IDBI BANK

IBI/HYD/DST-3/02/155
February 26, 2009

SANCTION LETTER

To,
Gaurang Mody
Modi Properties & Investment P Ltd
Flat NO-105, Sapphire Apts, Chickotti Garden,
begumpet, Behind Ashok Boopal chamber

Hyderabad - 500003

Dear Sirs/ Madam,

Ref – Home Loan Facility

We Industrial Development Bank of India Ltd (The Bank), refer to your application for the subject facility and are pleased to advise that the Bank is agreeable to offer to you (The Borrower) the subject facility on terms and conditions as follows (The Home Loan)

| | |
|---|---|
| Facility | Home Loan |
| Purpose | Mortgage |
| Limit | Not Exceeding Rs. 4700000<br>( Rs. Four Million Seven Hundred Thousand only ) |
| Margin / Borrower's Contribution | 35.00% of the Property cost |
| Type of Intrest | Floating Rate of Interest |
| Bench Prime lending Rate (B P L R) | 13.50% as on date |
| Interest Rate | BPLR as applicable from time to time plus margin of ( ) 0.00 % = 13.50% p.a.<br>or as applicable at the time of disbursement |
| Periodicity of Interest Application | Monthly |
| Default Interest rate | 24% p.a |
| Tenor | 180 Months |
| Repayment Option | Monthly Repayment of<br>1.Interest on the amounts disbursed till Home loan is not fully disbursed or 12 months have not lapsed from the date of first disbursement, whichever is earlier 2. Equated Monthly Installments thereafter |
| Equated Monthly Installment (EMI ) | Rs. 61021 ( Sixty One Thousand Twenty One only) |
| Prepayment | **A**. Within first 6 months of final disbursement under the facility 2 % penalty of the loan amount being pre-paid **B**. Beyond first 6 months of the final disbursement under the facility - Nil if paid from own sources * (*Bank reserves right to call for the Borrower's bank account statement or any other document as the Bank consider necessary to support such prepayment being made out of the Borrower's own resouces.) 2% penalty of the loan amount being pre-paid through other HFC/Financial Institution/Banker's Cheque/Pay Order |
| Commitment Charges | NIL |
| Review of setting of interest rate | Interest rate is linked to BPLR and is subject to change based on BPLR which will be reviewed from time to time |
| Processing fees | 51841 - [ Including Service Tax as applicable (presently 10.30%) ] |
| Administration Fee | Waived |
| Security | As may be required by the bank |
| Guarantee | |
| Special Conditions, if any | Disbursement of Loan is subject to<br>- Satisfactory Legal & Technical clearance of the property<br>- Mandatory Verifications Satisfactory Legal & Technical clearance of the property<br>- 24 PDCs<br>LTV Not Exceeding 65 %, RCU to be Positive, Submission of latest upto date Tax Receipt along with upto date E.C., Subject to positive verifications of Technical, Legal and other conditons. |

2. Other terms and conditions

a. The bank reserves right to amend any of the terms and conditions of or cancel and recall the Home Loan facility at any time at its sole discretion; and

b. The borrower shall execute the Bank's Home Loan Agreement and other documentation, create security (including mortgage over house property) and procure guarantee(s)as may be required by the bank.

c. Disbursement of loan will be made against registration of property

3. Please note that this offer stand automatically cancelled and withdrawn on 60 days from the date of this letter, unless before that date Borrower complies with the conditions herein contained in the form and manner acceptable to Bank and avails disbursement of home loan facility from the bank.

4. This letter is being sent in duplicate. Kindly return to the bank a duplicate hereof duly signed by Borrower(s) and Guarantor(s) as token of acceptance to the above and call the Bank for availing the Home Loan facility in terms hereof.

Yours faithfully
For Industrial Development Bank of India Limited,

( Authorized Signatory)

ABHISHEK MARDA
Asst. Manager - Credit
EIN - 610339

For Modi Properties & Investments Pvt. Ltd.
Managing Director

Signature

**Applicant** **Co-Applicant** **GUARANTOR**

Applicant Co-Applicant

रिटेल अस्सेट सेंटर, 3रा फ्लोर, चापेल रोड, खान लतीफ खान काम्प्लेक्स के सामने, अबिड्स, हैदराबाद - 500 001. फोन : 91-40-66747575, फैक्स : 91-40-23220373 ई-मेल : hyderabad@idbi.co.in वेबसाईट : www.idbi.com

Retail Assets Centre, 3rd Floor, D.No. 5-9-89/1 & 2, P.B. No. 370, Chapel Road, Opp. Khan Latif Khan Complex, Abids, Hyderabad - 500001. Tel : 91-40-66747575, Fax : 23220373
E-mail : hyderabad@idbi.co.in Website : www.idbi.com

**The following are the additional terms and conditions to be complied with by you**

1. The EMI will be collected through postdated cheques deposited with us by you and credited to your housing loan account – on 10th of every month.
2. The loan is subject to satisfactory compliance with all terms and conditions as stipulated in the legal opinion deeds are clear and marketable.
3. The quantum of loan will be based on satisfactory valuation report from the bank's approved valuer.
4. You shall fully insure the property to be purchased / constructed out of our loan against all losses, damages by fire, riots and other hazards like earth quake, floods and if required by the Bank against any other insurable risk. Alternatively, the bank may insure the property, in case you fail to do so subject to recovery of actual premium towards such insurance by debiting your loan account.
5. All incidental expenses/ costs towards inspection of the property b y the officials of the Bank or its agents which have been incurred/may be incurred during the course of inspection have to be borne by you.
6. In the event of any change of address for communication, any change in job, profession by you or your co borrower of the guarantor, the same should be intimated to the bank without fail.
7. The property shall be well maintained at all times and during the currency of the loan if the property suffers any loss on account of nature calamities or due to riots etc., The same should be intimated to the bank without fail.
8. You shall not voluntarily cause any harm to the property that may in any way be detrimental to the interest of the Bank.
9. You shall make up for any loss incurred to the bank on account of any damages occurring to the property due to deviation from the approved Plan.
10. The loan shall be used only for the purpose for which it is sanctioned.
11. You will ensure that the property is mutated in your name immediately and the necessary tax assessment is completed. A copy of the same should be submitted to us.
12. All taxes on the property should be promptly paid and copies of the annual tax paid receipts should be submitted to us regularly.
13. In the event of default by you, as defined under paragraph 9 of the housing loan agreement, in payment of loan installments, interest costs etc., the loan shall be recalled forthwith without any notice to the guarantor / yourself. Upon a demand being made on you to repay the amount, you shall forthwith repay the entire amount together with interests, costs and charges etc., failing which, the bank reserves the right to seek legal remedies to recover its dues from you and the guarantor.
14. You will not be entitled to sell, mortgage, lease, surrender or alienate the mortgaged property, or any part there of during the subsistence of the mortgage.
15. The disbursement of the loan is subject to the execution of necessary documents as specified in the Page No 1 of this sanction letter, which forms part of the overall sanction communication from us.
16. Pre-payment of 2% on the principal outstanding if the prepayments are through institutional / HFC'c Cheque/ Pay-order. In case the premature closure of Home loan account with own funds, no prepayment will be levied.
17. It has been clearly stated by us and understood by you that the loan proceeds are to be used only for acquisition of the property which falls under residential category only (i.e. Permission obtained should be only for residential purpose).
18. While purchasing a residential property of more than a particular amount, necessary IT clearance obtained by the seller is to be produced.
19. There is no facility for conversion between fixed and floating rates of interest for Housing loans or Mortgages loans availed.
20. In case any information furnished by the borrower/s and guarantor/s proves incorrect and/or the borrower and guarantor concealed the material information, the loan shall be recalled forthwith without any notice to yourself / guarantor even where the installments are paid regularly.
21. The applicant should deposit 36 number of post dated cheques and replenish the same when ever it is due. submit one undated cheque for the Loan amount.
22. The guarantor (s) should provide wealth tax return or Form 16 along with the loan document.
23. The bank has full right to withdraw this letter of sanction at any point before disbursal without intimating the parties concerned.

**Additional Terms and Conditions applicable only for Non Resident Indian (NRI) Loans :**

1. Repayment of the loan and all charges leviable under the loan agreement shall be made by the Borrower by remittances from abroad through normal banking channels or out of his NRE/FCNR/NRO/NRNR or NRSR account in India and through rental income derived from renting out the property in India and through no other means.
2. The flat/y house will be used by the non -resident (or his own occupation on his return to India and not for any other purpose.
3. In the event of the property given on Lease / Leave & Licence / tenancy basis by the Borrower during his stay abroad ,the Borrower undertakes to utilise the entire rentals for repayment of the loan, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the loan. IDBI bank may in its sole discretion permit swap of the post-dated cheques for re schedulement of the EMI.
4. Payment of Margin Money must be made by debit to NRO account of the Borrower as well as through direct remittances from abroad through normal banking channels or out of his NRE/FCNR/NRO/NRNR or NRSR account in India and through no other means.

For Modi Properties & Investments

Managing Director

APPLICANT CO-APPLICANT GUARANTOR

IDBI BANK

Reschedulement of your Home Loan Account

Date: February 18, 2012

To,
GAURANG JAYANTI LAL MODY
FLAT NO 105 SAPPHIRE APTS CONSTRUCTION
CHEEKOTI GARDEN BEGUMPET
HYDERABAD ANDHRAPRADESH 500016
Contact No.66324432

**Re : Housing Loan Account No. 133675100005845**
**Customer ID - 4943742**

Dear Sir/Madam,

This is to inform you that your Home loan account is rescheduled due to following reason –
Reason: PART PAYMENT TENURE CHANGE
Reschedulement date: 18-02-2012

The revised details of your home loan account is as below-

| | |
|---|---|
| Sanctioned Amt | Rs. 4700000/- |
| Amount yet to be disbursed | Rs. 0/- |
| Outstanding Balance | Rs. 3870765/- |
| Tenure | 130 months |
| ROI | 15.25 % p.a |
| EMI Amt | Rs 61021/- |
| EMI Start Date | 10-03-2012 |

We thank you for banking with IDBI Bank Ltd and assure you of our best service at all times.

Accordingly, you are requested to submit/replenish/replace the Post Dated Cheques (In case the loan is under PDC repayment mode) / maintain sufficient balance in your repayment account (In case the loan is under Standing Instruction / ECS repayment mode) with respect to change in EMI / Tenure, as the case may be, without any processing charges.

In case you need any clarifications regarding the above, please contact at the below mentioned toll free numbers.

| | |
|---|---|
| MTNL/BSNL | 1800-22-1070 |
| For Other customers | 1800-200-1947 |

Thanking you.

IDBI BANK LTD.

This is a computerized generated statement, which does not require signature

IDBI BANK

25th April 2012

Cust Id - 4943742
GAURANG JAYANTI LAL MODY
FLAT NO 105 SAPPHIRE APTS CONSTRUCTION.
CHEEKOTI GARDEN BEGUMPET,
HYDERABAD,
ANDHRAPRADESH.
Pin code - 500016
Contact No-66324432,
002/ 133675100005845
Ref. No.: 09- 20300

Dear Customer,

Re: Your Home / Mortgage Loan Account No - 002 / 133675100005845

It is our constant endeavor to offer you the best interest rates on your Home / Mortgage Loan. We review the interest rates regularly vis-à-vis changes in prevailing money market conditions and revise our interest rates accordingly.

The Interest Rate for your floating rate loan is linked to the Bank's Benchmark Prime Lending Rate (BPLR). Based on the recent review we would like to inform you that the BPLR has been revised to 15.00% p.a. from April 20th 2012 and accordingly the rate of interest in your Home / Mortgage account has been revised to 15% p.a. with effect from April 20th 2012. The BPLR is subject to review from time to time and the increase/decrease if any is applied to your loan account accordingly.

The revised details of your Home / Mortgage Loan as on 25-04-2012 are summarized below:

| Revised Loan Details | |
|---|---|
| Outstanding Balance (Rs/-) | 3846632 |
| Amt Pending Disbursal (Rs/-) | 0 |
| Revised Floating Interest Rate | 15% p.a |
| Revised Tenor (in months) | 125 |
| EMI amount (Rs.) | 61021 |

**Easy Access Facility of Loan Statements /Certificates - We are pleased to launch the facility of "Easy Access of Loan Statements and Income Tax Certificates (Final & Provisional)" through our IDBI Bank's Web site (http://www.idbi.com) without a Separate Login & Password.**

Please contact our nearest Retail Asset Center for any change in your contact address, mobile number or email address. In case of any clarifications, please contact at the below mentioned toll free numbers.

| | |
|---|---|
| MTNL/BSNL | 1800-22-1070 |
| For Other customers | 1800-200-1947 |

Thanking you.

IDBI Bank Ltd.

This is a computerized generated statement, which does not require signature.

28/6/12

IDBI BANK

BI/HYD/DST-3/02/155
February 28, 2009

SANCTION LETTER

To
Gaurang Mody
Modi Properties & Investment P Ltd
Flat NO-105, Sapphire Apts, Chickotti Garden,
begumpet, Behind Ashok Boopal chamber

Hyderabad - 500003

Dear Sirs/ Madam,

Ref - Home Loan Facility

We Industrial Development Bank of India Ltd (The Bank), refer to your application for the subject facility and are pleased to advise that the Bank is agreeable to offer to you (The Borrower) the subject facility on terms and conditions as follows (The Home Loan)

| | |
|---|---|
| Facility | Home Loan |
| Purpose | Mortgage |
| Limit | Not Exceeding Rs. 6000000<br>( Rs. Six Million only ) |
| Margin / Borrower's Contribution | 35.00% of the Property cost |
| Type of Intrest | Floating Rate of Interest |
| Bench Prime lending Rate (B P L R) | 13.50% as on date |
| Interest Rate | BPLR as applicable from time to time plus margin of ( ) 0.00 % = 13.50% p.a.<br>or as applicable at the time of disbursement |
| Periodicity of Interest Application | Monthly |
| Default Interest rate | 24% p.a |
| Tenor | 180 Months |
| Repayment Option | Monthly Repayment of<br>1.Interest on the amounts disbursed till Home loan is not fully disbursed or 12 months have not lapsed from the date of first disbursement, whichever is earlier 2. Equated Monthly Installments thereafter |
| Equated Monthly Installment (EMI ) | Rs. 77899 ( Seventy Seven Thousand Eight Hundred and Ninety Nine only) |
| Prepayment | A. Within first 6 months of final disbursement under the facility 2 % penalty of the loan amount being pre-paid **B** Beyond first 6 months of the final disbursement under the facility - Nil if paid from own sources * (*Bank reserves right to call for the Borrower's bank account statement or any other document as the Bank consider necessary to support such prepayment being made out of the Borrower's own resouces.) 2% penalty of the loan amount being pre-paid through other HFC/Financial Institution/Banker's Cheque/Pay Order |
| Commitment Charges | NIL |
| Review of setting of interest rate | Interest rate is linked to BPLR and is subject to change based on BPLR which will be reviewed from time to time |
| Processing fees | 66180 - [ Including Service Tax as applicable (presently 10.30%) ] |
| Administration Fee | Waived |
| Security | As may be required by the bank |
| Guarantee | |
| Special Conditions, if any | Disbursement of Loan is subject to<br>- Satisfactory Legal & Technical clearance of the property<br>- Mandatory Verifications Satisfactory Legal & Technical clearance of the property<br>- 24 PDCs<br>LTV Not Exceeding 65 %, RCU to be Positive, Submission of latest upto date Tax Receipt along with upto date E.C., Subject to positive verifications of Technical, Legal and other conditons. |

2. Other terms and conditions

a. The bank reserves right to amend any of the terms and conditions of or cancel and recall the Home Loan facility at any time at its sole discretion; and

b. The borrower shall execute the Bank's Home Loan Agreement and other documentation, create security (including mortgage over house property) and procure guarantee(s)as may be required by the bank.

c. Disbursement of loan will be made against registration of property

3. Please note that this offer stand automatically cancelled and withdrawn on 60 days from the date of this letter, unless before that date Borrower complies with the conditions herein contained in the form and manner acceptable to Bank and avails disbursement of home loan facility from the bank.

