

May 31, 2013

Dear Customer:

Please find hereunder the status of Hill County project since my last communication:

I Highlights:

- The Completion of apartment complex is at brisk pace. As on date, 342 flats are ready for delivery
- The Railway over bridge connecting Kukatpally and Hitech City was finally inaugurated on May 18, 2013 (Picture attached below). This will be an added advantage to the Hill County Residents to access Hitech City / Gachibowli / Airport much faster



- The long pending issue of re-carpeting the Nizampet road is also underway as a result of continuous follow up by the Hill County management and Residents with HMDA



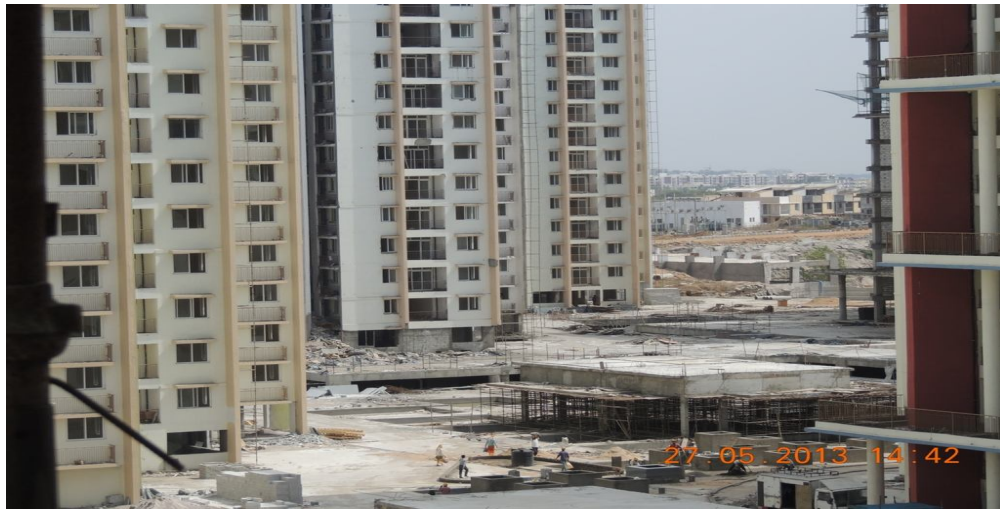
- HMDA officials have visited Hill County in April, 2013 and have done a detailed inspection towards the release of Mortgaged units and the approval of the final layout. This process is expected to be Completed in the near term

(A) Progress in Apartment Towers :

- 7 towers (*Mussoorie, Nainital, Khandala, Darjeeling, Dalhousie, Shimla & Ooty*) covering 342 Flats are ready for delivery. The respective owners have been informed about the readiness of the unit and the inspection by the owners is moving as an ongoing process. Fifty two units have been delivered to individual owners as on date. Out of the 7 towers, Final finishing works of *Dalhousie, Shimla & Ooty* are nearing completion and scheduled to be handed over commencing end of June, 2013



- Finishing works in another 2 towers (*Munnar and Manali*) is in advanced stage of completion and scheduled to be handed over commencing end of July, 2013
- In *Kodai and Coonoor*, the structure, masonry and plastering works are in progress and we are expecting to handover these towers by end of August, 2013
- Environmental Deck landscaping work has commenced in phase I Tower area and is expected to be completed by mid July, 2013



- In *Nainital* there are 4 lifts. 1 Lift is already commissioned. 2 lifts would be commissioned by June, 2013. The 4th lift would be commissioned by July 15, 2013
- In *Dalhousie, Shimla & Ooty*, there are 2 lifts in each tower and 1 lift is already commissioned. The 2nd lift in each of the towers would be commissioned by July, 2013
- In *Munnar and Manali*, there are 2 lifts each and 1 lift would be operational by July 31, 2013. The 2nd lift in each of the towers would be commissioned by August 31, 2013
- In *Kodai and Coonoor* due to the delayed start of the construction work the order for the lifts were placed afterwards. In these 2 towers out of 2 lifts in each tower 1 lift in each tower would be operational by August 31, 2013. The 2nd lift for both the towers would be commissioned by September 30, 2013



