAVAN, B BLOCK,
TANK BUND ROAD, HYDERABAD-500003

This covering letter is issued to be annexed to the Bank Guarantee No. 021GT02130450001
dated 14th FEB 2013 for the amount of Rs. 5,00,000/-
(Rupees FIVE LAKHS ONLY)

(Rupees FIVE LAKHS ONLY) valid till 13th FEB 2018 issued by our branch.

Branch Address.

HDFC BANK LTD.
Usha Kiran Complex, S.D. Road,
SECUNDERABAD-500 003.
Ph: 04141222, Fax: 0414141222



This Bank Guarantee is issued on account of our customer stated below.

Applicant's Name &
Address

HDFC BANK LTD.
Usha Kiran Complex, S.D. Road,
SECUNDERABAD-500 003.
Ph: 04141222, Fax: 0414141222
B AND C ESTATES
SHOP NO. 1, 2 AND 3, GROUND FLOOR
HARI SANGH COMPLEX RANIGUNT
SECUNDERABAD-500003

The Bank Guarantee is issued by the above mention branch under the joint signatures of

1. Mr./Ms. A. DURGA PRASAD RAO
Designation: ASST. VICE PRESIDENT
P. A. No. B863

2. Mr./Ms. LINGA SRINIVAS
Designation: SENIOR MANAGER
P. A. No. B8942

Confirmation of this guarantee if the same is desired, should be obtained from the above mentioned branch.

For HDFC Bank Limited

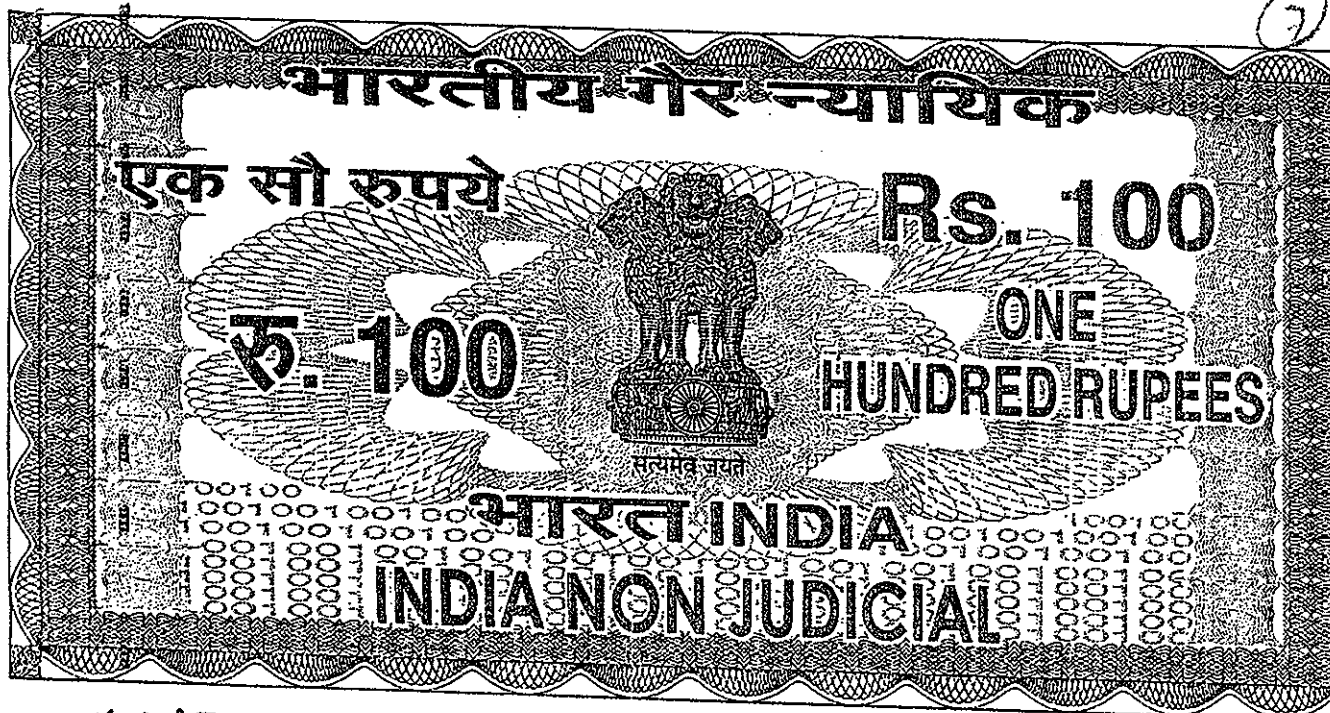
Authorised Signatory:

