

	STATE BANK OF INDIA BALANAGAR BRANCH HYDERABAD 500 037 Phone : 040-23876905 Fax : 040-23774878	M/s Alpine Estates, 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad - 3.

Letter No: MERM

Date 17.07.2007

Dear Sir.

COMMERCIAL ADVANCES
SANCTION OF CREDIT LIMITS

With reference to your application dated 20.06.07 and subsequent correspondence, we have pleasure in advising sanction of the following WC limits subject to terms and conditions detailed in Annexure I and covenants:

Credit Limits (proposed):

(Rs in Crores)

LIMITS	Proposed
Fund based	
Cash credit (Hyp)	10.00
Total FBWC	10.00
Total FB	10.00
Total NFB	--
Total (FB+NFB)	10.00

2. The limits are assessed based on the estimates and projections as under;

(Rs in Crores)

As on 31/03	Estimates. (2007-08)	Projections (2008-09)	Projections (2009-10)
Net Income	19.36	12.06	31.58
PAT	2.64	1.98	7.55
Cash Accruals	2.64	1.98	7.55
PUC	10.02	10.02	10.02
TNW	12.66	14.64	22.19
TOL/TNW	1.00	0.44	0.28
Cur. Ratio	2.23	5.23	7.31

3. The limits will come into force only after the execution of documents.

SBI Balanagar

odi Properties & Investments Pvt. Ltd

Managing Director.

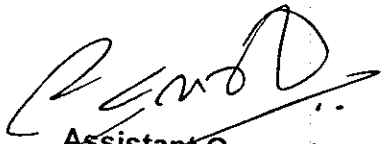


4. The following documents are to be executed.

- i) Board resolution.
- ii) Arrangement letter.
- iii) SME Documents (SME 1,2,3,5)

5. Please return duplicate copy of this letter duly signed by the authorized signatories and the guarantors on all the pages in token of acceptance of the terms and conditions stated in the Annexure I and covenants.

Yours faithfully,

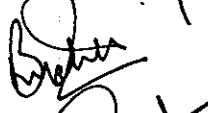
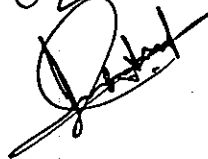


Assistant General Manager

We are agreeable to the terms and conditions detailed above.

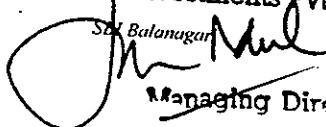


BORROWER

GUARANTORS

or Modi Properties & Investments Pvt. Ltd


S. Balanagar
Managing Director



Annexure I

COMPANY : Alpine Estates
A. SECURITY:

(Rs in crores)

Facility	Primary	Collateral
Cash Credit	E.M. of Land along with the proposed civil construction admeasuring 4 acres 11 guntas situated at Survey No 1/1,2/1/1 and 191 near Noma Kalyanamandapam, Mallapur, Hyderabad. standing in the name of M/s May Flower heights and sale cum general power of attorney holder M/s Alpine Estates. Survey No 1/1 : Acres 1 Guntas 39 Survey No 2/1/1 : Acres - Guntas 12 Survey No 191 : Acres 2 Guntas 0 ----- Acres 4 Guntas 11 ✓	Nil.

Details of the Properties:

S.No.	Details of the Property
	As above

B. Guarantee:

Personal guarantee of

S.No	Name of the Guarantor
1.	Mr. Anand S. Mehta
2.	Mr. Yerram Vijay Kumar
3.	Mrs. K. Sridevi
4.	Mr. Soham Modi
5.	Mr. Bhavesh V. Mehta
6.	Mr. Rahul Mehta
7.	Modi Properties & Investments Pvt Ltd

SBI Balanagar

Modi Properties & Investments Pvt. Ltd

Managing Director.



C. MARGINS: (FOR EACH FACILITY AS APPLICABLE)

Cash Credit:	Proposed
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As per the cash budgets submitted by the firm.50% of the total deficit will be met by the borrower.

Bank finance at any time should be matched by an equal amount of contribution from promoters.

D. RATE OF INTEREST:

Facility	Pricing
Cash Credit	At State Bank Advance Rate (SBAR) with a minimum of 12.75.% per annum with monthly rests. In this connection please note that SBAR at present is 12.75 % and is subject to change from time to time.

E. REPAYMENT SCHEDULE:

Working Capital:

The proposed cash credit limit of Rs.10.00 crores will be repayable in 10 monthly installments @ Rs.1.00 crore per month commencing from Sep'08. Interest has to be serviced on monthly basis from your own sources.

F. Insurance:

Entire insurable fixed assets and current assets of the company hypothecated to the bank as well as collateral securities to be insured against potential risks such as fire, theft, burglary and any other risk as related to the industry. The cost of insurance would be borne by the company and the policies should be obtained with suitable bank clause.

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

G. Inspection:

The Company should facilitate inspection by the officials of the Bank, persons / agencies / auditors appointed by the Bank at any time and should make available all records. The

SBI Balanagar

Anand Singh
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Managing Director



Bank may entrust verification of assets to outside agencies in case of necessity and will be entitled to recover the charges on account of outsourcing of asset verification.

H. Processing fee :

Rs 1.50 % of the loan amount.

I. Mortgage Charges:

Rs 15,000/- per instance

J. Commitment charges:

Cash Credit:

0.25% p.a. on the entire unutilized portion, if average utilization is 60% or less (To be levied half-yearly)

M. Period of Sanction:

Working Capital: 24 months

N. Validity of Sanction:

Working Capital: 3 months

O. Documents:

- a. Board Resolution
- b. Arrangement Letter
- c. SME documents (SME 1,2,3,5)

Charges to be registered with ROC within 30 days from the date of documentation and search to be carried out to ensure that the charges are registered with ROC.

P. Stock Statements: Monthly or whenever there is large change in the level of Stocks.

Q. Basis of Valuation: Cost Price/Market Price/Invoice Price whichever is lower.

R. Cash Budget: Drawing Power will be monitored by Monthly Cash Budget.

S. OTHER CRITICAL COVENANTS (other than Bank's standard covenants):

- a. The firm has to mortgage 4 acres 11 guntas of land at Survey No 1/1,2/1/1 and 191 near Noma Kalyanamandapam, Mallapur, Hyderabad.
- b. Partners of the firm have to furnish an undertaking that promoter's contribution in the project will be maintained as envisaged during the currency of loan.
- c. Status of the project, the level of promoter's contribution, the advance payments received should be monitored by way of a quarterly certificate to be obtained from Chartered Accountant.
- d. Drawals will be permitted strictly as per detailed cash budgets [prescribed by the bank] submitted by the firm on quarterly basis. The

SBI Balanagar

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For MVA Properties & Investments Pvt. Ltd.

Managing Director



loan component should not exceed promoter's contribution at any point of time.

- e. The firm should first obtain "NOC" from the Bank before going ahead with the registration formalities in favour of the buyer. The sale proceeds are to be routed through the CC account.
- f. NOCs for sale of residential flats constructed on them will be given subject to the maintenance of primary security margin of 50% minimum and subject to satisfactory conduct of credit facilities.
- g. The firm shall liquidate the loan outstandings within 24 months from the date of first disbursement irrespective of whether all the flats have been sold or not. The partners of the firm are expected to liquidate the advance from their own resources if the flats are not fully sold out by then.
- h. An affidavit-cum-undertaking must be obtained from the person applying for such credit facility that he shall not violate the sanctioned plan and it shall be the sole responsibility of the executant to obtain completion certificate within 3 months of completion of construction, failing which the bank shall have the power and authority to recall the entire loan with interest, costs and other usual bank charges
- i. An architect appointed by the bank must also certify at various stages of construction of building that the construction of the building is strictly as per sanctioned plan and shall also certify at a particular point time that the completion certificate of the building issued by the competent authority has also been obtained
- j. Payment should be received by the builder by cheque drawn jointly in favour of the Bank and the builder.

Mr. Murali
Reddy
Worsep Bhat
Anand Singh
[Signature]

for Modi Properties & Investments Pvt. Ltd.

Mr. Murali
Managing Director.



STANDARD COVENANTS

- i) Bank will have the right to examine at all times the company's books of accounts and to have the company's factories inspected, from time to time, by officer(s) of the Bank and / or qualified auditors and/ or technical experts and / or management consultants of the Bank's choice. Cost of such inspection shall be borne by the company.
- ii) The company should maintain adequate books of accounts, which should correctly reflect its financial position and scale of operations and should not radically change its accounting system without notice to the Bank.
- iii) The company should submit to the Bank such financial statements as may be required by the Bank from time to time, apart from the set of such statements to be furnished by the company to the Bank as on the date of publication of the company's annual accounts.
- iv) The Bank will have a first charge on the profits of the company, after provision for taxation and dividend where applicable, for repayment of instalments under term loans granted/deferred payment guarantees executed by the Bank or other repayment obligation, if any, due from the company to the Bank.
- v) The Bank shall have the right to securitise the secured assets and in the event of such securitisation the Bank is not bound to send an individual intimation as to the said securitisation to the borrower and/or guarantor(s). (additional clause incorporated)
- vi) In case of default in repayment of the loan / advances or in the payment of the interest thereon or any of the agreed instalments of the loan on due date/s by the borrower, the Bank and / or the RBI will have an unqualified right to disclose or publish the borrower's name or the name of the borrower's company/unit and its directors/ partners / proprietors as defaulter in such manner and through such medium as the Bank or RBI in their absolute discretion may think fit. (additional clause incorporated)
- vii) The Bank will have the right to share credit information as deemed appropriate with CIBIL or any other institution as approved by RBI from time to time (additional clause incorporated)
- viii) The company should not induct into its Board a person whose name appears in the willful defaulters list of RBI/ CIBIL (other than as a Nominee/ Professional/Honorary director). In case such a person is already on the Board of the borrowing company, it would take expeditious and effective steps for removal of that person from its Board. (additional clause incorporated)

SBI Balanagar

For Modi Properties & Investments Pvt. Ltd

Managing Director



- ix) The company shall keep the Bank informed of the happening of any event likely to have substantial effect on their profit or business; if, for instance, monthly production or sales are substantially less than what had been indicated to the Bank, the company will inform the Bank accordingly, with explanations and the remedial steps proposed to be taken.
- x) For all term loans, borrower shall pay penal interest at applicable rate as indicated on the total outstandings in the event of any one or more of the following defaults during the currency of the loan for the relevant period as mentioned thereagainst
- a) Any adverse deviation by more than 20% from the levels stipulated as below in respect of any two of the following items for a minimum period of one year (at 1% p.a):
 - Current ratio of 1.33
 - Total Debt Gearing i.e. total Outside Liabilities divided by Tangible Net Worth (TOL/ TNW) of 3.00
 - Interest coverage ratio
 - b) Default in payment of interest or instalment to the Bank for the period of such default (at 2% p.a).
 - c) Default in payment of interest and / or installment on due dates to any other lender for the period such default (at 2% p.a).
- xi) Each of following events will attract penal interest at applicable rate as indicated, over and above the normal interest applicable in the account:
- a) Irregularities in cash credit accounts. On the entire outstandings, if continuously irregular for a period beyond 60 days; in other cases, on the irregular portion. (at 2% p.a).
 - b) Non-submission of stock statements, (delay beyond 10 days of the succeeding month to be considered as non-submission) (at 1% p.a).
 - c) Non-submission of renewal data beyond three months from the due date of renewal (at 1% p.a).
 - d) Non-compliance with covenants (at 1% p.a).
- However, the total penal interest charged on a borrower due to various non compliances will not exceed 3%p.a.
- xii) Besides the above, additional penal interest of two percentage points above the normal cash credit rate applicable will be levied in case of EPC advance where exports do not materialize and overdue export bills.

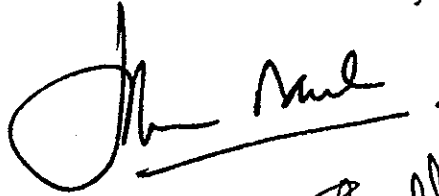
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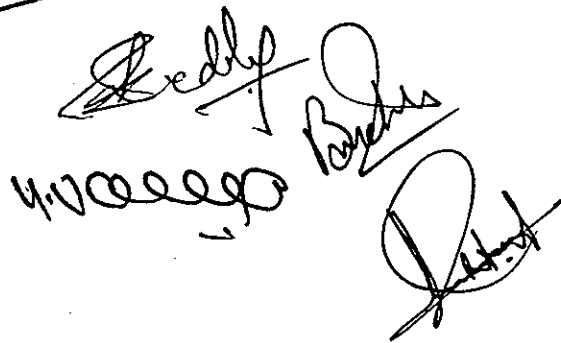
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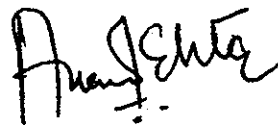
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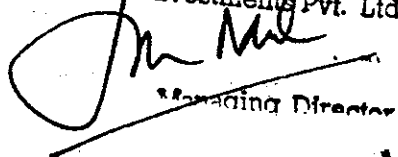
- xiii) The company shall keep the Bank advised of any circumstance adversely affecting the financial position of their subsidiaries/ group companies or companies in which it has invested, including any action taken by any creditor against the said companies legally or otherwise.
- xiv) The Bank will have the option of appointing its nominee on the Board of directors of the company to look after its interest. The director's normal fees and expenses will be defrayed by the company. Such director shall not be required to hold qualification shares and shall not be liable to retirement so long as the credit facilities granted by the Bank to the company are outstanding. When the option is exercised by the Bank, the company shall submit sufficiently in advance agenda papers relating to meetings of the Board of director or any committees thereof and forward duly certified copies of the proceedings of such meetings. The Bank will have the right to appoint a nominee to attend any meeting of shareholders, where the right is exercised, the agenda papers and proceedings should be sent to the Bank sufficiently in advance.
- xv) The company agrees to offer to the Bank, on a right to first refusal basis at least prorata business relating to remittances, bills / cheque purchase, non-fund based transactions including LCs and BGs, Forex transactions and any interest rate or currency hedging business contemplated.
- xvi) The Bank will have the right to convert the debt into equity, at a time felt appropriate by the Bank, at a mutually acceptable formula.







for Mool Properties & Investments Pvt. Ltd


Managing Director

Negative covenants

- i) Effect any change in the company's capital structure; in all cases of term loans, where a condition prohibiting disinvestments by promoters of their quota in the equity of the borrower company, without the prior approval of the Bank, all the promoters of the company should furnish an undertaking on the lines specified for this purpose. On the basis of the letter of undertaking, promoters should also furnish each year in the first week of April, the latter's confirmation together with the Auditor's certificate as on 31st March every year for record of the Bank
- ii) Formulate any scheme of amalgamation or reconstruction.
- iii) Undertake any new project, implement any scheme of expansion or acquire fixed assets except those indicted in the funds flow statement submitted to the Bank from time to time and approved by the Bank.
- iv) Invest by way of share capital in or lend or advance funds to or place deposits with any other concern (including group companies); normal trade credit or security deposits in the normal course of business or advances to employees can, however, be extended.
- v) Enter into borrowing arrangement either secured or unsecured with any other bank, financial institution, company or otherwise or accept deposits apart from the arrangement indicated in the funds flow statements submitted to the Bank from time to time and approved by the Bank.
- vi) Undertake any guarantee obligation on behalf of any other company (including group companies).
- vii) Declare dividends for any year out of the profits relating to that year or of the previous years. It is however necessary for the borrower to ensure first that provisions are made and that no repayment obligations remain unmet at the time of making the request for Bank's approval for the declaration of dividend.
- viii) Create any charge, lien or encumbrance over its undertaking or any part thereof in favour of any financial institution, bank, company, firm or persons.
- ix) Sell, assign, mortgage or otherwise dispose off any of the fixed assets charged to the Bank.
- x) Enter into any contractual obligation of a long-term nature or affecting the company financially to a significant extent.
- xi) Change the practice with regard to remuneration of directors by means of ordinary remuneration or commission, scale of sitting fees, etc.

SBI Balanagar

or Moai Properties & Investments Pvt. Ltd

Managing Director.



- xii) Undertake any trading activity other than the sale of products arising out of its own manufacturing operations,
- xiii) Permit any transfer of the controlling interest or make any drastic change in the management set-up.
- xiv) Repay monies brought in by the promoters/ directors/ principal shareholders and their friends and relatives by way of deposits/ loans / advances. Further, the rate of interest, if any, payable on such deposits/ loans/ advances should be lower than the rate of interest charged by the Bank on its term loan and payment of such interest will be subject to regular repayment of instalments under term loans granted/ deferred payment guarantees executed by the Bank or other repayment obligations, if any, due from the company to the Bank. All unsecured loans/ deposits raised by the company for financing a project are always subordinate to the loans of the banks/ financial institutions and should be permitted to be repaid only with the prior approval of the all the banks and the financial institutions concerned.

[Handwritten signatures]
4.10.2000
A. S. Gupta

for Modi Properties & Investments Pvt. Ltd.
[Handwritten signature]
Managing Director.





STATE BANK OF INDIA
BALANAGAR BRANCH
HYDERABAD 500 037
Phone : 040-23876905
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M/s Alpine Estates,
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SBI Balanagar



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- i) Board resolution.
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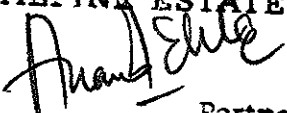
Yours faithfully,



Assistant General Manager

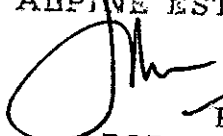
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For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

Partner

GUARANTORS

For Modi Properties & Investments Pvt. Ltd.

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Managing Director



Annexure I

COMPANY : Alpine Estates
A. SECURITY:

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Details of the Properties:

S.No.	Details of the Property
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Personal guarantee of

S.No	Name of the Guarantor
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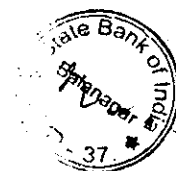


STANDARD COVENANTS

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- vi) In case of default in repayment of the loan / advances or in the payment of the interest thereon or any of the agreed instalments of the loan on due date/s by the borrower, the Bank and / or the RBI will have an unqualified right to disclose or publish the borrower's name or the name of the borrower's company/unit and its directors/ partners / proprietors as defaulter in such manner and through such medium as the Bank or RBI in their absolute discretion may think fit. (additional clause incorporated)
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- viii) The company should not induct into its Board a person whose name appears in the willful defaulters list of RBI/ CIBIL (other than as a Nominee/ Professional/Honorary director). In case such a person is already on the Board of the borrowing company, it would take expeditious and effective steps for removal of that person from its Board. (additional clause incorporated)



- ix) The company shall keep the Bank informed of the happening of any event likely to have substantial effect on their profit or business; if, for instance, monthly production or sales are substantially less than what had been indicated to the Bank, the company will inform the Bank accordingly, with explanations and the remedial steps proposed to be taken.
- x) For all term loans, borrower shall pay penal interest at applicable rate as indicated on the total outstandings in the event of any one or more of the following defaults during the currency of the loan for the relevant period as mentioned thereagainst
- a) Any adverse deviation by more than 20% from the levels stipulated as below in respect of any two of the following items for a minimum period of one year(at 1% p.a):
 - Current ratio of 1.33
 - Total Debt Gearing i.e. total Outside Liabilities divided by Tangible Net Worth (TOL/ TNW) of 3.00
 - Interest coverage ratio
 - b) Default in payment of interest or instalment to the Bank for the period of such default (at 2% p.a).
 - c) Default in payment of interest and / or installment on due dates to any other lender for the period such default (at 2% p.a).
- xi) Each of following events will attract penal interest at applicable rate as indicated, over and above the normal interest applicable in the account:
- a) Irregularities in cash credit accounts. On the entire outstandings, if continuously irregular for a period beyond 60 days; in other cases, on the irregular portion. (at 2% p.a).
 - b) Non-submission of stock statements, (delay beyond 10 days of the succeeding month to be considered as non-submission) (at 1%p.a).
 - c) Non-submission of renewal data beyond three months from the due date of renewal (at 1% p.a).
 - d) Non-compliance with covenants (at 1% p.a).
- However, the total penal interest charged on a borrower due to various non compliances will not exceed 3%p.a.
- xii) Besides the above, additional penal interest of two percentage points above the normal cash credit rate applicable will be levied in case of EPC advance where exports do not materialize and overdue export bills.