- Plumbing works are in progress in 11 towers. Internal Water pipeline works have been completed for around 690 units
- Fire fighting works in Phase II towers viz. (*Dalhousie, Shimla & Ooty*) are nearing completion stage
- Gas line works have been completed in Phase I towers i.e. *Mussoorie, Khandala, Darjeeling* and *Nainital* and remaining 5 towers is in progress. The Gas line works for the balance 2 towers would be completed along with the internal finishes of the apartments

The summary of apartment progress is given below:

| Apartment Tower | Structure | | Super Structure (Masonry) | | Super Structure (Plastering) | |
|-------------------|-------------|-------------|---------------------------|-------------|------------------------------|--------------|
| | Feb' 13 | May' 13 | Feb' 13 | May' 13 | Feb' 13 | May' 13 |
| Mussoorie | 100% | 100% | 100% | 100% | 100% | 100% |
| Nainital | 100% | 100% | 100% | 100% | 100% | 100% |
| Darjeeling | 100% | 100% | 100% | 100% | 100% | 100% |
| Khandala | 100% | 100% | 100% | 100% | 100% | 100% |
| Dalhousie | 100% | 100% | 98% | 100% | 95% | 98.5% |
| Shimla | 100% | 100% | 99% | 100% | 98% | 99.5% |
| Ooty | 100% | 100% | 99% | 100% | 98% | 99.5% |
| Munnar | 97% | 99% | 92% | 97% | 90% | 93% |
| Manali | 92% | 99% | 80% | 84% | 60% | 64% |
| Kodai | 88% | 90% | 75% | 80% | 30% | 54% |
| Coonoor | 70% | 77% | 25% | 40% | 15% | 25% |

(B) Progress on Independent Houses :

- We have completed 285 units and the same have been inspected and ready to be delivered/occupied. Out of the 284 units that have been sold, 204 units have been handed over to individual owners and we have intimated all the other customers to come and take the handover of their Units. The stage wise completion status and delivery of independent houses is given below:

| Stage | Total No of Units | Completed & Inspected by SGS | Delivered |
|---------------------------------|-------------------|------------------------------|------------|
| Stage 1 (H. No's 55 to 116) | 62 | 62 | 46 |
| Stage 2 (H. No's 232 to 325) | 94 | 94 | 79 |
| Stage 3 (H. No's 117 to 168) | 52 | 51 | 31 |
| Stage 4 (H. No's 169 to 231) | 63 | 60 | 43 |
| Stage 5 (H. No's 1 to 54 & 15A) | 55 | 18 | 5 |
| Total | 326 | 285 | 204 |

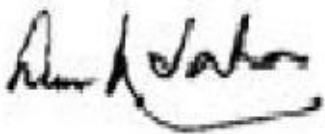
(C) **Infrastructure** :

- Power: The Final orders were issued by the department on May 10th 2013 for laying the overhead lines to the sub-station. The overhead lines works has commenced and is expected to be completed shortly
- Permanent Club House: 98% of the structural works have been completed on the Permanent Club House and the Masonry & Plastering works are under progress. Club House Interiors concepts and designs are finalized and expect to start the interior works by 1st week of June, 2013. Also the ground works on the Swimming pool is in progress
- Sewerage: Permanent Sewage Treatment Plant works have been commissioned. Apart from the forgoing permanent STP, three mobile STP's have been installed and are already operational. External drainage, sewerage and water line works are in progress and will be completed by end of June, 2013
- Temple & Cricket Ground: Ground formation work is completed. We are waiting for the NOC to commence the structural works. Cricket base ground is ready, pitch preparedness and finishing works to be commence shortly after compaction

(D) **Other Important Updates**:

- Appeals in National Consumer Disputes Redressal Commission: Hearing in the 66 cases appealed by MPL before the National Consumer Commission was held on 22nd May 2013 and orders in the 66 cases is reserved by the National Consumer Commission

With Best Regards,



Arun K Saha
Chairman
Maytas Properties Ltd