Name:

Designation:

P. MAHEED HAN
DEPTY. MANAGER





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
No. 2275 Dt. 17/2/13 Rs. 100/-

Issued to: C. Ramesh S/o. Narsing Rao P/o. Hsd.
or Whom: B & C Estates Hsd.

BA 425353

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No.16-02-30/1998
REN.No.16-02-009/2013
Sub-Bapunagar, Amherpet, Hyd-13
Cell.No.9989259839

BANK GUARANTEE

To:

The Director General of Fire Services
Fire Service Department
Government of Andhra Pradesh
B.K.Bhavan, B BLOCK
Tank Bund Road, Hyderabad.

OUR GTEE REF NO. : 021GT02130450001
USER REFERENCE NO. : 1147GT0213G00149
BENEFICIARY : FIRE SERVICE DEPARTMENT
BQ AMOUNT : INR 500,000.00
ISSUE DATE : 14-FEB-2013
EXPIRY DATE : 13-FEB-2018
CLAIM DATE : 13-FEB-2018

Consequent upon the Director General of Fire Services, Andhra Pradesh, 1st Floor
BRKR Bhavan, Tank Bund, Hyderabad. (Here in after called the Company having an
agreement with M/s. B & C Estates, for the installation of fire fighting system in
the premises of B&C Estates, Sy. No. 2/1/1, 183, 184, 190 & 191, Opp: Noma
Function Hall, Mallapur, Hyderabad-500076 (hereinafter called the Agreement)

For HDFC BANK LTD.

HDFC BANK LTD.

Usha Kiren Complex, S.D. Road,
HYDERABAD-500 003.

For HDFC BANK LTD.

Authorized Signatory

9

BG Number : 021GT02130450001
Date : 14-FEB-2013

and whereas the terms and conditions contained in the said agreement require the production of bank guarantee of **Rs.5,00,000/-** (Rupees Five Lakhs only). Now thereof we the **HDFC Bank Ltd., S.D. Road Branch, Secunderabad** (Herein after referred to as Bank) and at the request do hereby undertake to pay to the company an amount not exceeding **Rs.5,00,000/-** (Rupees Five Lakhs only) for the installation of the fire fighting systems in B&C Estates, Sy. No. 2/1/1, 183, 184, 190 & 191, Opp: Noma Function Hall, Mallapur, Hyderabad-500076

1) We, the **HDFC Bank Ltd., S.D. Road Branch, Secunderabad** do hereby undertake to pay the amount due and payable under this guarantee with out any demure merely on a demand from the company stating that the amount claimed is due if owner does not install fire fighting systems in the premises Sy. No. 2/1/1, 183, 184, 190 & 191, Opp: Noma Function Hall, Mallapur, Hyderabad-500076 demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However our liability under this guarantee shall be restricted to the amount not exceeding **Rs.5,00,000/-** (Rupees Five Lakhs only)

2) We, the **HDFC Bank Ltd., S.D. Road Branch, Secunderabad**, further agree that the guarantee herein contained shall remain in full force and effect for a period of five years, unless a demand or claim under this guarantee is made on us in writing on or before 6th February 2018 we shall be discharged from all liability.

3) We **DFC Bank Ltd., S.D. Road Branch, Secunderabad** further agree that the company shall have the fullest liberty without our consent and without affecting in any manner our obligation hereunder to invoke this guarantee in the event if owner does not install fire fighting system in premises Sy. No. 2/1/1, 183, 184, 190 & 191, Opp: Noma Function Hall, Mallapur, Hyderabad-500076 in next five years.

4) This guarantee will not be discharged due to the change in the construction of the bank or the contractor.

We, the **HDFC Bank Ltd., S.D. Road Branch, Secunderabad** lastly undertake not to revoke this guarantee during its currency except with the previous consent of the company.

