

TITLE OPINION AND SEARCH REPORT

C. S. CHAKRAVARTHY, M.A., LL.M., M.B.A.
ADVOCATE

Panel Advocate for S.B.I.

Plot No. 30, SBI Officer's Colony, Moosarambagh, Hyderabad-36.

Name of the Bank : State Bank of India

Name of the Branch : ---

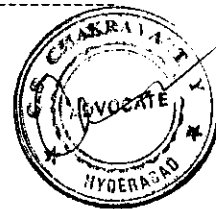
Nature of property : Proposed Residential houses

Details of Property : Land Admeasuring 25250 Sq. Yds, in Sy. Nos.1139, at Shameerpet Village and Mandal, Ranga Reddy District.

Name of the owner : M/s. Kadakia and Modi Housing

Name of the Borrower : ---

Whether can be accepted for Creating equitable mortgage : Prospective purchasers of plots can create Equitable mortgage of their Sale Deeds (MASTER OPINION FOR THE PURPOSE TITLE ONLY)
(Obtain documents as mentioned)



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Plot No. 30, SBI Officer's Colony,
Moosarambagh, Hyderabad-500 036.

Date: 31.05.2008

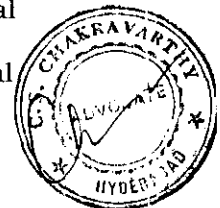
LEGAL OPINION
FORM OF TITLE DEED SCRUTINY REPORT

Name of the Branch : State Bank of India
Name of the individual/unit : ---
Constitution of the Unit : MASTER OPINION

01) PARTICULARS OF THE DOCUMENTS SCRUTINISED:

S.No.DATE OF DOCUMENT NATURE OF DOCUMENTS ORIGINAL/COPY

a)	30.05.2006	Sale Deed Doc. No. 8096/2006	Original
b)	30.05.2006	Sale Deed Doc. No. 8097/2006	Original
c)	30.05.2006	Sale Deed Doc. No. 8098/2006	Original
d)	10.08.2006	Sale Deed Doc. No. 11482/2006	Original
e)	30.08.2006	Sale Deed Doc. No. 12499/2006	Original
f)	18.04.1989	Sale Deed Doc. No. 2674/1989	Original
g)	13.05.2008	Approved Plan	Original
h)		Patta Pass Books and Title Deeds of Sitamahalakshmi.	Original
i)		Patta Pass Books and Title Deeds of I. Satyanarayana Krishna Prasad	Xerox
j)		Patta Pass Book and Title Deeds of I. Venkat Rao	Original
k)		Patta Pass Book and Title Deeds of I. Satyaveni	Original
l)		Patta Pass Book and Title Deeds of I. Ravi Kumar	Original
m)		Pahanis (1954-60, 61-62, 65 to 67, 69-70, 75-76, 77-78, 86-87, 88-89, 90-91, 94-95, 2001-2002, 2004-2005)	Original
n)	23.03.2006	Partnership Deed (Kadokia & Modi Housing)	Original
o)	12.06.2006	Firm Registration Certificate	Original



- p) 12.05.2008 Letter issued by HUDA Original
- q) 04.07.2007 Abstract Original
- r) 15.12.2005 Land Use Information Original
- s) 31.05.2008 EC Nos.12669/08, 12670/08, 12671/08 Original
(10 EC's) 12672/08, 12673/08, 15419/08, 15420/08
15421/08, 15422/08, 15423/08 all issued by
SRO, Medchal from 01.01.1975 to 30.04.1995.
- t) 31.05.2008 EC Nos.5926/2008, 5927/2008, 5928/2008,Original
(5 EC's) 5930/2008 & 5931/2008 all issued by SRO,
Shameerpet from 01.05.1995 to 30.05.2008.

02) The complete description of immovable property offered as security for creation equitable mortgage/ simple mortgage.