4. This letter is being sent in duplicate. Kindly return to the bank a duplicate hereof duly signed by Borrower(s) and Guarantor(s) as a token of acceptance to the above and call the Bank for availing the Home Loan facility in terms hereof.

Yours faithfully
For Industrial Development Bank of India Limited.

Signature

Applicant Co-Applicant GUARANTOR

Applicant Co-Applicant

( Authorized Signatory )
ASHOK K. MARDA
Asst. Manager - Credit
EIN - 610330

IDBI BANK

To.

Mr. / Mrs. Gaurang Hedy

Date : 21/3/09

Sir Madam,

Sub : Housing Loan granted to you. A/c Number .....

Ref. : Sanction Letter dated..... And H.L. Agreement dated ..... duly executed by you.

We acknowledge the receipt of the following documents as security towards the Housing Loan availed by you from us.

| S. No. | ITEM | DOCUMENT No. | DATED |
|---|---|---|---|
| 1 | original Sale deed | 1364/09 | 6/1/9 |
| 2 | original Sale deed | 1363/09 | 6/3/09 |
| 3 | original Sale deed | 1362/09 | 6/3/09 |
| 4 | Agreement of Construction | | 6/3/09 |
| 5 | Agreement of Construction | | 6/3/09 |
| 6 | Agreement of Construction | | 6/3/09 |
| 7 | original EC | 1204/09 | 12/3/09 |
| 8 | original EC | 1203/09 | 12/3/09 |
| 9 | original EC | 1201/09 | 12/3/09 |
| 10 | | | |

The above documents are deposited by you with us with a clear intention to create an Equitable Mortgage over the said Secured Loan and to secure all present and future indebtedness and liabilities to the Bank together with interest, costs and expenses thereon.

For **IDBI Bank Ltd.**

*Authorised Signatory*

आई.डी.बी.आई. बैंक, रिटेल असेट्स सेंटर, तीसरी मंजिल पी.बी. नं ३७०, चापल रोड., अबिड्स, हैदराबाद - 1. ● फोन : 91-40-66746067 / 83 ● फैक्स : 91-40-66843222 ● ई-मेल : hydcust_query@idbibank.com ● वेबसाइट : www.idbibank.com

IDBI BANK, Retail Assets Centre, 3rd Floor, P.B. No. 370, Chapel Road, Abids, Hyd - 1. Ph : 91-40-66746067 / 83 Fax : 66843222 e-mail : hydcust_query@idbibank.com, Website : www.idbibank.com

# Format for end use undertaking from the customer

Dear Sir,

Sub: **Application for Loan against property**

I/We Gaurang mody

refer to application no 155/2/09 dated 23/2/09 submitted by me to IDBI Bank Limited for availing Loan against property from IDBI Bank Ltd.

As stated in said loan application, the said loan is for the purpose of Business Development

Hereby present, warrant and confirm that the aforesaid purpose is valid purpose and is not speculative or illegal in any manner.

I further agree, confirm and undertake that the purpose of use of funds under the loan shall not be changed in any manner during the tenor of the loan; or that such change in purpose shall take place only with prior written consent of IDBI Bank Ltd.

I agree that any breach or default in complying with all or any of the aforesaid undertaking(s) will constitute an event of default under loan agreement.

Thanking you

Yours sincerely,

For Modi Properties & Finance Pvt. Ltd

Managing Director

(A) **Applicant**

(C) **Co-applicant**

M. SANJEEVA REDDY
S.V.L.6/98, R.NO. 46b
RISALA ABDULLA J. N. ROAD
HYDERABAD - 195
PHONE NO. 24615453

AP-23/GSO/KL(PB)/18-2005

सत्यमेव जयते
INDIA STAMP DUTY

सीरीज 02355 हैदराबाद
176020 MAR 19 2009
15:33
Rs.0000010 P85438
ANDHRA PRADESH

AFFIDAVIT OF Shri/Smt

I / We Jayantilal Gaurangh Mody & Modi properties & Investments S/o, W/o, D/O, of Shri Jayantilal Hojilal Mody aged 42 Occupation Director residing at Flat No. 105, Sapphire Apts, Chikkathi gardens, Begumpet - 500003. solemniy affirm and state as under.

*1) that my request IDBI Bank .....Chapel Road..... branch agreed to consider sanction of housing loan of Rs. 9,200,000/-

or

That at my request IDBI Bank Chapel Road Branch agreed to sanction credit facility in the form of pay order to me / us or Shri/ M/s Gaurang Mody

2) That I / we have offered the property fully described in the schedule situated at Flat nos: 106, 308, 502 First Floor, Third Floor, Fifth floor PARAMount Residency" Block. no. H, Nagaram village, Keesara, Mandal, R.R. Dist as security for the aforesaid loan facilities.

*2) That I / We have obtained approval for construction of building / house / flats/ as per the plan appended.

Or

The build up property which I / We propose to purchase has been constructed as per the sanction plan and / or building bye laws and has a completion certificate also.

3) That I am / We are owners of the property with possession and I / We have absolute rights and power for mortgaging the property.

4) * That the property belong to our joint family and I / We have offered the property as security to the bank with the consent of all co-parceners in my /

Appointed by Govt. A.P. S. Ramachandra Reddy NOTARY

For Modi Properties & Investments

Managing Director.

our family. {I / We have been authorized by the other co-parceners / joint owner / joint family members to create the mortgage in the favour of the bank}.**

5) That the bank has agreed to sanction credit facilities to me / us or Shri / M/s Gaurang. Modi, Jayantilal on my / our confirmation to give said property as security.

6) That the property is free from all encumbrances, charges etc., and there are no dues payable to any statutory authorities or other in respect of this property. No taxes or levies or fees are payable to any municipal or other statutory authorities.

7) That the property is not the subject matter of any agreement of sale are other agreements or attachment, injunction from any court or statutory authorities.

8) That there is no litigations pending in respect of this property.

9) That no interest in favour of any third party is created in respect of the property.

10) That no land acquisition proceedings are initiated by any authority, either judicial or statutory in respect of this property. That no tenancy rights have been created on this property.

11) That I/ We have complied with all the requirements including the requirements under the Urban Land Ceiling Act for creating mortgage in favour of the bank.

12) After creating the mortgage in favour of the bank , I /We shall not create any further encumbrance or charge of what so ever nature of the property .The property shall be held by me and no interest what so ever nature shall be created in the property in favour of third party until the bank's charge is discharged .

13) I / We agree and undertake that I We shall not violate the sanctioned plan and construction shall be strictly as per the sanctioned plan and it shall be my sole responsibility to obtain completion certificate from the

For Modi Properties & Investments Pvt. Ltd.

Managing Director.

government authorities within three months of completion of construction ,failing which bank shall have the power and authority recall the entire loan with interest , costs and other charges as per bank's norms.

14) That I / we have offered the mortgage of this property in favour of the bank after convincing the bank that the property is free from all encumbrances and that and I / We have full authority and right to create this mortgage to secure the credit facility and that I / We have complied with all the legal formalities. I am/ We are fully aware that I am / We are responsible for all civil and criminal consequences in case of misrepresentation to the bank.

SCHEDULE
(Property Full details)

15) I / We Gaurang Mody
the above named deponent/s do hereby affirm that the contents of this affidavit from paras 1 to 14 are true and correct to the best of my / our knowledge and belief. No information which is material in respect of the property has been concealed.

Place: Hyderabad.
Date: 19/3/09
Deponent/s
Solemnly affirmed and signed before me

For Modi Properties & Investments Pvt. Ltd.
Managing Director

(*) Delete whichever is inapplicable NOTARY

** The portion in brackets to be deleted if all the co-parceners sign the Affidavit.

NOTARIAL

ATTESTED
S. Ramachandra Reddy
Advocate & Notary
MALAKPET HYDERABAD

GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం

REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ

# CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము

95/10. 12/01/07

CARD
(Computer Aided Administration of Registration Department)
Visit us at : http://ap.gov.in/card
http://igrs.ap.gov.in

SRO/ స.కా.తా. Certificate No/ ధృవీకరణ పత్రము నంబ్యా : Application No/ ధరఖాస్తు నంబ్యా : Date/ తేది : Page/ పుట :

Sri/Smt
శ్రీ/శ్రీమతి KEESARA

K. PRABHAKAR REDDY

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
ఈ దిగువనుదహరించిన ఆస్తి కంటకు ఏవైనా రిజిస్టరు కాబడిన తాకట్టు రుణభార చర్యల వివరములు తెలుపు ధృవపత్రములకై దరఖాస్తుచేసికొనుటకు

1 /1

VILL/COL. : NAGARAMNAGARAM SURVEY: ,176, House: 502 FLAT: 502 NORTH: OPEN TO SKY & 6' WIDE CORRIDOR SOUTH: OPEN TO SKY EAST: FLAT NO. 501 WEST: 6' CORRIDOR & OPEN TO SKY

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for Years from 01-10-2007 to 11-03-2009 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.
DATE & TIME of Application of EC: 12-03-2009 00:00:00 DATE & TIME of Generation of EC: 12-03-2009 17:08:23
S.R.O.KEESARA for 3
సం. నుండి సం. ౨ వరకు 1 వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు భారాలను వెదకిన మీదట ఈ క్రింద నమోదు పరచిన తాకట్టు భారాలు వున్నవని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

| Sl.No. వరుస సంఖ్య (1) | (a) Description of Property ఆస్తి వివరములు (2) | Date of (E)xecution (R)egistration దస్తావేజు వ్రాయబడిన తేది రిజిస్ట్రేషన్ తేది (3) | (b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4) | Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) వ్రాసి ఇచ్చిన వారు హక్కు దారులు (5) (6) | Ref. to Document Entry దస్తావేజు కాపీ వివరణ Vol.No./Page No. వాల్యం/పుట (7) (8) | Document No/Year దస్తావేజు నెం./సం. (9) (10) |
|---|---|---|---|---|---|---|
| 1 | VILL/COL: NAGARAM NAGARAM W-B: 1-1 SURVEY: 176 HOUSE: 502 FLOOR:#PA,05,# FLAT: 502 EXTENT: 104.93 SQ.Yds BUILT: 1715 Sq.ft Boundires: [N]: OPEN TO SKY & 6' WIDE CORRIDOR [S] OPEN TO SKY [E]: FLAT NO. 501 [W]: 6' WIDE CORRIDOR & OPEN TO SKY<br>**LINK DOCT: 1516,9210/2004#**<br>**1516,9246/2004#** | (R) 06-03-2009<br>(P) 06-03-2009<br>(E) 06-03-2009 | 0101<br>Sale<br>Mkt.Value:Rs. 972064<br>Cons.Value:Rs 1051000 | 1(EX)PRAMOUNT BUILDERS<br>2(EX)SOHAM MODI<br>3(EX)SAMIT GANGWAL<br>4(EX)B.ANAND KUMAR<br>5(EX)NAREDDY KIRAN KUMAR<br>6(EX)M.KANTHA REDDY<br>7(CL)GAURANG MODY<br>7(EX)K. KANTHA RAO | 0/0 | 1362 / 2009 of SRO KEESARA 1 |

I also certify that except the aforesaid acts and encumbrances no other act and encumberances affecting the said property have been found
పై ఆస్తికి సంబంధించి పై తెలుపబడిన తాకట్టు భార చర్యలు మినహా మరి ఏ విధమైన ఇతర తాకట్టు భారాలు నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు

Search verified and certificate examined by/ సరిచూసి ధృవీకరణ పత్రము పరీక్షించిన వారు

HAFEEZ

Office of the Sub-Registrar
KEESARA Received Rs. 0 +20 towards EC-Fee against Cash Receipt No. 29

OFFICE SEAL & DATE/ కార్యాలయము మొహరు/ తేది

Signature of Registering Officer/

GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ

# CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము

CGNO. 12-03/09

CARD
(Citizens - Alert Monitoring of Registration Documents)
Visit us at : http://ap.gov.in/card
http://igrs.ap.gov.in

SRO/ స.ని.కా. | Certificate No/ ధృవీకరణ పత్రము సంఖ్య : | Application No/ దరఖాస్తు సంఖ్య : | Date/ తేది : | Page/ పుట : 1 /1

Sri/Smt
శ్రీ/శ్రీమతి KEESARA
K. PRABHAKAR REDDY

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
ఈ దిగువనుదహరించిన ఆస్తి గురించి ఏవైనా రిజిస్టరు కాబడిన తాకట్టు రుణభార వర్యల వివరములు తెలుపు ధృవపత్రములకై దరఖాస్తు చేసినందుట

VILL/COL : NAGARAMNAGARAM SURVEY: 176, House: 108 FLAT: 108 NORTH: FLAT NO. 107 SOUTH: FLAT NO. 109 EAST: OPEN TO SKY WEST: 6' WIDE CORRIDOR

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear. Years from to DATE & TIME of Generation of EC: 12-03-2009 17:04:33

సం. నుండి సం. ం వరకు I వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలోనుండి ఆస్తుల కోసం సంబంధించిన తాకట్టు భారాలను పరిశీలించి క్రింద నమోదు పరచిన తాకట్టు భారాలు 2009 పున్నవని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

| Sl.No. వరుస సంఖ్య (1) | (a) Description of Property ఆస్తి వివరములు (2) | Date of (E)xecution (R)egistration దస్తావేజు వ్రాయబడిన తేది రిజిస్ట్రేషన్ తేది (3) | (b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4) | Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) వ్రాసి ఇచ్చిన వారు హక్కు దారులు (5) (6) | Ref. to Document Entry దస్తావేజు కాపీ వివరణ Vol.No./Page No. వాల్యం/పుట (7) (8) | Document No/Year దస్తావేజు నెం./సం. (9) (10) |
|---|---|---|---|---|---|---|
| 1 | VILL/COL: NAGARAM NAGARAM W-B: 1-1 SURVEY: 176 HOUSE: 108 FLOOR:#PA,01,# FLAT: 108 EXTENT: 104.93 SQ.Yds BUILT: 1715 Sq.ft Boundires: [N]: FLAT NO. 107 [S] FLAT NO. 109 [E]: OPEN TO SKY [W]: 6' WIDE CORRIDOR LINK INXT: 1516,9210/2004# **1516,9246/2004#** | (R) 06-03-2009 (P) 06-03-2009 (E) 06-03-2009 | -0101 Sale Mkt.Value:Rs. 904064 Cons.Value:Rs. 1051000 | 1(EX)PRAMOUNT BUILDERS 2(EX)SOHAM MODI 3(EX)SAMIT GANGWAL 4(EX)B.ANAND KUMAR 5(EX)NAREDDY KIRAN KUMAR 6(EX)M.KANTHA REDDY 7(CL)GAURANG MODY 7(EX)M. KANTHA RAO | 0/0 | 1363 / 2009 of SRO KEESARA 1 |

I also certify that except the aforesaid acts and encumbrances no other act and encumberances affecting the said property have been found
ఈ ఆస్తికి సంబంధించి పై తెలుపబడిన తాకట్టు భారా వర్యలు ఏమనో మరి ఏ విధమైన ఇతర తాకట్టు భారాలు నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.

