

# 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.

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Name of the Bank : State Bank of India

Name of the Branch : ---

Nature of property : Proposed Residential Houses / Plots

Details of Property : Sy. No. 31,40(P), 41(P), 42, 44 and 55,  
Admeasuring 43257.50 Sq.Yds, at  
Cherlapally Village, Ghatkesar Mandal,  
Ranga Reddy District

Name of the owner : M/s. Metha and Modi Homes and Others

Name of the Borrower : ---

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

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**ADVOCATE**

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

Date: 14.05.2008

**LEGAL OPINION**  
**FORM OF TITLE DEED SCRUTINY REPORT**

Name of the Branch : State Bank of India

Name of the individual/unit : ---

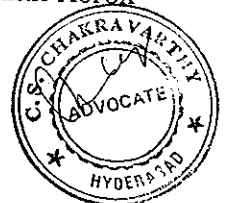
Constitution of the Unit : MASTER OPINION

**01) PARTICULARS OF THE DOCUMENTS SCRUTINISED:**

S.No.	DATE OF DOCUMENT	NATURE OF DOCUMENTS	ORIGINAL/COPY
a)	17.11.2005	Sale Deed Doc. No. 11023/2005	Xerox
b)	09.11.2005	Sale Deed Doc. No. 10661/2005	Xerox
c)	30.03.2000	Agreement of Sale Cum GPA. No. 2638/2000 with possession	Original
d)	27.01.2006	Sale Deed Doc. No. 1759/2006	Xerox
e)	19.08.2006	Sale Deed Doc. No. 12254/2006	Xerox
f)	04.07.1978	Certified Copy of Sale Deed Doc.No.3777/78	Xerox
g)	10.09.2001	Sale Deed Doc. No.6924/2001	Original
h)	10.02.2006	Sale Deed Doc. No.4129/2006	Xerox
i)	25.05.2006	Sale Deed Doc. No. 7876/2006	Xerox
j)	10.05.2007	Development Agreement No. 6334/2007	Original
k)	31.07.2007	Sale Deed Doc. No. 9268/2007	Original
l)	25.05.2006	Sale Deed Doc. No.7875/2006	Original
m)	11.07.2003	Sale Deed Doc. No. 8328/2003	Original
n)	20.08.2002	Partnership Deed	Original
o)	29.03.2008	Approved Plan	Original
p)	04.10.2007	Letter Acknowledged by SBI	Xerox
q)	29.04.2003	Firm Registration Certificate	Original
r)	23.10.2007	Letter issued by HUDA	Xerox



s)	20.03.2006	Proceedings of MRO, Ghatkesar	Original
t)	30.11.1998	No.J/8502/1997 issued by RDO	Original
u)	26.09.2004	No. 749/2004 issued by MRO, Ghatkesar	Original
v)	30.04.2007	Statement of Hetal S Parikh	Xerox
w)		Patta Pass Book of P. Jagan Mohan Reddy	Xerox
x)		Patta Pass Books and Title Deeds of P.Venu Gopal Redy	Xerox
y)		Patta Pass Book and Title Deeds of K. Swamy	Original
z)		Patta Pass Book of K. Yadaiah	Xerox
z1)		Patta Pass Book and Title Deeds of K. Muthaiah	Xerox
z2)		Patta Pass Book & Title deeds of M. Sampath Goud	Original
z3)		Patta Pass Books & Title Deeds of M.Santosh Goud Redy	Original
Z4)		Patta Pass Book and Title Deeds of P. Madhav Yadav	Xerox
Z5)		Patta Pass Book & title deeds of V. Venkataiah	Original
Z6)		Patta Pass Book and Title Deeds of Satyanarayana	Original
Z7)		Patta Pass Book and Title Deeds of V. Narender	Original
Z8)		Pahanis (1960-61, 64-65, 70-71, 75-76, 79-80, 80-81, 85-86, 89-90, 90-91, 93-94, 95-96, 99-2000, 2001-2002, 2002-2003	Original
z9)	16.12.1985	Decree copy of Os. No. 794/1984	Xerox
z10)	19.09.2001	Death Certificate of Ch. Manikya Rao	Xerox
z11)	19.09.2001	Family Members Certificate Ch. Manikya Rao	Xerox
z12)	26.03.2002	Death Certificate of K. Muthaiah	Xerox
z13)	05.08.2006	Family Members Certificate of K. Muthaiah	Xerox
z14)	29.09.2005	Death Certificate of K. Yadagiri	Xerox
z15)	30.07.2005	Legal Heir Certificate of K. Yadagiri	Xerox
z16)	05.10.2006	Death Certificate of K. Gandaiah	Xerox
z17)	16.10.2006	Family Members Certificate of K. Gandaiah	Xerox