- xiii) The company shall keep the Bank advised of any circumstance adversely affecting the financial position of their subsidiaries/ group companies or companies in which it has invested, including any action taken by any creditor against the said companies legally or otherwise.
- xiv) The Bank will have the option of appointing its nominee on the Board of directors of the company to look after its interest. The director's normal fees and expenses will be defrayed by the company. Such director shall not be required to hold qualification shares and shall not be liable to retirement so long as the credit facilities granted by the Bank to the company are outstanding. When the option is exercised by the Bank, the company shall submit sufficiently in advance agenda papers relating to meetings of the Board of director or any committees thereof and forward duly certified copies of the proceedings of such meetings. The Bank will have the right to appoint a nominee to attend any meeting of shareholders, where the right is exercised, the agenda papers and proceedings should be sent to the Bank sufficiently in advance.
- xv) The company agrees to offer to the Bank, on a right to first refusal basis at least prorata business relating to remittances, bills / cheque purchase, non-fund based transactions including LCs and BGs, Forex transactions and any interest rate or currency hedging business contemplated.
- xvi) The Bank will have the right to convert the debt into equity, at a time felt appropriate by the Bank, at a mutually acceptable formula.



Negative covenants

- i) Effect any change in the company's capital structure; in all cases of term loans, where a condition prohibiting disinvestments by promoters of their quota in the equity of the borrower company, without the prior approval of the Bank, all the promoters of the company should furnish an undertaking on the lines specified for this purpose. On the basis of the letter of undertaking, promoters should also furnish each year in the first week of April, the latter's confirmation together with the Auditor's certificate as on 31st March every year for record of the Bank
- ii) Formulate any scheme of amalgamation or reconstruction.
- iii) Undertake any new project, implement any scheme of expansion or acquire fixed assets except those indicted in the funds flow statement submitted to the Bank from time to time and approved by the Bank.
- iv) Invest by way of share capital in or lend or advance funds to or place deposits with any other concern (including group companies); normal trade credit or security deposits in the normal course of business or advances to employees can, however, be extended.
- v) Enter into borrowing arrangement either secured or unsecured with any other bank, financial institution, company or otherwise or accept deposits apart from the arrangement indicated in the funds flow statements submitted to the Bank from time to time and approved by the Bank.
- vi) Undertake any guarantee obligation on behalf of any other company (including group companies).
- vii) Declare dividends for any year out of the profits relating to that year or of the previous years. It is however necessary for the borrower to ensure first that provisions are made and that no repayment obligations remain unmet at the time of making the request for Bank's approval for the declaration of dividend.
- viii) Create any charge, lien or encumbrance over its undertaking or any part thereof in favour of any financial institution, bank, company, firm or persons.
- ix) Sell, assign, mortgage or otherwise dispose off any of the fixed assets charged to the Bank.
- x) Enter into any contractual obligation of a long-term nature or affecting the company financially to a significant extent.
- xi) Change the practice with regard to remuneration of directors by means of ordinary remuneration or commission, scale of sitting fees, etc.



- xii) Undertake any trading activity other than the sale of products arising out of its own manufacturing operations,
- xiii) Permit any transfer of the controlling interest or make any drastic change in the management set- up.
- xiv) Repay monies brought in by the promoters/ directors/ principal shareholders and their friends and relatives by way of deposits/ loans / advances. Further, the rate of interest, if any, payable on such deposits/ loans/ advances should be lower than the rate of interest charged by the Bank on its term loan and payment of such interest will be subject to regular repayment of instalments under term loans granted/ deferred payment guarantees executed by the Bank or other repayment obligations, if any, due from the company to the Bank. All unsecured loans/ deposits raised by the company for financing a project are always subordinate to the loans of the banks/ financial institutions and should be permitted to be repaid only with the prior approval of the all the banks and the financial institutions concerned.



028.

AGENDA ITEM FOR CCC – I--FOR SANCTION/APPROVAL

APPRAISAL MEMORANDUM

COMPANY/UNIT: **M/s ALPINE ESTATES (AP)**

CIRCLE : HYDERABAD

BRANCH : BALANAGAR

SEGMENT: C&I

INDUSTRY : CONSTRUCTION

PROPOSAL FOR

Sanction of
FBWC limit of Rs 10.00 crores for a period of 19 months
Approval for
Issuance of NOC, permitting registration in favour of ultimate buyers of 280 flats, in an area of 4.11 acres of the project site under mortgage to State Bank of India, Balanagar Branch on payment of loan proportionately.

1. Credit Limits (Existing and Proposed): (Rs. in Crores)

LIMITS	EXISTING			PROPOSED			CHANGE	
	SBI	%	CONS	SBI	%	CONS	SBI	CONS
Fund based								
Cash Credit	-	-	-	10.00	100	-	10.00	-
Total FBWC	NEW CONNECTION			10.00	100	-	10.00	-
TOTAL FB				10.00	100	-	10.00	-
NFB Limits	-	-	-	-	-	-	-	-
Total (FB+NFB)	-	-	-	10.00	100	-	10.00	-

The proposal falls within the sanctioning powers of Circle Credit Committee-I, as the proposed fund based and total indebtedness is Rs.10.00 crores.

1.1 Company profile:

1.2 Address of the Regd./Corporate office:

5-4-187/3&4, Soham Mansion, MG Road, Secunderabad - 3.

1.3 Constitution : Partnership firm

1.4.

Activity	Real Estate development and construction of residential flats	GROUP/ Promoters	“NONE”	
		CEO	Sri Soham Modi Managing Partner	
Date of incorporation	17.01.2007	GROUP EXPOSURE (Rs in crores)		
Banking with us since/new connection	New connection		Existing	Proposed
		FB	--	10.00
		NFB	--	Nil
Date of last renewal	Not applicable	TOTAL	--	10.00

Project location at: S.Nos. 1/1,2/1/1,191, Near Noma Kalyanamandapam, Mallpur, Hyderabad.

1.5 CRA (WC/TL) / Pricing:

	Working capital	
	Existing	Proposed
CRA Rating	Nil	SB-2 *
Pricing	Nil	SB-

Other ratings, if available: Nil

*Based on Estimated balance sheet as on 31.03.08.

1.6 IRAC Status: Standard i) Advances: New connection. Not applicable
ii) Investments: Nil

2.1 Financial Arrangement: Sole banking

2.2 If consortium/MBA- name of the lead bank/major bank: Not Applicable.

2.3 Indebtedness /Exposure:

Indebtedness	(Rs. in crores)	
	Existing	Proposed
Fund Based	--	10.00
Non Fund Based	--	Nil
TOTAL (Indebtedness)	--	10.00
Investment	--	Nil
Leasing	--	Nil
TOTAL (Exposure)	--	10.00

2.4 Position regarding prudential exposure limits of RBI
(If applicable): Within the exposure limits.

3.1 Performance & Financial Indicators:

[Rs. in Crores]

As on 31/03 (12 months)	2008 Esti	2009 Proj	2010 Proj
Net Sales	20.64	37.67	4.70
(Exports)	--	--	--
Operating Profit	4.01	12.56	3.64
PBT	3.25	12.07	3.64
PBT/Net Sales (%)	15.76	32.05	77.60
PAT	2.15	7.97	2.41
Cash accruals	2.15	7.97	2.41
PBDIT	4.01	12.56	3.65
PUC	10.02	10.02	10.02
TNW	12.17	20.14	22.54
Adjusted TNW	12.17	20.14	22.54
TOL/TNW	0.91	0.20	0.05
TOL/ Adj TNW	0.91	0.20	0.05
Current Ratio	2.09	5.90	19.19

Performance up to	Prev. Yr. 31.03.2006	Curr. Yr. 31.03.2007
Net Sales	NA	NA
PAT	NA	NA

Industry As on 31.03.2007	
Exposure : FBL	
NFBL	
TOTAL	
No. of Units	
% of Gross NF C&I limits at C. Centre	

(Source : RMD, Corporate Centre)

3.2 Movement in TNW :

(Rs. in Crores)

Year	31.03.08	31.03.09	31.03.10
Opening TNW	--	12.17	20.14
Add: PAT	2.15	7.97	2.40
Add: Increase in equity/premium	10.02	--	--
Add/Subtract change in intangible assets	--	--	--
Adjust prior year expenses	--	--	--
Deduct Dividend Payment	--	--	--
Closing TNW	12.17	20.14	22.54

4. Brief background:

M/s Alpine Estates was promoted by Modi Properties & Investments P Ltd (represented by its Managing Director Mr. Soham Modi) and others on 17.01.2007. The partnership firm was promoted to execute development of residential and commercial properties. The partnership firm was reconstituted on 30.03.2007 where in Mrs. Surinder Kaur Kohli was retired and Modi Properties & Investments P Ltd, Mr. Bhavesh V. Mehta, Mr. Rahul B. Mehta were inducted as partners.

Mr. Soham Modi and his family members (the promoters of Modi Properties & Investments P Ltd) have been in the field of realty business since 1968. Having built over 10 lakh sft of commercial/residential space in the heart of twin cities, they have diversified into housing projects in the peripheral areas of twin cities.

Prominent completed projects:

Name of the venture	Location	Area of construction
Soham Mansion	MG Road Sec'bad	30000 sft
PM Modi Complex	MG Road Sec'bad	80000 sft
SM Modi Complex	MG Road Sec'bad	30000 sft
Methodist complex	Abids Hyderabad	100000 sft
LIC Zonal Office	SD Road Sec'bad	40000 sft
Loins Bhawan	SD Road Sec'bad	15000 sft
Usha Kiran complex	SD Road Sec'bad	60000 sft
Saphire Apartments	Begumpet Hyderabad	45000 sft
Mayflower park	Nacharam Hyderabad	370000 sft
RM Mansion	Banjara Hills Hyderabad	20000 sft
Green towers	Begumpet Hyderabad	80000 sft
Garnderia	Jeedimetla Hyderabad	270000 sft

Current projects of the group:

Name of the venture	Location	Area of construction
Silver Oak Apartments	Cherlapally, Hyderabad	120 one & two bedroom flats in one acre of land
Silver Oak Bungalows	Cherlapally, Hyderabad	216 Bungalows
Nilgiri Homes	Rampally, Hyderabad	100 Bungalows
Grand Ville	Nagaram, Hyderabad	250 flats
Gulmohar gardens	Mallapur, Hyderabad	350 one, two & three bedroom flats in 4 acres of land.
Gulmohar Residency	Mallapur, Hyderabad	60 bungalows
Silver springs	Qutubullapur Hyderabad	
Alpine Estates	Mallapur, Hyderabad	280 two, three bedroom apartments in 4.18 acres.
B & C Estates	Mallapur, Hyderabad	500 One, two, three bedroom apartments in 4 acres.
Green wood Estates	Kaukur, Hyderabad	350 one, two, three bed room apartments in 3 acres.

Track record of Modi Properties & Investments Pvt. Ltd & its sister concerns is:

- 30+ years in the field of construction.
- 15+ lakh sft of construction area completed.
- 20+ projects successfully completed.
- 50+ corporate tenants.
- 100+ shops and offices completed.
- 1000+ flats completed.

→ **PROFILE OF KEY PARTNERS:**

Modi Properties & Investments Pvt Ltd: As mentioned above.

Mr. Soham Modi, aged 37 years has completed his Bachelors Degree in Electronics & Comm. Engg. from Osmania University, Hyderabad and has completed his Masters Degree in Computer Engg. from the University of Southern California, Los Angeles, USA. He is the managing partner of the firm.

Mr. Soham Modi has inherited the business from his forefathers who were in the business of construction industry since 1968. He has over 15 years of rich and varied experience under his belt in construction and realty industry. He is also the managing director of Modi Properties & Investments P Ltd.

Mr. Bhavesh Mehta, aged 37 years is a graduate in commerce. He has 15 years of experience as director in Dilpreet Tubes Pvt Ltd.

Mr. Anand Mehta, aged 28 years is a graduate in commerce. He has 6 years of experience as director in Dilpreet Tubes Pvt Ltd.

Mr. Rahul B Mehta, aged 27 years is a graduate in commerce. He has 6 years of experience as director in Dilpreet Tubes Pvt Ltd.

Mr. Yerram Vijay Kumar, aged 43 years is a graduate in commerce. He is also managing director of Shreemukh Builders Pvt Ltd. He is having 10 years of experience in construction industry.

Performance and financials: (Whether overall financial condition is considered satisfactory including trends in sales, profitability, tangible net worth, TOL/ TNW and current ratio- No descriptive remarks to be attempted)

Alpine Estates was floated on 17.01.2007. It has not started any commercial activity during 2006-07. Hence there is no past performance. Projected financial performance is in line with the realty industry norms.

- **RECEIPTS:** The firm proposes to start construction work in May'07 and the venture is proposed to complete by April'09. Amount received from customers is treated on receipt basis.
- **PROFITABILITY:** PAT/Gross Receipts are proposed to improve over the years. It is projected at 10.41% during 2007-08; 21.16% during 2008-09; 51.22% during 2009-10.
- **LIQUIDITY:** The firm is proposing comfortable liquidity position for all the years under review.
- **SOLVENCY:** TOL/TNW is projected to improve over the years.

5.1 Comments on performance of major segments identified in the balance sheet: Not Applicable

5.2 Comments on consolidated financial statements (if applicable)
Not Applicable

6.1 Industry Scenario (including contemporary issues such as WTO impact/prospects of the company –Brief comments not exceeding 5-6 lines):

In India construction is the second largest economic activity, being next to agriculture contributing significantly to economic growth. The activity of the firm fits into "Residential –Construction" sub segment under Construction Industry. The segment contributes to 5% of total construction activity.

The continued rise in demand for housing has resulted in increase in the share of household sector.

The demand for the housing segment has been increasing for the following reasons.

- i) The rising income levels of individuals;
- ii) Decline in average interest rates;
- iii) Government incentives on housing loans
- iv) Focus of banks on housing finance

The average household size is expected to decline due to nuclear families, increasing affordability, increase in number of married couples and growth in urbanization.

(Source: CRISINFAC)

The proposed project is situated near Noma Kalyanamandapam, Mallapur, Hyderabad. The proposed project is close to Habsiguda X Road, GE Capital and to other industrial estates/housing colonies. The proposed project is also closely located to IT Raheja Park, Singapore city. The project is ideally located to attract large customers as the area has large growth potential. Even before the starting the venture, the firm has received 50 firm commitments/bookings.

6.2 Inter Firm Comparison:

Name of Company	(Rs.in crores)						
	FB Limits	NFB Limit	Year	Project Sales	PBT / Sales %	TOL / TNW	CR
WC	LC						
Nawab Behbood Ali Khan	2.00	--	2007	7.70	11.34	0.12	9.50
Suprabhat Constructions	--	--	2008	6.50	7.69	0.14	7.86
Alpine Estates	--	--	2008	20.64	15.76	0.91	2.09

6.3 Industry average/benchmark (where available): Not Available

7. Funds Flow Analysis

[Rs. in crores]

	2008	2009	2010
Long Term Sources	12.17	7.97	2.41
Long Term Uses	0.02	--	--
Net Long Term Surplus	12.15	7.97	2.41

The company has adequate cash accruals to meet its liabilities and no diversion of funds is estimated / projected.

Analysis of Net Working Capital:

(Rs .in crores)

Particulars as on 31.03	2008	2009	2010
	Estimates	Projected	Projected
i) Term Liabilities	--	--	--
ii) Paid up Capital	10.02	10.02	10.02
iii) Unsecured Loans	--	--	--
iii) Reserves & Surplus	2.15	10.12	12.52
Long Term Sources	12.17	20.14	22.54
Long Term Uses			
i) Net Block	0.02	0.02	0.01
ii) Non Current Assets	--	--	--
iii) Intangibles	--	--	--
Long Term Uses	0.02	0.01	0.01
NWC	12.15	20.12	22.53
Current ratio	2.09	5.90	19.19

7.1 Activity-wise cash flow analysis: The firm is engaged in construction activity only. Not Applicable

8. Term loan/ DPG :(where applicable): No term Loan is proposed. Not Applicable

9. Working capital Assessment:

The proposal is for part financing purchase of land, land development cost, cost of amenities and construction of flats thereon. The proposed working capital limit is assessed based on cash budget after ensuring margin of promoters equal to the exposure of the bank after netting off advances received from the prospective buyers, as per extant instructions of the bank.

The Company Proposes to Construct 280 apartments in three blocks (stilt + 5 floors) under the name "Mayflower Heights" at Survey No 1/1,2/1/1,191 near Noma Kalyanamandapam, Mallapur, Hyderabad on the area of 4acres 11 guntas.

Cost of the project and means of finance are as under.

(Rs crores)			
Cost of the project		Means of finance	
Cost of land including registration cost (4 acres 11 guntas)	4.85	Capital	10.00
Permissions & Sanctions	0.30	Cash Credit	10.00
Construction Cost (350000 Sq feet at Rs 1000.00 per sft)	35.00	Advances from Customers	22.77
Others (Amenities, developmental cost, architect fees, salaries & wages, selling & administrative cost)	2.62		
Total	42.77		42.77

The construction includes construction of stilt plus five floors. The unit has obtained the necessary approvals from HUDA vide letter no. 14013/p4/plg/HUDA/2006 dated 23.03.2007, The Commissioner, Kapra Municipality vide proc no. BA/G3/294/2006-07, dated 29.03.2007, in the name of Alpine Estates.

The project with built-up area of 350000 sq.ft in three blocks, (A Block – 120 apartments in 150000 sft; B Block – 90 apartments in 112500 sft; C Block – 70 apartments in 87500 sft) is coming up in a prime locality in Hyderabad and estimated to realize Rs 63.00 crores at an average sale price of Rs 1800/- per Sq feet. The proposed sale price is considered reasonable taking into consideration the ideal location and type of construction and state of the art amenities to be provided by the firm. The project, on completion of the venture, is expected to generate a PBT of Rs 18.98 crores. The working capital facility will be regulated on cash budget basis.

The project is, therefore, considered as commercially viable and the proposed loan is a fair banking risk.

LEGAL POSITION

The Working capital limit is considered acceptable in terms of the detailed appraisal as per Annexure-I

10. Other details:

10.1 Pricing by other banks/justification for the proposed pricing:

Based on the Estimated financials as on 31.03.08, the unit is found eligible for a CRA rating of SB-2 and priced . Presently @ above SBAR, effective rate % p.a.

10.2 Capital market perception (Price): High /Low (52 weeks): NA.

10.3 Value of account: Utilization of accounts/other income: (Rs. in crores)

	Year under Review	Previous Year
Utilisation of accounts / other income	NEW CONNECTION	
Average utilization of FB limits		
Value of A/cs (past 12 months)		
Interest /Discount		
Exchange		
Commission		
Forex Business: Sales		
Purchase		

10.4 Details of Retail Banking/any other business generated through the account:

The prospective buyers of the flats can be linked to the branch for availing of housing loans, which will generate substantial retail business to the Bank.

10.5 Comments on associate concerns: No associates.

Particulars	Comments
Interlocking of funds	Nil
NPA s among associate concerns	Nil
Transactions with related parties	Nil
Any other adverse features	Nil

10.6 Use of provisional/un-audited data- Not applicable since new unit.

10.7 RMD exposure norms: Construction Industry.

(i) Overall approach: "Grow "

10.8 Loan Policy guidelines: The following quantitative parameters as set out in the Loan policy Document have been examined for the estimated balance sheet as on 31.03.2008 and estimated Balance Sheet as on 31.03.2009.

Parameters	Indicative Min / Max level	Firm's estimated level as on	
		31.3.2008	31.3.2009
Liquidity	Min 1.33	2.09	5.90
TOL/TNW	Max 3.00	0.91	0.20
Promoter's contribution to the project	Min 20%	NA	NA
Average gross DSCR (TL)	Min. 1.75	NA	NA
Debt/equity	Max 2:1	NA	NA

If any of the above indicative minimum/maximum parameters is not met by the unit, please state whether it is considered acceptable (only brief comments):
All the parameters are within the prescribed level.