Office of the Sub Registrar
KEESARA

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు

Search verified and certificate examined by/ సరిచూచి ధృవీకరణ పత్రము పరిశీలించిన వారు

Received Rs. 0 +20 towards EC-Fee against Cash Receipt No. 29

Rule: 1/118

GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం

REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్లు మరియు స్టాంపుల శాఖ

# CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార ధృవీకరణ పత్రము

CARD

SRO/ స.ర.వా. Certificate No/ ధృవీకరణ పత్రము సంఖ్య : Application No/ దరఖాస్తు సంఖ్య : Date/ తేది : Page/ పుట :

Sri/Smt
శ్రీ/శ్రీమతి KEESARA

K. PRABHAKAR REDDY

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
ఈ దిగువనుదహరించిన ఆస్తి గురించి ఏవైనా రిజిస్టరు కాబడిన తాకట్టు రుణభార చర్యల వివరములు తెలుపు ధృవపత్రములకై దరఖాస్తుచేసికొనినందున 1 /1

VILL/COL : NAGARAMNAGARAM SURVEY: ,176, House: 308 FLAT: 308 NORTH: FLAT NO. 307 SOUTH: FLAT NO. 309 EAST: OPEN TO SKY WEST: 6'WIDE CORRIDOR

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear. Years from DATE & TIME of Generation of EC: 12-03-2009 17:09:39 to 01-10-2007 11-03-2009

S.R.O. KEESARA Page 3

సం. నుండి సం. ల వరకు I వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు వివరాలను వెదకిన మీదట ఈ క్రింద నమోదు పరచిన తాకట్టు వివరాలు వున్నవని ఇందుమూలముగా నేను ధృవీకరించుచున్నాను.

| Sl.No. వరుస సంఖ్య (1) | (a) Description of Property ఆస్తి వివరములు (2) | Date of (E)xecution (R)egistration దస్తావేజు వ్రాయబడిన తేది రిజిస్ట్రేషన్ తేది (3) | (b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4) | Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) వ్రాసి ఇచ్చిన వారు హక్కు దారులు (5) (6) | Ref. to Document Entry దస్తావేజు కాపీ వివరణ Vol.No./Page No. వాల్యం/పుట (7) (8) | Document No/Year దస్తావేజు నెం./సం. (9) (10) |
|---|---|---|---|---|---|---|
| 1 | VILL/COL: NAGARAM NAGARAM W-B: 1-1 SURVEY: 176 HOUSE: 308 FLOOR:#PA,03,# FLAT: 308 EXTENT: 104.93 SQ.Yds BUILT: 1715 Sq.ft Boundires: [N]: FLAT NO. 307 [S] FLAT NO. 309 [E]: OPEN TO SKY [W]: 6'WIDE CORRIDOR<br>LINK DOCT: 1516,9210/2004#<br>1516,9246/2004# | (R) 06-03-2009<br>(P) 06-03-2009<br>(E) 06-03-2009 | 0101<br>Sale<br>Mkt.Value:Rs. 972064<br>Cons.Value:Rs . 1051000 | 1(EX)PRAMOUNT BUILDERS<br>2(EX)SOHAM MODI<br>3(EX)SAMIT GANGWAL<br>4(EX)B.ANAND KUMAR<br>5(EX)NAREDDY KIRAN KUMAR<br>6(EX)M.KANTHA REDDY<br>7(CL)GAURANG MODY<br>7(EX)M. KANTHA RAO | 0/0 | 1364 / 2009 of SRO KEESARA 1 |

I also certify that except the aforesaid acts and encumbrances no other act and encumberances affecting the said property have been found
ఈ ఆస్తికి సంబంధించి పై తెలుపబడిన తాకట్టు భార చర్యలు మినహా మరి ఏ విధమైన ఇతర తాకట్టు భారాలు నమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను.

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు

Search verified and certificate examined by/ సరిచూసి ధృవీకరణ పత్రము పరీక్షించిన వారు

Office of the Sub-Registrar
KEESARA Received Rs. 0 +20 towards EC-Fee against Cash Receipt No. 293

OFFICE SEAL & DATE/ కార్యాలయము మొహరు/తేది

Signature of Registering Officer/

M SANJEEVA REDDY
S.V.L.6/98, R.NO. 4
RISALA ABDULLA J. N. ROAD
HYDERABAD - 195
PHONE NO. 24615453

AP-23/GSO/KL(PB)/18-2005

INDIA STAMP DUTY

Rs.0000010

MAR 21 2009

11:34

ANDHRA PRADESH

## SIGNATURE AFFIDAVIT

I, SOHAN SATISH MODI aged 40 yrs; Occ: BUSINESS, at 5-4-187/3&4, 2nd Floor, M.G. Road, Sec-bad do hereby solemnly affirm and state on oath that I am the co-applicant/applicant for the purpose of purchasing the property, Flat No. 308, 502, 108, First Floor, Fifth Floor, Third Floor, PARAMOUNT Residency, Block no. A, Nagaram Village, Keesara Mandal, R.R. Dist from _____.

Towards this purpose, I confirm that my signature in the Home Loan application form and Home Loan Documentation is entirely different from that of my bank account cheques or any other documents submitted for signature proof.

Further I, undertake to indemnify M/s. IDBI Bank Ltd., Chapel Road Branch, and Hyderabad and make good the entire loss suffered in case the Bank suffers any loss on account of any false information furnished or if the title of the property is found to be defective or due to signature mismatch on documents provided for signature proof.

(Signature 1)

I signed as :

on my _____.

(Signature 2)

I signed as :

on my _____.

21 MAR 2009

(Signature 3)

I signed as :

on my _____.

S. Ramachandra Reddy
Notary Public
Govt. of A.P.

NOTARIAL

ATTESTED

S. Ramachandra Reddy
B.A., B.L.
Notary Public, Govt. of A.P.
MALAKPET, HYDERABAD

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

# RESOLUTION

We hereby certify that the following resolution of Modi Properties and Investments Pvt. Ltd., is passed a meeting of the company held on 21st March'09 and has been duly recorded in the Minutes Book of the said company

We hereby resolved that the Board of Directors have no objection to the fact that Mr. Gaurang Mody, Director is availing a loan against property from I D B I Bank and the Company stands as Co-Applicant to the same loan being represented by it's Managing Director Mr.Soham Modi..

Place: Secunderabad
Date: 21-3-2009

**For Modi Properties & Investments (P) Ltd**

**SOHAM MODI**
**Managing Director**

**GAURANG MODY**
**Director**

# GAURANG JAYANTILAL MODY

5-4-187/3&4, IInd Floor, M.G.Road, Secunderabad – 500 003.

Dt: 19.03.2009

To
The Manager,
IDBI Bank Ltd
Chappel Road,
Hyderabad.

Dear Sir,

**Sub:** Depositing Original Sale Deeds.
**Ref** : Our Sanction of Rs. 47.00 Lakhs in name of Gaurang Jayantilal Mody.

In connection with the above subject this is to bring to your banks notice that the following Documents are depositing for above sanction.

| S.No | Sale Deed No | Date |
|---|---|---|
| 1. | 1363/09 | 06.03.2009 |
| 2. | 1362/09 | 06.03.2009 |
| 3. | 1364/09 | 06.03.2009 |
| 4. | Original Certificates of Encumbrance on Property for 3Flats. | |

Kindly Acknowledge the same.

Thanking you,

Your Faithfully,

GAURANG MODY

Received Original Documents
A.V.S. Narayan
19/3/09

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

# RESOLUTION

EXTRACT OF MINUTES OF THE MEETING HELD AT THE REGISTERED OFFICE AT 5-4-187/3&4, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD ON 18th February, 2009.

We hereby certify that the following resolution of Modi Properties & Investments Pvt. Ltd., is passed in meeting of the company held on 18th February 2009 and has been duly recorded in the Minutes Book of the said company.

"RESOLVED" that Shri Gaurang Mody, Director of the company availing a loan from IDBI Bank Ltd where the Company is the Co Applicant in availing the loan

"FURTHER RESOLVED," that the Company has no objection in availing the loan by its Director Shri. Gaurang Mody from IDBI Bank Ltd. and Company as Co- applicant

**For Modi Properties & Investments Pvt. Ltd.,**

Place: Secunderabad.

Date: 18/02/2009.

**Soham Modi,**
**Director.**

**Gaurang Mody,**
**Director.**

SCANNED

Doc. No: 1362/09

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH R 145757

Date : 26-02-2009 Serial No : 4,656 Denomination : 100

Purchased By :
G. VENKATESH
S/O G.A. RAO
SEC'BAD

For Whom :
PARAMOUNT BUILDERS
SEC'BAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office,Hyd

## SALE DEED

This Sale Deed is made and executed on this the 6th day of March 2009 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. B. ANAND KUMAR, SON OF MR. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad – 500 040,
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,

being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders

For Paramount Builders

పుస్తకము 2009వ సం॥పు ....1362.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....13.....
ఈ కాగితము వరుస సంఖ్య.....1.....

2009 సం॥ మార్చి నెల 6 వ తేది
1930 వ.శా.శ ఫాల్గుణ మాసం 15 వ తేది
వారము 2 మరియు 3 గంటల మధ్య
కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ/శ్రీమతి K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 5255/- లు చెల్లించినారు.
వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొటన వ్రేలు

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUBREGISTRAR OF KEESARA
కీసర మండల రెవిన్యూ అధికారి

- 3 NOV 2008

నిరూపించినది

K. Prabhakar Reddy S/o. K. Padma Reddy
occ: Service - R/o. 5-4-187/3 & 4
II Floor, Soham Mansion, M. G. Road
Sec'bad, through attested SPA for
Presentation of Documents, vide SPA No.
01/2007, Dt. 11.01.07 at SRO,
Shamirpet, R.R. Dist.

(1) Venkat Ramana Reddy S/o. Anji Reddy occ: Service
R/o. 11-187/2, Rd No. 2, Greenhills Colony
Saroornagar, Hyderabad.

(2) B. Raj. B. RAJKUMAR S/o. MURLI RAO
occ: SERVICE, R/o. ALWAL, SEC'BAD.

2009 సం॥ మార్చి నెల 6 వ తేది సబ్-రిజిస్ట్రారు
1930 శ.శ.సం. ఫాల్గుణ మాసము 15 వ తేది కీసర

IN FAVOUR OF

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, , hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue of Deed of Conveyance of land dated 9.09.2004 registered as document bearing no. 9210/2004 and Release Deed dated 27.10.2004 and registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District (hereinafter this land is referred to as the SCHEDULED LAND) and is more particularly described in Schedule 'A' at the foot of the document.

B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:
   i. Shri M. Venu, S/o. Shri Mallaiah
   ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
   iii. Shri K.V. Rama Rao, S/o. Shri Gopal Rao

C. The Scheduled Land was Government land and the same was placed for sale on open auction on 17.09.2003. The previous owners Shri M. Venu and two others have participated in the auction and the auction was knocked down in favour of them as they being the highest bidders. The open auction conducted has been confirmed in favour of the previous owners namely M. Venu and two others vide proceedings of the Collector, R. R. District vide proceeding no. LC2/7278/2003 dated 20.09.2003.

D. The previous owners Shri M. Venu and two others and the Original Owners have reached into an understanding for participating in the open auction and upon confirmation of the auction the sale consideration was arranged and paid by pooling all the resources of the seven participants (i.e., previous owners Shri M. Venu and two others and all the four VENDORS). The Scheduled Land was agreed to be purchased jointly with all the seven persons having broadly the following share.
   a. 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
   b. Balance 4/7 of the share will be held by the remaining four persons as follows:
      i. Shri. B. Anand Kumar – 27% of 4/7 share i.e., 15.42%
      ii. Shri. N. Kiran Kumar – 20% of 4/7 share i.e., 11.42%
      iii. Shri. M. Kanta Rao – 37% of 4/7 share i.e., 21.16%
      iv. Shri. K. Kanta Reddy – 16% of 4/7 share i.e., 9.15%

For Paramount Builders
Partner

For Paramount Builders
Partner

I వ పుస్తకము 2009వ సం॥పు.....1362.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య....13.....

