

PROFILE OF M/S.SATYA BUILDERS



M/s. Satya Builders established as a partnership firm and registered on dt.24th May, 2010 with two partners named as Mr.Botcha Shivaji Ganesh and Mrs.Botcha Swathi with an intention to construct residential apartments. The firm is having registered office at MIG-II-121, Phase-2, Vuda Colony, Cantonment, Vizianagaram and the firm is having office at 60 feet main road, Pradeep Nagar, Vizianagaram.

The Profile of the Partners of the Firm:

Botcha Shivaji Ganesh

Mr.Botcha Shivaji Ganesh, an optimist, is having the vast experience in construction field over a period of a decade. His concern is highly motivated and well trained staff who provides exceptionally attentive, personalized and warm service.

Mr.Botcha Shivaji has started his business carrier as a civil contractor in Vizianagaram in the year 2005 has done number of government and private contracts in and around Vizianagaram. ~~He got an ancestral property of 10000 sars of area and located at Pradeep Nagar which is one of the prominent place of Vizianagaram city.~~ He stepped into the business of construction of residential flats in the year 2010-11 at his own site

Botcha Swathi

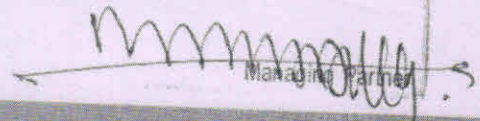
Botcha Swathi is the wife of Botcha Shivaji is having an experience in the field of trading. She joined as a partner of M/s.Satya Builders. She is an active partner and looking the day to day activities of the firm.

Experience of M/s.Satya Builders

The firm had commenced construction of 45 number of residential flats named as "Satya Green County" at Vizianagaram in the year 2011-12 and completed the project in the year 2013-14. The second venture of the firm was construction of 99 numbers of two bed room residential apartments at Vizianagara,m commenced in the month of April, 2013 named as "Satya Green Heights" and completed in the year 2015-16. The firm had commenced the third venture of construction of 15 three bed room residential flats named as "Satya Sadan" in the same year and successfully completed.

The firm has extended its construction operations to Visakhapatnam and commenced construction of residential apartment having 10 residential flats having 1825 sft of each at the prime location at Ram Nagar of Visakhapatnam city named as "Usha Grand" in the year 2014-15. The flats are constructed with high quality specifications and standards and attracted the high profile customers at Visakhapatnam and the venture is completed in the year 2015-16.

For SATYA BUILDERS


Managing Partner

The recent construction of residential flats in the name of "Satya Annapurna Heights" had commenced construction of 15 residential flat in the year 2017 and another project of "Satya Samruddhi" had commenced in the same year 2017 with 25 residential flats. The constructions of both the ventures are completed in the year 2019-20.

Details of Projects Completed by M/s.Satya Builders

M/s.Satya Builders has so far completed construction of six residential apartments, the total construction Sq.feet is 2,45,000. The details of completed projects are given below:

Sl.No.	Name of the Project	Address	Total Square feet	No of Flats	Project Duration
1	Satya Green County	Pradeep Nagar, Vizianagaram	45000	45	2011-13
2	Satya Green Heights	Pradeep Nagar, Vizianagaram	105000	99	2013-16
3	Satya Sadan	Pradeep Nagar, Vizianagaram	20000	15	2013-15
4	Usha Grand	Factor Layout, Ramnagar, Visakhapatnam	20000	10	2013-15
5	Satya Annapurna Heights	Ring Road, Vizianagaram	20000	15	2017-19
6	Satya Samruddi	Pradeep Nagar, Vizianagaram	35000	25	2018-20
	TOTAL		245000	209	

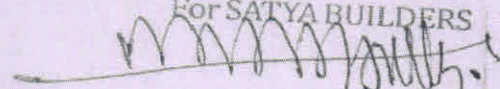
The main strength of the firm is planning, execution and completion of the projects within time. The customer base of the firm is very high. The sale of the residential projects are completed before completion of construction of projects. The firm has created its brand in Vizianagaram city. With this encouragement the has commenced one more big project with name of "Satya Green Towers" in Vizianagaram City.

About New Project:

Apart from the above projects, a new venture named "Satya Green Towers" consists of 85 residential flats commenced in the month of March, 2020. The new venture is located at middle of the Vizianagaram city and which is far way of 200 meter of Vizianagaram RTC Complex and very nearer to Vizianagaram Railway Station. The demand of residential apartments in the said locality is very high. The project is already got approval of VMRDA vide B.A File No./Permit No. 1093/0454/B/VZM/TEM/2019 and got RERA approval vide RERA approval no.P02280160693.

The project is constructing on the land admeasuring 5300 Square Yards on development basis with share of 65:35. The project is consisting of 3 Blocks i.e A Block, B Block and C Block. A Block consists of 40 flats, B Block consists of 40 flats and C Block consists of 5 flat. The total number of flats are 85 out of which developer share (Satya Builders) is 55 flats and remaining 30 flats are belongs to Land Lord.