10.9 Deviations from Loan policy:

Deviation	Major/Minor	Mitigating Factors
(i) Maturity of TLs	Not Applicable	--
(ii) Exposure Norms (Individual, Non-Corporate and Corporate)	No Deviation	--
(iii) Minimum CRA Score	No Deviation	--
(iv) Hurdle rates (Other than industry specific hurdle rates)	No Deviation	--
(v) Industry specific hurdle rates	No Deviation	--
(vi) Take over norms	Not applicable	--
(vii) Any other Deviations	No Deviation	--

10.10 Whether

- the name of the Company/Directors appears in RBI's list of defaulters/RBI's list of willful defaulters as on 31.03.2006 and CIBIL.Com as on 31.03.2006 : NO.
- the company's name figures in ECGC's caution list as on 31.3.2006. If so, details and comments: NO

10.11 Status of Auditor's remarks, which have an impact on credit risk on the unit:

Particulars	Date	Serious irregularities/ Adverse features	Action plan
Inspection & Audit report (Covering security margin & conduct of account)	25.01.2005	New Connection. Not subjected to previous audit	NIL
Credit Audit report (Warning signals)	25.01.2005	NA	NIL
Company's audited Balance Sheet (Qualifications)	31.03.06	NIL	NIL

10.12 Corporate Governance Practices Followed:

Partnership firm. Not applicable.

10.13 Conduct of account: New connection. Not applicable

10.14 Details of other borrowing arrangements and defaults, if any (excluding information given under credit limits on page 1): Nil

11. Status of compliance with terms and conditions of sanction/observations of COCC/ECCB: Not applicable.

12. Critical Risk Factors And Their Mitigation:

Risk Factors:

- ❖ The real estate market depends on Government regulations, Urban Development Plans, etc., Changes in policies and priorities of regulatory authorities affect the value of lands in the surrounding areas.

Mitigating Measures:

- ❖ The Urban Development Authorities have unveiled a mega plan 2020 to accommodate the growing demand for land around Hyderabad. The core partners of the firm are in the line since 1968 and have the wherewithal to execute large projects in time. The promoters have rich experience in the real estate business. The proposed project is situated at Mallapur, Hyderabad, which has growth potential because of its' centric location.

13. Comment on the level of Statutory Dues and contingent liabilities and their impact on the financial position of the borrowing company:

Statutory dues	:	Nil
Contingent liabilities:		Nil

14. Justifications and recommendations for the proposed facilities:

- The core partners of the firm have been engaged in the activity since 1968.
- The group has successfully constructed over 20 projects with built up area of over 15 lacs. The firm has received firm commitments/bookings in the present venture from 50 prospective customers even before the commencement of the project.
- The partners and their associates have successfully executed several projects in and around twin cities.
- The promoters enjoy good reputation in the market.
- The proposed exposure is covered by primary security to the extent of .
- The extant instructions on for financing private builders and their compliance has been furnished in annexure-I

➤ The directives of RBI on housing finance vide letter DBOD.Dir.BC No 43/08.12.01/2006-07 dated 17.11.06 and their compliance is enclosed as annexure-III

Sanction of Fund Based Working Capital Limit of Rs.10.00 crores:

M/s Alpine Estates has entered into an Agreement of Sale for purchase of 4 acres and 11 guntas of land at Survey No 1/1,2/1/1,191 near Noma Kalyanamandapam, Mallapur, Hyderabad. The firm proposes to construct 280 residential apartments at an estimated cost of Rs.42.77 crores. The firm has sought working capital limit of Rs.10.00 crores to part finance the gap after considering the promoters equity. The land cost is valued at Rs crores vide valuation report dated by Mr. , the Bank's approved panel valuer. The project is expected to generate a profit (PBT) of Rs 18.98 crores

Approval for issuance of NOC, permitting registration in favour of the 280 ultimate buyers of flats, in an area of 4 acres 11 guntas, of the project site under mortgage to State Bank of India.

The firm has submitted that the registration of the flats sold would be done based on the progress of receipt of payments by the prospective buyers. In case where full cost of flat is received, the firm would register the undivided share of the land in favour of the buyers of the flats. Accordingly, the firm has requested for issuance of NOC permitting registration of 280 flats in the total area of 4 acres 11 guntas, under mortgage to State Bank of India.

We recommend for the issuance of NOC subject to the condition that the minimum primary security margin of 50% of the loan would be maintained.

The proposed exposure is adequately covered by primary security to the full extent. In view of the foregoing, the proposal is considered a fair banking risk and an acceptable business proposition.

15. Submitted for Sanction/ Approval:

Sanction of
FBWC limit of Rs 10.00 crores for a period of 19 months
Approval for
Issuance of NOC, permitting registration in favour of ultimate buyers of 280 flats, in an area of 4 acres 11 guntas of the project site under mortgage to State Bank of India, Balanagar Branch on payment of loan proportionately.

Appraised & Recommended by

Assessed & Recommended by

Relationship Manager(ME)
(M.Kishore Kumar Reddy)

Asst. General Manager
(G. Bhaskara Naidu)

BALANAGAR BRANCH

Date:

Annexure-I

Circle : Hyderabad
UNIT : M/s ALPINE ESTATES

Branch: Balanagar

Assessment of Working Capital facilities:

The activity falls within the ambit of 'Financing of construction activities'. The activity involves WC cycle extending beyond 12 months, stretching even up to 24-36 months. The activity is development of land and construction of residential flats. Hence, we have adopted 'Projected cash flow method' for assessment of bank credit.

The following guidelines as prescribed for 'Financing of construction activities' are followed while examining/assessing the requirements.

Requirement	Remarks
The activity should not be treated as developmental activity, but as a tool to attract more C&I business or retaining existing valuable connection.	The present proposal is to book new C&I business and book individual housing loans from the prospective buyers.
Initial exposure limit of upto Rs 25.00 crores per builder subject to five times the builder's TNW may be considered in case of top rated builders.	Complied with. TNW as on 31.03.08 was Rs.12.17 crores. In view of the past track record of the partners, a limit of Rs 10.00 crores is considered.
Margin should be minimum 50% of the total cost of the project.	Complied with.
The advance should be covered by equitable mortgage of land and building to be constructed out of the bank finance.	Complied with.
The advance should be fully repaid within a period of 24 months from the date of first disbursement irrespective of whether all the houses have been sold or not. The builder is expected to liquidate the advance from their own resources if the houses are not fully sold out by then.	The proposed advance is repayable within 19 months from the date of first disbursement.
Obtention of third party guarantee may also be considered, wherever warranted.	The cash credit limit is guaranteed by all partners of the firm.
The debt/service coverage should be minimum 1:2	Not applicable as the assessment is done on cash budget basis.

Brief comments on the assessment of the above limits:

The firm has purchased 4 acres and 11 guntas of land and proposes to construct 280 residential flats thereon. Assessment of the proposed limits is based on estimated levels of the current assets and current liabilities, as on 31.03.08 and 31.03.09, which are considered reasonable. The working capital requirement is assessed based on the cash budget submitted to meet the gap in the project cost and considered as part of means of finance.

Remarks on Cost of project & Means of finance (in brief):

The promoters of the firm have purchased 4 acres 11 guntas of land at Survey No 1/1,2/1/1,191 near Noma Kalyanamandapam, Mallapur, Hyderabad. The promoters shall develop the land and construct 280 apartments in stilt plus 5 floors in 3 blocks with state of the art amenities like swimming pool, air conditioned fully equipped gymnasium, parks & jogging track, amphy theatre, tennis court, backup generators, lifts.

The project cost of Rs.42.77 crores comprises cost of land, site development, provision for infrastructure facilities/amenities and construction of 280 residential apartments, in stilt plus five floors in three blocks. The total cost is based on the estimates submitted by the firm. The estimates have been vetted by our panel valuer and found to be reasonable.

Legal scrutiny report of the properties offered as primary security has been obtained from Smt. A.Manisha (Bank's panel advocate) and they convey clear title to the mortgagors of the properties.

The land was already acquired in the name of the firm. The lay out of the project is approved by HUDA in the name of the firm. The sanction for construction of residential building with stilt + 5 floors in three blocks as per plans, was obtained from Kapra Municipality.

The partners propose to infuse remaining funds stage wise as projected in the cash budget. The partners have the ability to raise funds as envisaged.

The project cost and sources of finance are as follows.

Project Cost	
	(Rs.in crores)
Particulars	Amount
Cost of the Land (4 acres 11 guntas)	4.85
Plan Approval Cost	0.30
Architect fee & other charges	0.10
Construction Cost	35.00
Land Development & Amenities	1.32
Administrative expenses; salaries and wages	1.20
Total Project Cost	42.77

Sources of Finance:	
Promoter Contribution	10.00
Project loan from SBI – Cash Credit	10.00
Advances from Customers	22.77
Total Sources of Finance	42.77

Sale Consideration of Rs 4.85 crores has been considered as land cost in the project cost. The Fair Market Value of land as given by the panel valuer, , is The average sale price of each flat is considered at 22.50 lacs. The estimated sale price of Rs.22.50 lacs(at an average of Rs 1800.00 per sq feet) inclusive of the land cost, land development, construction, car parking space and amenities in the ideally located area at Mallapur is reasonable and is in line with the rates prevailing in the area and does not include any speculative element. The work in the project has already commenced. Construction of the apartments is proposed to start during June'2007.

**Assessment of Working Capital Requirement based on Cash Budget:
(On Quarterly Basis)**

Rs. in crores					
Quarter(s) ended	June'07	Sep'07	Dec'07	Mar'08	Jun'08
Advances from buyers	--	5.82	7.00	7.82	8.21
Advances - Cumulative	--	5.82	12.82	20.64	28.85
Payments	8.32	13.50	10.99	6.57	3.52
Cost of land	4.85	0.00	0.00	0.00	0.00
Development/Amenities	0.08	0.03	0.00	0.18	0.52
Construction Cost	3.35	13.28	10.63	6.01	2.67
Selling & Admn. Exps	0.04	0.06	0.06	0.06	0.06
Interest on Cash Credit	--	0.13	0.30	0.33	0.26
Surplus/Deficit	-8.32	-7.68	-4.00	1.25	4.69
Cumulative Deficit	-8.32	-16.00	-20.00	-18.74	-14.05
Required Margin	-4.16	-8.00	-10.00	-9.37	-7.02
Margin Available	8.33	10.00	10.00	10.00	10.00
Working Capital Limit	--	-6.00	-10.00	-8.74	-4.05

Quarter(s) ended	Jun'08	Sep'08	Dec'08	Mar'09	June'09
Advances from buyers	8.21	8.62	8.96	11.87	4.70
Advances - Cumulative	28.85	37.47	46.43	58.30	63.00
Payments	3.52	0.70	0.22	0.15	0.05
Cost of land	0.00	0.00	0.00	0.00	0.00
Development/Amenities	0.52	0.00	0.00	0.00	0.00
Construction Cost	2.67	0.48	0.10	0.09	0.03
Selling & Admn. Exps	0.06	0.06	0.06	0.06	0.02
Interest on Cash Credit	0.26	0.16	0.07	0.00	0.00
Surplus/Deficit	4.69	7.92	8.75	11.72	4.64
Cumulative Deficit	-14.05	-6.14	2.61	14.33	18.98
Required Margin	-7.02	-3.07	1.31	7.17	9.49
Margin Available	10.00	10.00	10.00	10.00	10.00
Working Capital Limit	-4.05	3.86	12.61	24.33	28.98

CASH FLOW ABSTRACT:
At half-yearly intervals

Rs in Crores

Particulars	Sep	Mar	Sep	Mar	Sep	Total
Year	2007	2008	2008	2009	2009	
Cash in flow						
Promoters funds	10.00	--	--	--	--	10.00
Unsecured Loans	--	--	--	--	--	--
Bank finance	6.00	4.00	--	--	--	10.00
Adv. From customers	5.82	14.82	16.82	20.84	4.70	63.00
Total in flow	21.82	18.82	16.82	20.84	4.70	83.00
Cash outflow						
Proj.Exp.towards Land,HUDA fees, amenities	4.95	0.17	0.53	--	--	5.65
Construction cost & Project Admn. Exp	16.74	16.76	3.27	0.30	0.05	37.12
Int on WC Loan	0.13	0.63	0.42	0.07	--	1.25
CC Repayment	--	--	6.00	4.00	--	10.00
Repayment of Unsecured loans	--	--	--	--	--	--
Total out flow	21.82	17.56	10.22	4.37	0.05	54.02
Surplus/Deficit	0.00	1.26	6.60	16.47	4.65	28.98

Cumulative Cash Flow Figures

Rs in Crores

Particulars	Sep	Mar	Sep	Mar	Sep
Year	2007	2008	2008	2009	2009
Cash in flow					
Promoters funds	10.00	10.00	10.00	10.00	10.00
Unsecured Loans	--	--	--	--	--
Bank finance	6.00	10.00	10.00	10.00	10.00
Adv. From customers	5.82	20.64	37.46	58.30	63.00
Total in flow	21.82	40.64	57.46	78.30	83.00
Cash outflow					
Proj.Exp.towards Land,HUDA fees, amenities	4.95	5.12	5.65	5.65	5.65
Construction cost & Project Admn. Exp	16.74	33.50	36.77	37.07	37.12
Int on WC Loan	0.13	0.76	1.18	1.25	1.25
CC Repayment	--	--	6.00	10.00	10.00
Repayment of Unsecured loans	--	--	--	--	--
Total out flow	21.82	39.38	49.60	43.97	54.02
Surplus/Deficit	--	1.26	7.86	34.34	28.98

The Cash Credit limit is assessed after taking into consideration peak level deficit as per Cash Budget. The firm's performance will be monitored, by comparing actual cash flows with the projected cash flows for a particular quarter.

#Though the cash budget forecasts repayment within 19 months from the date of first disbursement, repayment is proposed upto a period of 24 months in case of delay in project implementation due to unforeseen circumstances.

Annexure-II

CIRCLE: HYDERABAD.
UNIT: M/S ALPINE ESTATES

BRANCH: BALANAGAR.

1. PRIMARY SECURITY:

FACILITY	PRIMARY SECURITY
Cash Credit	E.M. of Land along with the proposed civil construction situated at the construction site admeasuring 4 acres 11 guntas situated at Survey No 1/1,2/1/1,191 near Noma Kalyanamandapam, Mallapur, Hyderabad. standing in the name of Alpine Estates where the value of land is Rs. as per the valuation report of Mr. , panel valuer, vide his valuation report dated and building to be constructed there on.

2. COLLATERAL SECURITY: Not Applicable.

(iii) Personal Guarantee of the Partners:

S.No	Name of the Guarantor	(Rs. in lakhs)	Net Worth
1.	Mr. Anand S. Mehta		
2.	Mr. Yerram Vijay Kumar		
3.	Mrs. K. Sridevi		
4.	Mr. Soham Modi		
5.	Mr. Bhavesh V. Mehta		
6.	Mr. Rahul mehta		
	Total		

Opinion reports compiled on

Deviation from existing security (if any): N.A.

iiia) Corporate Guarantee from Modi Properties & Investments Pvt Ltd

A. ECGC COVER: Not Applicable

B. MARGINS: (FOR EACH FACILITY AS APPLICABLE)

As per the cash budgets submitted by the firm, the borrower will meet 50% of the total deficit.

Bank finance at any time shall be matched by an equal amount of contribution from promoters.

C. RATE OF INTEREST:

Facility	CRA	Pricing	Comments, if pricing differs from CRA
Cash Credit (Hyp.)	SB-2	Pricing applicable to SB- i.e. SBAR+ % . Presently 00.00% p.a.	

D. REPAYMENT SCHEDULE:

The proposed cash credit limit of Rs.10.00 crores will be repayable in 10 monthly installments @ Rs.1.00 crore per month commencing from April'08 after a holiday period of 4 months from the date of last disbursement.

The Cash Credit account will be liquidated with in 19 months from the proposed date of first disbursement in July'07, as per extant instructions.

E. Inspection : Quarterly by Service Officer
Half yearly by Relationship Manager

F. Other Fees : Processing charges @ Rs.280.00 per lakh
EM creation charges @ Rs 11200.00

G. OTHER CRITICAL COVENANTS:

- a. The firm has to mortgage 4 acres 11 guntas of land at Survey No 1/1,2/1/1,191 near Noma Kalyanamandapam, Mallapur, Hyderabad.
- b. Partners of the firm have to furnish an undertaking that promoter's contribution in the project will be maintained as envisaged during the currency of loan.
- c. Status of the project, the level of promoter's contribution, the advance payments received should be monitored by way of a quarterly certificate to be obtained from Chartered Accountant.
- d. Drawals are to be permitted strictly as per detailed cash budgets [prescribed by the bank] submitted by the firm on quarterly basis. The loan component should not exceed promoter's contribution at any point of time.
- e. The firm should first obtain "NOC" from the Bank before going ahead with the registration formalities in favour of the buyer. The sale proceeds are to be routed through the CC account.
- f. Cement, Steel, Sand, Metal etc. are exempted from fire insurance cover.
- g. Buildings are to be insured for full value.
- h. NOCs for sale of residential flats constructed on them will be given subject to the maintenance of primary security margin of 50% minimum and subject to satisfactory conduct of credit facilities.
- i. The firm shall liquidate the loan outstandings within 19 months from the date of first disbursement irrespective of whether all the flats have been sold or not. The partners of the firm are expected to liquidate the advance from their own resources if the flats are not fully sold out by then.

ANNEXURE-III**UNIT : M/S ALPINE ESTATES****BRANCH: BALANAGAR****Directives of RBI on housing finance vide letter DBOD.Dir.BC No
43/08.12.01/2006-07 dated 17.11.06 and their compliance**

Instructions	Compliance
1. In cases where the applicant owns a plot/land and approaches the banks/FIs for a credit facility to construct house, a copy of the sanctioned plan by competent authority in the name of a person applying for such credit facility must be obtained by the Banks/FIs before sanctioning the home loan.	The necessary approvals have been obtained from the Commissioner, Municipal Corporation of Hyderabad vide permit no. , dated in the name of the land lady Smt Sangeeta sethia from whom the land is proposed to be purchased on outright basis.
2. An affidavit-cum-undertaking must be obtained from the person applying for such credit facility that he shall not violate the sanctioned plan and it shall be the sole responsibility of the executant to obtain completion certificate within 3 months of completion of construction, failing which the bank shall have the power and authority to recall the entire loan with interest, costs and other usual bank charges	Noted for compliance
3. An architect appointed by the bank must also certify at various stages of construction of building that the construction of the building is strictly as per sanctioned plan and shall also certify at a particular point time that the completion certificate of the building issued by the competent authority has also been obtained	Noted for Compliance
4. No loan should be given in respect of those properties which fall in the category of unauthorized colonies unless and until they have been regularized and development and other charges have been paid.	Not applicable
5. No loan should also be given in respect of properties meant for residential use but which the applicant intends to use for commercial purposes and declares so while applying for loan.	Not applicable

Annexure-IV

**CIRCLE: HYDERABAD.
UNIT: M/S ALPINE ESTATES**

BRANCH: BALANAGAR.

Risk detriments to be factored into assessment of Construction Companies.

(Circular No CPP/KKK/CIR/58 dated November 30,2004.)

Business Risk Determinants	Qualitative Comments
i) Sector / Project specific Risk	Partners of the firm are engaged in construction and sale of residential flats and commercial space.
ii) Project Composition	The firm proposes to construct and sell 280 residential flats and the prospects for the venture are bright.
iii) Project management and system for timely completion	The partners have rich experience in the line of activity and managed various ventures successfully. They have the wherewithal to execute large projects on time.
iv) Ability to integrate	The firm has been set up for land development, construction and sale of apartments/independent houses. Hence, not applicable.
v) Evaluation of Terms of Contract	Not applicable
vi) Track record of order booking	Satisfactory.
Financial Risks; i) Contingent Liabilities	The firm does not have any contingent liabilities.
ii) Liquidated Damages Exposure	The present activity of the firm does not attract any liquidity damages.