NOT WITH STANDING any this contained herein

(a) Our liability under this guarantee is restricted to **Rs.5,00,000/-** (Rupees Five Lakhs only)

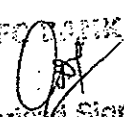
(b) This Bank Guarantee shall be valid up to 6th February 2018.

(c) We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only and only if yourselves upon us a written claim or demand on or before 6th February 2018.

THE CONFIRMATION OF THIS BANK GUARANTEE IS AVAILABLE WITH OUR MG.ROAD BRANCH SECUNDERABAD. THE BENIFICIAY IN HIS OWN INTEREST SHOULD NOT OBTAIN SUCH CONFIRMATIONS FROM THE HDFC BANK LTD., S.D.ROAD BRANCH, SECUNDERABAD.

This guarantee will be returned to us as soon as the purpose for which it is issued is fulfilled. The BG Confirmation letter No. **GTEE /311710** is an integral part of the BG No. **021GT02130450001** dated **14-FEB-2013**.

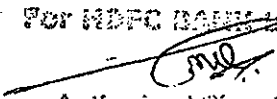
For HDFC BANK LTD.


Authorised Signatory

HDFC BANK LTD.

Usha Kiran Complex, S.D. Road,
SECUNDERABAD-500 093.
Ph.: 65141260, Fax: 040-65141228

For HDFC BANK LTD.


Authorised Signatory

Date: 20th November 2014

To,
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Dear Sir,

Sub: Issue of No Objection Certificate in our project Known as May Flower Grande situated at Survey No.183, 184, 190 & 191, Mallapur Village, Uppal Mandal, Ranga Reddy District

Ref: 1. Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014
2. Escrow Account of M/s. Greenwood Estates bearing account no. 50200006211923.

We request you to please issue a No Objection Certificate (NOC) for executing a sale deed for the said flat in favor of the prospective purchaser.

Customer Name : Mr. Thota Ravi Kumar
Flat No. : 204
Block : A
Area : 1400 Sq ft
Un divided end share of land : 43.34
Sale Consideration : Rs.41,39,000/-

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

copy
Received on 21/11/14
Shul
EVIDENCE

Date: 20th November 2014

To,
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Dear Sir,

Sub: Issue of No Objection Certificate in our project Known as May Flower Grande situated at Survey No.183, 184, 190 & 191, Mallapur Village, Uppal Mandal, Ranga Reddy District

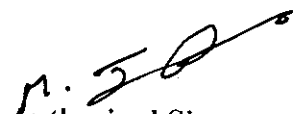
Ref: 1. Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014
2. Escrow Account of M/s. Greenwood Estates bearing account no. 50200006211923.

We request you to please issue a No Objection Certificate (NOC) for executing a sale deed for the said flat in favor of the prospective purchaser.

Customer Name	:	Ms. Thoti Padmini Priyadharshini
Flat No.	:	203
Block	:	A
Area	:	1400 Sq ft
Un divided end share of land	:	43.34
Sale Consideration	:	Rs.42,08,600/-

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

Date: 21st November 2014

To,
The Regional Manager,
LIC Housing Finance Limited
#304 & 305, 3rd Floor
Maitrivanam (HUDA)
Ameerpet, Hyderabad – 500 038

Dear Sir,

Sub: Issue of No Objection Certificate in our project Known as May Flower Grande situated at Survey No.183, 184, 190 & 191, Mallapur Village, Uppal Mandal. Ranga Reddy District

Ref: 1. Sanction for Rs. 5 Crores loan vide your letter dated 7th April 2014
2. Escrow Account of M/s. Greenwood Estates bearing account no. 50200006211923.

We request you to please issue a No Objection Certificate (NOC) for executing a sale deed for the said flat in favor of the prospective purchaser.

Customer Name : Mr.Karthik Keshanagiri
Flat No. : 207
Block : A
Area : 1150 Sq ft
Un divided end share of land : 35.60
Sale Consideration : Rs.34,17,600/-

Thanking you,

Yours Faithfully,
For B & C ESTATES


Authorised Signatory

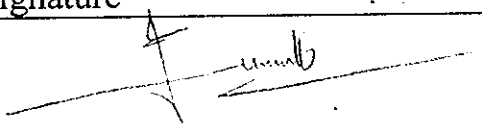
20.03.2017

The Manager,
HDFC Bank,
SD Road Branch,
Secunderabad.