Z18)	18.04.2008	EC Nos. 10522/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original
Z19)	18.04.2008	EC Nos. 10523/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original
Z20)	18.04.2008	EC Nos. 10524/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original
Z21)	18.04.2008	EC Nos. 10525/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original
Z22)	18.04.2008	EC Nos. 10526/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original
Z23)	18.04.2008	EC Nos. 10527/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original
Z24)	18.04.2008	EC Nos. 10528/2008 issued by SRO, Uppal, from 28.06.1980 to 17.04.2008	Original

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

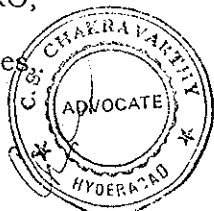
- a) Survey No. : 31, 40(P), 41(P), 42,44,45 and 55  
b) Flat No. : ---  
c) Extent / Area : Ac. 9-14 Gts,  
d) Location : Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District  
e) Boundaries of Land : NORTH: Sy.No. 56,43,47,51,54,56;  
SOUTH: Sy.No.32 & Existing Plots;  
EAST : Sy.No.25,88 and 94;  
WEST : Sy.No.34 and 41;

03) Description flow of title in details :

1. As per the documents produced to me, Pahanis from the years 1960-61 onwards showing the name of Sri. Manikya Rao as Pattadar till 1999-2000 in Sy.No.31, Admeasuring Ac.2-05 Gts, and Sy. No.42, Admeasuring Ac.1-06 Gts, situated at Cherlapally Village, Now Ghatkesar Mandal, Ranga Reddy District.
2. After the death of Sri. Ch. Maniya Rao his sons Ch. Murali and 5 others obtained Family Members Certificate dated 19.09.2001 from MRO, Keesara Mandal. Sri. Ch. Murali and 5 others through P. Jagan Mohan Reddy and Sri. P. Venu Gopal Reddy (Agreement of Sale Cum GPA Holder with Possession Doc.No.2638/2000 dated 30.03.2000 SRO Uppal along with P. Kesava Rao D. J. C. R.



- Jagan Mohan Reddy sold to M/s. Metha and Modi Homes through Sale Deed Doc. No. 11023/2002 dated 17.11.2005, Admeasuring Ac.2-05 Gts in Sy. No. 31 of Cherlapally Village and Sale Deed Doc. No. 10661/2005 dated 09.11.2005, Admeasuring Ac.1-06 Gts in Sy. No. 42 off Cherlapally Village and both documents were registered before SRO, Uppal.
3. In respect of Sy. No. 40 and 41 Pahanies for the year 1975 -76 showing the names of Smt. Kamala Bai, Sy.No.34, Ac.1-10 Gts, Sy.No.40, Ac.2-32 Gts, (half share Ac.1-16 Gts, to Sri. Maniya Rao and half share Ac.1-16 Gts to Kamala Bai) and Sy. No.41, Ac.1-11, total Admeasuring Ac.3-37 Gts, situated at Cherlapally Village.
  4. Smt. Kamala Bai sold to Sri. Gandaiah and 3 others, Admeasuring Ac.3-37 Gts, in Sy. No. 34, 40 and 41 through Sale Deed Doc. No. 3777/1978 dated 04.07.1978 and registered before SRO, Hyderabad East.
  5. From 1979-80 onwards Sri. K. Gandaiah and Sri. K. Muthaiah were shown as possessors of the said land. In 1995-96, in Sy. No. 34, Admeasuring Ac.1-10 Gts, Sri. K. Muthaiah and 2 others were shown as pattadars, in Sy. No. 40 Part, Sri. Muthaiah, Swamy and Yadaiah were (Ac.0-13 Gts), shown as pattadars, in Sy. No. 41Part, Swamy (Ac.0-13 Gts) and Yadaiah (Ac.0-12 Gts) were shown as pattadars. In 2002-2003, Sri. Muthaiah Sy.No. 34A, Ac.0-25 Gts, K. Swamy, Sy.No.34B, Ac.0-12 Gts, K. Yadaiah, Sy.No.34C, Ac.0-12 Gts, Manikya Rao, Sy. No.40A, Ac.1-16 Gts, K. Muthaiah, Sy.No. 40B, Ac. 0-28 Gts, K. Swamy, Sy. No. 40C, Ac.0-14 Gts.
  6. Out of the purchasers of above said lands mentioned in Para No.4 Supra, Sri. K. Gandaiah, K. Muthaiah and Yadagiri died and their sons obtained family member / legal heir certificates from MRO, Ghatkesar Mandal and sold to M/s. Metha and Modi Homes Admeasuring Ac.0-13 Gts in Sy. No.40, through Sale Deed Doc.