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Managing Partner

Block	Flat No.	Area in Sq.ft	BHK	Block	Flat No.	Area in Sq.ft	BHK	Block	Flat No.	Area in Sq.ft	BHK	Total Salable Sq.Ft
A Block	101	1410	3 BHK	B Block	109	1410	3 BHK	C Block	117	2175	3 BHK	
	102	1410	3 BHK		110	1000	2 BHK		217	2175	2 BHK	
	103	1410	3 BHK		111	1000	2 BHK		317	2175	2 BHK	
	104	1410	3 BHK		112	1410	3 BHK		417	2175	3 BHK	
	105	1410	3 BHK		113	1410	3 BHK		517	2175	3 BHK	
	106	1325	3 BHK		114	1060	2 BHK					
	107	1325	3 BHK		115	1060	2 BHK					
	108	1410	3 BHK		116	1410	3 BHK					
	201	1410	3 BHK		209	1410	3 BHK					
	202	1410	3 BHK		210	1000	2 BHK					
	203	1410	3 BHK		211	1000	2 BHK					
	204	1410	3 BHK		212	1410	3 BHK					
	205	1410	3 BHK		213	1410	3 BHK					
	206	1325	3 BHK		214	1060	2 BHK					
	207	1325	3 BHK		215	1060	2 BHK					
	208	1410	3 BHK		216	1410	3 BHK					
	301	1410	3 BHK		309	1410	3 BHK					
	302	1410	3 BHK		310	1000	2 BHK					
	303	1410	3 BHK		311	1000	2 BHK					
	304	1410	3 BHK		312	1410	3 BHK					
	305	1410	3 BHK		313	1410	3 BHK					
	306	1325	3 BHK		314	1060	2 BHK					
	307	1325	3 BHK		315	1060	2 BHK					
	308	1410	3 BHK		316	1410	3 BHK					
	401	1410	3 BHK		409	1410	3 BHK					
	402	1410	3 BHK		410	1000	2 BHK					
	403	1410	3 BHK		411	1000	2 BHK					
	404	1410	3 BHK		412	1410	3 BHK					
	405	1410	3 BHK		413	1410	3 BHK					
	406	1325	3 BHK		414	1060	2 BHK					
	407	1325	3 BHK		415	1060	2 BHK					
	408	1410	3 BHK		416	1410	3 BHK					
	501	1410	3 BHK		509	1410	3 BHK					
	502	1410	3 BHK		510	1000	2 BHK					
	503	1410	3 BHK		511	1000	2 BHK					
	504	1410	3 BHK		512	1410	3 BHK					
	505	1410	3 BHK		513	1410	3 BHK					
	506	1325	3 BHK		514	1060	2 BHK					
	507	1325	3 BHK		515	1060	2 BHK					
	508	1410	3 BHK		516	1410	3 BHK					

For SATYA BUILDERS

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Managing Partner

Total Salable area in A Block 55,550 sft, B Block 48,800 sft and C Block 10,875 sft. Total 1,15,225

Details of Present Status of the project:

The construction is commenced in the month of March, 2020. The project is constructing in 3 blocks. In "A Block" consists of 40 flats, "B Block" consists of 40 flats and "C Block" consist of 5 Flats. The footings work is going on for B-Block, The columns for first slab is completed for C-Block and "A Block work is yet to be commenced.

Expected Date of Completion of construction:

As per VMRDS Plan approval: 13.12.2022. As per Management: The construction will be expected to be completed on or before 13.12.2020.

Details of Collateral Security offered:

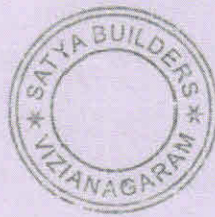
The following vacant residential land will be offered as a collateral security towards proposed project finance from Bank of Baroda.

D.No.8-18/1-108 Lane, Survey Number 53/3 Part, Plot No.4,5,6,7,8, 9,10,13,14,15 in I Block, Plot No.17,18,19 in J Block, Plot No.13,14,15, 18 in L Block, Botcha Appalanaidu Layout, Pradeep Nagar, Vizianagaram. (RLP.No.68/1988) admeasuring at 5238 Sq.Yards, present market value of Rs.10.20 crores.

Details of Mortgaged Flats of present project Satya Green Towers to VMRDA, Visakhapatnam.

The firm has mortgaged the following flats to VMRDA, Visakhapatnam

Sl.No	Block	Floor	Flat Numbers	Sq. Feet
1	"A-Block	4 th Floor	501 to 508 (Total 8 Flats	8849.00
2	"B-Block	4 th Floor	511 to 5012 (Total 2 Flats	1927.89
	Total		10 Flats	10776.89



For M/s.Satya Builders

(Botcha Shivaji Ganesh)
Managing Partner