Annexure-V

Name of the unit : **ALPINE ESTATES**
 Segment : Commercial & Institutional
 Credit facility sought Working Capital credit (New unit)
 Credit rating based on Esti. Financials as on 31.03.08

Financial Risk Parameters	Value	Full Marks	Marks Obtained
A. Static Ratios			
1. Current ratio	2.09	5	5
2. TOL / TNW	0.91	5	5
3. PAT / Net Sales (%)	10.41	10	10
4. PBDIT / Interest (Times)	5.29	5	5
5. ROCE (%)	17.25	5	5
6. (Inventory / Net sales) + (Receivables / Gross Sales) – days	494	5	0
7. Trends in performance	NA	NA	NA
Sub-Total Score (Out of 35)		35	30
B. Future Prospects			
Projected Profitability		3	3
Non-achievement of Projected Profitability		(-3)	NA
Sub-Total Score (Out of 3)		3	3
C. Risk Mitigation : Collateral Security / Financial Standing			
		6	6
Sub-Total Score (out of 6)		6	6
Aggregate Fin. Risk Score (Out of 44)		44	39
(Qualitative Risk Factors)		(-10)	0
Normalised Financial Risk Score (Out of 25)		25	22.16
Business Risk Parameters			
	Full Marks	Marks Obtained	
1. Technology	4	4	
2. Capacity Utilisation vs. Break Even Point	2	2	
3. Compliance of Environment Regulations	2	2	
4. User / Product profile	2	1	
5. Consistency in Quality	4	4	
6. Distribution Network	2	2	
7. Consistency of Cash Flows	4	4	
Aggregate Business Risk Score (Out of 20)	20	19	
Normalised Business Risk Score (out of 25)	25	23.75	

Industry Risk Parameters	Full Marks	Marks Obtained
1. Competition	2	2
2. Industry Outlook	2	1.5
3. Regulatory Risk	2	1.5
4. Contemporary issues like WTO etc.	2	2
Aggregate Industry Risk Score (Out of 8)	8	7
Normalised Industry Risk Score (Out of 10)	10	8.75

Management Risk Parameters	Full Marks	Marks Obtained
1. Integrity : Sole proprietary firm / partnership firm / Pvt. Ltd. companies Or Integrity (for corporates) : Corporate Governance	3	3
2. Track record	3	3
3. Managerial Competence / Commitment	3	3
4. Expertise	2	2
5. Structure & Systems	2	1
6. Experience in the Industry	2	2
7. Credibility : Ability to meet Sales projections	2	2
8. Credibility : Ability to meet Profit (PAT) projections	2	1
9. Payment record	2	2
10. Strategic Initiatives	2	2
11. Length of relationship with the Bank	2	0
Aggregate Management Risk Score (Out of 25)	25	21
Normalised Management Risk Score (Out of 40)	40	33.6
TOTAL SCORE	100	88
Credit Risk Rating	SB2	

Relationship Manager(ME)
(M. Kishore Kumar Reddy)
BALANAGAR BRANCH

Asst.General Manager
(G. Bhaskara Naidu)

Annexure -VI

**CIRCLE: HYDERABAD.
UNIT: M/S ALPINE ESTATES**

BRANCH: BALANAGAR.

DATE CHART OF THE PROPOSAL

1. Date of receipt of application	:00.00.0000
2. Date of submission of Addl. information	:00.00.0000
3. Date of appraisal & Assessment by Relationship Manager(ME)	:00.00.0000
4. Date of Addl. Assessment by AGM of the branch	:00.00.0000
5. Date of sending the proposal to CCC - I	:00.00.0000

O/C.

HYDERABAD
20.06.2007

From,
M/s. Alpine Estates,
5-4-187/3&4, 2nd Floor,
Soham Mansion,
M.G.Road, Secunderabad.



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

Dear Sir,
Sub: Requisition for sanction of Cash Credit Limit of Rs.1000.00 lacs.
Ref: Discussions held in this regard.

It gives us great pleasure to inform you that we have started construction of 280 apartments in sprawling 4 acres 11 guntas at Sy.No's:1/1,2/1/1,191, near Noma Kalyanamandapam, Mallapur, on Habisguda-Nacharam road Hyderabad (4 KMs away from Habsiguda). The proposed project is close to IT Raheja Park, Singapore city, Pocharam, GE Capital, Uppal.

We have obtained necessary approvals from the concerned departments to construct the apartments with total built up area of 350000 sft. in three blocks (stilt + 5 floors). We are planning to provide state of the art amenities like swimming pool, air conditioned fully equipped gymnasium, parks & jogging track, amphitheatre, backup generators, lifts, etc.

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

COST OF THE PROJECT:

	Rs. In lacs
Land Purchase & Registration	0485.52
Sanction & permissions	0030.00
Land Development, amenities etc	0132.00
Construction Cost	3630.00
Total	4277.52

m

MEANS OF FINANCE:

	Rs. In lacs
Promoters Contribution	1000.00
Bank Loan	1000.00
Sales Proceeds of houses	2277.52
Total	4277.52

We have started construction work in the month of May'2007 and hoping to complete the project by April'2009.

Present Request:

Against this backdrop we request you to kindly accord sanction of cash credit limit of Rs1000.00 lacs. We propose to repay the loan in 10 equal monthly installments starting from April'2008 with a holiday period of 4 months from the date of last disbursement. We are planning to liquidate the loan amount by Jan'2009.

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

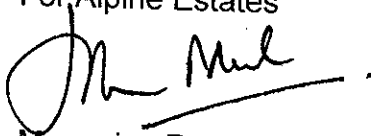
- ▶ E.M. of Land along with the proposed civil construction situated at the construction site admeasuring 4 acres 11 guntas standing in the name of Alpine Estates where the value of land is Rs.
- ▶ Guarantees: Guarantees of all partners.
- ▶ Corporate Guarantee of Modi Properties & Investments Pvt Ltd.

In view of our experience in the industry, income generation from our accounts (present and future) to the bank, we earnestly request you to kindly offer competitive pricing at the rate applicable to SB – 1 rating.

Looking forward to associate with your esteemed organization.

Thanking You.

Yours Faithfully,
For Alpine Estates



Managing Partner
(Soham Modi)

By Regd Post



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

बालानगर ब्रांच, हैदराबाद - 500 037.
बालानगर शाखा, हैदराबाद - 500 037.
Balanagar Branch, Hyderabad - 500 037.

Received
13/7/09
[Signature]

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

Date

Ref.No.

TO

date: 04.07.09

ALPINE ESTATES
#103, First Floor,
Hariganga complex
Ranigunj
SECUNDERABAD.

Dear Sir,

SSI /C&I ADVANCES:

With reference to the Cash Credit/Term Loan Facility (ies) sanctioned to you,
we give hereunder the position of your loan account(s) as on date:

(Rs. in lakhs)

Sr.No.	LIMIT	DRAWING POWER	BALANCE	IRREGULAR BY
1	1000.00	100.00	403.46	303.46

Please remit immediately a sum of **Rs. 303.46 lakhs** into your loan account
and regularize the same.

- 1 These irregularities have been persisting in spite of our repeated reminders. Please note that the above irregularities are in contravention of our term and conditions governing the sanction of advance facility to you. In this connection, you are advised that if you fail to regularize the position within 7 days from the date of this letter, we shall take such steps as are considered necessary against your self and the guarantors, including seizure of primary security financed by our bank and also enforce the available security for the recovery of the amount due to the bank.

- 2 Please acknowledge receipt and treat the matter **MOST URGENT**.

Yours faithfully,

[Signature]
CHIEF MANGER.



ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
भारतीय स्टेट बैंक
State Bank of India

ಬಾಳಾಸಗರ್ ಪ್ರಾಂತ್, ಹೈದರಾಬಾದ್ - 500 037.
बालानगर शाखा, हैदराबाद - 500 037.
Balanagar Branch, Hyderabad - 500 037.

Received
13/7/09
[Signature]

Tel : 040-2387 9776, C.M.: 2387 9889, G.B.: 2387 9224, 2387 4910, Forex: 2387 8707 | Fax : 040-2387 9111, 2377 4878 | E-mail : sa.06854@sbi.co.in

Date

Ref.No.

TO

date: 04.07.09

ALPINE ESTATES
#103, First Floor,
Hariganga complex
Ranigunj
SECUNDERABAD.

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- 2 Please acknowledge receipt and treat the matter **MOST URGENT**.

Yours faithfully,

[Signature]
CHIEF MANAGER.

Alpine Estates

List of flats going for NOC'S

PART - 1

S.No.	Flat No	Particulars	Payment Scheme	
1 ✓	B-109	Akula Bhupender	QIS	Taken
2 ✓	B-110	K.V.B.Subramanyam	QIS	Taken
3 ✓	B-111	A.Uma Devi	QIS	Taken
4 ✓	B-202	Beena B Mehta	QIS	Taken
5 ✓	B-203	Meera Garodia	QIS	Taken
6 ✓	B-208	Ajay Malviya	QIS	Taken
7 ✓	B-211	K.S.Kamalakar Rao	QIS	Taken
8 ✓	B-212	Aniruddha Malviya	QIS	Taken
9 ✓	B-216	Gaganam Mannem	QIS	Taken
10 ✓	B-218	Meena Desai	QIS	Taken
11 ✓	B-219	Shaik Ameer	QIS	Taken
12 ✓	B-220	Pappu Venkatramanam	QIS	Taken
13 ✓	B-223	p.Suresh	QIS	Taken
14 ✓	B-224	Ravi Kiram Varma	QIS	Taken
15 ✓	B-302	D.K.Jain	QIS	Taken

PART-2

1 ✓	B-305	Suseela Venugopal	QIS	Taken
2 ✓	B-309	Dilip J. Thomas	QIS	Taken
3 ✓	B-313	Chandrasekhar Thota	QIS	Taken
4 ✓	A-504	Dr.Sirisha Perumandla		Taken
5 ✓	B-410	V.Gunasekhar	QIS	Taken
6 ✓	B-411	Upendra Kanthilal	QIS	
7 ✓	B-409	Satyen Mehta	QIS	
8 ✓	B-420	K.S.S.L.Narsimha Rao	QIS	
9 ✓	B-511	Somachari	QIS	
10 ✓	B-523	Amerash	QIS	
11	A-111	Nudurumathi Sandhya Bala	QIS	
12	A-107	Gopal Puranik	QIS	

PART-3

1	A-109	Charles Wesly	HL	
2	A-211	Peri Shyam	HL	
3	A-306	Mannava Ramakrishna	HL	
4	A-108	Deepak Sharma	QIS	
5	A-303	Ayesha Ismail	QIS	
6	A-304	Kolla Raghuram	QIS	
7	A-307	Maju Sinha	QIS	
9	A-506	Sachin Sharma	QIS	
10	A-519	Mohammed Rafi	QIS	
11	B-318	M.R.Raman	QIS	
12	A-312	K.R.Srinivasan	QIS	
13	A-113	Dr.Sarita	QIS	
14	A-215	K.V.S.N.Murthy	QIS	
15	A-217	Somasekhar	QIS	
16	A-219	S.K.Singhal	QIS	

ALPINE ESTATES

103, First Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

Date: 29/04/2009

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

Dear Sir,

Sub: Issue of No Objection Certificate in our favour

Known as Mayflower Heights situated at Sy. No. 191, Mallapur, Hyderabad.

Ref: 1. Sanction for Rs. 10 Crores loan vide your letter dated 17.07.2007.

2. CC account of M/s. Alpine Estates bearing account no. 30215853442.

In connection with the above matter, this is to bring to your bank's notice, that I request you to release following NOC in the name of following customers.

Customer Details:

<u>S.No.</u>	<u>Flat No/ Block</u>	<u>Customer Name</u>	<u>Amount Credited</u>	<u>Cheque No.</u>
1.	B-109	Mr.Akula Bhupender	4.00	485624 - S03901
2.	B-110	Mr.KVB.Subhramanyam	4.00	485624 - S03902
3.	B-111	A.Uma Devi	4.00	485624 - S03903
4.	B-202	Beena B Mehta	4.00	485624 - S03904
5.	B-203	Meera Garodia	4.00	485624 - S03905
6.	B-208	Ajay Malviya	4.00	485625 - S03906
7.	B-211	K.S.Kamalakar Rao	4.00	485625 - S03907
8.	B-212	Aniruddha Malviya	4.00	485625 - S03908
9.	B-216	Gaganam Mannem	4.00	485625 - S03909
10.	B-218	Meena Desai	4.00	485625 - S03910

Contd....2

ALPINE ESTATES

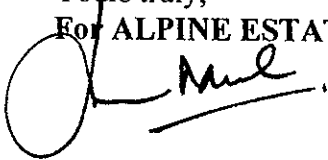
103, First Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003.
Phone : +91-40-66335551, Fax :

:2:

Further, I request you to release the NOC's to get the releases from bank, which helps us in repayment of our loan.

Thank You.

Yours truly,
For ALPINE ESTATES



Soham Modi
Managing Partner

23/6/07
✓

Date: 23.06.07
Secunderabad

From :
M/s. Alpine Estates
5-4-187/3&4, Soham Mansion,
M.G.Road, Ranigunj,
Secunderabad – 500 003.

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

Dear Sir,

Sub: Submission of balance documents for sanction of Cash Credit limit of
Rs.1000.00 lakhs.

Ref: Our letter dated 20.06.2007 - Reg.

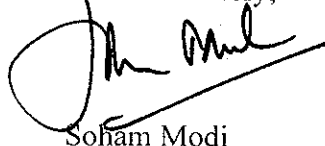
In connection with the above matter please find enclosed following documents for M/s.
Alpine Estates cash credit limit of Rs. 1000.00Lacks.

1. IT Returns of Modi Properties and Investments Pvt Ltd for the year 2004-2005 & 2005-2006
2. IT Returns of Mehta and Modi Homes for the year 2004-2005 & 2005-2006
3. IT Returns of Sri Rahul Mehta for the year 2004-2005 & 2005-2006
4. IT Returns of Sri Bhavesh Mehta for the year 2004-2005 & 2005-2006
5. IT Returns of Sri Anand S Mehta for the year 2004-2005 & 2005-2006
6. IT Returns of Sri Soham Modi for the year 2004-2005 & 2005-2006
7. IT Returns of Smt. Sridevi for the year 2004-2005 & 2005-2006
8. IT Returns of Sri Vijay Kumar for the year 2004-2005 & 2005-2006
9. KYC of all above partners (Passport Xerox copies or ID Proof)
10. Original valuation report and estimation given by Mr.Ch. Shanker panel valuer of SBI.
11. Network statement of all above partners.

Do the needful.

Thanking you,

Yours Sincerely,


Soham Modi

Hyderabad
18.07.2007

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

Dear Sir,

Sub: Sanction of Cash Credit Limit of Rs.10.00 crores. – Request to consider processing fee at 0.75% of the loan amount.

We are happy to receive sanction copy dated 17.07.2007 sanctioning Cash Credit Limit of Rs.10.00 crores to our company. While thanking you for sanctioning the limit, we would like to draw your kind attention to the processing fee of 1.50 % of the loan amount. We feel that the processing fee is on higher side. Keeping in view the business and income being generated by our group companies and long-term association, we request you to kindly charge processing fee at 0.75% of the loan amount. Further we wish to submit one more proposal of Rs.10.00 crores (which is under process) belonging to one of our group companies.

Kindly oblige.

Looking forward to associate with your esteemed bank.

Thanking You.

Yours Faithfully,
For Alpine Estates



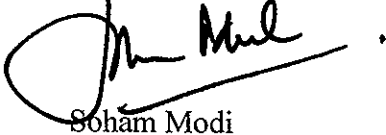
Managing Partner
(Soham Modi)

Given by Mr. Kamalakar on 19/07/07.
12

To,
Anand Mehta,

I am herewith enclosing the sanction letter of M/s. Alpine Estates for CC Limits of Rs. 1000.00 Lakhs. The Rate of Interest is 12.75%. Please sign the sanction letter.

Regards,

A handwritten signature in black ink, appearing to read 'Soham Modi', with a large, stylized initial 'S'.

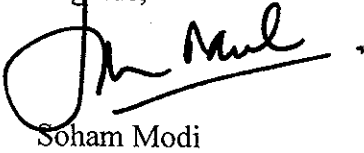
Soham Modi

A handwritten signature in black ink, appearing to read 'Anand Mehta', with a large, stylized initial 'A'.

To,
Bhavesh V Mehta

I am herewith enclosing the sanction letter of M/s. Alpine Estates for CC Limits of Rs. 1000.00 Lakhs. The Rate of Interest is 12.75%. Please sign the sanction letter.

Regards,



Soham Modi



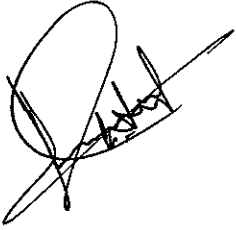
To,
Rahul B Mehta

I am herewith enclosing the sanction letter of M/s. Alpine Estates for CC Limits of Rs. 1000.00 Lakhs. The Rate of Interest is 12.75%. Please sign the sanction letter.

Regards,

A handwritten signature in black ink, appearing to read 'Soham Modi', with a long horizontal stroke extending to the right.

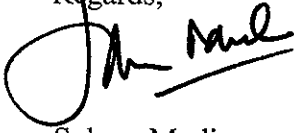
Soham Modi

A handwritten signature in black ink, consisting of a large loop followed by several sharp, intersecting strokes.

To,
Erra Vijay Kumar

I am herewith enclosing the sanction letter of M/s. Alpine Estates for CC Limits of Rs. 1000.00 Lakhs. The Rate of Interest is 12.75%. Please sign the sanction letter.

Regards,



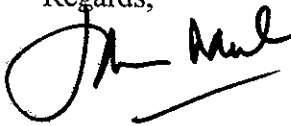
Soham Modi



To,
Mrs.K.Sridevi

I am herewith enclosing the sanction letter of M/s. Alpine Estates for CC Limits of Rs. 1000.00 Lakhs. The Rate of Interest is 12.75%. Please sign the sanction letter.

Regards,


Soham Modi



By Regd Post



ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
भारतीय स्टेट बैंक
State Bank of India

ಬಾಲನಗರ್ ಬ್ರಾಂಚ್, ಹೈದರಾಬಾದ್ - 500 037.
बालानगर शाखा, हैदराबाद - 500 037.
Balanagar Branch, Hyderabad - 500 037.

Received
13/7/09
Lawrence

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

Date

Ref.No.

TO

date: 04.07.09

ALPINE ESTATES
#103, First Floor,
Hariganga complex
Ranigunj
SECUNDERABAD.

Dear Sir,

SSI /C&I ADVANCES:

With reference to the Cash Credit/Term Loan Facility (ies) sanctioned to you, we give hereunder the position of your loan account(s) as on date:

(Rs. in lakhs)

Sr.No.	LIMIT	DRAWING POWER	BALANCE	IRREGULAR BY
1	1000.00	100.00	403.46	303.46

Please remit immediately a sum of **Rs. 303.46 lakhs** into your loan account and regularize the same.

- 1 These irregularities have been persisting in spite of our repeated reminders. Please note that the above irregularities are in contravention of our term and conditions governing the sanction of advance facility to you. In this connection, you are advised that if you fail to regularize the position within 7 days from the date of this letter, we shall take such steps as are considered necessary against your self and the guarantors, including seizure of primary security financed by our bank and also enforce the available security for the recovery of the amount due to the bank.

- 2 Please acknowledge receipt and treat the matter MOST URGENT.

Yours faithfully,

CHIEF MANAGER.

Ch. Shankar

B.Tech (Civil) FIV
Govt. Reg. Valuer
Chartered Engineer

SBI Panel Valuer

S.Y. CONSULTANTS



Civil Engineer

H.No. 2-71, Road No. 10,
Chaitanyapuri Sankshema Sangam,
Dilsukhnagar, Hyderabad - 500 060.

☎ : (R) 65696939,

Mobile : 9246166939, 9247540234.

STATE BANK OF INDIA
Branch: Balnagar, Hyderabad.