No. 12254/2006 dated 19.08.2006 and Ac.2-25 Gts in Sy. No. 34, 40 and 41 Part, through Sale Deed Doc. No. 1759/2006 dated 27.01.2006 and both documents registered before SRO, Uppal.

7. In respect of Sy. No.40/A and Sy. No.55 Sri. Manikya Rao was shown as Pattadar from 1960-61 onwards in Sy. No.55, Admeasuring Ac.0-24 Gts and in Sy. No.40 Part, Admeasuring Ac.1-16 Gts. After the death of Sri. Manikya Rao his legal heirs Ch. Prabhakar and others sold to Sri. M. Santosh Goud and another said lands through Sale Deed Doc. No. 6924/2001 dated 10.09.2001 and registered before District Registrar of Ranga Reddy. Sri. M. Santosh Goud and another in turn sold said lands to M/s. Metha and Modi Homes through Sale Deed Doc. No. 4129/2006 dated 10.02.2006 and registered before SRO, Uppal.

8. In respect of Sy. No.44 and 45 of Cherlapally Village, Pahanies from 1975-76 onwards showing the name of Raghavulu as pattadar. In Sy. No.44, Admeasuring Ac.1-04 Gts, in Sy. No. 45, Admeasuring Ac.1-14 Gts of Cheralapally Villaage, Krishna Reddy was shown as possessor of land. From 1985-86 onwards it is shown as Inam land, Raghavulu shown as Inamdar, Pahanies 2000-2001 onwards showing the names of Vadla Satyanarayana (Sy.No.44D, Ac.0-15Gts, Sy. No.45C, Ac.0-18Gts), Vadla Venkataiah (Sy.No.44C, Ac.0-14 Gts, Sy. No. 45B, Ac. 0-18 Gts) were pattadars. Palle Narendra is shown as possessor of land in Sy. No.44C, Admeasuring Ac.0-14 Gts. Pahanies from the year 2002-2003 onwards showing the names of Narender (Sy.No.44A, Ac.0-15 Gts and Sy. No.45A, Ac.0-18Gts), Venkataiah (Sy. No. 44C, Ac.0-14 Gts + 45B Ac.0-18 Gts), and Satyanarayana (Sy.No.44D, Ac.0-15 Gts and Sy. No.45C, Ac.0-18 Gts) as Pattadars in Sy. NO. 44 and 45 Parts.