ఈ కాగితము వరుస సంఖ్య.....2.....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUBREGISTRAR OF KEESARA

కీసర

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

Challan No. 195409 Dt. 6/3/09

I. Stamp Duty:

1. In the shape of stamp papers — Rs. 100/-
2. In the shape of challan (u/s.42 of I.S. Act 1899) — Rs. 73470/-
3. In the shape of cash (u/s.43 of I.S. Act 1899) — Rs. —
4. Adjustment of stamp duty u/s.16 of I.S. Act 1899, if any — Rs. —

An amount of Rs. 73470/- towards stamp duty including transfer duty of Rs. 5255/- towards registration fee on the Market Value of Rs. ..... was paid by me Party through challan receipt No. 195409 dated 6/3/09 at SBH Keesara Br Keesara

Sub-Registrar
Keesara

II. Transfer Duty:

1. in shape of challan — Rs. —
2. in the shape of cash — Rs. —

III. Registration fees:

1. in the shape of challan — Rs. 5255/-
2. in the shape of cash — Rs. —

IV. User Charges

1. In the shape of challan — Rs. 100/-
2. In the shape of cash — Rs. —

Total Rs. 78925/-

1వ పుస్తకము 2009 సం॥ (శా.శ 1930) సం॥పు 1362 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 11530-1/1362/2009 ఇవ్వబడినది.

2008 సం॥ మార్చి నెల 6 వ తేది

SUB REGISTRAR
KEESARA

సబ్-రిజిస్ట్రారు అధికారి

THE SEAL OF THE SUBREGISTRAR OF KEESARA

కీసర

E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.

F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:

a. Shri. B. Anand Kumar – 27%
b. Shri. N. Nara Reddy Kiran Kumar – 20%
c. Shri. M. Kanta Rao – 37%
d. Shri. Kanta Reddy – 16%

G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.

H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.102006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.

I. M/s. Bhragavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.

J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Paramount Builders
Partner

For Paramount Builders
Partner

ఈ పుస్తకము లోని పేజీ సంఖ్య.....1362.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య....13.....

ఈ కాగితము వరుస సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మొహర్

THE SEAL OF THE SUBREGISTRAR OF KEESARA

కీసర

K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:

(a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.

(b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.

(c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.

The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.

M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 502 on fifth floor in block no. 'A' having a super built-up area of 1600 (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with undivided share in the scheduled land to the extent of 104.93 sq. yds. A reserved parking space for Two wheeler and Car on the stilt floor bearing nos. 38 & 22, admeasuring about 15 and 100 sft. respectively., in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.

N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.

O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,51,000/-(Rupees Ten Lakhs Fifty One Thousand Only) and the Buyer has agreed to purchase the same.

Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Paramount Builders

Partner

For Paramount Builders

Partner

R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 502 on fifth floor in block no. 'A', having a super built-up area of 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) in building known as Paramount Residency together with
   a. Undivided share in scheduled land to the extent of 104.93 sq. yds.
   b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 38 & 22, admeasuring about 15 and 100 sft. respectively.

   situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,51,000/-(Rupees Ten Lakhs Fifty One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders

Partner

For Paramount Builders

Partner

7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.

9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-

a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.

b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.

c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Paramount Builders

Partner

For Paramount Builders

Partner

e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.

f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.

h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 78,825/- is paid by way of challan no. 19549, dated 06.03.09, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 10,510/- paid by way of Payorder No. 147370, dated 05.3.09, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

## SCHEDULE 'A'

## SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

| | |
|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |
| South By | Sy. Nos. 175, 174 & 167 |
| East By | Sy. No. 159 |
| West By | Sy. No. 198 |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 502 on the fifth floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 38 & 22, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

| | |
|---|---|
| North By | Open to Sky & 6' wide corridor |
| South By | Open to sky |
| East By | Flat No. 501 |
| West By | 6' wide corridor & Open to sky |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESESS:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR

BUYER

## ANNEXTURE-1-A

| | |
|---|---|
| 1. Description of the Building | : Deluxe flat bearing no. 502 on the fifth floor, in block 'A' of Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District. |
| (a) Nature of the roof | : R. C. C. (G+5) |
| (b) Type of Structure | : Framed Structure (semi-finished) |
| 2. Age of the Building | : New |
| 3. Total Extent of Site | : 104.93 sq. yds., U/S Out of Ac. 3-04 Gts. |
| 4. Built up area particulars | : |
| (a) Cellar, Parking Area | : 115 Sft Parking Space for Car and Two Wheeler |
| (b) In the Ground Floor | : |
| (c) In the First Floor | : |
| (d) In the Second Floor | : |
| (e) In the Third Floor | : |
| (f) In the Fourth Floor | : |
| (g) In the Fifth Floor | : 1600 Sft |
| 5. Annual Rental Value | : |
| 6. Municipal Taxes per Annum | : |
| 7. Executant's Estimate of the MV of the Building | : Rs. 10,51,000/- |

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 06.03.2009

Signature of the Executants

## CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 06.03.2009

Signature of the Executants

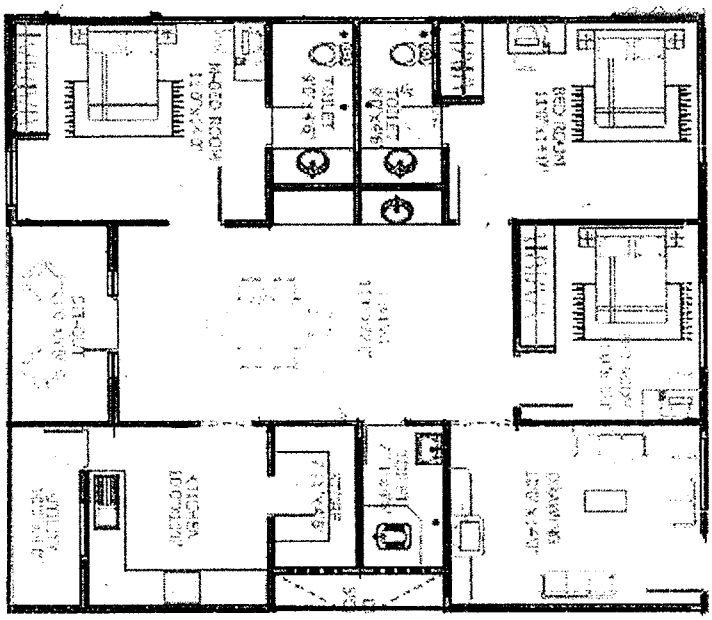
| | | |
|---|---|---|
| **REGISTRATION PLAN SHOWING** | FLAT NO. 502 IN BLOCK NO. 'A' | |
| | ON THE FIFTH FLOOR IN **PARAMOUNT RESIDENCY** | |
| **IN SURVEY NOS.** | 176 (PART) | **SITUATED AT** |
| | NAGARAM VILLAGE, KEESARA | **MANDAL, R.R. DIST.** |
| **VENDOR:** | M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS | |
| | MR. SOHAM MODI, SON OF MR. SATISH MODI | |
| | MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL | |
| **BUYER:** | MR. GAURANG MODY SON OF MR MR. JAYANTILAL MODY | |

**REFERENCE:** **SCALE:** **INCL:** **EXCL:**
**AREA:** 104.93 **SQ. YDS. OR** **SQ. MTRS.**

**al Built-up Area = 1600 sft.**
**Out of U/S of Land = Ac. 3-04 Gts.**

N

6' wide corridor & Open to Sky

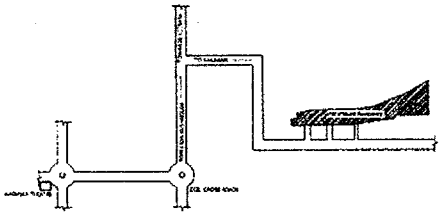


Open to Sky

6' wide corridor & Open to Sky

Flat No. 501

**Location Map**



For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

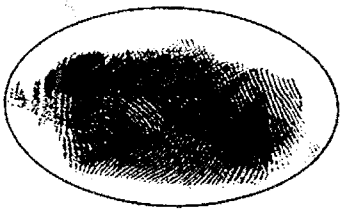
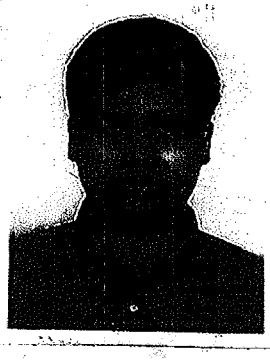
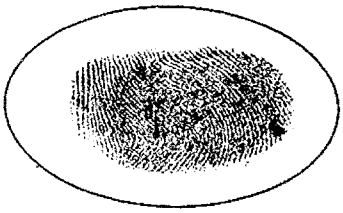
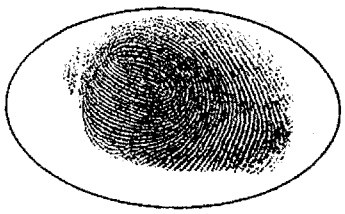
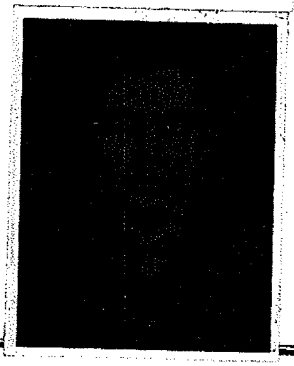
**WITNESSES:**

1.

2.

SIG. OF THE BUYER

# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---|---|---|---|
| |  |  | VENDORS:<br>M/S. PARAMOUNT BUILDERS<br>HAVING ITS OFFICE AT 5-4-187/3&4<br>II FLOOR, M. G. ROAD<br>SECUNDERABAD - 500 003.<br>REP. BY ITS PARTNERS<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI |
| |  |  | 2. MR. SAMIT GANGWAL<br>S/O. MR. S. K. GANGWAL<br>R/O. PLOT NO. 1211, ROAD NO. 60<br>JUBILEE HILLS<br>HYDERABAD – 500 034. |
| |  |  | SPA FOR PRESENTING DOCUMENTS<br>VIDE DOC. NO. 1/BKIV/2007 Dt: 11/01/2007:<br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD – 500 003. |
| |  |  | BUYER:<br>MR. GAURANG MODY<br>S/O. MR. JAYANTILAL MODY<br>R/O. FLAT NO. 105<br>SAPPHIRE APARTMENTS<br>CHIKOTI GARDENS<br>BEGUMPET<br>HYDERABAD - 500 016. |

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

## HOUSEHOLD CARD

Card No :PAP1677620357
Shop No :762
పేరు :

Name of Head of Household :Gangwal,Samit

తండ్రి/భర్త పేరు :సుశీల్ కుమార్

Father/ Husband name :Sushil Kumar

పుట్టినతేదీ/Date of Birth :20/Oct/71

వయస్సు/Age :35

వృత్తి /Occupation :Own Business

ఇంటి.నెం./House No. :8-2-293/82/A/1211

వీధి /Street :ROAD NO 60

Colony :JUBILEE HILLS

Ward :వార్డు / Ward- 8

Circle :సర్కిల్ 7 / Circle VII

జిల్లా /District :హైదరాబాదు / Hyderabad

Annual Income (Rs.) : 100,000

LPG Consumer No. (1) :620316/(Single )

LPG Dealer Name (1) :B S Enterprises,HPC

LPG Consumer No. (2) :1805/Double

LPG Dealer Name (2) :Venkata Sai HPC

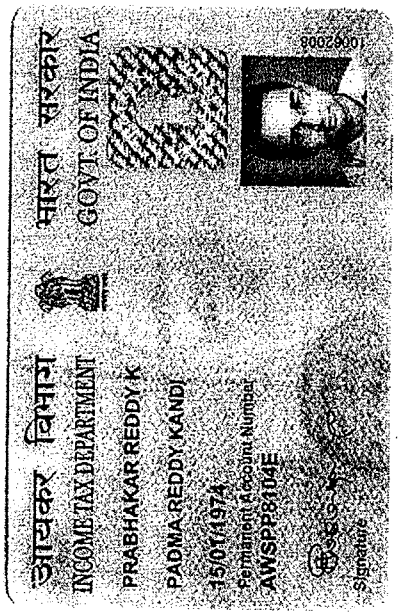
### Family Members Details

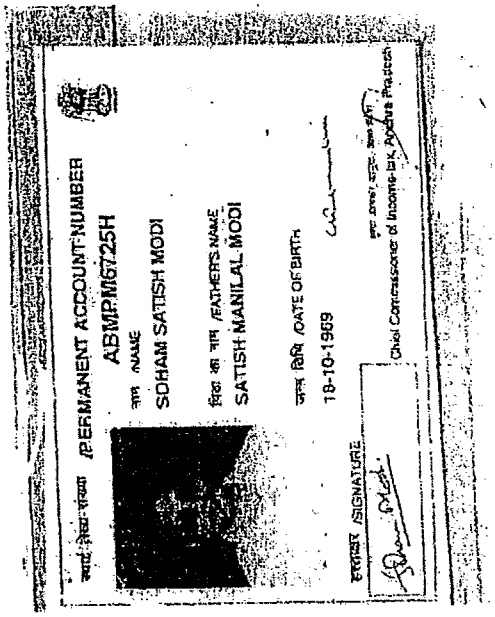
| S.No | Name | Relation | Date of Birth | Age |
|---|---|---|---|---|
| 2 | Arpita | Wife | 25/11/72 | 34 |
| 3 | Samanh | Son | 29/07/00 | 6 |

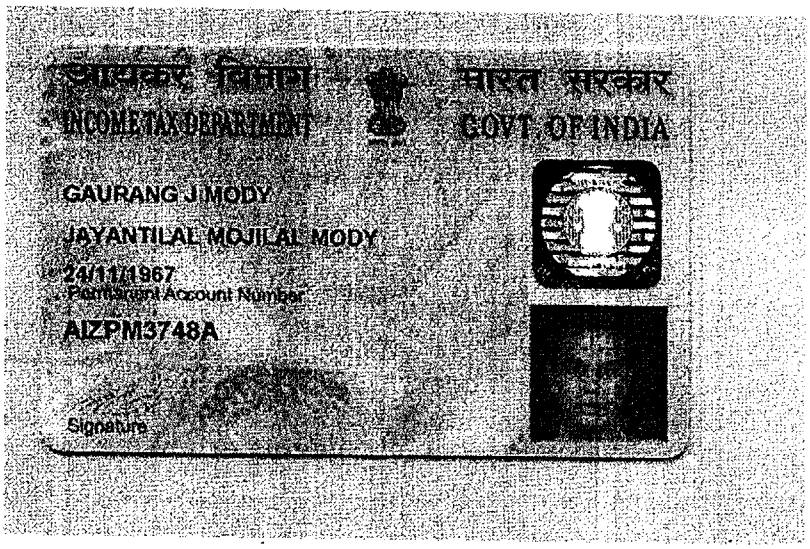
DPL No 102
Jublee Hills club,
Jubilee Hills

27/01/2006

DPL Incharge





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAURANG J MODY

JAYANTILAL MOJILAL MODY

24/11/1967

Permanent Account Number

AIZPM3748A

Signature

SCANNED

Doc. No. 1365/09

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

S 285855

LEELA G CHIMALG
STAMP VENDOR
Licence No.02/2006
5-4-75/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

Sl.No. 8625 Date 8/3/09 Rs. 100 SEG

Sold To G. VENKATESH

S/o G.A. RAO

For Whom PARAMOUNT BUILDERS

SALE DEED

This Sale Deed is made and executed on this the 6th day of March 2009 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. B. ANAND KUMAR, SON OF MR. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad – 500 040,
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,

being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders
Partner

For Paramount Builders

ఈ పుస్తకము 2007 వ సం॥రపు ..... 1368 .....

