

o/c

Dt.07.08.2012.

From:  
Paramount Estates,  
5-4-187/3&4, II Floor,  
Soham Mansion,  
M. G. Road,  
Secunderabad - 500 003.

To  
The Secretary,  
Nagaram Grampanchayat,  
Nagaram Village,  
Keesara Mandal,  
Ranga Reddy District.

Dear Sir,

**Sub: Submission of mortgage affidavit and other documents/papers**  
**Ref: HMDA file No. 15238/P4/Pig/HMDA/2008 dated 18.04.2012**

We have applied to HMDA for building permission in Sy. No. 233 (P), Nagaram Village, Keesara Mandal, Ranga Reddy District to construct residential apartments. HMDA has approved the same vide file No.15238/P4/Pig/HMDA/2008 dated 18.04.2012 and forwarded to you for necessary sanction and release.

We have not received any communication from you in this regard. We have waited three months but there is no communication from you. Due to the delay in releasing the approved plans we have approached Hon'ble High Court and filed a writ petition.

In reply to our writ petition you have filed a counter. In that you have stated that we have never approached you and have not shown the proposed site, also not submitted the required documents. Please note that we have shown the proposed site to the Village Secretary and to the Sarpanch on 17<sup>th</sup> July 2012 around 12.30 noon.

Please find enclosed here with the following documents/papers.

1. Xerox copies of title documents
2. Affidavit duly notarized for mortgage of 10% built up area as per rule 20(a) of G. O. Ms. No. 86 M.A dated 03.03.2006.
3. Xerox copy of NOC from RDO regarding conversion of land from agriculture to Non-agriculture purpose.

If you need any further information/documents it will be provided immediately after receipt of your letter. We request you to issue the fee letter at the earliest.

Thanking you,

Yours faithfully,  
For Paramount Estates,

(Sd/-) (Signature)  
As above.



**Details of Xerox Copies of Title Documents:**

1. MRO Keesara Proceedings No. B/828/86 dated 4.5.1986
2. Patta Passbook No. 29139 of Bijja Sattiah
3. Title Book No. 251887 of Bijja Sattiah
4. Title Book No. 251888 of Bijja Yadaiah
5. Patta Passbook No. 29140 of Bijja Yadaiah
6. Sale Deed No. 4988/2007 infavour of Paramount Estates
7. Tahsildhar Proceedings No. 57/2008 dated 28.02.2008 infavour of Paramount Estates.



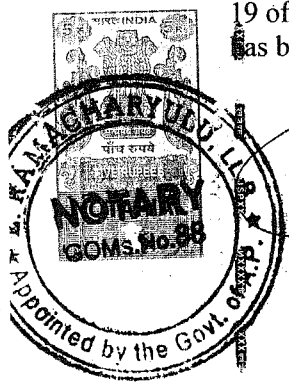
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
 No. 3697 30/3/07  
 Sold to Ramreddy  
 Sec. Managing Partner  
 For Whom Ramreddy For Rates.

*Leela G Chimalgi*  
 F 195449  
 LEELA G CHIMALGI  
 STAMP VENDOR  
 No. 02/26  
 5-4-76/A, Cellar, Rangunji  
 SECUNDERABAD-500 003

**ANNEXURE - II  
 AFFIDAVIT**

M/s. Paramount Estates a registered partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034 hereby declare that we are the owners of the land forming part of Sy. No. 233 situated at Nagaram Village, Keesara Mandal, Ranga Reddy District admeasuring 8,093.78 Sq. mtrs on which the group housing scheme for construction of residential apartments are proposed.

That we are aware of the contents of G. O. Ms. No. 86 M.A dated 03.03.2006, G. O. Ms. No. 171 M.A dated 19.04.2006 and G. O. Ms. No.623 M.A dated 01.12.2006 and we are willing to comply the rule 19 of G. O. Ms. No. 86 M.A dated 03.03.2006 pertaining to revised common building rules 2006 which has been published in A. P. Extra ordinary gazette dated 04.03.2006.



*[Signature]*  
**ATTESTED**  
*[Signature]*  
**L. RAMACHARYULU**  
 LL.B.,  
 ADVOCATE & NOTARY  
 Plot No.80, LIC Colony,  
 Domaiguda, HYDERABAD

That we have proposed to construct residential apartments in Sy. No. 233 (P) Nagaram Village, Keesara Mandal, Ranga Reddy District and the same has been approved by HMDA vide their proceedings No. 15238/P4/Plg/HMDA/ 2008 dated 18.04.2012. We will not make any deviation in terms of set backs, height restricted and parking violation etc., as against the rules and provisions as laid down in G. O. Ms. No. 86, M.A., Dt: 03.03.2006 G.O. Ms. No. 171 M.A dated 19.04.2006 and G. O. Ms. No.623 M.A dated 01.12.2006. That we will be held responsible for any deviation made as against said G. Os for which we are handing over 10% of the built up area to an extent of 1,215.35 Sq. mtrs (plan enclosed) on the first and second floors (as per schedule given below) in the proposed sanction plan vide HMDA proceedings No.15238/P4/Plg/HMDA/ 2008 dated 18.04.2012 in favor of the Executive Secretary, Nagaram Grampanchayat Office, Nagaram Village, Keesara Mandal, Ranga Reddy District.