VALUATION REPORT & ESTIMATION

Owners (Agreement of Sale Cum General Power of Attorney with Possession Holders)	:	M/s Alpine Estates Represented by its Partner Sri Rahul B.Mohta S/o Late Sri Bharath U Mehta			
Purpose	:	For information of the SBI, Balnagar Branch, Hyderabad, A. P.			
Nature of the Property	:	Open Residential Land			
Location	:	Open land in Survey Nos.1/1 & Sy.No.191 part, Sy.No.2/1/1, Mallapur Village, Uppal Mandal, Kapra Municipality, R.R. Dist. A.P.			
Net Extent of Land	:	9,271.61 Sq.yds			
Built up Areas (Proposed, Approved)					
	A-Block	B-Block	C-Block	Amenities Block	
Stilt Floor	1431.08 Sq.ft	2087.44 Sq.ft	1022.20 Sq.ft	1677.48 Sq.ft	
Ground Floor	-	-	-	1677.48 Sq.ft	
First Floor	24,871.74 Sq.ft	34,914.47 Sq.ft	17,224.71 Sq.ft	1677.48 Sq.ft	
Second Floor	24,871.74 Sq.ft	34,914.47 Sq.ft	17,224.71 Sq.ft	-	
Third Floor	24,871.74 Sq.ft	34,914.47 Sq.ft	17,224.71 Sq.ft	-	
Fourth Floor	24,871.74 Sq.ft	34,914.47 Sq.ft	17,224.71 Sq.ft	-	
Fifth Floor	24,871.74 Sq.ft	34,914.47 Sq.ft	17,224.71 Sq.ft	-	

Present Market Value (Land)	:	Rs.10,20,00,000/-
Estimation for Total Project	:	Rs.35,00,00,000/-
Total Cost	:	Rs.45,20,00,000/- (After Completion of All Works)

Ch. Shankar
CH. SHANKAR
SBI PANEL VALUER

1. Purpose for which the valuation is made For information of the SBI,
Balnagar Branch, Hyderabad, A. P.
2. a. Date of inspection 13-06-2007
b. Date of valuation is made 18-06-2007
3. List of documents produced for perusal
 - (i) A Copy of Agreement of Sale Cum General Power of Attorney with Possession Executive in favor of M/s Alpine Estates represented by its Partner Sri Rahul B.Mehta S/o Late Sri Bharath U Mehta Vide Regd.Doc.No.4591/2007 of SRO Uppal dated 31st March 2007..
 - (ii) A Copy of Sale deed executed in favor of M/s May Flower Heights represented by its partners Mr.Soham Modi S/o Sri Satish Modi vide Regd.Doc.No.14056/2006 of SRO Uppal Dated.23rd Sept..2006 (For Ac 0-12 Guntas).
 - (iii) A Copy of Sale deed executed in favor of M/s May Flower Heights represented by its partners Mr.Soham Modi S/o Sri Satish Modi vide Regd.Doc.No.15639/2006 of SRO Uppal Dated.16th Sept..2006 (For Ac 3-39 Guntas).
 - (iv) A Copy of Municipal Approved Plan Vide Proceedings No. BA/G3/294/2006-2007 dated 29-3-2007 with Huda Technical Letter No.14013/P4/Plg/Huda/2006 dated 23-03-2007.
4. Name of the owners (s) and his /their address (es) with phone number. (Details of share of each owner in case of joint ownership) **M/s Alpine Estates represented by its Partner Sri Rahul B.Mohta S/o Late Sri Bharath U Mehta P.No. 66335551, 27544058.**
5. Brief description of the property :
The subject Net Open Residential Total Land admeasuring 9,271.61 Sq.yds The subject property is located approx. 5 km away from Habsiguda cross roads chowrastha, approx. 0.75 km away from Mallapur Village Chowrastha and opposite to Noma Kalyana Vedika Function Hall in Mallapur.
6. Location of the property
 - a. Plot No./Survey No. Open Land in Survey Nos.1/1 & Sy.No.191 part, Sy.No.2/1/1,
 - b. Door No./Village Mallapur Village, Uppal Mandal,
 - c. T.S.No./Village Kapra Municipality, R.R. Dist. A.P.
 - d. Ward/Taluka
 - e. Mandal/Dist.
6. Postal address of the property Same as above
7. City/Town City
Residential/Commercial / Industrial area Residential
8. Classification of area
 - i. High/Middle/Poor Middle
 - ii. Urban/Semi Urban/Rural Urban
9. Coming under corporation limit/Village Panchayat/ Municipality Municipality
10. Whether covered under any state/Central Govt. enactments (e.g. ULC Act) or notified under Agency/Cantonment area. N.A.
11. In case it is an agricultural land, any Conversion to house site plots is Contemplated Yes

Ch. Shankar
CH SHANKAR
SBI PANEL VALUER

12. Boundaries of the property

	For Ac 3-39 Guntas	For Ac 0-12 Guntas
North	Sy.No.2/1/2 (Road)	Sy.No.2/1/2 (Road)
South	Village	Sy.No.1/1
East	Sy.No.2/1/1 & Village	Village
West	Sy.No.2/1/1, 189,190 & the balance part of Sy.No.191	Sy.No.1/1

13. Dimensions of the site

Irregular shape

14. Extent of the site

Ac 4-11 Guntas

15. Extent of the site considered for valuation

9271.61 Sq.yds

16. Whether occupied by tenant since how long ? rent received per month

N.A. (Open Land)

II. CHARACTERISTICS OF THE SITE:

1. Classification of locality

Middle

2. Development of surrounding areas

Well developing

3. Possibility of frequent flooding

No

4. Feasibility to the civic amenities like School, Hospital, Bus stop market etc.

All are near by

5. Level of land with topographical conditions

Normal

6. Shape of land

Irregular

7. Type of use to which it can be put

Residential

8. Any usage restriction

No

9. Is plot in town planning approved layout?

Yes, Huda

10. Corner plot or intermittent plot?

Intermittent

11. Road facilities

Provided

12. Type of road available at present

BT Road

13. Width of road-is it below 20 ft. or More than 20ft.

Above 20'

14. Is it a land-locked land

No

15. Water potentiality

Good, to be provided

16. Under ground sewerage system

Not Available

17. Power supply is available in the site

Yes

18. Advantages of the site: The subject property is located in well developing residential area and near to ECIL & NFC.

19. Disadvantages of the site

Nil

20. General remarks, if any : The total extent of land as per documents is Ac 4-11 Guntas (20,691.00 Sq.yds). In the Municipal approved plan 11,419.39 Sq.yds is utilizing for Internal roads (8,808.95 Sq.yds), Tot Lot areas (2,086.89 Sq.yds) and road effected area (523.55 Sq.yds). Hence the net plot area is 9,271.61 Sq.yds (20,691.00 - (8,808.95 + 2,086.89 + 523.55)) is considered for valuation.

PART - A (Valuation of land)

1. Total extent of the Land

9,271.61 Sq. yds

2. Prevailing market rate

Rs.11,000/- to Rs.12,000/- per sq yd

Ch. Shankar
CH. SHANKAR
 SBI PANEL VALUER

3. Guideline rate	Rs. 6,500/- per Sq.yd (approx)
4. Assessed / adopted rate of valuation	Rs. 11,000/- per sq yd
6. Estimated value of land	Rs. 10,19,87,710/-
PART – B (Valuation building)	
1. TECHNICAL DETAILS OF BUILDING	Nil
PART A Land	Rs. 10,19,87,710/-
PART B Building	-
Total	<u>Rs. 10,19,87,710/-</u> Say Rs. 10,20,00,000/-

VALUATION :

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

METHOD OF VALUATION :

The fair market value of the subject property is evaluated by land & building method. The land is evaluated after enquiring with the concern sub registrar office and also locally. It is learnt that the A.P.State Govt. has fixed guideline rate at Rs.6,500/- per Sq.yd. for stamp duty purpose. As per the local enquiries the land rate is ranging from Rs.11,000/- to Rs.12,000/- Per Sq.yd. Considering its position, location, accessibility, demand and other factors, a rate of Rs.11,000/- per Sq.yd is found reasonable and adopted for valuation.

The subject property is located in well developing residential area and very near to ECIL & NFC. Hence the resale ability is good.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition is Rs.10,20,00,000/- (Rupees Ten Crores Twenty Lakhs Only).

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

DECLARATION:

- The information furnished is True and correct to the best of my knowledge and belief
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 13-06-2007 in the presence of as reported Owner representative Sri Ramana Murthy.
- I have not been found guilty of misconduct in my professional capacity.
- Owner ship and other legal aspects are subject to verification of original documents and legal opinion.**

Ch. Shankar 18/06/2007

CH. SHANKAR Ch. Shankar.

SBI PANEL VALUER Approved Valuer

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

Field Officer
Dated :

Manager of the Division / Branch Manager
Dated :

ABSTRACT ESTIMATE

Name of Work : Abstract Estimate for the proposed Group Housing Scheme (Residential Complex)
in Survey No.1/1, 2/1/1 (part) & 191 (Part), Situated at Mallapur Village,
Uppal Mandal, Kapra Municipality, R.R. Dist. A.P.

**Belonging to M/s Alpine Estates represented by its Managing Partner
Mr.Anand S Mehta S/o Sri Suresh U Mehta.**

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	BLOCK - A, I,STILT FLOOR					
1	Earth Work Excavation	23,100.00	C.ft	3.50	C.ft	80,850.00
2	PCC 1:4:8 for sub grades	9,100.00	C.ft	55.00	C.ft	500,500.00
3	Murram Filling	17,000.00	C.ft	4.00	C.ft	68,000.00
4	RCC works including steel reinforcement in cc 1:2:4	31,500.00	C.ft	225.00	C.ft	7,087,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	1,400.00	C.ft	58.00	C.ft	81,200.00
6	I Class Brick masonry in cm 1:5 (4"walls)	250.00	S.ft	28.00	S.ft	7,000.00
7	Plastering in cm 1:3 & 1:6	38,000.00	S.ft	9.00	S.ft	342,000.00
8	Supply & fixing doors a. Teak wood frames with flush shutters	71.50	S.ft	200.00	S.ft	14,300.00
9	Supply & fixing windows (Teak)	73.00	S.ft	475.00	S.ft	34,675.00
10	CC Flooring	24,800.00	S.ft	40.00	S.ft	992,000.00
11	Steel Railing for staircases (3 nos)	600.00	S.ft	65.00	S.ft	39,000.00
12	Ceramic tiles for toilet rooms	300.00	S.ft	60.00	S.ft	18,000.00
13	RCM Shelves	150.00	S.ft	65.00	S.ft	9,750.00
14	Electrical works with best quality fittings	L.S.				250,000.00
15	Sanitary & water supply works	L.S.				250,000.00
16	Painting works with best quality asian paints	L.S.				100,000.00
17	Water sump (20,000 ltrs capacity, RCC)	L.S.				200,000.00
18	Septic Tank with Soap Kit	L.S.				200,000.00
19	Bore well with Pump set (1000' depth)	L.S.				100,000.00
20	6 persons capacity Lift (2 nos)	L.S.				1,000,000.00
21	Transformer (350 KV)	L.S.				750,000.00
22	Elevation works	L.S.				400,000.00
23	Mis.works	L.S.				175,225.00
Total (A)						12,700,000.00

Ch. Shankar
CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II.FIRST FLOOR (A Block, 19 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	20,600.00	C.ft	240.00	C.ft	4,944,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	13,700.00	C.ft	58.00	C.ft	794,600.00
3	I Class Brick masonry in cm 1:5 (4"walls)	24,000.00	S.ft	28.00	S.ft	672,000.00
4	Plastering in cm 1:3 & 1:6	120,000.00	S.ft	9.00	S.ft	1,080,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	432.25	S.ft	550.00	S.ft	237,737.50
	b. Teak wood frames with flush shutters	2307.50	S.ft	200.00	S.ft	461,500.00
	c. French Door	684.00	S.ft	400.00	S.ft	273,600.00
6	Supply & fixing windows (Teak)	2,089.50	S.ft	475.00	S.ft	992,512.50
7	Marble stones / Vertified tiles flooring	17,430.00	S.ft	125.00	S.ft	2,178,750.00
8	Railing for balconies	4,000.00	S.ft	50.00	S.ft	200,000.00
9	Ceramic tiles for toilet rooms and kitchen	9,520.00	S.ft	60.00	S.ft	571,200.00
10	RCM Shelves	5,700.00	S.ft	65.00	S.ft	370,500.00
11	Common area flooring	4,600.00	S.ft	40.00	S.ft	184,000.00
12	First floor lifting charges	L.S.				210,000.00
13	Electrical works with best quality fittings	L.S.				855,000.00
14	Sanitary & water supply works	L.S.				1,140,000.00
15	Painting works with best quality asian paints	L.S.				1,500,000.00
16	Elevation works	L.S.				475,000.00
17	Steel Railing for staircases (3 nos)	L.S.				90,000.00
18	Marble for steps (3 staricases)	L.S.				60,000.00
19	Lift room constreuction (2 nos)	L.S.				50,000.00
20	Interior design works	L.S.				380,000.00
21	Mis.works	L.S.				279,600.00
				Total (II)		18,000,000.00

Ch. Shankar
CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III. SECOND FLOOR (A Block, 19 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	20,600.00	C.ft	240.00	C.ft	4,944,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	13,700.00	C.ft	58.00	C.ft	794,600.00
3	I Class Brick masonry in cm 1:5 (4" walls)	24,000.00	S.ft	28.00	S.ft	672,000.00
4	Plastering in cm 1:3 & 1:6	120,000.00	S.ft	9.00	S.ft	1,080,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	432.25	S.ft	550.00	S.ft	237,737.50
	b. Teak wood frames with flush shutters	2307.50	S.ft	200.00	S.ft	461,500.00
	c. French Door	684.00	S.ft	400.00	S.ft	273,600.00
6	Supply & fixing windows (Teak)	2,089.50	S.ft	475.00	S.ft	992,512.50
7	Marble stones / Vertified tiles flooring	17,430.00	S.ft	125.00	S.ft	2,178,750.00
8	Railing for balconies	4,000.00	S.ft	50.00	S.ft	200,000.00
9	Ceramic tiles for toilet rooms and kitchen	9,520.00	S.ft	60.00	S.ft	571,200.00
10	RCM Shelves	5,700.00	S.ft	65.00	S.ft	370,500.00
11	Common area flooring	4,600.00	S.ft	40.00	S.ft	184,000.00
12	Second floor lifting charges	L.S.				420,000.00
13	Electrical works with best quality fittings	L.S.				855,000.00
14	Sanitary & water supply works	L.S.				1,140,000.00
15	Painting works with best quality asian paints	L.S.				1,500,000.00
16	Elevation works	L.S.				475,000.00
17	Steel Railing for staircases (3 nos)	L.S.				90,000.00
18	Marble for steps (3 staricases)	L.S.				60,000.00
19	Lift room constrction (2 nos)	L.S.				50,000.00
20	Interior design works	L.S.				380,000.00
21	Mis.works	L.S.				269,600.00
				Total (III)		18,200,000.00

Ch. Shankar
CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV. THIRD FLOOR (A Block, 19 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	20,600.00	C.ft	240.00	C.ft	4,944,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	13,700.00	C.ft	58.00	C.ft	794,600.00
3	I Class Brick masonry in cm 1:5 (4" walls)	24,000.00	S.ft	28.00	S.ft	672,000.00
4	Plastering in cm 1:3 & 1:6	120,000.00	S.ft	9.00	S.ft	1,080,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	432.25	S.ft	550.00	S.ft	237,737.50
	b. Teak wood frames with flush shutters	2307.50	S.ft	200.00	S.ft	461,500.00
	c. French Door	684.00	S.ft	400.00	S.ft	273,600.00
6	Supply & fixing windows (Teak)	2,089.50	S.ft	475.00	S.ft	992,512.50
7	Marble stones / Verified tiles flooring	17,430.00	S.ft	125.00	S.ft	2,178,750.00
8	Railing for balconies	4,000.00	S.ft	50.00	S.ft	200,000.00
9	Ceramic tiles for toilet rooms and kitchen	9,520.00	S.ft	60.00	S.ft	571,200.00
10	RCM Shelves	5,700.00	S.ft	65.00	S.ft	370,500.00
11	Common area flooring	4,600.00	S.ft	40.00	S.ft	184,000.00
12	Third floor lifting charges	L.S.				630,000.00
13	Electrical works with best quality fittings	L.S.				855,000.00
14	Sanitary & water supply works	L.S.				1,140,000.00
15	Painting works with best quality asian paints	L.S.				1,500,000.00
16	Elevation works	L.S.				475,000.00
17	Steel Railing for staircases (3 nos)	L.S.				90,000.00
18	Marble for steps (3 staircases)	L.S.				60,000.00
19	Lift room construction (2 nos)	L.S.				50,000.00
20	Interior design works	L.S.				380,000.00
21	Mis. works	L.S.				159,600.00
				Total (IV)		18,300,000.00

Ch. Shankar
 CH. SHANKAR
 SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (A Block, 19 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	20,600.00	C.ft	240.00	C.ft	4,944,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	13,700.00	C.ft	58.00	C.ft	794,600.00
3	I Class Brick masonry in cm 1:5 (4"walls)	24,000.00	S.ft	28.00	S.ft	672,000.00
4	Plastering in cm 1:3 & 1:6	120,000.00	S.ft	9.00	S.ft	1,080,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	432.25	S.ft	550.00	S.ft	237,737.50
	b. Teak wood frames with flush shutters	2307.50	S.ft	200.00	S.ft	461,500.00
	c. French Door	684.00	S.ft	400.00	S.ft	273,600.00
6	Supply & fixing windows (Teak)	2,089.50	S.ft	475.00	S.ft	992,512.50
7	Marble stones / Vertified tiles flooring	17,430.00	S.ft	125.00	S.ft	2,178,750.00
8	Railing for balconies	4,000.00	S.ft	50.00	S.ft	200,000.00
9	Ceramic tiles for toilet rooms and kitchen	9,520.00	S.ft	60.00	S.ft	571,200.00
10	RCM Shelves	5,700.00	S.ft	65.00	S.ft	370,500.00
11	Common area flooring	4,600.00	S.ft	40.00	S.ft	184,000.00
12	Fourth floor lifting charges	L.S.				840,000.00
13	Electrical works with best quality fittings	L.S.				855,000.00
14	Sanitary & water supply works	L.S.				1,140,000.00
15	Painting works with best quality asian paints	L.S.				1,500,000.00
16	Elevation works	L.S.				475,000.00
17	Steel Railing for staircases (3 nos)	L.S.				90,000.00
18	Marble for steps (3 staricases)	L.S.				60,000.00
19	Lift room constrcution (2 nos)	L.S.				50,000.00
20	Interior design works	L.S.				380,000.00
21	Mis.works	L.S.				149,600.00
				Total (V)		18,500,000.00

Ch. Shankar
CH. SHANKAR
 SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	VI. FIFTH FLOOR (A Block, 19 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	20,600.00	C.ft	240.00	C.ft	4,944,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	13,700.00	C.ft	58.00	C.ft	794,600.00
3	I Class Brick masonry in cm 1:5 (4"walls)	24,000.00	S.ft	28.00	S.ft	672,000.00
4	Plastering in cm 1:3 & 1:6	120,000.00	S.ft	9.00	S.ft	1,080,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	432.25	S.ft	550.00	S.ft	237,737.50
	b. Teak wood frames with flush shutters	2307.50	S.ft	200.00	S.ft	461,500.00
	c. French Door	684.00	S.ft	400.00	S.ft	273,600.00
6	Supply & fixing windows (Teak)	2,089.50	S.ft	475.00	S.ft	992,512.50
7	Marble stones / Vertified tiles flooring	17,430.00	S.ft	125.00	S.ft	2,178,750.00
8	Railing for balconies	6,500.00	S.ft	50.00	S.ft	325,000.00
9	Ceramic tiles for toilet rooms and kitchen	9,520.00	S.ft	60.00	S.ft	571,200.00
10	RCM Shelves	5,700.00	S.ft	65.00	S.ft	370,500.00
11	Common area flooring	4,600.00	S.ft	40.00	S.ft	184,000.00
12	Roof flooring	24,500.00	S.ft	40.00	S.ft	980,000.00
13	Fifth floor lifting charges	L.S.				1,050,000.00
14	Electrical works with best quality fittings	L.S.				855,000.00
15	Sanitary & water supply works	L.S.				1,140,000.00
16	Painting works with best quality Asian paints	L.S.				1,500,000.00
17	Elevation works	L.S.				475,000.00
18	Steel Railing for staircases (3 nos)	L.S.				90,000.00
19	Lift room constrction (2 nos)	L.S.				50,000.00
20	Marble for steps (3 staricases)	L.S.				60,000.00
21	Lift / Head room constrcution (2 nos)	L.S.				250,000.00
22	Staircase head room construction (3 nos)	L.S.				375,000.00
23	Interior design works	L.S.				380,000.00
24	Over head tanks (5000 Lts capacity, 3 nos)	L.S.				210,000.00
25	Mis.works	L.S.				199,600.00
				Total (VI)		20,700,000.00