దస్తావేజు మొత్తం కాగితముల సంఖ్య ..... 13 .....

ఈ కాగితము వరుస సంఖ్య ..... 1 .....

సబ్-రిజిస్ట్రార్

2008 సం॥పు నెల 6 వ తేది

1930 వ.శా.శ మాసం 15 వ తేది

సమయం 1 మరియు 2 గంటల మధ్య

కీసర సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ॥ 52.55 లు చెల్లించినారు

ప్రాసియిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు

THE SEAL OF THE SUBREGISTRAR OF KEESARA

రూపించినది

K. Prabhakar Reddy S/o. K. P. Reddy occ: service - R/o 5-4-187/3 & 4, 2nd floor Solom mansion, M. G. Road, Sec'bad, Through attested SPA for Presentation of Doc vide SPA No. 01/2007 ; Dt. 11.01.07 at SR Shamirpet, R.R. Dist.

① Venkat Jamana Reddy S/o. Anji Reddy occ: Service R/o. 11-187/2, Rd No. 2, Green Hills colony Saroornagar, Hyderabad.

② B. Raj B. RAJ KUMAR S/o. MUKUND RAO occ: SERVICE - R/o. ALWAL, Sec'bad

2008 సం॥పు నెల 6 వ తేది

1930 వ.శా.శ సం. మాసము 15 వ తేది

సబ్-రిజిస్ట్రారు

కీసర

IN FAVOUR OF

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, , hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue of Deed of Conveyance of land dated 9.09.2004 registered as document bearing no. 9210/2004 and Release Deed dated 27.10.2004 and registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District (hereinafter this land is referred to as the SCHEDULED LAND) and is more particularly described in Schedule 'A' at the foot of the document.

B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:
   i. Shri M. Venu, S/o. Shri Mallaiah
   ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
   iii. Shri K.V. Rama Rao, S/o. Shri Gopal Rao

C. The Scheduled Land was Government land and the same was placed for sale on open auction on 17.09.2003. The previous owners Shri M. Venu and two others have participated in the auction and the auction was knocked down in favour of them as they being the highest bidders. The open auction conducted has been confirmed in favour of the previous owners namely M. Venu and two others vide proceedings of the Collector, R. R. District vide proceeding no. LC2/7278/2003 dated 20.09.2003.

D. The previous owners Shri M. Venu and two others and the Original Owners have reached into an understanding for participating in the open auction and upon confirmation of the auction the sale consideration was arranged and paid by pooling all the resources of the seven participants (i.e., previous owners Shri M. Venu and two others and all the four VENDORS). The Scheduled Land was agreed to be purchased jointly with all the seven persons having broadly the following share.
   a. 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
   b. Balance 4/7 of the share will be held by the remaining four persons as follows:
      i. Shri. B. Anand Kumar – 27% of 4/7 share i.e., 15.42%
      ii. Shri. N. Kiran Kumar – 20% of 4/7 share i.e., 11.42%
      iii. Shri. M. Kanta Rao – 37% of 4/7 share i.e., 21.16%
      iv. Shri. K. Kanta Reddy – 16% of 4/7 share i.e., 9.15%

For Paramount Builders
Partner

For Paramount Builders
Partner

ఈ పుస్తకము లో క్రమ సంఖ్య.....1363....

పస్తావేజు లో పేజీల సంఖ్య.....13..

ఈ పేజీలో పేరాల సంఖ్య.....2....

సబ్-రిజిస్ట్రార్

...MENT
...ng amounts have
... this document:
13540 Dt. 6/3/8
1,051,000

| | |
|---|---|
| ... shape of stamp papers | Rs 100 |
| 2. In the shape of ... (u/s.41 of I.S. Act 1899) | Rs 73470 |
| 3. In the shape of cash (u/s.41 of I.S. Act 1899) | Rs |
| 4. adjustment of stamp duty u/s.16 of I.S. Act 1899, if any | Rs |
| **II. Transfer Duty:** | |
| 1. In shape of challan | Rs |
| 2. In the shape of cash | Rs |
| **III. Registration fees:** | |
| 1. In the shape of challan | Rs. 5255 |
| 2. In the shape of cash | Rs |
| **IV. User Charges** | |
| 1. In the shape of challan | Rs 100 |
| 2. In the shape of cash | Rs |
| Total Rs. | 78925 |

SUB REGISTRAR
KEESARA

An amount of Rs. 73470 towards stamp duty including transfer duty and Rs. 5255 towards registration fee on the Market Value of Rs. 1,051,000 was paid by me Party through challan Receipt No. 13540 dated 6/3/8 at SBH Keesara Br Keesara

Sub-Registrar
Keesara

ఈ పుస్తకము 2008 సం॥ (శా.శ 1930) సంవత్సరపు 1363 నెంబరుగా రిజిష్టరు చేయబడినది. స్కానింగ్ నిమిత్తం నుర్తింపు నెంబరు 11530-1 1363 /2008 ఇవ్వడమైనది.

2008 సం॥ మార్చి నెల 6 వ తేది

సబ్-రిజిస్ట్రార్ అధికారి

THE SEAL OF THE SUB REGISTRAR OF KEESARA

E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.

F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:

a. Shri. B. Anand Kumar – 27%
b. Shri. N. Nara Reddy Kiran Kumar – 20%
c. Shri. M. Kanta Rao – 37%
d. Shri. Kanta Reddy – 16%

G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.

H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.102006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.

I. M/s. Bhragavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.

J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Paramount Builders
Partner

For Paramount Builders
Partner

K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:

(a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.

(b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.

(c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.

The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.

M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 108 on first floor in block no. 'A' having a super built-up area of 1600 (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with undivided share in the scheduled land to the extent of 104.93 sq. yds. A reserved parking space for Two wheeler and Car on the stilt floor bearing nos. 8 & 4, admeasuring about 15 and 100 sft. respectively., in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.

N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.

O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,51,000/-(Rupees Ten Lakhs Fifty One Thousand Only) and the Buyer has agreed to purchase the same.

Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Paramount Builders

Partner

For Paramount Builders

Partner

R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 108 on first floor in block no. 'A', having a super built-up area of 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) in building known as Paramount Residency together with
   a. Undivided share in scheduled land to the extent of 104.93 sq. yds.
   b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 8 & 4, admeasuring about 15 and 100 sft. respectively.

   situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,51,000/-(Rupees Ten Lakhs Fifty One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders

Partner

For Paramount Builders

Partner

7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.

9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-

a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.

b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.

c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Paramount Builders

Partner

For Paramount Builders

Partner

e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.

f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.

h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 78,825/- is paid by way of challan no. 195410, dated 6.3.09, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 10,510/- paid by way of Payorder No. 147329, dated 05.3.09, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

## SCHEDULE 'A'

## SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

| | |
|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |
| South By | Sy. Nos. 175, 174 & 167 |
| East By | Sy. No. 159 |
| West By | Sy. No. 198 |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 108 on the first floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 8 & 4, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

| | |
|---|---|
| North By | Flat No. 107 |
| South By | Flat No. 109 |
| East By | Open to sky |
| West By | 6' wide corridor |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESESS:

1.

2. B. Raju

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR

BUYER

## ANNEXTURE-1-A

| | |
|---|---|
| 1. Description of the Building | : Deluxe flat bearing no. 108 on the first floor, in block 'A' of Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District. |
| (a) Nature of the roof | : R. C. C. (G+5) |
| (b) Type of Structure | : Framed Structure (semi-finished) |
| 2. Age of the Building | : New |
| 3. Total Extent of Site | : 104.93 sq. yds., U/S Out of Ac. 3-04 Gts. |
| 4. Built up area particulars | : |
| (a) Cellar, Parking Area | : 115 Sft Parking Space for Car and Two Wheeler |
| (b) In the Ground Floor | : |
| (c) In the First Floor | : 1600 Sft |
| (d) In the Second Floor | : |
| (e) In the Third Floor | : |
| (f) In the Fourth Floor | : |
| (g) In the Fifth Floor | : |
| 5. Annual Rental Value | : |
| 6. Municipal Taxes per Annum | : |
| 7. Executant's Estimate of the MV of the Building | : Rs. 10,51,000/- |

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 06.03.2009

Signature of the Executants

## CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 06.03.2009

Signature of the Executants

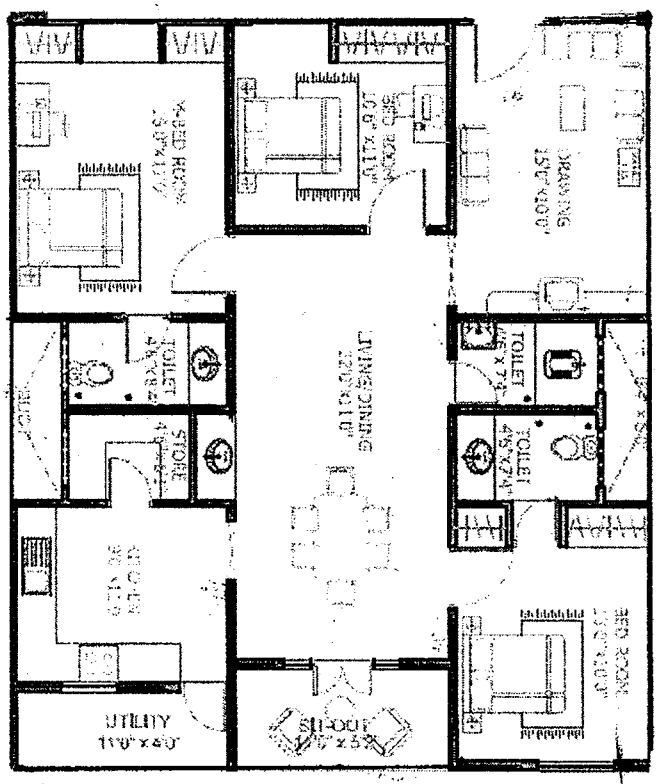
| | |
|---|---|
| **REGISTRATION PLAN SHOWING** | FLAT NO. 108 IN BLOCK NO. 'A' |
| | ON THE FIRST FLOOR IN **PARAMOUNT RESIDENCY** |
| **IN SURVEY NOS.** | 176 (PART) **SITUATED AT** |
| | NAGARAM VILLAGE, KEESARA **MANDAL, R.R. DIST.** |
| **VENDOR:** | M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS |
| | MR. SOHAM MODI, SON OF MR. SATISH MODI |
| | MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL |
| **BUYER:** | MR. GAURANG MODY SON OF MR MR. JAYANTILAL MODY |

**REFERENCE:** **SCALE:** **INCL:** **EXCL:**
**AREA:** 104.93 **SQ. YDS. OR** **SQ. MTRS.**

**tal Built-up Area = 1600 sft.**
**Out of U/S of Land = Ac. 3-04 Gts.**

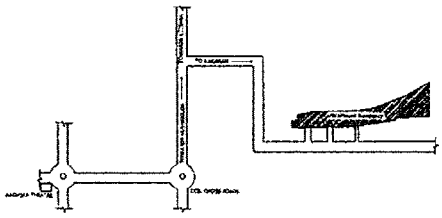
N

6' wide corridor




Open to Sky

**Location Map**



For Paramount Builders
Partner

For Paramount Builders
Partner

**WITNESSES:**

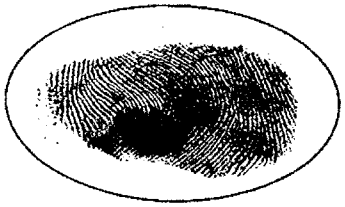
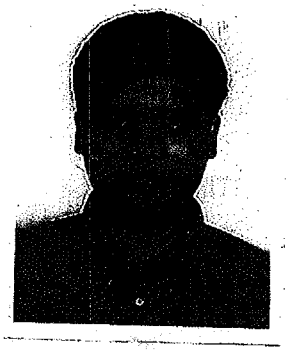
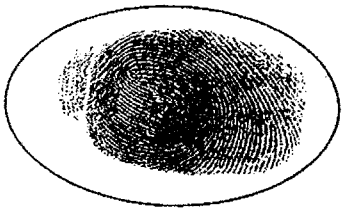
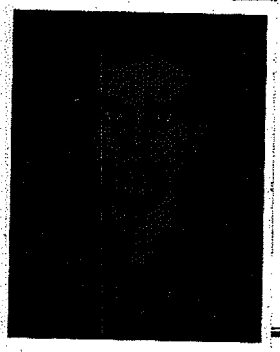
1.

2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---|---|---|---|
| |  |  | VENDORS:<br>M/S. PARAMOUNT BUILDERS<br>HAVING ITS OFFICE AT 5-4-187/3&4<br>II FLOOR, M. G. ROAD<br>SECUNDERABAD - 500 003.<br>REP. BY ITS PARTNERS<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI |
| |  |  | 2. MR. SAMIT GANGWAL<br>S/O. MR. S. K. GANGWAL<br>R/O. PLOT NO. 1211, ROAD NO. 60<br>JUBILEE HILLS<br>HYDERABAD – 500 034. |
| |  |  | SPA FOR PRESENTING DOCUMENTS<br>VIDE DOC. NO. 1/BKIV/2007 Dt: 11/01/2007:<br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD – 500 003. |
| |  |  | BUYER:<br>MR. GAURANG MODY<br>S/O. MR. JAYANTILAL MODY<br>R/O. FLAT NO. 105<br>SAPPHIRE APARTMENTS<br>CHIKOTI GARDENS<br>BEGUMPET<br>HYDERABAD - 500 016. |

SIGNATURE OF WITNESSES:

1.