- a) Survey No. : 1139
b) Flat No. : ---
c) Extent / Area : 5050+5050+5050+5050+5050 =
25250 Sq. Yds.
d) Location : Shameerpet Village and Mandal,
Ranga Reddy District
e) Boundaries of Land : NORTH: 30' wide Road
SOUTH: 40' wide Road;
EAST : Neighbors Land;
WEST : Neighbors Land;

03) Description flow of title in details :

1. As per the documents produced to me, Sri. G. Venkata Swamy and Others sold to Smt. I. Satya Veni and 4 Others, Land Admeasuring Ac.5-22 Gts, in Sy. No. 1139, situated at Shameerpet Village and Mandal, Ranga Reddy District through Sale Deed Doc. No. 2674/1989 dated 18.04.1989 and registered before SRO, Medchal. Smt. I. Satyaveni and 4 others names were mutated in the Pahanis vide proceeding No. B/2190/1989 dated 02.06.1989 issued by MRO, Shameerpet Mandal, Ranga Reddy District.
2. Pahanis were produced from 1954-55 onwards, however, due to the registration of 2674/1989 dated 18.04.1989 and execution of subsequent documents, I am considering the title from the execution of above said document from 1989 onwards i.e., about 19 years without going into the merits of record prior to 1989.



3. Smt. I. Satya Veni and others sold to M/s. Kadakia and Modi Housing,⁴ land admeasuring 25250 Sq. Yds (each document Admeasuring 5050 Sq. Yds x 5 = 25250 Sq.Yds), through Sale Deed Doc. Nos. 8096/2006 dated 30.05.2006, 8097/2006 dated 30.05.2006, 8098/2006 dated 30.05.2006, 11482/2006 dated 10.08.2006 and 12499/2006 dated 30.08.2006 and said documents were registered before SRO, Shameerpet.
4. As per Partnership Deed dated 23.03.2006 M/s. Kadakia and Modi Housing consists of three partners. The execution and registration powers were given to first partner i.e. M/s. Modi Properties and Investments Pvt Ltd Represented by its Managing Director Sri. Soham Modi.
5. Approved Plan dated 13.05.2008 obtained from HUDA for construction of Group Housing.
6. M/s. Kadakia and Modi Housing is the absolute owner of the said property.

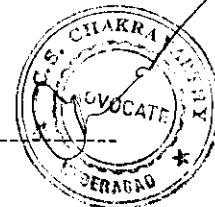
04) Describe the nature of title (Viz. full ownership rights lease hold rights/occupant/possessory rights or any other)

- a) Whether the lease deed has been registered as required under law?
- b) The period of lease?
- c) Whether there are any prejudicial clauses in the lease deed within is likely to effect the leasehold property offered as security?

-Ownership Rights-

05) Mention if any minors interest is involved. If any whether court permission (except the case HUF property) has been obtained for offering the property as security.

Not applicable.



06) State whether the possession of the property offered as security is in 'unhindered possession of the mortgage and the period for which he is in such possession?

The property offered as security is in the unhindered possession of M/s. Kadakia and Modi Housing.

07) The period covered under the encumbrance certificates and the encumbrance if any, reflected therein.

On perusal of the EC mentioned at Sl.No.01) (s) to [t] are showing Nil EC from 01.01.1975 to 30.05.2008 with entry of Sale Doc. No. 8096/2006, 8097/2006, 8098/2006, 11482/2006 and 12499/2006.

08) Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created.

Not applicable.

09) Whether no objection certificate under Income Tax Act, 1961, is to be obtained before the mortgage can be created.

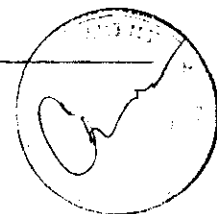
Not necessary.

10) Whether permission for conversion of land from agricultural to residential/commercial use is obtained where necessary.

Approved Plan obtained from HUDA .

11) If the property sought to be mortgaged are agricultural lands, whether the land is within the ceiling limits. The LRAT order may be mentioned if applicable?

Not applicable.



12) Whether from the documents produced there exists any pending litigation's with respect of the property offered as security, if yes, please details:

On perusal of the above said documents, I could not find any pending litigation's existing with respect to the property offered as security.