9. It is pertinent to say here that RDO, Ranga Reddy East Division has given Occupancy Rights dated 30.11.1998 to Sri. Vadla Narender and Vadla Narsimha (Sy.No.44, Ac.0-15 Gts, Sy.No.45, Ac.0-18 Gts, total Ac.0-33 Gts) Vadla Venkataiah and Vadla Satyanarayana (Sy.No.44, Ac.0-29 Gts, Ac.0-36 Gts, total Ac.1-25 Gts). Occupancy Rights were also given to Vadla Raghavulu and Vadla Rama Chary is not relevant to this case.
10. Sri. V. Satyanarayana and his sons and the legal heirs of the Venkataiah sold to Sri. P. Madhav Yadav, Sy. No.44, Admeasuring Ac.0-29 Gts, Sy. No. 45, Admeasuring Ac.0-36 Gts, total Ac.1-25 Gts through Sale Deed Doc. No. 8328/2003 dated 11.07.2003 and registered before SRO, Uppal.
11. Sri. P. Madhav Yadav and others sold to Hetal K. Parik and others, Admeasuring Ac.1-09 Gts, In Sy. No.44, 45, through Sale Deed Doc. No. 7876/2006 dated 25.05.2006 and registered before SRO, Uppal.
12. Sri. Hetal K Parik and others executed Development Agreement No. 6334/2007 dated 10.05.2007 with M/s Metha and Modi Homes in respect of the land Admeasuring Ac.1-09 Gts, and registered before SRO, Uppal.
13. Sri. Madhav Yadav and Others sold to Smt. Pathika B. Bhatt, land admeasuring Ac. 1-09 Gts, in Sy. No.44, 45, through Sale Deed Doc. No. 7875/2006 dated 25.05.2006 and registered before SRO, Uppal.
14. Smt. Pathika B. Batt sold to M/S Metha and Modi Homes, land admeasuring Ac. 1-09 Gts, in Sy. No. 44 & 45 Part through Sale Deed Doc. No.9268/2007 date 31.07.2007, and registered before SRO, Uppal.





15. M/S Metha and Modi Homes and others made said land into plots and obtained approved layout dated 29.03.2008 from HUDA. Similarly they have also obtained permission for construction of Group housing in the said Plots vide Approved Plan dated 29.03.2008 from HUDA. The permission was finally sanctioned by the GHMC, Kapra Circle on 22.04.2008 after fulfilling all the conditions imposed by HUDA vide Approval dated 29.03.2008.
16. A Partnership dated 20.08.2002 was entered into between 1) Suresh U. Mehta and 3 others have agreed and joined together to do the business under the name and style of M/s. Metha and Modi Homes, with signing powers given to 1<sup>st</sup> or 2<sup>nd</sup> or 3<sup>rd</sup> Partners.
17. M/S Metha and Modi Homes and Hetal K. Parikh and others are the owners of the their respective lands situated at Cheralapally Village, GHatkesar Mandal, Ranga Reddy District.

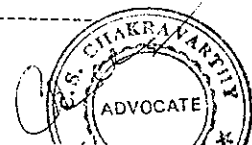
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04) Describe the nature of title (Viz. full ownership rights lease hold rights/occupant/possessory rights or any other)

- 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-

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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 unhindered possession of M/s. Metha and Modi Homes and others.

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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) (z18) to [z24] are showing Nil EC from 28.06.1980 to 17.04.2008 with entry of Sale Doc. No. 10661/2005,11023/2005,1759/2006,12254/2006,4129/2006,9268/2007, and 6334/2007.

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

Not applicable.

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

Not necessary.

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

Approved Plan obtained from HUDA and GHMC, Kapra Circle.

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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.

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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.

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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.

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

Not applicable.

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

Not applicable.

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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.

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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 plots / houses. 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.

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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.

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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.

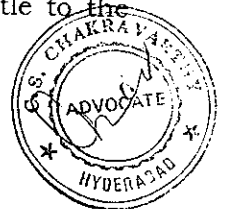
Not applicable.

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20) Whether required resolutions have been duly passed by the company / Society, for mortgaging the property in favor of the Bank.  
As per the Partnership Deed dated 20.08.2002 clause (9) either First Partner i.e., Suresh U Mehta or Second Partner i.e., Deepak U Mehta or Third Partner Bhavesh Mehta and Fourth Partner Modi Properties and Investments Pvt. Ltd. rep. by Soham Modi are authorized to jointly execute Agreement of Sale, Sale Deed and other conveyance deeds in favor of purchasers on behalf of Mehta and Modi Homes. In view of the above clause resolution is not required.

