

**P.V. Janani & Associates**

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Ref.No.VII/372/08

Date : 30.06.2008

To

The Branch Credit Manager  
Home Loans  
ICICI Bank Limited,  
ICICI Towers, East Wing,  
Begumpet, Hyderabad

Dear Sir

Ref : Loan Proposal in respect of **M/s.PARAMOUNT BUILDERS**  
PROJECT : - APF (HOME EQUITY)**SCHEDULE OF PROPERTY**

All that the total open agricultural land being Survey No.176, admeasuring Ac.3-04 guntas, situated at Nagaram Village, Keesara Mandal, Ranga Reddy District and bounded by:

North : Sy.Nos.198, 182, 180 and 177  
South : Sy.Nos.175, 174 and 167  
East : Sy.No.159  
West : Sy.No.198

1. I have perused the documents listed in Annexure 'A' to this letter in respect of the above mentioned property.
2. We are of the opinion that the title along with land owners to the said property **is clear and marketable** subject to compliance of conditions in Item Nos.3 and 4 and individual purchasers Flats can be considered acceptable security by ICICI Bank Limited as and when the sale deeds are deposited by individual purchasers for the independent Flats.
3. In our opinion the following documents are required to be taken for completion of project file from the Developer:
  - i) Sanction Plan with Proceedings
  - ii) Agreement of sale with prospective purchaser/s with clear schedule of property.
  - ii) Once the sale deed is executed, it must be furnished to the Bank as collateral security for the loan being availed. The owners of the property must be arrayed as vendors to the sale deed/s.
  - iii) **Notarised declaration by Owner and Builder confirming the number of Units / Flats constructed and their apportionment**
  - iv) The following vendors must execute sale transaction.  
**M/s.Bhargavi Developers represented by its Partners 1.Sri B.Anand Kumar 2. Sri Nareddy Kiran Kumar 3. Sri M.Kantha Rao 4. Sri Valuva Ramesh And 1.Sri K.Kantha Reddy And M/s.Paramount builders represented by its Managing Partner Sri Soham Modi for their respective shares.**
  - v) Encumbrance Certificate from 06.11.2006 to till the date of mortgage



**ANNEXURE-A****LIST OF DOCUMENTS**

1. Copy of Proceedings bearing No.LC2/7278/2003 dated 25.01.2004 issued by Collector, Ranga Reddy District.
2. Copy of Proceedings bearing No.LC2/3529/2004 dated 27.07.2004 issued by District Revenue Officer, Ranga Reddy District.
3. Copy of Registered Deed of Conveyance bearing Doct.No.9210 of 2004 dated 9<sup>th</sup> September, 2004 executed between The Government of Andhra Pradesh represented by Sri G.Ravi Babu And Sri M.Venu and others for land adm.Ac.Ac.3-04 guntas.
4. Copy of Registered Release Deed bearing Doct.No.9246 of 2004 dated 27<sup>th</sup> October, 2004 executed by Sri M.Venu; Sri G.Madhusudhan and Sri K.V.Rama Rao in favour of Sri B.Anand Kumar; Sri N.Kiran Kumar; Sri M.kantha Rao and Sri K.Kantha Reddy for 37<sup>th</sup> share adm.Ac.1-13.13 guntas out of adm.Ac.3-04 guntas.
5. Copy of Partnership Deed dated 29<sup>th</sup> July, 2004 executed between Modi Properties & Investments Pvt.Limited represented by its Managing Director Sri Soham Modi and Sri Gaurang Modi under the name and style of M/s.Paramount Builders.
6. Copy of Deed of Partnership dated 30<sup>th</sup> July, 2004 executed between Sriu Bhashyakaria Anand Kumar; Sri Nareddy Kiran Kumar; Sri M.Kantha Rao; Sri K.Kantha Reddy under the name and style of M/s.Bhargavi Developers.
7. Copy of Acknowledgement of Registration of Firm of M/s.Paramount Builders vide No.1684 of 2004 dated 13<sup>th</sup> August, 2004 issued by Registrar of Firms, Government of Andhra Pradesh.
8. Copy of Partnership Deed dated 10<sup>th</sup> April, 2006 executed between 1. M/s.Modi Properties & Investments Pvt. Limited represented by its Managing Director Sri Soham Modi 2. Sri Gaurang Mody 3.Smt.Snehlata Gangwal 4. Sri Samit Gangwal 5. Sri Naren Bakshi under the name and style of M/s.Paramount Builders.
9. Copy of Partnership Deed dated 30<sup>th</sup> October, 2006 executed between Sri B.Anand Kumar; Sri Nareddy Kiran Kumar; Sri M.kantha Rao; Sri Valuva Ramesh under the Name and Style of M/s Bhargavi Developers.
10. Copy of Retirement Deed dated 30<sup>th</sup> October, 2006 executed by Sri K.Kanta Rao And 1.Sri B.Anand Kumar; Sri Nareddy Kiran Kumar; Sri M.Kantha Rao under the Name and Style of M/s Bhargavi Developers.
11. Copy of Acknowledgement of Registration of Firm of M/s.Bhargavi Development vide Firm No.2540 of 2006 dated 30.10.2006 issued by Registrar of firms, Government of Andhra Pradesh.
12. Copy of Registered Agreement For Constructions dated 31<sup>st</sup> October, 2006 executed between M/s.Bhargavi Developers represented by its Partners 1.Sri B.Anand Kumar 2. Sri Nareddy Kiran Kumar 3. Sri M.Kantha Rao 4. Sri Valuva Ramesh And 1.Sri K.Kantha Reddy And M/s.Paramount builders represented by its Managing Partner Sri Soham Modi for land adm.Ac.3-04 guntas.