BLOCK-A TOTAL COST

I.Stilt Floor	12,700,000.00
II. First Floor	18,000,000.00
III.Second Floor	18,200,000.00
IV.Third Floor	18,300,000.00
V.Fourth Floor	18,500,000.00
VI.Fifth Floor	20,700,000.00

Total Cost**106,400,000.00**

Ch. Shankar
CH. SHANKAR
 SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	BLOCK - B, I, STILT FLOOR					
1	Earth Work Excavation	36,600.00	C.ft	3.50	C.ft	128,100.00
2	PCC 1:4:8 for sub grades	13,300.00	C.ft	55.00	C.ft	731,500.00
3	Murram Filling	27,000.00	C.ft	4.00	C.ft	108,000.00
4	RCC works including steel reinforcement in cc 1:2:4	46,000.00	C.ft	225.00	C.ft	10,350,000.00
5	I Class Brick masonry in cm 1:6 (9" walls)	2,000.00	C.ft	58.00	C.ft	116,000.00
6	I Class Brick masonry in cm 1:5 (4" walls)	250.00	S.ft	28.00	S.ft	7,000.00
7	Plastering in cm 1:3 & 1:6	45,000.00	S.ft	9.00	S.ft	405,000.00
8	Supply & fixing doors a. Teak wood frames with flush shutters	74.75	S.ft	200.00	S.ft	14,950.00
9	Supply & fixing windows (Teak)	73.00	S.ft	475.00	S.ft	34,675.00
10	CC Flooring	34,900.00	S.ft	40.00	S.ft	1,396,000.00
11	Steel Railing for staircases (6 nos)	1,200.00	S.ft	65.00	S.ft	78,000.00
12	Ceramic tiles for toilet rooms	350.00	S.ft	60.00	S.ft	21,000.00
13	RCM Shelves	150.00	S.ft	65.00	S.ft	9,750.00
14	Electrical works with best quality fittings	L.S.				350,000.00
15	Sanitary & water supply works	L.S.				350,000.00
16	Painting works with best quality asian paints	L.S.				150,000.00
17	Water sump (20,000 ltrs capacity, RCC)	L.S.				200,000.00
18	Septic Tank with Soap Kit	L.S.				200,000.00
19	Bore well with Pump set (1000' depth)	L.S.				100,000.00
20	Lift (3 nos, 6 persons capacity)	L.S.				1,500,000.00
21	Transformer (350 KV)	L.S.				850,000.00
22	Elevation works	L.S.				500,000.00
23	Mis.works	L.S.				200,025.00
Total						17,800,000.00

Ch. Shankar
CH. SHANKAR
 SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IL FIRST FLOOR (B Block, 25 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	26,000.00	C.ft	240.00	C.ft	6,240,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,500.00	C.ft	58.00	C.ft	1,015,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	34,000.00	S.ft	28.00	S.ft	952,000.00
4	Plastering in cm 1:3 & 1:6	159,000.00	S.ft	9.00	S.ft	1,431,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	568.75	S.ft	550.00	S.ft	312,812.50
	b. Teak wood frames with flush shutters	3168.75	S.ft	200.00	S.ft	633,750.00
	c. French Door	900.00	S.ft	400.00	S.ft	360,000.00
6	Supply & fixing windows (Teak)	2,337.50	S.ft	475.00	S.ft	1,110,312.50
7	Marble stones / Vertified tiles flooring	31,250.00	S.ft	125.00	S.ft	3,906,250.00
8	Railing for balconies	5,000.00	S.ft	50.00	S.ft	250,000.00
9	Ceramic tiles for toilet rooms and kitchen	15,000.00	S.ft	60.00	S.ft	900,000.00
10	RCM Shelves	7,500.00	S.ft	65.00	S.ft	487,500.00
11	Common area flooring	6,250.00	S.ft	40.00	S.ft	250,000.00
12	First floor lifting charges	L.S.				300,000.00
13	Electrical works with best quality fittings	L.S.				1,125,000.00
14	Sanitary & water supply works	L.S.				1,500,000.00
15	Painting works with best quality asian paints	L.S.				2,000,000.00
16	Elevation works	L.S.				600,000.00
17	Steel Railing for staircases (6 nos)	L.S.				180,000.00
18	Marble for steps (6 staricases)	L.S.				120,000.00
19	Lift room constrction (3 nos)	L.S.				75,000.00
20	Interior design works	L.S.				500,000.00
21	Mis.works	L.S.				251,375.00
				Total (II)		24,500,000.00

Ch. Shankar
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SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III. SECOND FLOOR (B Block, 25 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	26,000.00	C.ft	240.00	C.ft	6,240,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	17,500.00	C.ft	58.00	C.ft	1,015,000.00
3	I Class Brick masonry in cm 1:5 (4" walls)	34,000.00	S.ft	28.00	S.ft	952,000.00
4	Plastering in cm 1:3 & 1:6	159,000.00	S.ft	9.00	S.ft	1,431,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	568.75	S.ft	550.00	S.ft	312,812.50
	b. Teak wood frames with flush shutters	3168.75	S.ft	200.00	S.ft	633,750.00
	c. French Door	900.00	S.ft	400.00	S.ft	360,000.00
6	Supply & fixing windows (Teak)	2,337.50	S.ft	475.00	S.ft	1,110,312.50
7	Marble stones / Vertified tiles flooring	31,250.00	S.ft	125.00	S.ft	3,906,250.00
8	Railing for balconies	5,000.00	S.ft	50.00	S.ft	250,000.00
9	Ceramic tiles for toilet rooms and kitchen	15,000.00	S.ft	60.00	S.ft	900,000.00
10	RCM Shelves	7,500.00	S.ft	65.00	S.ft	487,500.00
11	Common area flooring	6,250.00	S.ft	40.00	S.ft	250,000.00
12	Second floor lifting charges	L.S.				600,000.00
13	Electrical works with best quality fittings	L.S.				1,125,000.00
14	Sanitary & water supply works	L.S.				1,500,000.00
15	Painting works with best quality asian paints	L.S.				2,000,000.00
16	Elevation works	L.S.				600,000.00
17	Steel Railing for staircases (6 nos)	L.S.				180,000.00
18	Marble for steps (6 staricases)	L.S.				120,000.00
19	Lift room constreuction (3 nos)	L.S.				75,000.00
20	Interior design works	L.S.				500,000.00
21	Mis.works	L.S.				251,375.00
				Total (III)		24,800,000.00

Ch. Shankar
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 SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV. THIRD FLOOR (B Block, 25 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	26,000.00	C.ft	240.00	C.ft	6,240,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,500.00	C.ft	58.00	C.ft	1,015,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	34,000.00	S.ft	28.00	S.ft	952,000.00
4	Plastering in cm 1:3 & 1:6	159,000.00	S.ft	9.00	S.ft	1,431,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	568.75	S.ft	550.00	S.ft	312,812.50
	b. Teak wood frames with flush shutters	3168.75	S.ft	200.00	S.ft	633,750.00
	c. French Door	900.00	S.ft	400.00	S.ft	360,000.00
6	Supply & fixing windows (Teak)	2,337.50	S.ft	475.00	S.ft	1,110,312.50
7	Marble stones / Vertified tiles flooring	31,250.00	S.ft	125.00	S.ft	3,906,250.00
8	Railing for balconies	5,000.00	S.ft	50.00	S.ft	250,000.00
9	Ceramic tiles for toilet rooms and kitchen	15,000.00	S.ft	60.00	S.ft	900,000.00
10	RCM Shelves	7,500.00	S.ft	65.00	S.ft	487,500.00
11	Common area flooring	6,250.00	S.ft	40.00	S.ft	250,000.00
12	Third floor lifting charges	L.S.				900,000.00
13	Electrical works with best quality fittings	L.S.				1,125,000.00
14	Sanitary & water supply works	L.S.				1,500,000.00
15	Painting works with best quality asian paints	L.S.				2,000,000.00
16	Elevation works	L.S.				600,000.00
17	Steel Railing for staircases (6 nos)	L.S.				180,000.00
18	Marble for steps (6 staricases)	L.S.				120,000.00
19	Lift room constrecution (3 nos)	L.S.				75,000.00
20	Interior design works	L.S.				500,000.00
21	Mis.works	L.S.				251,375.00
				Total (IV)		25,100,000.00

Ch. Shankar
CH. SHANKAR
SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (B Block, 25 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	26,000.00	C.ft	240.00	C.ft	6,240,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,500.00	C.ft	58.00	C.ft	1,015,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	34,000.00	S.ft	28.00	S.ft	952,000.00
4	Plastering in cm 1:3 & 1:6	159,000.00	S.ft	9.00	S.ft	1,431,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	568.75	S.ft	550.00	S.ft	312,812.50
	b. Teak wood frames with flush shutters	3168.75	S.ft	200.00	S.ft	633,750.00
	c. French Door	900.00	S.ft	400.00	S.ft	360,000.00
6	Supply & fixing windows (Teak)	2,337.50	S.ft	475.00	S.ft	1,110,312.50
7	Marble stones / Vertified tiles flooring	31,250.00	S.ft	125.00	S.ft	3,906,250.00
8	Railing for balconies	5,000.00	S.ft	50.00	S.ft	250,000.00
9	Ceramic tiles for toilet rooms and kitchen	15,000.00	S.ft	60.00	S.ft	900,000.00
10	RCM Shelves	7,500.00	S.ft	65.00	S.ft	487,500.00
11	Common area flooring	6,250.00	S.ft	40.00	S.ft	250,000.00
12	Fourth floor lifting charges	L.S.				1,200,000.00
13	Electrical works with best quality fittings	L.S.				1,125,000.00
14	Sanitary & water supply works	L.S.				1,500,000.00
15	Painting works with best quality asian paints	L.S.				2,000,000.00
16	Elevation works	L.S.				600,000.00
17	Steel Railing for staircases (6 nos)	L.S.				180,000.00
18	Marble for steps (6 staricases)	L.S.				120,000.00
19	Lift room consttruction (3 nos)	L.S.				75,000.00
20	Interior design works	L.S.				500,000.00
21	Mis.works	L.S.				231,375.00
				Total (IV)		25,400,000.00

Ch. Shankar
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 SBI PANEL VALUER

S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	VI.FIFTH FLOOR (B Block, 25 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	26,000.00	C.ft	240.00	C.ft	6,240,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	17,500.00	C.ft	58.00	C.ft	1,015,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	34,000.00	S.ft	28.00	S.ft	952,000.00
4	Plastering in cm 1:3 & 1:6	159,000.00	S.ft	9.00	S.ft	1,431,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	568.75	S.ft	550.00	S.ft	312,812.50
	b. Teak wood frames with flush shutters	3168.75	S.ft	200.00	S.ft	633,750.00
	c. French Door	900.00	S.ft	400.00	S.ft	360,000.00
6	Supply & fixing windows (Teak)	2,337.50	S.ft	475.00	S.ft	1,110,312.50
7	Marble stones / Vertified tiles flooring	31,250.00	S.ft	125.00	S.ft	3,906,250.00
8	Railing for balconies	7,500.00	S.ft	50.00	S.ft	375,000.00
9	Ceramic tiles for toilet rooms and kitchen	15,000.00	S.ft	60.00	S.ft	900,000.00
10	RCM Shelves	7,500.00	S.ft	65.00	S.ft	487,500.00
11	Common area flooring	6,250.00	S.ft	40.00	S.ft	250,000.00
12	Roof flooring	34,900.00	S.ft	40.00	S.ft	1,396,000.00
13	Fifth floor lifting charges	L.S.				1,500,000.00
14	Electrical works with best quality fittings	L.S.				1,125,000.00
15	Sanitary & water supply works	L.S.				1,500,000.00
16	Painting works with best quality asian paints	L.S.				2,000,000.00
17	Elevation works	L.S.				600,000.00
18	Steel Railing for staircases (6 nos)	L.S.				180,000.00
19	Marble for steps (6 staricases)	L.S.				120,000.00
20	Lift room constrction (3 nos)	L.S.				75,000.00
21	Interior design works	L.S.				500,000.00
22	Over head tank (4 nos)	L.S.				280,000.00
23	Lift / Head room constrction (3 nos)	L.S.				375,000.00
24	Staircase head room construction (6 nos)	L.S.				450,000.00
25	Mis.works	L.S.				125,375.00
				Total (VI)		28,200,000.00

BLOCK-B TOTAL COST

I.Stilt Floor	17,800,000.00
II. First Floor	24,500,000.00
III.Second Floor	24,800,000.00
IV.Third Floor	25,100,000.00
V.Fourth Floor	25,400,000.00
VI.Fifth Floor	28,200,000.00
Total Cost	145,800,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	BLOCK - C, 1STILT FLOOR					
1	Earth Work Excavation in all type of soils	18,450.00	C.ft	3.50	C.ft	64,575.00
2	PCC 1:4:8 for Sub Grades	6,610.00	C.ft	55.00	C.ft	363,550.00
3	Murram Filling	13,600.00	C.ft	4.00	C.ft	54,400.00
4	RCC works including steel reinforcement in cc 1:2:4	24,500.00	C.ft	225.00	C.ft	5,512,500.00
5	I Class Brick masonry in cm 1:6 (9"walls)	1,200.00	C.ft	58.00	C.ft	69,600.00
6	I Class Brick masonry in cm 1:5 (4"walls)	250.00	S.ft	28.00	S.ft	7,000.00
7	Plastering in cm 1:3 & 1:6	23,000.00	S.ft	9.00	S.ft	207,000.00
8	Supply & Fixing Doors a. Teak wood frames with flush shutters	71.50	S.ft	200.00	S.ft	14,300.00
9	Supply & Fixing Windows (Teak)	45.00	S.ft	475.00	S.ft	21,375.00
10	CC Flooring in cm 1:2:4 with fine rendering	17,200.00	S.ft	40.00	S.ft	688,000.00
11	Steel Railing for Staircases (2 nos)	200.00	S.ft	65.00	S.ft	13,000.00
12	Ceramic Tiles for Toilet Rooms	300.00	S.ft	60.00	S.ft	18,000.00
13	RCM Shelves	150.00	S.ft	65.00	S.ft	9,750.00
14	Electrical works with best quality fittings	L.S.				150,000.00
15	Sanitary & Water supply works	L.S.				175,000.00
16	Painting works with best quality Asian paints	L.S.				100,000.00
17	Water sump (20,000 ltrs capacity, RCC)	L.S.				160,000.00
18	Septic Tank with Soap Kit	L.S.				200,000.00
19	Bore well with Pump set (1000' depth)	L.S.				100,000.00
20	6 Persons Capacity Lift (2 nos)	L.S.				1,000,000.00
21	Transformer (350 KV)	L.S.				600,000.00
22	Elevation works	L.S.				300,000.00
23	Mis.works	L.S.				171,950.00
Total (I)						10,000,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	II. FIRST FLOOR (C Block, 12 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	12,800.00	C.ft	240.00	C.ft	3,072,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	8,500.00	C.ft	58.00	C.ft	493,000.00
3	I Class Brick masonry in cm 1:5 (4" walls)	16,200.00	S.ft	28.00	S.ft	453,600.00
4	Plastering in cm 1:3 & 1:6	78,000.00	S.ft	9.00	S.ft	702,000.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	273.00	S.ft	550.00	S.ft	150,150.00
	b. Teak wood frames with flush shutters	1521.00	S.ft	200.00	S.ft	304,200.00
	c. French Door	432.00	S.ft	400.00	S.ft	172,800.00
6	Supply & Fixing Windows (Teak)	1,122.00	S.ft	475.00	S.ft	532,950.00
7	Marble stone / Vertified tiles flooring	15,350.00	S.ft	125.00	S.ft	1,918,750.00
8	Railing for balconies	2,850.00	S.ft	50.00	S.ft	142,500.00
9	Ceramic Tiles for Toilet rooms & Kitchen	7,000.00	S.ft	60.00	S.ft	420,000.00
10	RCM Shelves	3,600.00	S.ft	65.00	S.ft	234,000.00
11	Common Area Flooring	2,780.00	S.ft	40.00	S.ft	111,200.00
12	First Floor Lifting Charges	L.S.				150,000.00
13	Electrical Works with best Quality Fittings	L.S.				540,000.00
14	Sanitary & Water Supply Works	L.S.				720,000.00
15	Painting works with best quality Asian paints	L.S.				1,000,000.00
16	Elevation works	L.S.				350,000.00
17	Steel Railing for Staricases (2 nos)	L.S.				60,000.00
18	Marble for Steps (2 staricases)	L.S.				40,000.00
19	Lift Room Constrecution (2 nos)	L.S.				50,000.00
20	Interior Design works	L.S.				240,000.00
21	Mis.works	L.S.				142,850.00
				Total (II)		12,000,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	III. SECOND FLOOR (C Block, 12 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	12,800.00	C.ft	240.00	C.ft	3,072,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	8,500.00	C.ft	58.00	C.ft	493,000.00
3	I Class Brick masonry in cm 1:5 (4" walls)	16,200.00	S.ft	28.00	S.ft	453,600.00
4	Plastering in cm 1:3 & 1:6	78,000.00	S.ft	9.00	S.ft	702,000.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	273.00	S.ft	550.00	S.ft	150,150.00
	b. Teak wood frames with flush shutters	1521.00	S.ft	200.00	S.ft	304,200.00
	c. French Door	432.00	S.ft	400.00	S.ft	172,800.00
6	Supply & Fixing Windows (Teak)	1,122.00	S.ft	475.00	S.ft	532,950.00
7	Marble stone / Vertified tiles flooring	15,350.00	S.ft	125.00	S.ft	1,918,750.00
8	Railing for Balconies	2,850.00	S.ft	50.00	S.ft	142,500.00
9	Ceramic Tiles for Toilet Rooms and Kitchen	7,000.00	S.ft	60.00	S.ft	420,000.00
10	RCM Shelves	3,600.00	S.ft	65.00	S.ft	234,000.00
11	Common area Flooring	2,780.00	S.ft	40.00	S.ft	111,200.00
12	Second Floor Lifting Charges	L.S.				300,000.00
13	Electrical Works with best quality Fittings	L.S.				540,000.00
14	Sanitary & Water Supply Works	L.S.				720,000.00
15	Painting Works with best quality Asian paints	L.S.				1,000,000.00
16	Elevation Works	L.S.				350,000.00
17	Steel Railing for Staircases (2 Nos)	L.S.				60,000.00
18	Marble for Steps (2 staricases)	L.S.				40,000.00
19	Lift Room Constrcution (2 nos)	L.S.				50,000.00
20	Interior Design Works	L.S.				240,000.00
21	Mis. Works	L.S.				192,850.00
				Total (III)		12,200,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	IV. THIRD FLOOR (C Block, 12 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	12,800.00	C.ft	240.00	C.ft	3,072,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	8,500.00	C.ft	58.00	C.ft	493,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	16,200.00	S.ft	28.00	S.ft	453,600.00
4	Plastering in cm 1:3 & 1:6	78,000.00	S.ft	9.00	S.ft	702,000.00
5	Supply & Fixing Doors					
	a. Teakwood frames & shutters	273.00	S.ft	550.00	S.ft	150,150.00
	b. Teak wood frames with flush shutters	1521.00	S.ft	200.00	S.ft	304,200.00
	c. French Door	432.00	S.ft	400.00	S.ft	172,800.00
6	Supply & Fixing Windows (Teak)	1,122.00	S.ft	475.00	S.ft	532,950.00
7	Marble Stones / Vertified Tiles Flooring	15,350.00	S.ft	125.00	S.ft	1,918,750.00
8	Railing for Balconies	2,850.00	S.ft	50.00	S.ft	142,500.00
9	Ceramic Tiles for Toilet Rooms and Kitchen	7,000.00	S.ft	60.00	S.ft	420,000.00
10	RCM Shelves	3,600.00	S.ft	65.00	S.ft	234,000.00
11	Common area Flooring	2,780.00	S.ft	40.00	S.ft	111,200.00
12	Third Floor Lifting Charges	L.S.				450,000.00
13	Electrical Works with Best Quality Fittings	L.S.				540,000.00
14	Sanitary & Water Supply Works	L.S.				720,000.00
15	Painting works with best quality Asian paints	L.S.				1,000,000.00
16	Elevation works	L.S.				350,000.00
17	Steel Railing for Staircases (2 Nos)	L.S.				60,000.00
18	Marble for Steps (2 staricases)	L.S.				40,000.00
19	Lift Room Constrecution (2 nos)	L.S.				50,000.00
20	Interior Design Works	L.S.				240,000.00
21	Mis.Works	L.S.				142,850.00
				Total (IV)		12,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	V.FOURTH FLOOR (C Block, 12 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	12,800.00	C.ft	240.00	C.ft	3,072,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	8,500.00	C.ft	58.00	C.ft	493,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	16,200.00	S.ft	28.00	S.ft	453,600.00
4	Plastering in cm 1:3 & 1:6	78,000.00	S.ft	9.00	S.ft	702,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	273.00	S.ft	550.00	S.ft	150,150.00
	b. Teak wood frames with flush shutters	1521.00	S.ft	200.00	S.ft	304,200.00
	c. French Door	432.00	S.ft	400.00	S.ft	172,800.00
6	Supply & fixing windows (Teak)	1,122.00	S.ft	475.00	S.ft	532,950.00
7	Marble stone / Vertified tiles flooring	15,350.00	S.ft	125.00	S.ft	1,918,750.00
8	Railing for balconies	2,850.00	S.ft	50.00	S.ft	142,500.00
9	Ceramic tiles for toilet rooms and kitchen	7,000.00	S.ft	60.00	S.ft	420,000.00
10	RCM Shelves	3,600.00	S.ft	65.00	S.ft	234,000.00
11	Common area flooring	2,780.00	S.ft	40.00	S.ft	111,200.00
12	Fourth floor lifting charges	L.S.				580,000.00
13	Electrical works with best quality fittings	L.S.				540,000.00
14	Sanitary & water supply works	L.S.				720,000.00
15	Painting works with best quality Asian paints	L.S.				1,000,000.00
16	Elevation works	L.S.				350,000.00
17	Steel Railing for staircases (2 Nos)	L.S.				60,000.00
18	Marble for steps (2 staricases)	L.S.				40,000.00
19	Lift room constrecution (2 nos)	L.S.				50,000.00
20	Interior design works	L.S.				240,000.00
21	Mis.works	L.S.				112,850.00
				Total (V)		12,400,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
	VL.FIFTH FLOOR (C Block, 12 Flats)					
1	RCC works including steel reinforcement in cc 1:2:4	12,800.00	C.ft	240.00	C.ft	3,072,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	8,500.00	C.ft	58.00	C.ft	493,000.00
3	I Class Brick masonry in cm 1:5 (4"walls)	16,200.00	S.ft	28.00	S.ft	453,600.00
4	Plastering in cm 1:3 & 1:6	78,000.00	S.ft	9.00	S.ft	702,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	273.00	S.ft	550.00	S.ft	150,150.00
	b. Teak wood frames with flush shutters	1521.00	S.ft	200.00	S.ft	304,200.00
	c. French Door	432.00	S.ft	400.00	S.ft	172,800.00
6	Supply & fixing windows (Teak)	1,122.00	S.ft	475.00	S.ft	532,950.00
7	Marble stone / Vertified tiles flooring	15,350.00	S.ft	125.00	S.ft	1,918,750.00
8	Railing for balconies	2,850.00	S.ft	50.00	S.ft	142,500.00
9	Ceramic tiles for toilet rooms and kitchen	7,000.00	S.ft	60.00	S.ft	420,000.00
10	RCM Shelves	3,600.00	S.ft	65.00	S.ft	234,000.00
11	Common area flooring	2,780.00	S.ft	40.00	S.ft	111,200.00
12	Roof flooring	17,200.00	S.ft	40.00	S.ft	688,000.00
13	Fifth floor lifting charges	L.S.				725,000.00
14	Electrical works with best quality fittings	L.S.				540,000.00
15	Sanitary & water supply works	L.S.				720,000.00
16	Painting works with best quality Asian paints	L.S.				1,000,000.00
17	Elevation works	L.S.				350,000.00
18	Steel Railing for staircases (2 Nos)	L.S.				60,000.00
19	Marble for steps (2 staricases)	L.S.				40,000.00
20	Lift room constrction (2 nos)	L.S.				50,000.00
21	Interior design works	L.S.				240,000.00
22	Over head tank (2 nos)	L.S.				140,000.00
23	Lift / Head room constrction (2 nos)	L.S.				250,000.00
24	Staircase head room construction (2 nos)	L.S.				250,000.00
25	Mis.works	L.S.				239,850.00
	Total (V)					14,000,000.00