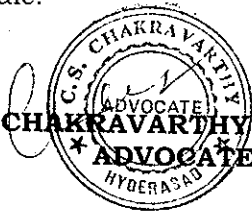
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21) Whether the mortgage by deposit of original deeds is possible on the strength of the title deeds scrutinized:

Refer Para No.22.

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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 / houses holds legal and valid title of the property after the execution of Sale Deed in his/her/their favor by the present owners Hetal K. Parikh and others and M/s. Mehta and Modi Homes through its partners as mentioned in Para No.20 above. The property is free from all sorts of encumbrances. The property has clear, absolute and marketable title. 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  




## SEARCH REPORT

Name of the Owner : M/S. Metha & Modi Homes and Others

Name of the Borrower : -----

Name of the Branch : State Bank of India.

### Description of Documents:

#### Document No. 1

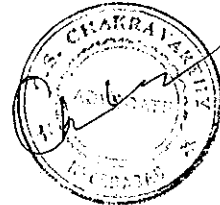
- a) Nature of Document : Sale Deed Doc. No. 10661/2005  
b) Date of Execution : 09.11.2005  
c) Executant : Ch. Murali and Others  
d) Claimant : Metha and Modi Homes  
e) Property : Sy. No. 31, Agricultural Land Admeasuring  
Ac.2-05 Gts, situated at Cherlapally Village,  
Ghatkesar Mandal, Ranga Reddy District,  
Under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 10661/2005  
g) Regd. At : SRO, Uppal,

#### Document No.2

- a) Nature of Document : Sale Deed Doc. No.11023/2005  
b) Date of Execution : 17.11.2005  
c) Executant : Ch. Murali and Others  
d) Claimant : Metha and Modi Homes  
e) Property : Sy. No. 42, Agricultural Land Admeasuring  
Ac.1-06 Gts, situated at Cherlapally Village,  
Ghatkesar Mandal, Ranga Reddy District,  
Under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 11023/2005  
g) Regd. At : SRO, Uppal,

#### Document No. 3

- a) Nature of Document : Agreement of Sale Deed Cum GPA (with  
possession) Doc. No. 2638/2005  
b) Date of Execution : 30.03.2000



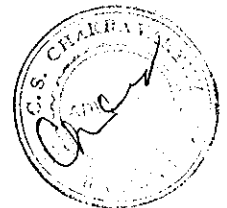
- c) Executant : Ch. Murali and Others  
d) Claimant : P. Jagan Mohan Reddy and Another  
e) Property : Sy.No. 31 & 42, Agricultural Land Admeasuring Ac.2-05 Gts and Ac.1-06 Gts, that total extent Ac.3-11 Gts, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, Under Kapra Municipality.  
f) Regd. As : Agreement of Sale Deed Cum GPA (with possession) Doc. No. 2638/2000  
g) Regd. At : SRO, Uppal,

**Document No.4**

- a) Nature of Document : Sale Deed Doc. No. 1759/2006  
b) Date of Execution : 27.01.2006  
c) Executant : K. Swamy and Others  
d) Claimant : Metha and Modi Homes  
e) Property : Sy. No.34, 40 & 41 Part Agricultural Land Admeasuring Ac.1-12 Gts, at Cherlapally Village, Ghatkesar Mandal, Ranga redy District, under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 1759/2006  
g) Regd. At : SRO, Uppal,

**Document No.5**

- a) Nature of Document : Sale Deed Doc. No. 12254/2006  
b) Date of Execution : 19.08.2006  
c) Executant : K. Swamy and Others  
d) Claimant : Metha and Modi Homes  
e) Property : Sy. No.40 Part Agricultural Land Admeasuring Ac.0-13 Gts, at Cherlapally Village, Ghatkesar Mandal, Ranga redy District, under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 12254/2006  
g) Regd. At : SRO, Uppal,





**Document No.6**

- a) Nature of Document : Sale Deed Doc. No. 4129/2006  
b) Date of Execution : 10.02.2006  
c) Executant : M. Santosh Goud and Others  
d) Claimant : Metha and Modi Homes  
e) Property : Sy.No.40 & 55, Agricultural Land Admeasuring  
Ac.1-16 Gts and Ac.0-24 Gts, that total extent  
Ac.2-00 Gts, situated at Cherlapally Village,  
Ghatkesar Mandal, Ranga Reddy District,  
Under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 4129/2006  
g) Regd. At : SRO, Uppal,