And whereas, we hereby authorize the Executive Secretary, Nagaram Grampanchayat Office, Nagaram Village, Keesara Mandal, Ranga Reddy District to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 in case of any violation of the terms and conditions of the sanctioned plan granted/permitted vide file No. 15238/P4/Plg/HMDA/ 2008 dated 18.04.2012 to intimate summary demolition proceedings in respect of the violated portion.

In case we violate the terms and conditions of the sanctioned plan that the Executive Secretary, Nagaram Grampanchayat Office, Nagaram Village, Keesara Mandal, Ranga Reddy District is at liberty to dispose off the 10% handed over portion to an extent of 1,215.35 Sq. mtrs by way of sale/public auction after duly removing the violated portion, if any deviations made as against sanctioned plan.

**Details of the mortgaged Flats on First Floor**

All that below mentioned 7 (seven) flats on First Floor in the proposed building forming part of Sy. Nos. 233 (P) Nagaram Village, Keesara Mandal, R. R. Dist admeasuring 646.65 Sq. mtrs.

S. No	Flat No	Area in Sq. mtrs
1	101	77.95
2	102	77.95
3	103	77.95
4	108	94.18
5	109	94.18
6	113	112.22
7	114	112.22
	<b>Total</b>	<b>646.65</b>

**Details of the mortgaged Flats on Second Floor**

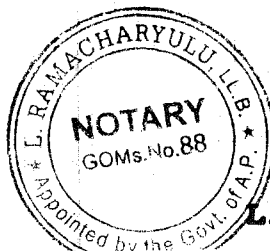
All that below mentioned 6 (six) flats on Second Floor in the proposed building forming part of Sy. Nos. 233 (P) Nagaram Village, Keesara Mandal, R. R. Dist admeasuring 568.70 Sq. mtrs.

S. No	Flat No	Area in Sq. mtrs
1	202	77.95
2	203	77.95
3	208	94.18
4	209	94.18
5	213	112.22
6	214	112.22
	<b>Total</b>	<b>568.70</b>

We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned.

Sworn and signed  
Before me,  
on this day of 6th August 2012

NOTARY: HYDERABAD.