BLOCK-C TOTAL COST

I.Stilt Floor	10,000,000.00
II. First Floor	12,000,000.00
III.Second Floor	12,200,000.00
IV.Third Floor	12,300,000.00
V.Fourth Floor	12,400,000.00
VL.Fifth Floor	14,000,000.00

Total Cost**72,900,000.00**

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
I. AMENITIES BLOCK (STILT FLOOR)						
1	Earth Work Excavation	2,000.00	C.ft	3.50	C.ft	7,000.00
2	PCC 1:4:8 for sub grades	750.00	C.ft	55.00	C.ft	41,250.00
3	RCC works including steel reinforcement in cc 1:2:4	1,900.00	C.ft	225.00	C.ft	427,500.00
4	I Class Brick masonry in cm 1:6 (9"walls)	440.00	C.ft	58.00	C.ft	25,520.00
5	I Class Brick masonry in cm 1:5 (4"walls)	450.00	S.ft	28.00	S.ft	12,600.00
6	Plastering	4,400.00	S.ft	9.00	S.ft	39,600.00
7	Supply & fixing doors					
	a. Teak wood frames with flush shutters	81.25	S.ft	200.00	S.ft	16,250.00
8	Supply & fixing Windows & Ventilators(Teak)	42.50	S.ft	475.00	S.ft	20,187.50
9	CC Flooring	1,600.00	S.ft	40.00	S.ft	64,000.00
10	RCM Railing for Balconies	200.00	S.ft	65.00	S.ft	13,000.00
11	Ceramic tiles	660.00	S.ft	60.00	S.ft	39,600.00
12	Electrical works	L.S.				60,000.00
13	Sanitary & water supply works	L.S.				75,000.00
14	Painting works	L.S.				30,000.00
15	Marble for steps	L.S.				20,000.00
16	Mis.works	L.S.				38,492.50
Total (I)						930,000.00
S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
II. AMENITIES BLOCK (GROUND FLOOR)						
1	RCC works including steel reinforcement in cc 1:2:4	1,250.00	C.ft	240.00	C.ft	300,000.00
2	I Class Brick masonry in cm 1:6 (9"walls)	1,700.00	C.ft	58.00	C.ft	98,600.00
3	I Class Brick masonry in cm 1:5 (4"walls)	375.00	S.ft	28.00	S.ft	10,500.00
4	Plastering in cm 1:3 & 1:6	8,000.00	S.ft	9.00	S.ft	72,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	64.00	S.ft	550.00	S.ft	35,200.00
	b. Teak wood frames with flush shutters	84.50	S.ft	200.00	S.ft	16,900.00
	c. MS rolling shutters	300.00	S.ft	100.00	S.ft	30,000.00
6	Supply & fixing windows & Vent. (Teak)	313.50	S.ft	475.00	S.ft	148,912.50
7	Marble stone / Vertified tiles flooring	1,560.00	S.ft	125.00	S.ft	195,000.00
8	Railing for staircase	200.00	S.ft	50.00	S.ft	10,000.00
9	Ceramic tiles for toilet rooms	750.00	S.ft	60.00	S.ft	45,000.00
10	First floor lifting charges	L.S.				15,000.00
11	Electrical works	L.S.				60,000.00
12	Sanitary & water supply works	L.S.				75,000.00
13	Painting works (including common areas)	L.S.				75,000.00
14	Elevation works	L.S.				50,000.00
15	Interior design works	L.S.				25,000.00
16	Marble for steps	L.S.				20,000.00
17	Mis.works	L.S.				17,887.50
Total (II)						1,300,000.00

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S.No.	Description of Work	Qty	Unit	Rate	Per	Amount
III.AMENITIES BLOCK (FIRST FLOOR)						
1	RCC works including steel reinforcement in cc 1:2:4	1,250.00	C.ft	240.00	C.ft	300,000.00
2	I Class Brick masonry in cm 1:6 (9" walls)	1,700.00	C.ft	58.00	C.ft	98,600.00
3	I Class Brick masonry in cm 1:5 (4" walls)	375.00	S.ft	28.00	S.ft	10,500.00
4	Plastering in cm 1:3 & 1:6	8,000.00	S.ft	9.00	S.ft	72,000.00
5	Supply & fixing doors					
	a. Teakwood frames & shutters	128.00	S.ft	550.00	S.ft	70,400.00
	b. Teak wood frames with flush shutters	84.50	S.ft	200.00	S.ft	16,900.00
6	Supply & fixing windows & Vent. (Teak)	313.50	S.ft	475.00	S.ft	148,912.50
7	Marble stone / Vertified tiles flooring	1,560.00	S.ft	125.00	S.ft	195,000.00
8	Railing for staircase	200.00	S.ft	50.00	S.ft	10,000.00
9	Ceramic tiles for toilet rooms	750.00	S.ft	60.00	S.ft	45,000.00
10	Roof flooring	1,650.00	S.ft	40.00	S.ft	66,000.00
11	Second floor lifting charges	L.S.				30,000.00
12	Electrical works	L.S.				60,000.00
13	Sanitary & water supply works	L.S.				75,000.00
14	Painting works (including common areas)	L.S.				75,000.00
15	Elevation works	L.S.				50,000.00
16	Interior design works	L.S.				25,000.00
17	Marble for steps	L.S.				20,000.00
18	Head room construction	L.S.				150,000.00
19	Over head tank (3000 Lts capacity, RCC)	L.S.				50,000.00
20	Railing for balconies	L.S.				24,000.00
21	Mis.works	L.S.				57,687.50
Total (III)						1,650,000.00

III. AMENITIES BLOCK TOTAL COST

I.Stilt Floor	930,000.00
II. Ground Floor	1,300,000.00
III.First Floor	1,650,000.00
Total Cost	3,880,000.00

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V.COMMON AREA WORKS & DEVELOPMENT WORKS

1	Construction of compound wall including cost of earth work excavation, sub grades, foundations, basements, super structure with plastering including cost of all materials labour etc., complete. (5'0" ht)	1,975.00 R.ft @ Rs.400/- per R.ft	790,000.00
2	Laying 150 mm thick cc road in 1:2:4 including formation of roads with best quality murrum and consolidation etc., including cost of all materials, labour etc., complete.	94,780.00 Sq.ft @ Rs.80/- per S.ft	7,582,400.00
3	Construction of 50,000 Lts capacity of water sump for storage of Municipal water including cost of all materials labour etc., complete.	L.S.	500,000.00
4	Construction of kurb stones including cost of all materials labour etc., complete.	L.S.	500,000.00
5	Tot lot area works	L.S.	500,000.00
6	Sanitary and water supply works	L.S.	1,000,000.00
7	Electrical works	L.S.	400,000.00
8	Construction of security room	L.S.	500,000.00
9	Supply & fixing Iron gates with ramps	L.S.	50,000.00
10	Mis .works		177,600.00
Total (V)			<u>12,000,000.00</u>

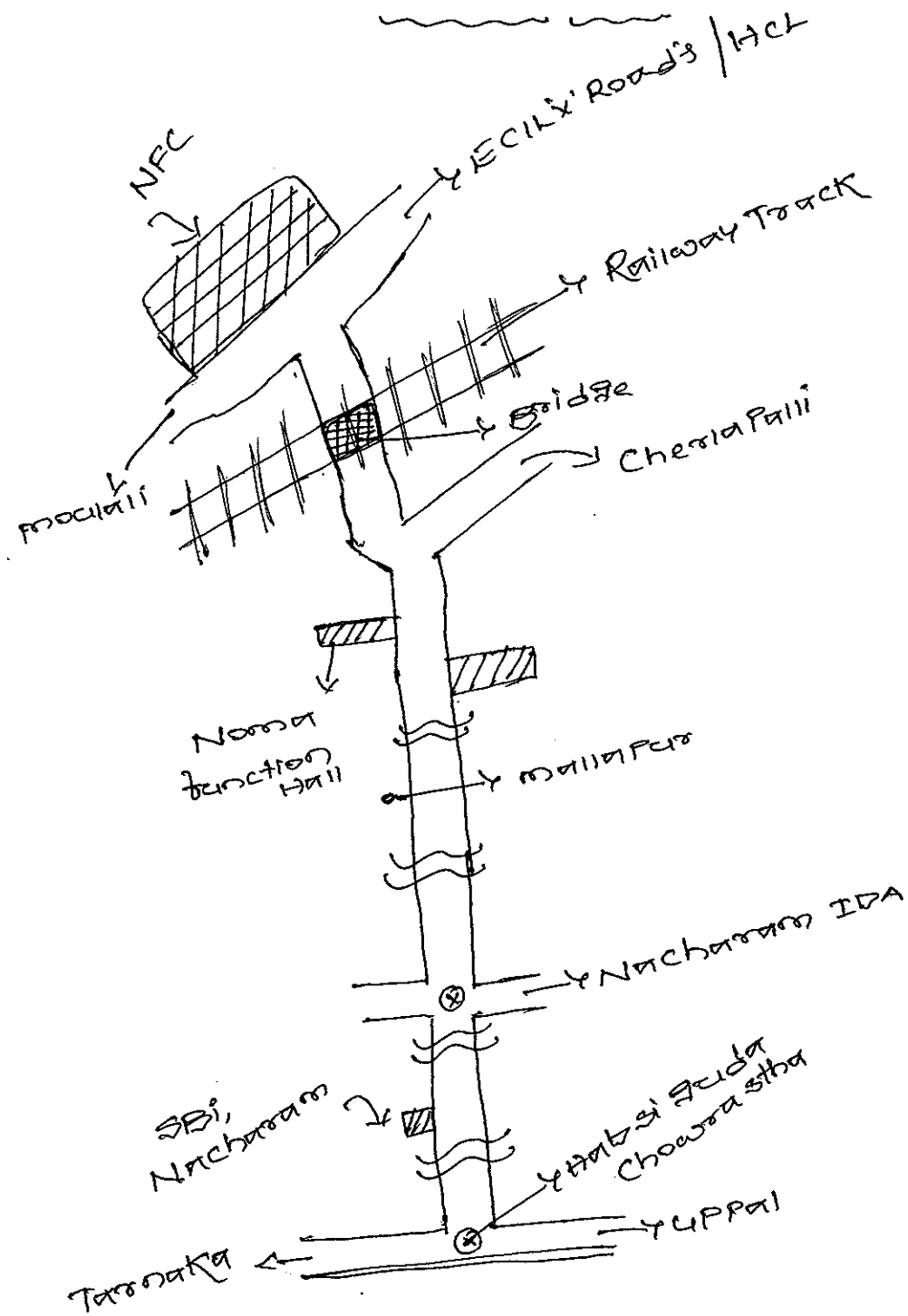
ABSTRACT COST OF THE TOTAL PROJECT (MAY FLOWER HEIGHTS)

I	A-BLOCK	106,400,000.00
II	B-BLOCK	145,800,000.00
III	C-BLOCK	72,900,000.00
IV	AMENITIES BLOCK	3,880,000.00
V	Common area works & Development works	12,000,000.00
	Total Project Cost	<u>340,980,000.00</u>

Say Rs.35,00,00,000/-
(RUPEES THIRTY FIVE CRORES ONLY)

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Location Plan



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SHRI. RAHUL B. MEHTA

ASST. YEAR 2005 - 2006

STATEMENT OF AFFAIRS AS ON 31.03.2005

Liabilities	Amount	Assets	Amount
Mehta Associates & Other Creditors	60696.00	Cash on hand	23835.60
Hari Mehta	4036.00	Canara Bank SB A/c.	30817.63
Shri. Rahul B. Mehta Capital A/c.	1369343.60	PPF A/c.	16600.00
		Nikhil A. Mehta	1900.00
		Mina A. Mehta	14607.20
		Bhavesh V. Mehta & Others A/c. No. 6020	106683.41
		Hariganga Construction & Builders (Co-owner of Property)	44381.74
		Bharat Builders & Tanvinder Kohli (Co-owner of D.V. Colony Property)	40250.00
		Dilpreet Tubes (P) Ltd.	685000.00
		Sudhir Mehta	150000.00
		Dilpreet Tubes (P) Ltd (Shares)	300000.00
	1434075.60		1434075.60
	=====		=====

SHRI. RAHUL B. MEHTA CAPITAL A/C.

Particulars	Amount		Amount
To Advance Tax AY 05-06		By Balance B/fd.	1167159.60
09.09.2004	5100	By Interest	5571.00
14.03.2005	9180	On SB A/c.	57009.00
	14280.00	Dilpreet Tubes (P) Ltd.	
To Profession Tax	1200.00	By Shares in Surplus	11648.00
To TDS-Dilpreet Tubes (Int.)	5764.00	A/c. No. 6020	180000.00
To TDS-Dilpreet Tubes (Sal.)	19380.00	By Salaries from Dilpreet	1540.00
To Provident Fund	12960.00	By IT Refund	
To Balance C/fd.	1369343.60		
	1422927.60		1422927.60
	=====		=====



CERTIFICATE

I, on the basis of relevant information given to me and records produced before me, hereby certified that M/s. Alpine Estates, a partnership firm having its registered office at 5-4-187/3 & 4, II nd Floor, Soham Mansion, M.G. road, Ranigunj, Secunderabad - 500003, have incurred an expenditure aggregating to Rs.8,14,74,870.00 (Rupees Eight crores fourteen lakhs seventy four thousand eight hundred and seventy only) up to 14th September 2007 towards construction of residential apartments called " May Flower Heights" situated at survey no.1/1, 2/1/1,191, Mallapur. Hyderabad.

Break-up of Expenditure Incurred

Land Cost	Rs. 4,85,00,000.00
Reg. charges	Rs. 73,860.00

	Rs.4,85,73,760.00

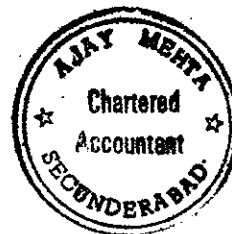
Building Works In Progress upto 31.07.2007

1. Work in Progress upto 31.03.2007	Rs. 31,42,464.00
2. Sanction Fees Paid	Rs. 38,24,996.00
3. Work In Progress from .1.04.2007 to 14.09.2007	Rs. 1,72,21,548.00
4. Advances to Contractors for construction in progress	Rs. 65,88,592.00
5. Site expenses	Rs. 21,23,510.00

	Rs.3,29,01,110.00

	Rs.8,14,74,870.00

Place: Secunderabad.
Date: 14-09-2007



Ajay Mehta
Ajay Mehta
Chartered Accountant
M.No.035449

CERTIFICATE

I, on the basis of relevant information given to me and records produced before me, hereby certified that M/s. Alpine Estates, a partnership firm having its registered office at 5-4-187/3 & 4, II nd Floor, Soham Mansion, M.G. road, Ranigunj, Secunderabad - 500003, have incurred an expenditure aggregating to Rs. **6,90,66,757.00** (Rupees Six Crores Ninety Lakhs Sixty Six Thousand Seven Hundred and fifty Seven Only) up to 31st July 2007 towards its construction of residential apartments called " May Flower Heights" situated at survey no.1/1, 2/1/1,191, Mallapur. Hyderabad.

Break-up of Expenditure Incurred

Land Cost	Rs. 4,85,00,000.00	
Reg. charges	Rs. 73,860.00	

		Rs.4,85,73,760.00

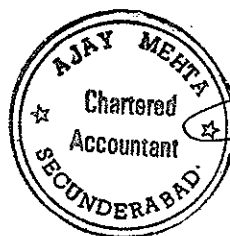
Building Works In Progress upto 31.07.2007

1. Work in Progress upto 31.03.2007	Rs. 3,42,464.00	
2. Sanction Fees Paid	Rs. 38,24,996.00	
3. Work In Progress from .1.04.2007 to 31.07.2007	Rs. 99,63,982.00	
4. Advances to Contractors	Rs. 8,65,739.00	
5. Site expenses	Rs. 9,41,916.00	
6. Advances to Material Suppliers	Rs. 17,53,900.00	

		Rs.2,04,92,997.00

		Rs.6,90,66,757.00

Place: Secunderabad
Date : 01/08/2007



Ajay Mehta
Ajay Mehta
M.No 35449

CERTIFICATE

I, on the basis of relevant information given to me and records produced before me, hereby certified that M/s. Alpine Estates, a partnership firm having its registered office at 5-4-187/3 & 4, II nd Floor, Soham Mansion, M.G. road, Ranigunj, Secunderabad - 500003, have incurred an expenditure aggregating to Rs. **6,90,66,757.00** (Rupees Six Crores Ninety Lakhs Sixty Six Thousand Seven Hundred and fifty Seven Only) up to 31st July 2007 towards its construction of residential apartments called " May Flower Heights" situated at survey no.1/1, 2/1/1,191, Mallapur. Hyderabad.