**Document No.7**

- a) Nature of Document : Sale Deed Doc. No. 7876/2006  
b) Date of Execution : 25.05.2006  
c) Executant : P. Madhav Yadav and Others  
d) Claimant : Hetal K. Parikh and Others  
e) Property : Sy. No.45, Agricultural Land Admeasuring  
Ac.1-09 Gts, situated at Cherlapally  
Village, Ghatkesar Mandal, Ranga reddy  
District, under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 7876/2006  
g) Regd. At : SRO, Uppal,

**Document No.8**

- a) Nature of Document : Development Agreement. No. 6334/2006  
b) Date of Execution : 10.05.2007  
c) Executant : Hetal K. Parikh and Others  
d) Claimant : M/S Metha and Modi Homes  
e) Property : Sy. No.45, Agricultural Land Admeasuring  
Ac.1-09 Gts, situated at Cherlapally  
Village, Ghatkesar Mandal, Ranga redy  
District, under Kapra Municipality.  
f) Regd. As : Development Agreement. No. 6334/2006  
g) Regd. At : SRO, Uppal,



**Document No.9**

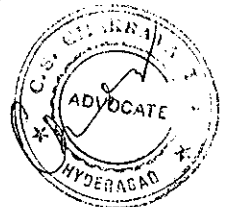
- a) Nature of Document : Sale Deed Doc. No. 9268/2007  
b) Date of Execution : 31.07.2007  
c) Executant : Smt. Pathika B Bhaatt  
d) Claimant : M/s. Metha and Modi Homes  
e) Property : Sy. No.44 & 45, Agricultural Land  
Admeasuring Ac.1-09 Gts, (Ac.1-04Gts + Ac.0-05 Gts), situated at Cherlapally Village,  
Ghatkesar Mandal, Ranga Reddy District,  
under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 9268/2007  
g) Regd. At : SRO, Uppal,

**Document No.10**

- a) Nature of Document : Sale Deed Doc. No. 7875/2006  
b) Date of Execution : 25.05.2006  
c) Executant : P. Madhav Yadav and Others  
d) Claimant : Mrs. Pathika B. Bhatt  
e) Property : Sy. No.44 & 45, Agricultural Land  
Admeasuring Ac.1-09 Gts, (Ac.1-04Gts + Ac.0-05 Gts), situated at Cherlapally Village,  
Ghatkesar Mandal, Ranga Reddy District,  
under Kapra Municipality  
f) Regd. As : Sale Deed Doc. No. 7875/2006  
g) Regd. At : SRO, Uppal,

**Document No.11**

- a) Nature of Document : Sale Deed Doc. No. 8328/2003  
b) Date of Execution : 11.07.2003  
c) Executant : V. Satyanarayana and Others  
d) Claimant : P. Madhav Yadav  
e) Property : Sy. No.44 & 45, Agricultural Land  
Admeasuring Ac.1-25 Gts, (Ac.0-29 Gts + Ac. 0-36 Gts), situated at Cherlapally Village,  
Ghatkesar Mandal, Ranga Reddy District,  
under Kapra Municipality  
f) Regd. As : Sale Deed Doc. No. 8328/2003  
g) Regd. At : SRO, Uppal,



**Document No.12**

- a) Nature of Document : Sale Deed Doc. No. 6924/2001  
b) Date of Execution : 10.09.2001  
c) Executant : Ch. Prabhakar and Others  
d) Claimant : M. Santosh Goud and Another  
e) Property : Sy.No.40 & 55, Agricultural Land Admeasuring Ac.1-16 Gts and Ac.0-24 Gts, that total extent Ac.2-00 Gts, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, Under Kapra Municipality.  
f) Regd. As : Sale Deed Doc. No. 6924/2001  
g) Regd. At : District Registrar of Ranga Reddy