2. B. Ravi

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

## HOUSEHOLD CARD

| | |
|---|---|
| Card No | :PAP1677620357 |
| F.P Shop No | :762 |
| పేరు | :గంగవాల్ సమీత్ |
| Name of Head of Household | :Gangwal.Samit |
| తండ్రి/భర్త పేరు | :సుశీల్ కుమార్ |
| Father/ Husband name | :Sushil Kumar |
| పుట్టినతేది/Date of Birth | :20/Oct/71 |
| వయస్సు/Age | :35 |
| వృత్తి /Occupation | :Own Business |
| ఇంటి.నెం./House No. | :8-2-293/82/A/1211 |
| వీధి /Street | :ROAD NO 60 |
| Colony | :JUBILEE HILLS |
| Ward | :వార్డు / Ward- 8 |
| Circle | :సర్కిల్ 7 / Circle VII |
| జిల్లా /District | :హైదరాబాదు / Hyderabad |
| Annual Income (Rs.) | :100,000 |
| LPG Consumer No. (1) | :620316/(Single ) |
| LPG Dealer Name (1) | :B S Enterprises,HPC |
| LPG Consumer No. (2) | :1805/Double |
| LPG Dealer Name (2) | :Venkata Sai HPC |

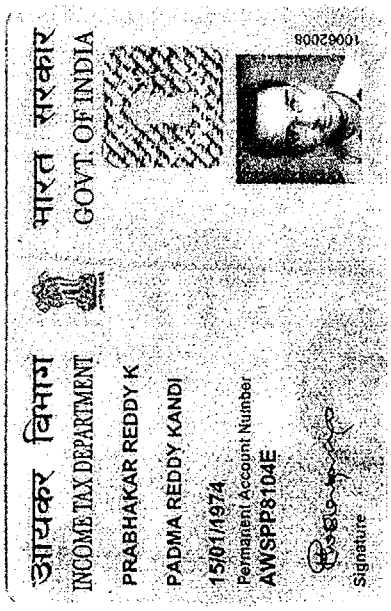
**Family Members Details**

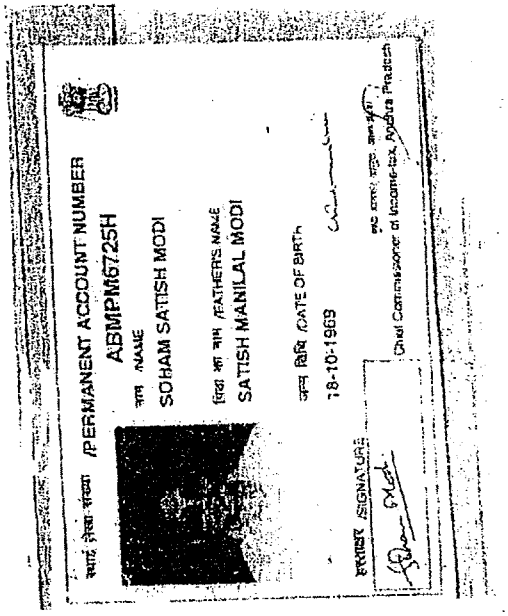
| S.No | Name | Relation | Date of Birth | Age |
|---|---|---|---|---|
| 2 | Arpita | Wife | 25/11/72 | 34 |
| 3 | Samanh | Son | 29/07/00 | 6 |

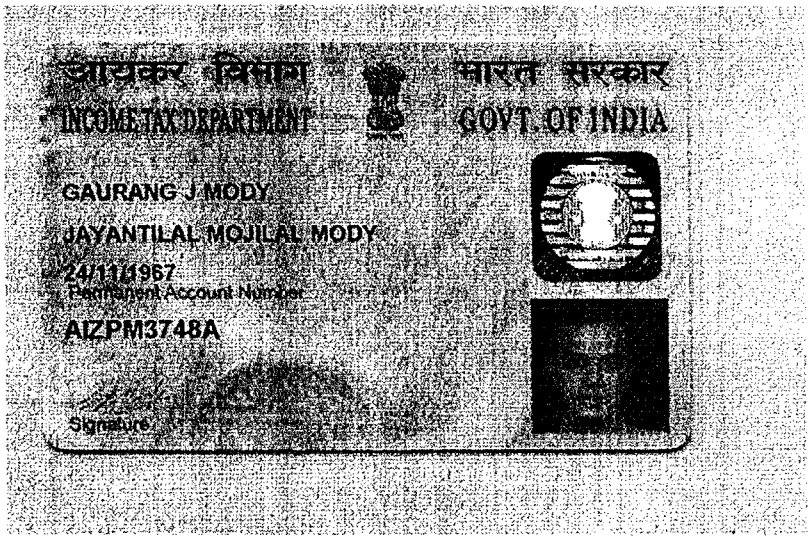
DPL No 102
Jublee Hills club,
Jubilee Hills

27/01/2006

DPL Incharge





आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

GAURANG J MODY

JAYANTILAL MOJILAL MODY

24/11/1967

Permanent Account Number

AIZPM3748A

Signature

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH R 145755

Date : 28-02-2009 Serial No : 4,656 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

For Whom :

PARAMOUNT BUILDERS
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office,Hyd

## SALE DEED

This Sale Deed is made and executed on this the 6th day of March 2009 at SRO, Keesara, Ranga Reddy District by:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 3-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, and its Partner Mr. Samit Gangwal, S/o. Mr. S. K. Gangwal, aged about 37 year, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MR. B. ANAND KUMAR, SON OF MR. B. N. Ramulu, aged about 39 years, residing at H. No. 10, Venkateshwara Nagar, Moula-Ali, Hyderabad – 500 040,
2. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 34 years, residing at Plot No. 275, Venakateshwara Nagar, Meerpet, Moula -Ali, Hyderabad-40,
3. SRI. M. KANTHA RAO, SON OF M. LAXMAN RAO, aged about 38 years, residing at Plot No. 152, Vivekanada Nagar Colony, Kukatpally, Hyderabad.
4. SRI. K. KANTHA REDDY, SON OF K. RAM REDDY, aged about 56 years, residing at Nereducherela (Village & Mandal), Nalgonda District,

being represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Managing Partner of M/s. Paramount Builders who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 16413/06, dated 31.10.2006, registered at S.R.O. Shameerpet, hereinafter called the "Original Owners" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

For Paramount Builders
Partner

For Paramount Builders
Partner

క్రమ సంఖ్య .....1364.....

డాక్యుమెంటు మొత్తం కాగితముల సంఖ్య.....13.....

ఈ కాగితము వరుస సంఖ్య.....(3).....

సబ్-రిజిస్ట్రార్

నిబంధన సంఖ్య ..... సం. తేదీ
1930 సం. శాసన ..... మాసం ..... వ తేదీ
నాడు ..... మరియు ..... గంటల మధ్య
కీసర - రిజిస్ట్రారు ఆఫీసులో
శ్రీ/శ్రీమతి K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము
రూ. 52.50/- లు చెల్లించినారు
గ్రాసియిచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొటన వ్రేలు

THE SEAL OF THE SUBREGISTRAR OF KEESARA

నిరూపించినది

K. Prabhakar Reddy S/o K. Padma Reddy
Occ. Service - R/o 5-4-187/3 & 4, 2nd Floor
Soham mansion, M. G. Road, Sec'bad, Hyd.
attested SPA for Presentation of Documents
vide SPA No. 01/2007, dt. 11.07.07
at SRO, Shamirpet, R.R. Dist.

(1) Venkat Ramana Reddy S/o. Anji Reddy
Occ. Service - R/o. 11-187/2, Rd No. 2
Green Hills colony, Saroornagar, Hyderabad.

(2) B. RAJ KUMAR S/o. MUKUND RAO
Occ. SERVICE R/o. ALWAL, SEC-BAD.

2008 సంవత్సరం మార్చి నెల 6 వ తేదీ సబ్-రిజిస్ట్రారు

IN FAVOUR OF

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, , hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

WHEREAS:

A. Shri B. Anand Kumar, Shri Nareddy Kiran Kumar, Shri M. Kanta Rao and Shri K. Kanta Reddy, the Original Owners herein, were the absolute owners and possessors of open agricultural land in Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. by virtue of Deed of Conveyance of land dated 9.09.2004 registered as document bearing no. 9210/2004 and Release Deed dated 27.10.2004 and registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District (hereinafter this land is referred to as the SCHEDULED LAND) and is more particularly described in Schedule 'A' at the foot of the document.

B. The Original Owners have purchased the Scheduled Land for a consideration from its previous owners namely:
   i. Shri M. Venu, S/o. Shri Mallaiah
   ii. Shri Madhusudhan, S/o. of Late Shri G. Sattaiah.
   iii. Shri K.V. Rama Rao, S/o. Shri Gopal Rao

C. The Scheduled Land was Government land and the same was placed for sale on open auction on 17.09.2003. The previous owners Shri M. Venu and two others have participated in the auction and the auction was knocked down in favour of them as they being the highest bidders. The open auction conducted has been confirmed in favour of the previous owners namely M. Venu and two others vide proceedings of the Collector, R. R. District vide proceeding no. LC2/7278/2003 dated 20.09.2003.

D. The previous owners Shri M. Venu and two others and the Original Owners have reached into an understanding for participating in the open auction and upon confirmation of the auction the sale consideration was arranged and paid by pooling all the resources of the seven participants (i.e., previous owners Shri M. Venu and two others and all the four VENDORS). The Scheduled Land was agreed to be purchased jointly with all the seven persons having broadly the following share.
   a. 3/7 of the share will be held by M. Venu and two others equally i.e., each person will have 1/7 share.
   b. Balance 4/7 of the share will be held by the remaining four persons as follows:
      i. Shri. B. Anand Kumar – 27% of 4/7 share i.e., 15.42%
      ii. Shri. N. Kiran Kumar – 20% of 4/7 share i.e., 11.42%
      iii. Shri. M. Kanta Rao – 37% of 4/7 share i.e., 21.16%
      iv. Shri. K. Kanta Reddy – 16% of 4/7 share i.e., 9.15%

For Paramount Builders

Partner

For Paramount Builders

Partner

1 వ పుస్తకము 2009వ సం॥రము .....1364.....

దస్తావేజు పెట్టెలో కాగితముల సంఖ్య...13.....

ఈ కాగితము చదువు సంఖ్య.....

సబ్-రిజిస్ట్రార్

ENDORSEMENT

[illegible] that the following amounts have [illegible] respect of this document:

[illegible] 195405 Dt.6.3.09

[illegible] duty:

1. [illegible] shape of [illegible] papers — Rs 100/-
2. [illegible] shape of [illegible] (u/s. [illegible] of I.S. Act 1899) — Rs. 73470/-
3. [illegible] (u/s. [illegible] of I.S. Act 1899) — Rs —
4. [illegible] of stamp duty u/s. [illegible] of I.S. Act 1899, if any — Rs —

II. Transfer Duty:

1. in shape of challan — Rs —
2. in the shape of cash — Rs —

III. Registration fees:

1. in the shape of challan — Rs. 5255/-
2. in the shape of cash — Rs.

IV. User Charges

1. In the shape of challan — Rs 100/-
2. In the shape of cash — Rs —

Total Rs 78925/-

An amount of Rs. 73470/- towards stamp duty including transfer duty and Rs. 5255/- towards registration fee on the Market Value of Rs. 10,51,000/- was paid by me Party through challan receipt No. 195405 dated 6/3/09 at SBH Keesara Br Keesara

Sub-Registrar
Keesara

పుస్తకము 2009 సం॥ (శా.శ 1930) సం॥పు 1364 నెంబరుగా రిజిష్టరు చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 11030-1.1.364/2009 ఇవ్వడమైనది.

2009 సం॥ మార్చి నెల 6 వ తేది

SUB REGISTRAR
KEESARA

సబ్-రిజిస్ట్రారు అధికారి

THE SEAL OF THE SUBREGISTRAR OF KEESARA

కీసర

E. In continuation and completion of the auction process and on receipt of the entire bid amount, the Government of Andhra Pradesh represented by District Revenue Officer and Additional District Magistrate, R. R. District have executed Deed of Conveyance of land dated 9.09.2004 in favour of seven persons namely three previous owners and four Original Owners herein. This conveyance deed is registered as document no. 9210/2004 and is registered at the office of the Sub Registrar, Shameerpet R. R. District.

F. The previous owners Shri M. Venu, Shri G. Madhu Sudhan and Shri K.V. Rama Rao have executed a Release Deed dated 27.10.2004, releasing their 3/7 share admeasuring Ac. 1-13.13 Gts., in favour of Original Owners for a consideration. This Release Deed is registered as document no. 9246/2004 at the office of the Sub Registrar, Shameerpet R. R. District. The share in land ownership of the Original Owners upon execution of this release deed is as under:

a. Shri. B. Anand Kumar – 27%
b. Shri. N. Nara Reddy Kiran Kumar – 20%
c. Shri. M. Kanta Rao – 37%
d. Shri. Kanta Reddy – 16%

G. The above said four persons namely Shri B. Anand Kumar and three others have together joined into partnership to run the business under the name of M/s. Bhargavi Developers, hereinafter referred to as the Firm. The partnership is evidenced by a Deed of Partnership dated 30.07.2004. The profit sharing ratios of the partners is in the same ratio as their ratio of share in the land holding as given in clause (h) above which is in evidence of their understanding as to their respective share in the Scheduled Land.

H. The Original Owners have sold the Scheduled Land to M/s. Bhargavi Developers and the Vendors herein by way of Agreement of Sale cum General Power of Attorney, registered as document nos. 16412/06 and 16413/06 dated 31.10.2006 and 31.102006, respectively. By virtue of the said agreement of sale cum general power of attorney, M/s. Bhargavi Developers and the Vendors herein have become owners of undivided share of land admeasuring Ac. 1-01 Gts., and Ac. 2-03 Gts. respectively.

I. M/s. Bhragavi Developers and the Vendor have agreed to jointly develop the entire Scheduled Land by constructing residential apartments under a group housing scheme called as 'PARAMOUNT RESIDENCY'.

J. The Original Owners and the Vendor hereto have applied to the Urban Development Authority for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Proceeding No. 6008/P4/Plg/HUDA/2006, dated 14.09.2006. In accordance with the sanctioned plan in all 260 number of flats in 6 blocks aggregating to about 2,28,800 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For Paramount Builders

Partner

For Paramount Builders

Partner

K. M/s. Bhargavi Developers and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby they have purchased their respective shares as mentioned above in the total land area of Ac. 3-04 Gts. To give effect to this broad understanding, the M/s. Bhargavi Developers and the Vendor have executed following documents:

(a) Joint Development Agreement, registered as document no. 16768/06, dated 31.10.2006.

(b) Agreement of Sale-cum General Power of Attorney in favour of the Vendor, registered as document no. 16413/06, dated 31.10.2006.

