

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 : Balanagar, Hyderabad,

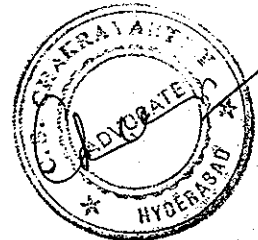
Nature of property : Land / Residential Plots and proposed
houses

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 : M/s. Kadakia and Modi Housing

Whether can be accepted for
Creating equitable mortgage : Yes
(Obtain documents as mentioned)



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Moosarambagh, Hyderabad-500 036.

Date: 31.05.2008

LEGAL OPINION
FORM OF TITLE DEED SCRUTINY REPORT

Name of the Branch : SBI, Balanagar, Hyderabad.

Name of the individual/unit : M/s. Kadakia &
Modi Housing

Constitution of the Unit : COMPANY / FIRM

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 II. Satyanarayana Krishna Prasad	Xerox
j)		Patta Pass Book and Title Deeds of II. 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 (Kadakia & Modi Housing)	Original
o)	12.06.2006	Firm Registration Certificate	Original



3. Smt. I. Satya Veni and others sold to M/s. Kadakia and Modi Housing, 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.



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:

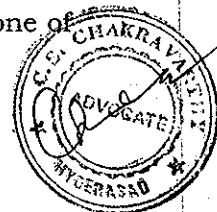
Not applicable.

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:



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 M/s. Kadakia and Modi Housing holds legal and valid title of the property. The property is free from all sorts of encumbrances. The property has clear, absolute and marketable title. The Bank Authorities may obtain Resolution as mentioned in Para No.20 above. M/s. Kadakia and Modi Housing can create mortgage of Sale Deed Doc. Nos. 8096/2006, 8097/2006, 8098/2006, 11482/2006 and 12499/2006 by depositing original title deeds along with other relevant documents as mentioned above at the time of creation of equitable mortgage

C. S. CHAKRAVARTHY
ADVOCATE



SEARCH REPORT

Name of the Owner : M/s. Kadakia and Modi Housing
Name of the Borrower : M/s. Kadakia and Modi Housing
Name of the Branch : State Bank of India, Bala Nagar, Hyderabad.

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.



ORIGINAL

438

C.S. Chakraverty

శ్రీ గారే ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది

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పై సర్టిఫికేటు ది గంటలకు వాపసు ఇవ్వబడును.

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

ORIGINAL

5388

C.S. Chakraverty

శ్రీ గారే ద్వారా ఈ క్రింది వివరములకై రుసుము పుచ్చుకోవడమైనది

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Doctner

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8097/06

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12499/06

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మొత్తము

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సహకార బ్యాంక్

26/8/08

సా||

పై సర్టిఫికేటు ది గంటలకు వాపసు ఇవ్వబడును.

నోటు : ప్రతి రోజు సా|| 3-30 గం|| నుండి 5-00 వరకు వాపసు 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**