Sir,

Sub: Signature updating of authorized signatory for cancellation of escrow account.

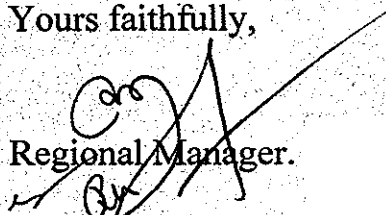
We have sanctioned and disbursed a loan of Rs.5.00 Crs to M/s.B and C Estates for their project "May flower Grande". As on date, the entire loan amount has been repaid and the same stands closed in our accounts. In this context, we have issued a letter dated 08.02.2017 for cancellation of escrow account in your branch. Following is the signature of the authorized person to execute and cancel the agreements and deeds as stated in the authority letter issued to you earlier. In this context, we request you to cancel the escrow account agreement. Following is the signature.

Authorized signatory	Signature
Mr.K.Sreenivas, ACM (Project Finance), LIC HFL.	

Attached is the self-attested ID proof of the authorized signatory as requested by you.

Thanking you,

Yours faithfully,


Regional Manager.

WITH THIS CARD
 PERMANENT ACCOUNT NUMBER
 ADSPK5665N
 TO HAVE
 GREENIVAS KADYALA
 THE NEW FATHERS NAME
 EASTRY RAMALINGA
 BIRTH DATE / DATE OF BIRTH
 10-08-1957
 MOTHER SIGNATURE
 10-08-1957
 NEW BIRTH CARD AND
 NEW Certificate of Registration, Issued Free of Charge

07.02.2017.

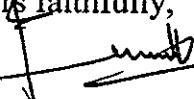
The Manager,
HDFC Bank,
S.D.Road Branch,
Secunderabad.

Dear Sir,

Re: Transfer of funds from the Escrow Account No. 50200006211923 to the Current Account No. 00422320004620 of M/s B&C Estates.

With reference to the above, we would like to inform you that we do not have any objection to transfer Rs.58,08,000/- (Rupees Fifty Eight Lakhs Eight Thousand Only) from Escrow A/c. No. 50200006211923 to Current A/c. no. 00422320004620 of M/s. B&C Estates.

Yours faithfully,


AUTHORISED SIGNATORY



Date: 07.02.2017

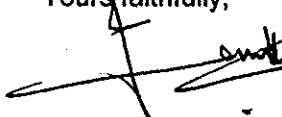
The Manager,
HDFC Bank,
SD Road Branch,
Hyderabad.

Dear Sir,

Ref: Escrow Account No. 50200006211923 – M/s. B and C Estates.

With reference to the above, we would like to state that M/s. B and C Estates have closed the Project Loan availed from us. So, we request you to close the escrow account by canceling the Escrow account agreement.

Yours faithfully,


ACM (Project Finance).



30.01.2017.

The Manager,
HDFC Bank,
S.D.Road Branch,
Secunderabad.

Dear Sir,

Re: Transfer of funds from the Escrow Account No. 50200006211923 to the Current Account No. 00422320004620 of M/s B&C Estates.

With reference to the above, we would like to inform you that we do not have any objection to transfer Rs.28,97,000/- (Rupees Twenty Eight Lakhs Ninety Seven Thousand Only) from Escrow A/c. No. 50200006211923 to Current A/c. no. 00422320004620 of M/s. B&C Estates.

Yours faithfully,


AUTHORISED SIGNATORY



17.01.2017.



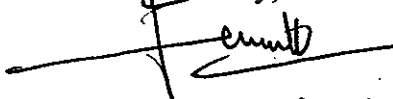
The Manager,
HDFC Bank,
S.D.Road Branch,
Secunderabad.

Dear Sir,

Re: Transfer of funds from the Escrow Account No. 50200006211923 to the Current Account No. 00422320004620 of M/s B&C Estates.

With reference to the above, we would like to inform you that we do not have any objection to transfer Rs.30,39,500/- (Rupees Thirty Lakhs Thirty Nine Thousand Five hundred Only) from Escrow A/c. No. 50200006211923 to Current A/c. no. 00422320004620 of M/s. B&C Estates.

Yours faithfully,


AUTHORISED SIGNATORY