(c) Agreement of Sale-cum General Power of Attorney in favour of the M/s. Bhargavi Developers, registered as document no. 16412/06, dated 31.10.2006.

The above documents are registered with the office of the Sub-Registrar Office, Shameerpet.

L. By virtue of above referred documents, the M/s. Bhargavi Developers and the Vendor hereto have identified and determined their respective ownership of 260 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'PARAMOUNT RESIDENCY' forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, together with their respective proportionate undivided share in the Scheduled Land.

M. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 308 on third floor in block no. 'A' having a super built-up area of 1600 (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with undivided share in the scheduled land to the extent of 104.93 sq. yds. A reserved parking space for Two wheeler and Car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively., in the building known as Paramount Residency and has approached the Vendor, such apartment is hereinafter referred to as the Scheduled Apartment.

N. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred various agreements.

O. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Paramount Residency. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

P. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,51,000/-(Rupees Ten Lakhs Fifty One Thousand Only) and the Buyer has agreed to purchase the same.

Q. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For Paramount Builders

Partner

For Paramount Builders

Partner

R. The Original Owners at the request of the Vendor and Buyer are joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Original Owners have has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 308 on third floor in block no. 'A', having a super built-up area of 1600 sft. (i.e., 1280 sft. of built-up area & 320 sft. of common area) in building known as Paramount Residency together with
   a. Undivided share in scheduled land to the extent of 104.93 sq. yds.
   b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively.

   situated at Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,51,000/-(Rupees Ten Lakhs Fifty One Thousand Only). The Vendor hereby admits and acknowledges the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.

3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

4. The Vendor has this day delivered vacant peaceful possession of the Scheduled Apartment to the Buyer.

5. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For Paramount Builders

Partner

For Paramount Builders

Partner

7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.

9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Paramount Residency as follows:-

a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in PARAMOUNT RESIDENCY.

b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.

c. That the Buyer shall become a member of the Paramount Residency Owners Association that has been / shall be formed by the Owners of the apartments in PARAMOUNT RESIDENCY constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the PARAMOUNT RESIDENCY, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Paramount Builders

Partner

For Paramount Builders

Partner

e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.

f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

g. That the blocks of residential apartments shall always be called PARAMOUNT RESIDENCY and the name thereof shall not be changed.

h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) Install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 78,825/- is paid by way of challan no. 195405, dated 6.3.09, drawn on State Bank of Hyderabad, Keesara Branch, R. R. District and VAT an amount of Rs. 10,510/- paid by way of Payorder No. 147331, dated 05-3.09, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Paramount Builders

Partner

For Paramount Builders

Partner

## SCHEDULE 'A'

## SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

| | |
|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |
| South By | Sy. Nos. 175, 174 & 167 |
| East By | Sy. No. 159 |
| West By | Sy. No. 198 |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 308 on the third floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

| | |
|---|---|
| North By | Flat No. 307 |
| South By | Flat No. 309 |
| East By | Open to sky |
| West By | 6' wide corridor |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESESS:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

VENDOR

BUYER

# ANNEXTURE-1-A

| | |
|---|---|
| 1. Description of the Building | : Deluxe flat bearing no. 308 on the third floor, in block 'A' of Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District. |
| (a) Nature of the roof | : R. C. C. (G+5) |
| (b) Type of Structure | : Framed Structure (semi-finished) |
| 2. Age of the Building | : New |
| 3. Total Extent of Site | : 104.93 sq. yds., U/S Out of Ac. 3-04 Gts. |
| 4. Built up area particulars | : |
| (a) Cellar, Parking Area | : 115 Sft Parking Space for Car and Two Wheeler |
| (b) In the Ground Floor | : |
| (c) In the First Floor | : |
| (d) In the Second Floor | : |
| (e) In the Third Floor | : 1600 Sft |
| (f) In the Fourth Floor | : |
| (g) In the Fifth Floor | : |
| 5. Annual Rental Value | : |
| 6. Municipal Taxes per Annum | : |
| 7. Executant's Estimate of the MV of the Building | : Rs. 10,51,000/- |

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 06. 03. 2009

Signature of the Executants

## CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Paramount Builders
Partner

For Paramount Builders
Partner

Date: 06. 03. 2009

Signature of the Executants

**REGISTRATION PLAN SHOWING** FLAT NO. 308 IN BLOCK NO. 'A'

ON THE THIRD FLOOR IN **PARAMOUNT RESIDENCY**

**IN SURVEY NOS.** 176 (PART) **SITUATED AT**

NAGARAM VILLAGE, KEESARA **MANDAL, R.R. DIST.**

**VENDOR:** M/S. PARAMOUNT BUILDERS REPRESENTED BY ITS PARTNERS

MR. SOHAM MODI, SON OF MR. SATISH MODI

MR. SAMIT GANGWAL, SON OF MR. S. K. GANGWAL

**BUYER:** MR. GAURANG MODY SON OF MR MR. JAYANTILAL MODY

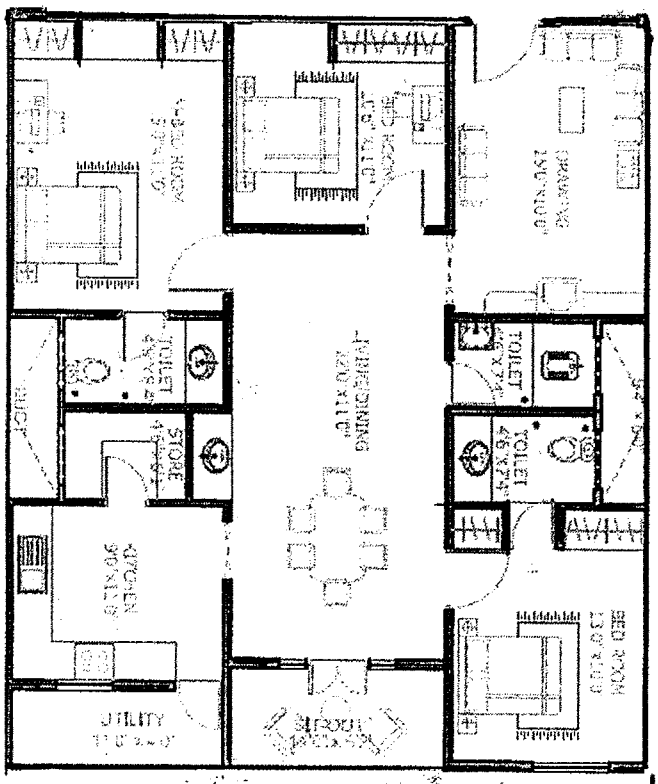
**REFERENCE:** **SCALE:** **INCL:** **EXCL:**

**AREA:** 104.93 **SQ. YDS. OR** **SQ. MTRS.**

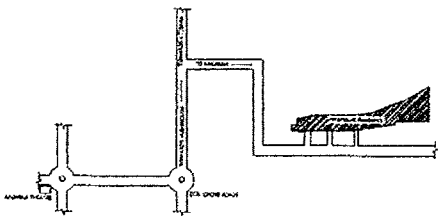
**Total Built-up Area = 1600 sft.**
**Out of U/S of Land = Ac. 3-04 Gts.**

N

6' wide corridor




**Location Map**



For Paramount Builders

Partner

For Paramount Builders

Partner

SIG. OF THE VENDOR

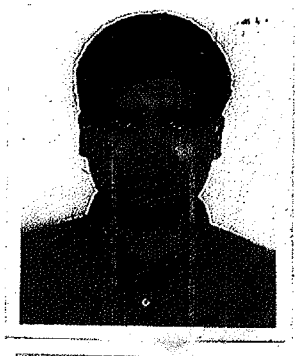
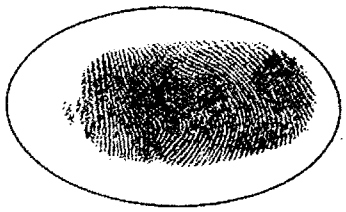
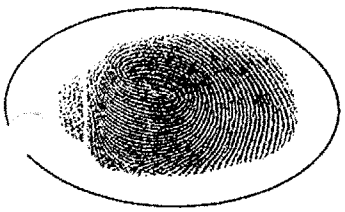
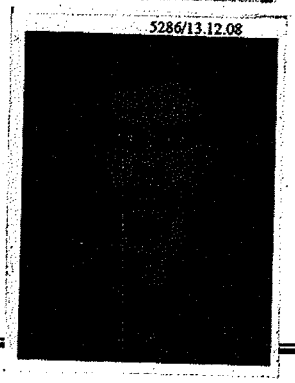
**WITNESSES:**

1.

2.

SIG. OF THE BUYER

# REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPH BLACK & WHITE | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|---|---|---|---|
| |  |  | VENDORS:<br>M/S. PARAMOUNT BUILDERS<br>HAVING ITS OFFICE AT 5-4-187/3&4<br>II FLOOR, M. G. ROAD<br>SECUNDERABAD - 500 003.<br>REP. BY ITS PARTNERS<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI |
| |  |  | 2. MR. SAMIT GANGWAL<br>S/O. MR. S. K. GANGWAL<br>R/O. PLOT NO. 1211, ROAD NO. 60<br>JUBILEE HILLS<br>HYDERABAD – 500 034. |
| |  |  | SPA FOR PRESENTING DOCUMENTS<br>VIDE DOC. NO. 1/BKIV/2007 Dt: 11/01/2007:<br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD – 500 003. |
| |  | 5286/13.12.08<br>  | BUYER:<br>MR. GAURANG MODY<br>S/O. MR. JAYANTILAL MODY<br>R/O. FLAT NO. 105<br>SAPPHIRE APARTMENTS<br>CHIKOTI GARDENS<br>BEGUMPET<br>HYDERABAD - 500 016. |

SIGNATURE OF WITNESSES:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

| | |
|---|---|
| C d.No | :PAP1677620857 |
| F.P Shop No | :762 |
| పేరు | :[illegible] |
| Name of Head of Household | :Gangwal.Samit |
| తండ్రి/భర్త పేరు | :సుశీల్ కుమార్ |
| Father/ Husband name | :Sushil Kumar |
| పుట్టినతేది/Date of Birth | :20/Oct/71 |
| వయస్సు/Age | :35 |
| వృత్తి /Occupation | :Own Business |
| ఇంటి.నెం./House No. | :8-2-293/82/A/1211 |
| వీధి /Street | :ROAD NO 60 |
| Colony | :JUBILEE HILLS |
| Ward | :వార్డు / Ward- 8 |
| Circle | :సర్కిల్ 7 / Circle VII |
| జిల్లా /District | :హైదరాబాదు / Hyderabad |
| Annual Income (Rs.) | :100,000 |
| LPG Consumer No. (1) | :620316/(Single ) |
| LPG Dealer Name (1) | :B S Enterprises,HPC |
| LPG Consumer No. (2) | :1805/Double |
| LPG Dealer Name (2) | :Venkata Sai [illegible] |

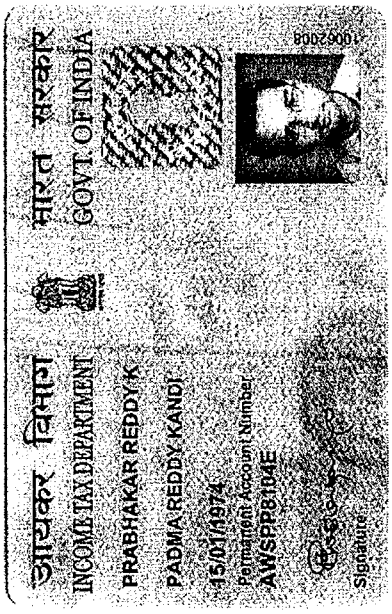
**Family Members Details**

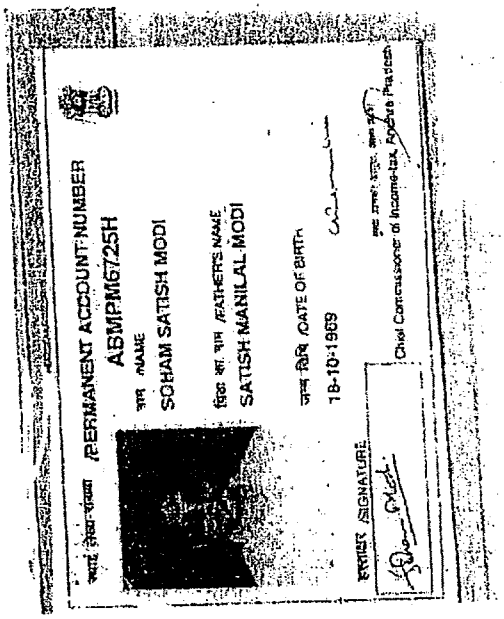
| S.No | Name | Relation | Date of Birth | Age |
|---|---|---|---|---|
| 2 | Arpita | Wife | 25/11/72 | 34 |
| 3 | Samanh | Son | 29/07/00 | 6 |

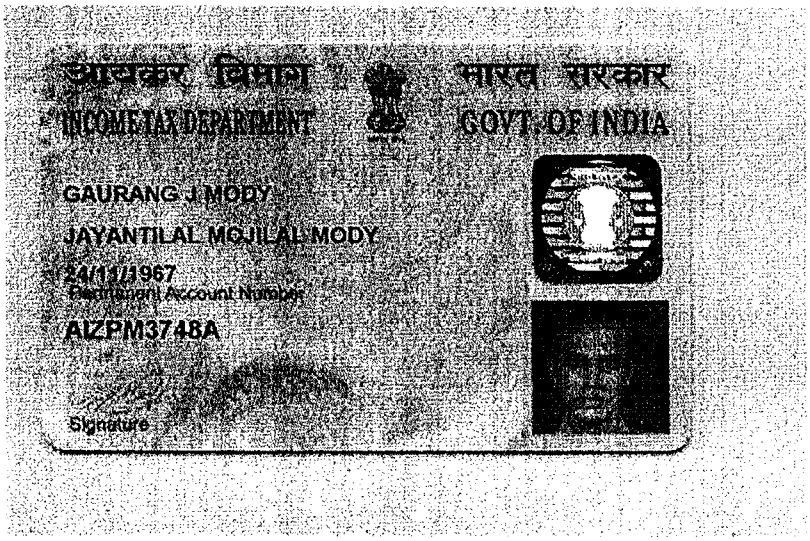
DPL No 102
Jublee Hills club,
Jubilee Hills

27/01/2006

DPL Incharge




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
GAURANG J MODY
JAYANTILAL MOJILAL MODY
24/11/1967
Permanent Account Number
AIZPM3748A
Signature

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

Sl.No. 1692 Date 6/3/09 Rs. 100/-

Sold To. G. VENKATESH

S/o. G. A. RAO

For Whom PARAMOUNT BUILDERS

R 073516

LEELA G CHIMALGI
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Gallar Ranigunj,
SECUNDERABAD-500 003.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15 day of March 2009 at Secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Paramount Builders
Partner

For Paramount Builders
Partner

WHEREAS:

A. The Buyer under a Sale Deed dated 6.03.2009 has purchased a semi-finished, deluxe apartment bearing no. 108, on the first floor in block no. 'A', admeasuring 1600 sft. of super built up area in residential apartments styled as 'Paramount Residency' together with:
   a. Proportionate undivided share of land to the extent of 104.93 sq. yds.
   b. A reserved two wheeler parking for bearing no. 8 admeasuring 15 sft.
   c. Car parking space bearing no. 4, admeasuring 100 sft.