Break-up of Expenditure Incurred

Land Cost	Rs. 4,85,00,000.00	
Reg. charges	Rs. 73,860.00	

		Rs.4,85,73,760.00

Building Works In Progress upto 31.07.2007

1. Work in Progress upto 31.03.2007	Rs. 3,42,464.00	
2. Sanction Fees Paid	Rs. 38,24,996.00	
3. Work In Progress from .1.04.2007 to 31.07.2007	Rs. 99,63,982.00	
4. Advances to Contractors	Rs. 8,65,739.00	
5. Site expenses	Rs. 9,41,916.00	
6. Advances to Material Suppliers	Rs. 17,53,900.00	

		Rs.2,04,92,997.00

		Rs.6,90,66,757.00

Place: Secunderabad
Date : 01/08/2007.



Ajay Mehta
Ajay Mehta
M.No 35449



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

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

RESOLUTION

Extract from the minutes of the Board Resolution of Modi Properties & Investment Private Limited held at its corporate office Address: 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad – 03 on date 17th July 2007 at time 3.30 P.M.

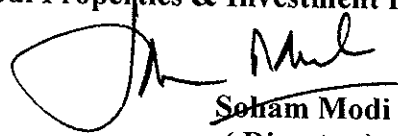
Request Letter No. RM/ME dated 17/07/2007 Received from Alpine Estates, in connection with extending corporate guarantee of the company to the credit facilities extended to M/s. Alpine Estates, 5-4-187/3&4, 2nd Floor, Soham mansion, M.G.Road, Secunderabad – 3 by State Bank of India, Balanagar Branch, to the sum of Rs. 10,00,00,000/- (Rupees ten crores only) was placed before the meeting and after consideration. There of, it was resolved that the company extends corporate guarantee for M/s Alpine Estates.

Further Resolved that Shri Soham Modi , a Director of the company be & is here authorized to Execute the necessary security documents required by the Bank. In this connection the common seal of the Company be affixed wherever necessary in the presence of Shri Gaurang Modi Directors of the Company in terms of Articles of Association of the Company .

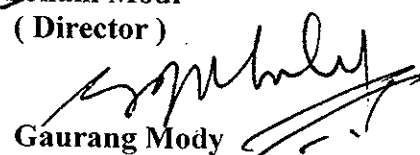
FURTHER RESOLVED that a certified copy of these minutes be forwarded to the State Bank of India, Balanagar Branch for their record and they be requested to act upon.

We the Directors hereby certify that the above written copy is an extract from the minutes of the proceedings to meeting of the Board Directors of the Company held on the 17th July 2007 and is a true and correct copy of the position of the proceedings to which it relates as recorded in the said Minute Book

For Modi Properties & Investment Pvt. Ltd.


Soham Modi
(Director)

Date:


Gaurang Modi
(Director)

CERTIFICATE

We have verified the books of accounts & other records of M/s. Alpine Estates, a partnership firm having its registered office at 5-4-187/3 & 4, IInd Floor, Soham Mansion, M.G.Road, Ranigunj, Secunderabad – 500 003. On the basis of our verification we certify that M/s. Alpine Estates have incurred an expenditure aggregating to Rs 21,52,78,926.00 (Rupees Twenty One Crores Fifty Two Lacs, Seventy Eight Thousand Nine Hundred and Twenty Six Only) upto 20th June, 2008 towards construction of residential apartments called “May Flower Heights” situated at survey No.1/1, 2/1/1, 191, Mallapur, Hyderabad.

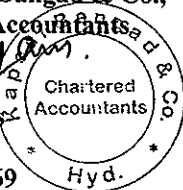
Break-up of Expenditure Incurred

Land Cost	4,85,00,000.00	
Registration Charges	38,88,546.00	
	-----	5,23,88,546.00
Building Works in Progress:		
1. Work in Progress (upto 31-03-2008)	8,68,15,000.00	
2. Sanction Fees Paid	38,24,996.00	
3. Site Expenses	32,59,580.00	
4. Advance to Contractors	30,86,758.00	
5. Work in Progress (1-4-2008 to 20-06-2008)	6,59,04,046.00	
	-----	16,28,90,380.00

		<u>21,52,78,926.00</u>

For Kapasi Bangad & Co.,
Chartered Accountants

Shyam Vyas
Partner
M.No.210769



Place: Hyderabad
Date: July 10th 2008.

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

6/5/19/6/10/100-
S. Mehta
Suresh U Mehta
Sof

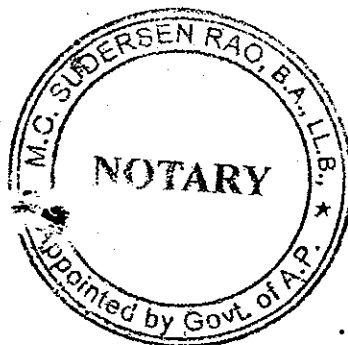
LEELA G CHIMABEG
STAMP VENDOR
N. 102/200-
5-4-76/A, Lohar, Banigum
SECUNDERABAD-500 00

AFFIDAVIT

I, Anand S Mehta, Son of Shri Suresh U Mehta, aged 30 years, Occupation : Business. Resident of Plot No.21, Bapu Bagh Colony, 2nd Floor, Secunderabad, do hereby solemnly affirm and declare on oath as follows:

- That the State Bank of India, a Bank established under State Bank of India Act, 1955 having its branch at Balanagar, hereinafter referred to as Bank) has at my request granted and /or agreed to grant credit facility(ies) to the borrower M/s. Alpine Estates (name of the borrower), inter alia, against my guarantee and hence this affidavit is being sworn by me to satisfy the Bank about my worth / financial position.
- That following are my statement / details of assets and liabilities as on 31/03/2006.

Anand Mehta



ATTESTED

M.C. Sudersen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PH: 27506634

LIQUID ASSETS AS ON 31.03.2006

Particulars	Description	Amount	If encumbered to what extent
Loans & Advances			
Cash on hand		19,57,088	
Bank	SB A/c.	15,974	
Bank	PPF A/c.	2,28,432	
		25,600	
	Total:	22,27,094	

GOVERNMENT SECURITIES : Nil
(PLEASE GIVE FULL DETAILS)

SHARES : Nil
(PLEASE GIVE FULL DETAILS)

LIFE INSURANCE POLICIES : Nil
(PLEASE FURNISH THE SURRENDER VALUE)

POLICY NOS. : Nil

JEWELLERY : Nil

INVESTMENT IN BUSINESS IN ASSOCIATE FIRM, IF ANY : Nil

TOTAL ASSETS : Rs. 52,97,094

LIABILITIES
Particulars

i) Borrowings from Banks : Nil
ii) Borrowings from Market : Nil
iii) Borrowings from other sources : Nil
iv) Assumed indirect liability : Nil

Net worth (Assets - Liabilities) : Rs. 52,97,094

INCOME PER MONTH : Rs. 35,000/- per month

That I undertake and declare further to notify to the State Bank of India, R& D branch, Balanagar any change, whether by way of increase or diminution, in the assets / liabilities as detailed above every year by 31st March.

That the Statements/declaration made in this affidavit in paragraphs 1 to 3 above are true to my knowledge.

DEPONENT :

Date:

Deponent is identified by:



ATTESTED

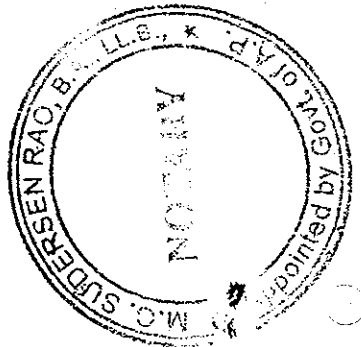
M.C. Suddarisen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PH: 2750663

23/6.07

DETAILS OF IMMOVABLE PROPERTIES

	Place(s) where land(s) or building(s) is/are situated	Ancestral or self acquired belonging in individual name / in joint names (if ancestral / joint names, specify share thereof)	If encumbered to what extent	Extent of land in acres	Market value in Rupees	Whether Any case / suit before any competent court authority in respect of the immovable property is pending	Whether agricultural or non agricultural and whether comes in ceiling area
1	Shop No.5-5-10, Ranigunj, Secunderabad - 500 003.	Self acquired	No encumbrance	400 sft	Rs. 24,00,000/-	No	Commercial Complex
2	Premises No. 103 in Hariganga Complex, 5-5-54, Ranigunj, Secunderabad - 500 003	Self acquired and co-owned having 1/8th share	No encumbrance	800 sft	Rs. 4,00,000/-	No	Commercial Complex
3	Flat in Gagan Paradise Complex, D.V. Colony, Secunderabad-500 003	Self acquired and co-owned having 1/8th share	No encumbrance	1800 sft	Rs. 2,70,000/-	No	Residential
			Total		Rs. 30,70,000/-		

Handwritten signature



ATTESTED

Handwritten signature
M.C. Sudarshan Rao
 B.A., LL.B.
 ADVOCATE & NOTARY
 SITA RAMANUJ
 SECUNDERABAD
 PH: 27506634

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

6/55 19/6/07 100=
Sold to Soham Modi
By Satish Modi
For Whom Self

Sec

LEELA G CHIMALGI
STAMP VENDOR

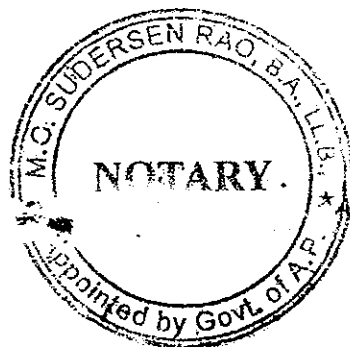
5-4-76/A, (Cellar, Ranigummi)
SECUNDERABAD-500 001

AFFIDAVIT

I, Soham Modi, Son of Shri Satish Modi, aged 37 years, Occupation : Business, Resident of Plot No.280, Road No. 25, Jubilee Hills, Hyderabad, do hereby solemnly affirm and declare on oath as follows:

1. That the State Bank of India, a Bank established under State Bank of India Act, 1955 having its branch at Balanagar, hereinafter referred to as Bank) has at my request granted and /or agreed to grant credit facility(ies) to the borrower M/s. Alpine Estates (name of the borrower), inter alia, against my guarantee and hence this affidavit is being sworn by me to satisfy the Bank about my worth / financial position.
2. That following are my statement / details of assets and liabilities as on 31/03/2006.

[Signature]



ATTESTED

[Signature]
M.C. Sudersen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PIN: 2750447

LIST OF IMMOVABLE PROPERTIES

	Place(s) where land(s) or building(s) is/are situated	Ancestral or self acquired belonging in individual name / in joint names (if ancestral / joint names, specify share thereof)	If encumbered to what extent	Extent of land in acres	Market value in Rupees	Whether Any case / suit before any competent court authority in respect of the immovable property is pending	Whether agricultural or non agricultural and whether comes in ceiling area
1	House on Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad	Self Acquired	ICICI Loan Rs. 73,82,117	550 Sq. yds Builtup 2,750 sft.	Rs. 2,30,00,000	No	Residential
2	Premises No. 5-4-187/3&4/B, Soham Mansion, M.G. Road, Secunderabad	Self Acquired	No encumbrance	2,400 sft	Rs. 24,00,000/-	No	Commercial Complex
3	Premises No. 1-1072/2/3, Modi House, Begumpet, Hyderabad.	Self Acquired	SBI Loan Rs. 20,22,488	550 sft	Rs. 25,00,000/-	No	Commercial Complex
			Total		Rs. 2,79,00,000/-		

John Doe



ATTESTED

M.C. Sudersen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PH: 27506634

LIQUID ASSETS AS ON 31.03.2006

Particulars	Description	Amount	If encumbered to what extent
Cash on hand		63,926	
Bank	SB A/c.	12,41,062	
Loans & Advances		368,02,223	
Other Receivables		1,10,179	
	Total:	3,82,17,390	

GOVERNMENT SECURITIES : Nil
(PLEASE GIVE FULL DETAILS)

SHARES : Modi Properties & Investments Pvt. Ltd., Rs. 8,91,000
(PLEASE GIVE FULL DETAILS) Modi Housing Pvt. Ltd., Rs. 98,000
Rs. 9,89,000

LIFE INSURANCE POLICIES : Nil
(PLEASE FURNISH THE SURRENDER VALUE)

POLICY NOS. : Nil

JEWELLERY : Rs. 59,000

INVESTMENT IN BUSINESS :
IN ASSOCIATE FIRM, IF ANY : Jade Estates : Rs. 27,50,000

TOTAL ASSETS : Rs. 6,55,05,390

LIABILITIES

Particulars

i) Borrowings from Banks : Rs. 94,04,606
ii) Borrowings from Market : Nil
iii) Borrowings from other sources : Rs. 1,68,28,659
iv) Assumed indirect liability : Nil

Nil

Rs. 2,62,33,265

Net worth (Assets – Liabilities) : Rs. 3,92,72,125

INCOME PER MONTH : Rs. 40,000/- per month

That I undertake and declare further to notify to the State Bank of India, R & D branch, Balanagar any change, whether by way of increase or diminution, in the assets / liabilities as detailed above every year by 31st March.

That the Statements/declaration made in this affidavit in paragraphs 1 to 3 above are true to my knowledge.

DEPONENT :

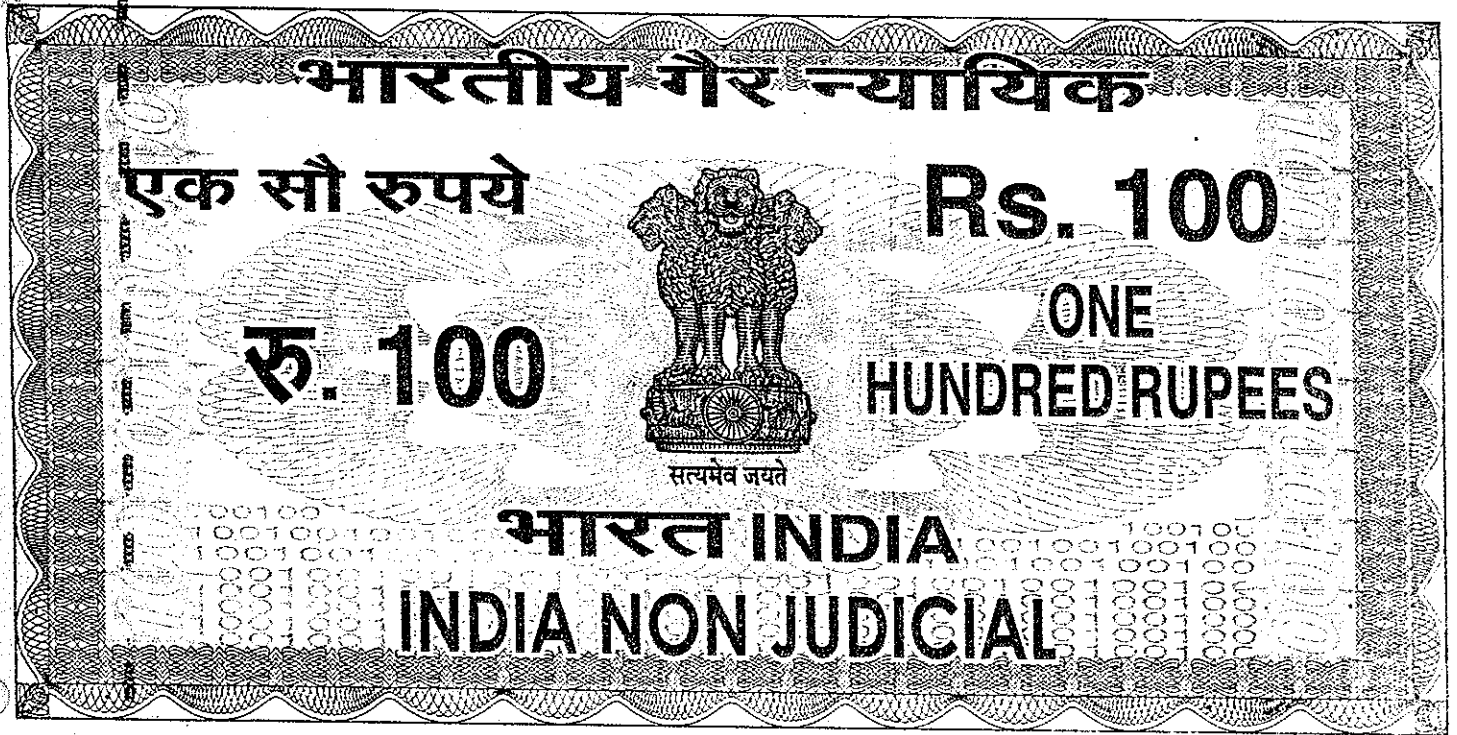
Date:

Deponent is identified by:



ATTESTED

M.C. Sudersen Rao
S.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PH: 2750A634



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH M. Saritha Devi 943139
No. 14862 Date 22-6-07 100/- M. SARITHA DEVI
SOLD TO K. Sridharan ah wyl STAMP VENDOR
No. 1/2005, Ph: 040-23759009
for whom K. V. S. Reddy Ameerpet, Hyderabad-

AFFIDAVIT

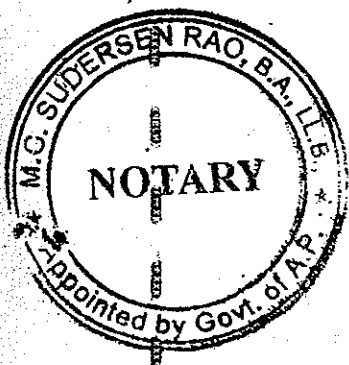
I, Kalicheti Sridevi W/o. K.V.S.Reddy aged about 29 years (Place of Birth: Hubli, Karnataka . State) by occupation : Business resident of Flat No.502, Vasavi Homes, Umanagar, Begumpet, Hyderabad. A.P. (Telephone No.23747572) hereby solemnly affirm and declare on oath as follows:

1. That the State Bank of India, a Bank established under State Bank of India Act, 1955 having its Branch at Balanagar (hereinafter referred to as Bank) has at my request granted / agreed to grant credit facilities to the borrower M/s. ALPINE ESTATES, HYDERABAD, against my guarantee and hence, this affidavit is being sworn by me to satisfy the Bank about my worth / financial position.
2. That the following are my statement / details of Assets & Liabilities as on

Reddy

ATTESTED

M.C. Sudersen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PH: 2330663



a. DETAILS OF IMMOVABLE PROPERTIES:

Place where land/ Building is are Situatied	Ancestral of Self required	If Encumbered to what extent	Extent of land	Market Value Rs.	Whether any Case suit Before any Court Authority	Whether agri- cultural/Non agricultural and whether comes ceiling are
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. House plot at Sanatnagar, Hyderabad Bearing H.No..	Self		1196 Sq.yds	73.00 Lacs	---	
2. House at Bowenpally, Secunderabad,	Self		302 Sq.Yds	40.00 lacs		
3. ½ Share in Flat No.502 Vasavi Homes, Umanagar, Begumpet.	Self		2300 sq.ft	30.00Lacs		

a. LIQUID ASSETS:

Particulars	Amount (in rupees)	If Encumbered, to what extent.
i) Cash	40,000	
ii) Bank	1,00,000	
iii) Government Securities (give details)	nil	
iv) Share (give details) (Investments in firms as a partner)	30,00,000	
v) LIC Policies (Surrender Value)	nil	
vi) Jewellery	2,50,000	
vii) Income Per Month	40,000	

Reddy

ATTESTED

M.C. Sudersen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PH: 27506634.

