

SCANNED

3376/2014



3452

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*[Handwritten Signature]*

BE 738663

S.No. 10983 Date:10-04-2014

CH. SHRAVANI

Sold to: RAMESH

LICENSED STAMP VENDOR  
LIC.No.15-31-029/2013,  
House on P.No.21, W.S.Colony,  
R.R.Dist-501512. Ph:7842562342

S/o. NARSING RAO

For Whom: PARAMOUNT ESTATES

**MEMORANDUM OF ENTRY FIRST TIME**

*[Handwritten Signature]*

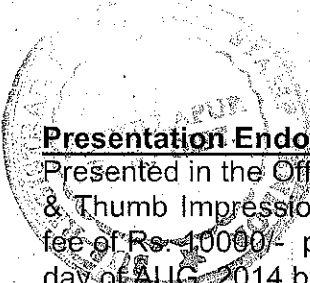
This Memorandum is made and executed on this 5<sup>th</sup> day of August 2014 by

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, rep. by its Partner Shri. Soham Modi, Son of Shri Satish Modi, aged 44 years, Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad; hereinafter referred to as "the Borrower/s" (which expression shall unless repugnant to the context or meaning thereof include his/her/ their respective successors, legal heirs, representatives and assigns), saw Shri/Smt. J Jagadeeshwar Rao of Religare Finvest Limited (hereinafter referred to as "RFL") delivered at the office of RFL and deposited with Shri/Smt. J Jagadeeshwar Rao RFL the documents of title, evidences, deeds and writings as more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said title deeds")/ in respect of the Borrower's immovable property situated at All that the Agricultural land admeasuring Ac. 2-00 Gts., in Sy.No.233, situated at Nagaram Village, Keesara Mandal, Ranga Reddy District and more particularly described in the Second Schedule hereunder written.

FOR PARAMOUNT ESTATES

*[Handwritten Signature]*  
Partner

*[Handwritten Note: S/o. J. Sheshagiri Rao, age 31 yrs, E.O. 201, G.S. Chambers, Narsingi Circle, Vijay Vittal, Hyd.]*



**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs-10000/- paid between the hours of 1 and 2 on the 05th day of AUG-2014 by Sri Soham Modi

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S PARAMOUNT ESTATES REPBY SOHAM MODI S/O, SATISH MODI,  R/O. P.NO 280 ROAD NO 25 JUBILEE HILLS,, HYD-BAD.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY  5-4-187/3, 4 , II FLOOR, SOHAM MANSION, M G ROAD, SECBAD 500 003	
2			CH RAMESH  H NO 1-3-176/D/2, KAVADIGUDA, HYDERABAD 80	

05th day of August,2014

Signature of Joint SubRegistrar9  
Keesara

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3376/2014. Sheet 1 of 5  
Joint SubRegistrar9  
Keesara



ULCRA Permission Not Applicable

1. Whilst making the deposit, **Paramount Estates Rep. By its Partners Soham Modi** stated that he/ they was/were doing so in his/their capacity as owner/ joint owners of the property with intent to create a security by way of deposit of title deeds, on the flats proposed to be constructed (as given in Third Schedule) on land situated at All that the Agricultural land admeasuring Ac 2-00 Gts, in Sy.No.233, situated at Nagaram Village, Keesara Mandal, Ranga Reddy District. more particularly described in the Second Schedule hereunder written, to secure the due repayment, discharge and redemption by the Borrower/s to RFL of its rupees loan of **Rs.2,00,00,000/-** (Rupees Two Crores Only) together with all interest, liquidated damages, commitment charge, premium on prepayment and other monies payable under the Loan Agreement, as amended from time to time.
2. **M/s. Paramount Estates Rep. By its Partners Soham Modi** further stated that the said title deeds so deposited were the only documents of title relating to the said property in the possession, power and control of the Borrower/s and that the Borrower/s had a clear and marketable title to the said property.
3. The aforesaid deposit of title deeds was made by Shri Gaurang Mody in the presence of Shri J Jagadeeshwar Rao of RFL.

THE FIRST SCHEDULE ABOVE REFERRED TO

(LIST OF DOCUMENTS OF TITLE, EVIDENCES, DEEDS AND WRITINGS)

- 1) Regd. Sale Deed No.4988/2007 executed by 1. Shri. B. Sathaiah alias B. Sathaiah Goud 2.B.Yadaiah alias B. Yadaiah Goud 3. Shri. B. Srinu Goud 4. Shri. B. Vijay Kumar Goud 5.B.Dasharath Goud 6.Shri. B. Srinu Goud in favour of M/s Paramount Estates, Reg. at Sec, Shamirpet

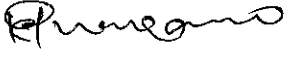
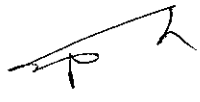
THE SECOND SCHEDULE ABOVE REFERRED TO


(Description of the said property)

All that the Agricultural land admeasuring Ac 2-00 in Sy.No.233, situated at Nagaram Village, Keesara Mandal, Ranga Reddy District

NORTH	: SY.No.234 & SY.No.235
SOUTH	: SY.No.226 & SY.No.227
EAST	: SY.No.232
WEST	: Balance Part of Sy. No.233

WITNESSES:

1. 
2. 