13) Is the property affected by any local Laws which requires permission to be obtained from any authority. If so, whether such permission has been obtained:

The property is not attracted by any local Laws.

14) In case of partition / settlement deeds, whether the original thereof is available for deposit.

Not applicable.

15) In case of partition deeds, whether the same is registered under the Law from time to time being in force:

Not applicable.

16) In case the mortgage is sought to be created by an Agent under the Power of attorney, Please state whether:

a) The Power of attorney is registered:

b) If authorized, the Agent to deposit the title deeds for creation of mortgage over the properties of the principal:

Not applicable.

17) In case of partnership firms whether the property offered as security belongs to the firm (See 11 of the Partnership Act) or it belongs to one of the partners:



Partnership firms are going to execute Agreements of Sale, Sale Deeds etc, in favor of prospective purchasers of the flats. If the prospective purchaser / borrower is an individual (person or persons) this clause is not applicable. If the purchaser is also a firm then only this clause applies.

18) Whether up to date tax receipts have been verified and it is ensured that there are no arrears of land revenue, municipal taxes, as the case may be over the property.

There are no charges payable to the authorities.

19) In case of devolution of the property by a will, the safeguards to be taken to ensure against impeachment of the title offered as security.

Not applicable.

20) Whether required resolutions have been duly passed by the company / Society, for mortgaging the property in favor of the Bank.

Not applicable.

21) Whether the mortgage by deposit of original deeds is possible on the strength of the title deeds scrutinized:

Refer Para No.22.

22) Advocate's certificate regarding the marketability of the title to the property offered for mortgage:

On perusal of the above said documents, I am of the opinion that prospective purchasers of individual plots holds legal and valid title of the property after the execution of Sale Deed in his/her/their favor by the present owners M/s. Kadakia and Modi Housing. The property is free from all sorts of encumbrances.



The property has clear, absolute and marketable title. In case M/s. Kadakia and Modi Housing ~~willing to avail~~ ^{is} loan / Project Loan for the purpose of development / construction of houses for individuals in the said plots, then the Bank Authorities may obtain NOC from the concerned branch for selling of respective plots to the prospective purchasers. The prospective purchasers of individual plots/houses can create mortgage by depositing original title deeds along with other relevant documents as mentioned above at the time of creation of equitable mortgage after obtaining legal opinion for the individual/borrower upon execution of Agreement of Sale.



**C. S. CHAKRAVARTHY
ADVOCATE**

SEARCH REPORT

Name of the Owner : M/s. Kadakia and Modi Housing

Name of the Borrower : ---

Name of the Branch : State Bank of India.

Description of Documents:

Document No. 1

- a) Nature of Document : Sale Deed Doc. No. 8096/2006
b) Date of Execution : 30.05.2006
c) Executant : I. Satyaveni and Others
d) Claimant : M/s Kadakia nd Modi Housing
e) Property : Sy. No.1139, land Admeasuring 5050 Sq.
Yds, Shameerpet Village and Mandal,
Ranga Reddy District.
f) Regd. As : Sale Deed Doc. No. 8096/2006
g) Regd. At : SRO, Shameerpet.

Document No. 2

- a) Nature of Document : Sale Deed Doc. No. 8097/2006
b) Date of Execution : 30.05.2006
c) Executant : I. Satyaveni and Others
d) Claimant : M/s Kadakia nd Modi Housing
e) Property : Sy. No.1139, land Admeasuring 5050 Sq.
Yds, Shameerpet Village and Mandal,
Ranga Reddy District.
f) Regd. As : Sale Deed Doc. No. 8097/2006
g) Regd. At : SRO, Shameerpet.

Document No. 3

- a) Nature of Document : Sale Deed Doc. No. 8098/2006
b) Date of Execution : 30.05.2006
c) Executant : I. Satyaveni and Others
d) Claimant : M/s Kadakia and Modi Housing
e) Property : Sy. No.1139, land Admeasuring 5050 Sq.
Yds, Shameerpet Village and Mandal,
Ranga Reddy District.



f) Regd. As : Sale Deed Doc. No. 8098/2006

g) Regd. At : SRO, Shameerpet.