**ATTESTED**

**L. RAMACHARYULU**

**DEPONENT**

MORTGAGE FLAT DETAILS

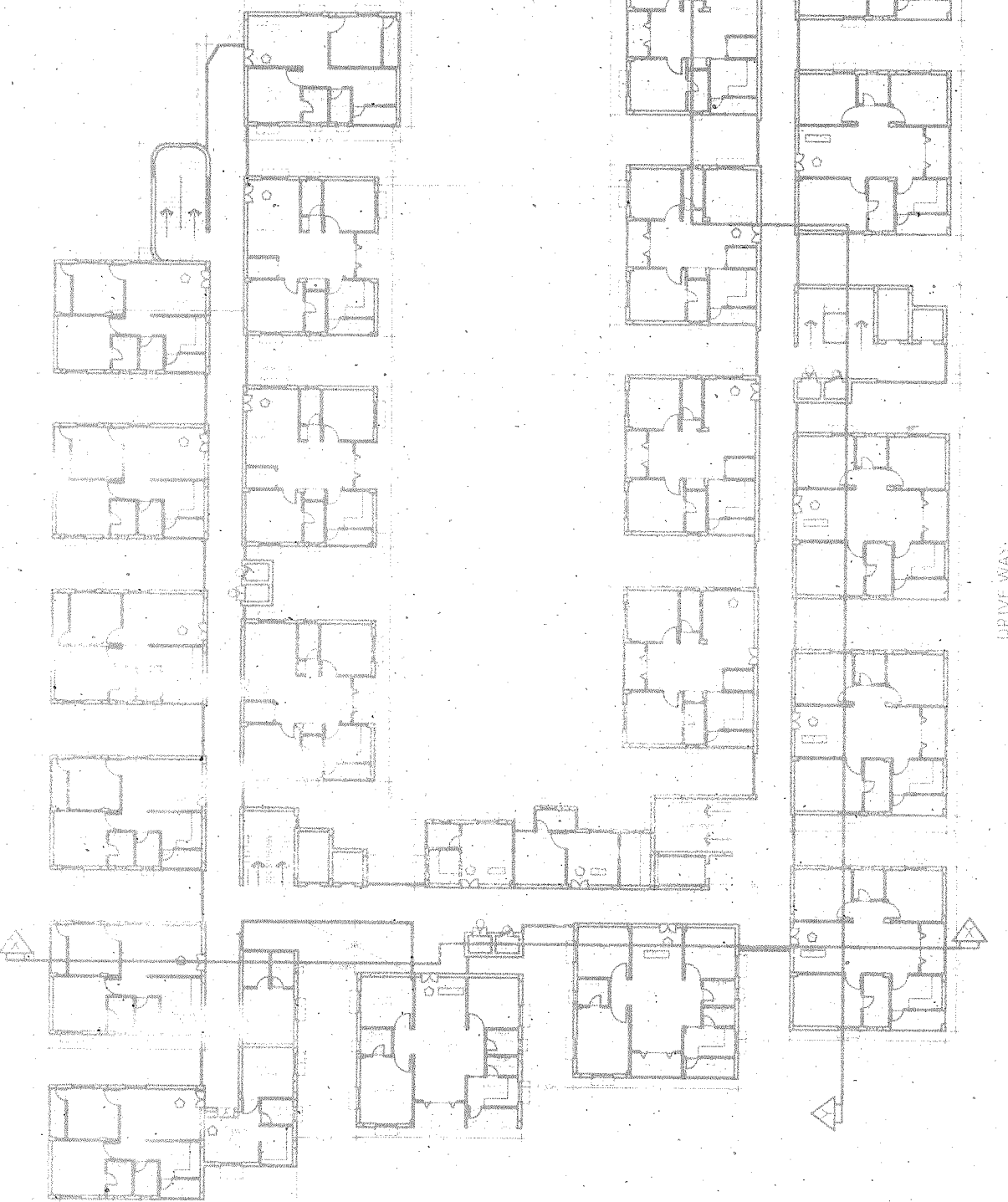
ON FIRST FLOOR

FLAT NO.	BUILT UP AREA
01	77.95 SQ.Mtrs
02	77.95 SQ.Mtrs
03	77.95 SQ.Mtrs
08	94.18 SQ.Mtrs
09	94.18 SQ.Mtrs
13	112.22 SQ.Mtrs
14	112.22 SQ.Mtrs

ON SECOND FLOOR

FLAT NO.	BUILT UP AREA
02	77.95 SQ.Mtrs
03	77.95 SQ.Mtrs
08	94.18 SQ.Mtrs
09	94.18 SQ.Mtrs
13	112.22 SQ.Mtrs
14	112.22 SQ.Mtrs

TOTAL MORTGAGE AREA 1,215.35  
NO. OF FLATS MORTGAGED 13 Nos.



TYPICAL FLOOR PLAN

MORTGAGE PLAN SHOWING THE PROJECT NAME  
GROUP HOUSING SCHEME IN 13 Nos. FLATS  
SITUATED AT NAGARAM VILLAGE, MELSAHA WARD,  
HYDERABAD, RANGA REDDY DISTRICT.

BELONGING TO:  
M/S. PARAMOUNT ESTATES RECORDED BY  
MANAGING PARTNER  
SRI. SOHAM MODI & SRI. VAISH MODI

REFERENCE	NO.
MORTGAGE	

OWNER'S SIGNATURE  
**For PARAMOUNT ESTATES**  
*[Signature]*  
**Partner**

Mr. SOHAM MODI  
Managing Partner  
Builder's Signature  
**For Modi Properties & Investments Pvt. Ltd.**  
*[Signature]*  
**Managing Director**

Builder license no. 627-171536

Annexure - C

( See Rule 7 )

**PROCEEDINGS OF THE SPL. GR. DY. COLLECTOR & REVENUE  
DIVISIONAL OFFICER, RANGA REDDY EAST DIVISION.**

**PRESENT: SRA. T. MANIKYALA RAO, B.Com.**

**Procs. No. L/1287/09**

**Dated: 11-05-2009**

Sub:- Conversion - Conversion of Land - R.R.East Division -  
Keesara Mandal - Nagaram Village - Sy.No. 233 admeasuring  
Ac. 2-00 gts. - Conversion of land - Orders - Issued- Reg.

Ref:- 1. Tahsildar, Keesara (M) Lr.No. B/1190/09, dated 24-04-09.  
2. G.O.Ms No. 1537 Dt:-19-10-2006 of Revenue (Land Revenue)  
Department, Government of A.P.

\* \* \*

**ORDER:**

M/s. Paramount Estates Rep. by Soham Modi R/o. Hyderabad has applied for conversion of land in Sy.No. 233 admeasuring Ac. 2-00 gts. situated at Nagaram Village, Keesara Mandal, Ranga Reddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural land into non- agricultural purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.

7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

*MURUN*  
**Spl. Gr. Dy. Collector &  
Revenue Divisional Officer  
Ranga Reddy East Division.**

To

M/s. Paramount Estates  
Rep. by Soham Modi  
R/o. Hyderabad.

Copy to the Tahsildar, Keesara Mandal, R.R. District.

**SCHEDULE**

Sl. No	Village & Mandal Dist	Sy.No.	Total extent	Extent for which permission granted	Remarks
1.	Nagaram Village, Keesara Mandal	233	2-00	Ac. 2-00 gts.	--

Debt for Approved

Approved.

Has this  
by

been approved/drafted  
by lawyer?

6/8/12

Dt.

To  
The Secretary,  
Nagaram Grampanchayat,  
Nagaram Village,  
Keesara Mandal,  
Ranga Reddy District.

Dear Sir,

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Thanking you,

Yours faithfully,  
For Paramount Estates,

(Soham Modi)

Encl: As above.