**Document No.13**

- a) Nature of Document : Sale Deed Doc. No. 3777/1978  
b) Date of Execution : 04.07.1978  
c) Executant : Smt. Kamala Bai  
d) Claimant : K. Gandaiah and Others  
e) Property : Sy.No.34, 40 & 41, Land Admeasuring Ac.1-10 Gts, Ac.1-16 Gts & Ac.1-11 Gts, that total extent Ac.3-37Gts, situated at Cherlapally Village & G.P., Hyderabad East Taluk, Hyderabad District.  
f) Regd. As : Sale Deed Doc. No. 3777/1978, Book No.I, Volume No. 562, Page Nos. 214 to 216  
g) Regd. At : SRO, Hyderabad East.

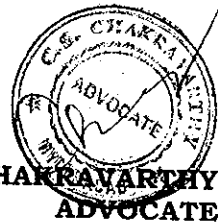
**REPORT**

I certify that as per the instructions of your branch I have verified Sale Deed Doc. Nos. 10661/2005, 11023/2005, Agreement of Sale Cum GPA (With Possession) Doc. No. 2638/2000, Sale Deed Doc. Nos. 1759/2006, 12254/2006, 4129/2006, 7876/2006, Development Agreement No.6334/2007, Sale Deed Doc. Nos. 9268/2007, 7875/2007 & 8328/2003 all are at SRO, Uppal and Sale Deed Doc. No. 6924/2001



at District Registrar of Ranga Reddy and Sale Deed Doc. No. 3777/1978 at SRO, Hyderabad East, 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, Uppal, District Registrar of Ranga Reddy and SRO, Hyderabad east 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 in the name of M/S Metha and Modi Homes and Others.
4. Search Receipts Nos. 3539/2008, 3540/2008, 3541/2008, 3542/2008, 3543/2008, 3544/2008, 3545/2008, 3546/2008, 3547/2008, 3548/2008 3549/2008 dated 05.05.2008 and Search Receipt No. 9040/2008 dated 07.05.2008 issued by District Registrar of Ranga Reddy, and Search Receipt No. 4063/2008, dated 13.05.2008, issued by SRO, Hyderabad East, are enclosed herewith.



**C. S. CHAKRAVARTHY**  
**ADVOCATE**

ORIGINAL

నెం. 7311

శ్రీ C.S. Chakravarty

గౌరవార్థం ఈ క్రింది వివరములకు రుసుము ప్రస్తుత పడమైనది  
Advocate

కేసెం. 3539 |  
to 2008

3549 |

10661/05 7875/06

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11023/05 8328/03

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2638/20

1759/06

12254/06

4129/06

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6334/07

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02  
సబ్ రిజిస్ట్రార్

SUB-REGISTRAR  
UPPAL

పై సర్టిఫికేటు ది..... సా.....

గంటలకు వాచసు ఇవ్వబడును.

నోటు : ప్రతి రోజు సా 3-30 గం|| మండీ 5-00 వరకు వాచసు ఇవ్వబడును.



ORIGINAL

నం.

శ్రీ

C. CHAKRAVARTHY

గారి ద్వారా ఈ క్రింది వివరములకై రుసుము ప్రుచుక్ పడమైనది

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Duo

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6924/01

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మొత్తము

6000

R. Lakshmi

జంట్ల రెజిస్ట్రార్  
Joint Sub-Registrar-II  
R.O. R.R. Dist.

పై సర్టిఫికేటు ది 7/5/06  
గంటలకు వాపసు ఇవ్వబడును.

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





ORIGINAL

-నం.

3792

శ్రీ

C.S. *[Handwritten Signature]* (A)

గారీ ద్వారా ఈ క్రింది వివరములకై యనుము ప్రస్తుతం వడమైనది

4063

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

మొత్తము

*[Handwritten Signature]*

*[Handwritten Signature]*

పై సర్టిఫికేటు ది

గంటలకు వాపసు ఇవ్వబడును

నోటు : ప్రతి రోజునా 3-30 గంటల మధ్య 100 వరకు వాపసు ఇవ్వబడును.

సబ్ రిజిస్ట్రార్  
ప్రైవేట్ సెక్షన్  
హైదరాబాద్ మార్కెట్