   This Sale Deed is registered as document no. 1363/09 in the office of the Sub-Registrar, Shameerpet. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.

C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 108 on first floor in Block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.

D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 108 on the first floor in block no. 'A', admeasuring 1600 sft. of super built up area and undivided share of land to the extent of 104.93 sq. yds. A reserved parking space for two-wheeler, bearing no. 08 admeasuring 15 sft. and a reserved parking space for car bearing no. 04, admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only).

2. The Buyer has already paid to the Builder the consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only), admitted and acknowledged the receipt.

3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Paramount Builders

Partner

For Paramount Builders

Partner

4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1month from the due date.

5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 108 on first floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.

7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.

8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

9. The Builder shall complete the construction of the Apartment and handover possession of the same by 15th March 2009 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.

11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For Paramount Builders

Partner

For Paramount Builders

Partner

12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.

13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.

14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.

15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.

17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For Paramount Builders

Partner

For Paramount Builders

Partner

19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.

21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.

22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Paramount Builders

Partner

For Paramount Builders

Partner

## SCHEDULE 'A'

## SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

| | |
|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |
| South By | Sy. Nos. 175, 174 & 167 |
| East By | Sy. No. 159 |
| West By | Sy. No. 198 |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming deluxe apartment no. 108 on the first floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 8 & 4, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District. marked in red in the plan enclosed and bounded as under:

| | |
|---|---|
| North By | Flat No. 107 |
| South By | Flat No. 109 |
| East By | Open to sky |
| West By | 6' wide corridor |

WITNESESS:

1.

2. G. Rajkumar

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

BUYER

## SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

| Item | Semi-deluxe Apartment | Deluxe Apartment |
|---|---|---|
| Structure | RCC | RCC |
| Walls | 4"/6" solid cement blocks | 4"/6" solid cement blocks |
| External painting | Exterior emulsion | Exterior emulsion |
| Internal painting | Smooth finish with OBD | Smooth finish with OBD |
| Flooring - Drawing & Dining | Ceramic tiles | Marble slabs |
| Flooring – Bedrooms | Ceramic tiles | Marble tiles |
| Door frames | Wood (non-teak) | Wood (non-teak) |
| Doors | Panel main door, others flush doors | All panel doors |
| Electrical | Copper wiring with modular switches | Copper wiring with modular switches |
| Windows | Powder coated aluminum sliding windows with grills | Powder coated aluminum sliding windows with grills |
| Bathroom | Designer ceramic tiles with 7' dado | Designer ceramic tiles with 7' dado |
| Sanitary | Raasi or similar make | Raasi or similar make |
| C P fittings | Standard fittings | Branded CP Fittings |
| Kitchen platform | Granite tiles, 2 ft ceramic tiles dado, SS sink. | Granite slab, 2 ft ceramic tiles dado, SS sink. |
| Plumbing | GI & PVC pipes | GI & PVC pipes |
| Lofts | Lofts in each bedroom & kitchen | Lofts in each bedroom & kitchen |

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

WITNESS:

1.

2. B. Rajkumar

BUYER.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

Sl.No. 1693 Date 6/3/09 Rs. 100

Sold To. G. VENKATESH

S/o. G. A. RAO

For Whom PARAMOUNT BUILDERS

R 073517

LEELA G CHIMALG

STAMP VENDOR

Licence No. 1/2009

5-4-76/A, Cellar Ranigunj

SECUNDERABAD-500 00

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 6th day of March 2009 at Secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Paramount Builders

Partner

For Paramount Builders

Partner

WHEREAS:

A. The Buyer under a Sale Deed dated 06.03.09 has purchased a semi-finished, deluxe apartment bearing no. 308, on the third floor in block no. 'A', admeasuring 1600 sft. of super built up area in residential apartments styled as 'Paramount Residency' together with:
   a. Proportionate undivided share of land to the extent of 104.93 sq. yds.
   b. A reserved two wheeler parking for bearing no. 26 admeasuring 15 sft.
   c. Car parking space bearing no. 14, admeasuring 100 sft.

   This Sale Deed is registered as document no. 1364/09 in the office of the Sub-Registrar, Shameerpet. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.

C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 308 on third floor in Block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.

D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 308 on the third floor in block no. 'A', admeasuring 1600 sft. of super built up area and undivided share of land to the extent of 104.93 sq. yds. A reserved parking space for two-wheeler, bearing no. 26 admeasuring 15 sft. and a reserved parking space for car bearing no. 14, admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only).

2. The Buyer has already paid to the Builder the consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only), admitted and acknowledged the receipt.

3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Paramount Builders

Partner

For Paramount Builders

Partner

4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1month from the due date.

5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 308 on third floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.

7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.

8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

9. The Builder shall complete the construction of the Apartment and handover possession of the same by 15th March 2009 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.

11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For Paramount Builders

Partner

For Paramount Builders

Partner

12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.

13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.

14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.

15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.

17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For Paramount Builders

Partner

For Paramount Builders

Partner

19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.

21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.

22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Paramount Builders

Partner

For Paramount Builders

Partner

## SCHEDULE 'A'

## SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

| | |
|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |
| South By | Sy. Nos. 175, 174 & 167 |
| East By | Sy. No. 159 |
| West By | Sy. No. 198 |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming deluxe apartment no. 308 on the third floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 26 & 14, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

| | |
|---|---|
| North By | Flat No. 307 |
| South By | Flat No. 309 |
| East By | Open to sky |
| West By | 6' wide corridor |

WITNESESS:

1.

2.

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

BUYER

## SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

| Item | Semi-deluxe Apartment | Deluxe Apartment |
|---|---|---|
| Structure | RCC | RCC |
| Walls | 4"/6" solid cement blocks | 4"/6" solid cement blocks |
| External painting | Exterior emulsion | Exterior emulsion |
| Internal painting | Smooth finish with OBD | Smooth finish with OBD |
| Flooring - Drawing & Dining | Ceramic tiles | Marble slabs |
| Flooring – Bedrooms | Ceramic tiles | Marble tiles |
| Door frames | Wood (non-teak) | Wood (non-teak) |
| Doors | Panel main door, others flush doors | All panel doors |
| Electrical | Copper wiring with modular switches | Copper wiring with modular switches |
| Windows | Powder coated aluminum sliding windows with grills | Powder coated aluminum sliding windows with grills |
| Bathroom | Designer ceramic tiles with 7' dado | Designer ceramic tiles with 7' dado |
| Sanitary | Raasi or similar make | Raasi or similar make |
| C P fittings | Standard fittings | Branded CP Fittings |
| Kitchen platform | Granite tiles, 2 ft ceramic tiles dado, SS sink. | Granite slab, 2 ft ceramic tiles dado, SS sink. |
| Plumbing | GI & PVC pipes | GI & PVC pipes |
| Lofts | Lofts in each bedroom & kitchen | Lofts in each bedroom & kitchen |

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

WITNESS:

1.

2. B. Rajkumar

BUYER

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

R 073518

LEELA G CHIMALGI
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

Sl.No. 1694 Date 6/3/09 Rs. 100/-

Sold To G. VENKATESH

S/o G. A. RAO

For Whom PARAMOUNT BUILDERS

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 6th day of March 2009 at Secunderabad by and between:

M/S. PARAMOUNT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and its partner Mr. Samit Gangwal S/o. Mr. S. K. Gangwal, aged about 34 year, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Paramount Builders
Partner

For Paramount Builders
Partner

WHEREAS:

A. The Buyer under a Sale Deed dated 06.03.09 has purchased a semi-finished, deluxe apartment bearing no. 502, on the fifth floor in block no. 'A', admeasuring 1600 sft. of super built up area in residential apartments styled as 'Paramount Residency' together with:
   a. Proportionate undivided share of land to the extent of 104.93 sq. yds.
   b. A reserved two wheeler parking for bearing no. 38 admeasuring 15 sft.
   c. Car parking space bearing no. 22, admeasuring 100 sft.

   This Sale Deed is registered as document no. 1362/09 in the office of the Sub-Registrar, Shameerpet. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.

C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 502 on fifth floor in Block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.

D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 502 on the fifth floor in block no. 'A', admeasuring 1600 sft. of super built up area and undivided share of land to the extent of 104.93 sq. yds. A reserved parking space for two-wheeler, bearing no. 38 admeasuring 15 sft. and a reserved parking space for car bearing no. 22, admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only).

2. The Buyer has already paid to the Builder the consideration of Rs. 19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only), admitted and acknowledged the receipt.

3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For Paramount Builders
Partner

For Paramount Builders
Partner

4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 502 on fifth floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.

7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.

8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

9. The Builder shall complete the construction of the Apartment and handover possession of the same by 15th March 2009 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.

11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For Paramount Builders

Partner

For Paramount Builders

Partner

12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.

13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.

14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Paramount Residency project.

15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Paramount Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.

17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For Paramount Builders

Partner

For Paramount Builders

Partner

19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.

21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.

22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Paramount Builders

Partner

For Paramount Builders

Partner

## SCHEDULE 'A'

## SCHEDULE OF LAND

All that the total open land being Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, admeasuring Ac. 3-04 Gts. and bounded by:

| | |
|---|---|
| North By | Sy. Nos. 198, 182, 180 & 177 |
| South By | Sy. Nos. 175, 174 & 167 |
| East By | Sy. No. 159 |
| West By | Sy. No. 198 |

## SCHEDULE 'B'

## SCHEDULE OF APARTMENT

All that portion forming deluxe apartment no. 502 on the fifth floor in block no. 'A' admeasuring about 1600 sft. of super built-up area (i.e., 1280 sft. of built-up area & 320 sft. of common area) together with proportionate undivided share of land to the extent of 104.93 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 38 & 22, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Paramount Residency, forming part of Sy. No. 176, situated at Nagaram Village, Keesara Mandal, R. R. District, marked in red in the plan enclosed and bounded as under:

| | |
|---|---|
| North By | Open to Sky & 6' wide corridor |
| South By | Open to sky |
| East By | Flat No. 501 |
| West By | 6' wide corridor & Open to sky |

WITNESESS:

1.

2. B. Raj Kumar

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

BUYER

## SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

| Item | Semi-deluxe Apartment | Deluxe Apartment |
|---|---|---|
| Structure | RCC | RCC |
| Walls | 4"/6" solid cement blocks | 4"/6" solid cement blocks |
| External painting | Exterior emulsion | Exterior emulsion |
| Internal painting | Smooth finish with OBD | Smooth finish with OBD |
| Flooring - Drawing & Dining | Ceramic tiles | Marble slabs |
| Flooring - Bedrooms | Ceramic tiles | Marble tiles |
| Door frames | Wood (non-teak) | Wood (non-teak) |
| Doors | Panel main door, others flush doors | All panel doors |
| Electrical | Copper wiring with modular switches | Copper wiring with modular switches |
| Windows | Powder coated aluminum sliding windows with grills | Powder coated aluminum sliding windows with grills |
| Bathroom | Designer ceramic tiles with 7' dado | Designer ceramic tiles with 7' dado |
| Sanitary | Raasi or similar make | Raasi or similar make |
| C P fittings | Standard fittings | Branded CP Fittings |
| Kitchen platform | Granite tiles, 2 ft ceramic tiles dado, SS sink. | Granite slab, 2 ft ceramic tiles dado, SS sink. |
| Plumbing | GI & PVC pipes | GI & PVC pipes |
| Lofts | Lofts in each bedroom & kitchen | Lofts in each bedroom & kitchen |

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Paramount Builders

Partner

For Paramount Builders

Partner

BUILDER

WITNESS:

1.

2. B. Raj Kumar

BUYER.

17th July 2009

Cust Id- 4943742
GAURANG JAYANTI LAL MODY
FLAT NO 105 SAPPHIRE APTS CHICKOTTI GARDEN
BEGUMPET EBHIND ASHOK BOOPAL CHAMBER
SECUNDERABAD
ANDHRAPRADESH
Pincode-500003

Contact No-27541566
002/133675100005845 Ref No-62767

Dear Customer,

Re: Your Home Loan Account No -: 002/133675100005845

It is our constant endeavor to offer you the best interest rates on your Home Loan. In order to do that we review it regularly for changes in prevailing money market conditions and revise it accordingly.

The Interest Rate for floating rate loans is linked to the Bank's Benchmark Prime Lending Rate (BPLR). Based on the recent review we would like to inform you that the BPLR has been reduced from 13.00% p.a. to 12.75% p.a. with effect from 1st July 2009.

Your floating rate Home Loan has been reduced to 12.75% p.a. with effect from 1st July 2009. The BPLR is subject to review from time to time and the increase/decrease if any is applied to your loan account accordingly.

The revised details of your Home Loan contract are summarized below:

| Revised Loan Details | | | |
|---|---|---|---|
| Sanctioned Amt (Rs.)<br><br>Amt Pending Disbursal | 4700000/-<br><br>0/- | Outstanding Balance | -4668974/- DR |
| Old Floating Interest Rate (% p.a.) | 13 % | Revised Floating Interest Rate (% p.a.) | 12.75 % |
| EMI amount (Rs.) | 61021/- | Revised Tenor (In months ) | 159 |

Thanking you.

IDBI Bank Ltd.

This is a computer system generated statement, and hence does not require signature.

27/8/09

P.T.O

**Gaurang**

**From:** <onlineloanstmnt@idbi.co.in>
**To:** <gaurang@modiproperties.com>
**Sent:** Friday, September 14, 2012 10:52 AM
**Attach:** Loan Account statement for a_c no_-133675100005845.pdf
**Subject:** Loan Account statement for a/c no:-133675100005845

Dear Customer,

Please find the Attached loan account statement for Account No:-133675100005845

Closed

Disclaimer:-

This is a system generated mail ,Please do not reply to this mail. .



15-9-12