Document No. 4

a) Nature of Document : Sale Deed Doc. No. 11482/2006

b) Date of Execution : 10.08.2006

c) Executant : I. Satyaveni and Others

d) Claimant : M/s Kadakia nd Modi Housing

e) Property : Sy. No.1139, land Admeasuring 5050 Sq.
Yds, Shameerpet Village and Mandal,
Ranga Reddy District.

f) Regd. As : Sale Deed Doc. No. 11482/2006

g) Regd. At : SRO, Shameerpet.

Document No. 5

a) Nature of Document : Sale Deed Doc. No. 12499/2006

b) Date of Execution : 30.08.2006

c) Executant : I. Satyaveni and Others

d) Claimant : M/s Kadakia nd Modi Housing

e) Property : Sy. No.1139, land Admeasuring 5050 Sq.
Yds, Shameerpet Village and Mandal,
Ranga Reddy District.

f) Regd. As : Sale Deed Doc. No. 12499/2006

g) Regd. At : SRO, Shameerpet.

Document No. 6

a) Nature of Document : Sale Deed Doc. No. 2674/1989

b) Date of Execution : 18.04.1989

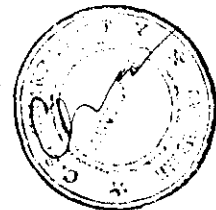
c) Executant : G. Venkata Swamy and Others

d) Claimant : I. Satyaveni and Others

e) Property : Sy. No.1139, land Admeasuring Ac.5-22 Gts,
Shameerpet Village and Mandal, Ranga Reddy
District.

f) Regd. As : Sale Deed Doc. No. 2674/1989, Book No.I,
Volume No.1119, Page Nos. 273 to 275

g) Regd. At : SRO, Medchal.



ORIGINAL

నెం. 5388

C.S. Chakravarthy.

గారే ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది

SS. not 1730/08 To. 1734/08

Doctrol

8096/06 fees

8097/06

8098/06

11482/06

12499/06

20 x 5 = 100

మొత్తము 100

26/5/08

పబ్లికేషన్

పై సర్టిఫికేటు ది సా||

గంటలకు వావసు ఇవ్వబడును.

నోటు : ప్రతి రోజు సా|| 3-30 గం|| నుండి 5-00 వరకు వావసు ఇవ్వబడును.

ORIGINAL

నెం. 4438

C.S. Chakravarthy

గారే ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది

SS. not 6260

Doctrol

మొత్తము

26/5/08

పబ్లికేషన్

పై సర్టిఫికేటు ది సా||

గంటలకు వావసు ఇవ్వబడును.

నోటు : ప్రతి రోజు సా|| 3-30 గం|| నుండి 5-00 వరకు వావసు ఇవ్వబడును.

REPORT

I certify that as per the instructions of your branch I have verified Sale Deed Doc. Nos. 8096/2006, 8097/2006, 8098/2006, 11482/2006, 12499/2006 all are at SRO, Shameerpet and Sale Deed Doc. No. 2674/1989 at SRO, Medchal, verified the contents of the documents, and I further confirm that the transaction covering the title deeds is perfect in all respects and, there are no legal impediments.

1. All the particulars in the title deeds are in conformity with the records of SRO, Shameerpet and Medchal, evidenced in the volumes and pages referred above.
2. The property is in physical possession of title-holder. The title deeds are genuine.
3. The property is physically available and the same is in physical possession and title of M/s Kadakia and Modi Housing.
4. Search Receipts Nos. 1730/2008, 1731/2008, 1732/2008, 1733/2008, 1734/2008 dated 26.05.2008 issued by SRO, Shameerpet and 6244/2008 dated 26.05.2008 issued by SRO, Medchal, are enclosed herewith.



**C. S. CHAKRAVARTHY
ADVOCATE**