  
Partner

SIG OF THE EXECUTANT

**Endorsement:**

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		49900	50000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		10000	10000
User Charges	NA	0	0		100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>		<b>60000</b>	<b>60100</b>

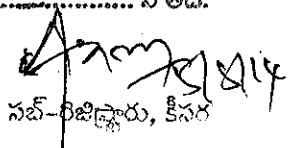
Rs. 49900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 20000000/- was paid by the party through DD No ,177099 dated ,04-AUG-14 of ,HDFC BANK/SECUNDERABAD.

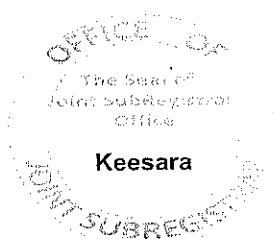
Date  
05th day of August,2014

Signature of Registering Officer  
Keesara

BK - 1, CS No 3452/2014 & Doct No  
**3376 / 2014** Sheet 2 of 5  
 Joint Sub Registrar  
 Keesara

వున్నకము 2014 సం॥ (సా.క.193బి) సం॥పు  
**3376** మొంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 సమిర్తం కుర్తింపు నెంబరు 1530 **3376/2014**  
 ఇవ్వడమైనది.  
 2014 సం॥ **ఆగస్టు** నెంబరు **5** వ తేది.

  
 సబ్-రిజిస్ట్రారు, కీసర



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Description of the flats proposed to be constructed)

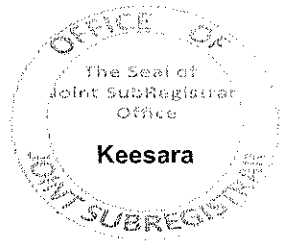
Sl. No	Floor No	Flat No	Area in Sft
1	1 St	103	1010
2	1 St	106	1210
3	1 St	108	1210
4	1 St	109	1010
5	1 St	111	1210
6	1 St	112	1210
7	1 St	114	540
8	1 St	116	540
9	1 St	117	335
10	1 St	118	335
11	1 St	122	1010
12	1 St	123	840
13	1 St	126	840
14	1 St	128	840
15	2nd	204	1210
16	2nd	208	1210
17	2nd	209	1010
18	2nd	210	1010
19	2nd	211	1210
20	2nd	214	540
21	2nd	216	540
22	2nd	217	335
23	2nd	218	335
24	2nd	219	840
25	2nd	223	840
26	2nd	225	840
27	2nd	226	840
28	2nd	228	840
29	3rd	307	1010
30	3rd	308	1210
31	3rd	310	1010
32	3rd	311	1210
33	3rd	312	1210
34	3rd	313	1210
35	3rd	314	540
36	3rd	315	1210
37	3rd	316	540
38	3rd	317	335
39	3rd	318	335
40	3rd	320	840
41	3rd	321	840
42	3rd	322	1010
43	3rd	323	840
44	3rd	325	840
45	3rd	326	840
46	3rd	327	1010
47	3rd	328	840
48	4th	404	1210
49	4th	407	1010
50	4th	408	1210

DR. P. RAMESH  
 CHAIRMAN  
 P. RAMESH

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Joint SubRegistrar  
Keesara



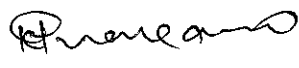

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51	4th	409	1010
52	4th	410	1010
53	4th	412	1210
54	4th	413	1210
55	4th	414	540
56	4th	416	540
57	4th	417	335
58	4th	418	335
59	4th	419	840
60	4th	420	840
61	4th	422	1010
62	4th	423	840
63	4th	424	1010
64	4th	425	840
65	4th	427	1010
66	4th	428	840
67	5th	504	1210
68	5th	509	1010
69	5th	510	1010
70	5th	511	1210
71	5th	512	1210
72	5th	514	540
73	5th	515	1210
74	5th	516	540
75	5th	517	335
76	5th	518	335
77	5th	519	840
78	5th	520	840
79	5th	521	840
80	5th	522	1010
81	5th	524	1010
82	5th	525	840
83	5th	526	840
84	5th	527	1010
TOTAL AREA			73310

Dated this 5<sup>th</sup> day of August 2014 at Hyderabad.

WITNESSES:

1. 
2. 

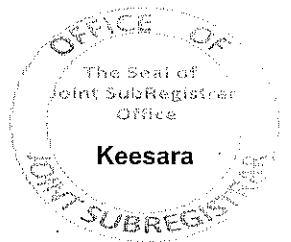
**FOR PARAMOUNT STATES**  
  
 Partner

SIG OF THE EXECUTANT



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Joint SubRegistrar  
Keesara

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**VENDOR:**

व्याज लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम - NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE  
*Soham Modi*

CAZ  
Chief Commissioner of Income Tax, Andhra Pradesh

PARAMOUNT ESTATES

*[Handwritten signature]*

Particular

आयकर विभाग / INCOME TAX DEPARTMENT  
भारत सरकार / GOVT. OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर / Signature  
*Prabha...*

10062007

*[Handwritten signature]*

आयकर विभाग / INCOME TAX DEPARTMENT  
भारत सरकार / GOVT. OF INDIA

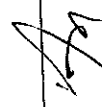
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

हस्ताक्षर / Signature  
*[Handwritten signature]*

02042007

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Joint SubRegistrar  
Keesara



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