

Hari & Associates

Advocates & Solicitors

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Our reference number : **H&A/IB/TSR/HE-053/2008**
Date & place of report : 16.06.2008 at Hyderabad
Your track number : HE/HYD-804005
Your DST / DSA code :

To,

M/s. Indiabulls Financial Services Limited,
'Indiabulls House', (Home Loan Department),
1st floor, 448-451, Phase V, Udyog Vihar,
GURGAON, Haryana.

Sirs,

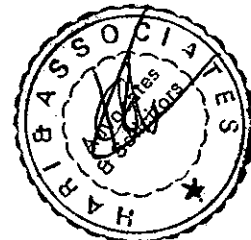
Sub: Title Search Report cum opinion.

Name of the applicant/s : M/s. Mehta & Modi Homes
Name of the co-applicant : M/s. Modi Promotors & Investments

Please refer to your instructions on the captioned matter.

Product : **Home Equity**

1. **Name of the applicant/s** : M/s. Mehta & Modi Homes
2. **Name of the transferor/s** : Smt. M. Geetha Bai
3. **Name of the owner/s** : M/s. Mehta & Modi Homes
4. **Payment to be made in favour of** : M/s. Mehta & Modi Homes



5. Details of the property :

Schedule of Property

All that a) the part and parcel of Land admesuring Ac. 1.12 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District and bounded by:

North : Railway Track
South : Sy. No. 82/1 Part (Road)
East : Sy. No. 82/1 Part (Vendor's land & Neighbor's property)
West : Sy. No. 82/1 Part (Road)

b) the part and parcel of Land admesuring Ac. 0.37 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District and bounded by:

North : Railway Track
South : Sy. No. 82/1 Part (Road)
East : Open Land
West : Sy. No. 82/1 Part (Vendor's land & Neighbor's property)

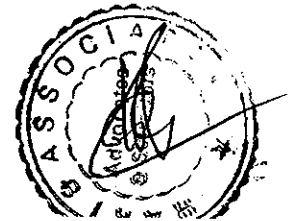
6. Nature of the property : **Freehold**

7. Details of documents examined :

A. Photocopy of Sale Deed executed by Smt. M. Geetha Bai, in favour of M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta, conferring marketable title in respect of the part and parcel of Land admesuring Ac. 1.12 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District.

This document is registered with the office of Sub-Registrar, Uppal, bearing No. 9609/2006, dated 29.06.2006.

B. Photocopy of Sale Deed executed by Smt. M. Geetha Bai, in favour of M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta, conferring marketable title in respect of the part and parcel of



Land admesuring Ac. 0.37 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District.

This document is registered with the office of Sub-Registrar, Uppal, bearing No. 9610/2006, dated 29.06.2006.

C. Photocopy of Pattadar Pass Book and Title Deed, bearing Patta no.24, shows that Kumari M.Geeta is the pattadar for the land admeasuring 11 acres and 24 guntas, situated at Mallapur Village, Uppal Mandal, R.R.District.

D. Photocopy of Will executed by Smt. Chandu Bai, in favour of her heirs (Son, Daughter-in-law and Grand Sons and Daughters), bequeathing her entire property to the above said persons and the property of Agricultural Lands admeasuring Ac. 8.11 Gts., in Survey Nos. 82/1 and 1/1, situated at Mallapur Village, Uppal Mandal, R.R.District to Smt.M.Geeta.

This document dated 09.06.1992.

E. Photocopy of Proceedings of M.R.O. dated 18.05.1994, bearing No. ROR/Rectification/5/94, recording the name of Smt M. Geetha as pattadar in respect of land admeasuring Ac. 6.12 Gts., in Survey No. 82/1 and Ac. 1.39 Gts., in Survey No. 1/1, situated at Mallapur Village, Uppal Mandal, R.R.District.

F. Photocopy of Proceedings of The Land Reforms Tribunal, Hyderabad East Division, Hyderabad District, declaring that Smt.Chandu Bai is the owner of 54.84 cents, in Sy.nos.1/1,2/1, 4/1,82/1, 82/2,102,182 to 185, 190,191 and 177/1, of Mallapur and the family unit of Smt.Chandu Bai did not hold land in excess of the ceiling on the notified date i.e., 01.01.1975.

G. Photocopy of Pahanis for the years 1985-86 and 90-91 show that Smt. Chandu Bai is the Pattadar and Possessor of land admeasuring Ac. 10.33 Gts., in Survey No. 82/1/1, situated at Mallapur Village, Uppal Mandal, R.R.District.

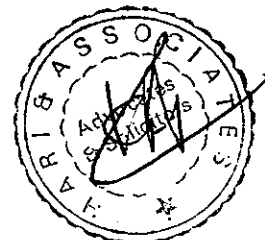
H. Photocopy of Pahanis for the years 1995-96 and 99-2000 show that Smt. M. Geetha and others are the pattadars and possessors of land admeasuring Ac. 6.12 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District.



8. Steps/Documents prior to disbursal of loan : As per annexure-I
9. Documents required at the time of disbursal : As per annexure-II
10. Documents required post-disbursal/follow-up : As per annexure-III

11. Conclusion / Observations, if any :

- A. Proceedings of The Land Reforms Tribunal, Hyderabad East Division, Hyderabad District, declaring that Smt.Chandu Bai is the owner of 54.84 cents, in Sy.nos.1/1,2/1, 4/1,82/1, 82/2,102,182 to 185, 190,191 and 177/1, of Mallapur and the family unit of Smt.Chandu Bai did not hold land in excess of the ceiling on the notified date i.e., 01.01.1975.
- B. Pahanis for the years 1985-86 and 90-91 show that Smt. Chandu Bai is the Pattadar and Possessor of land admeasuring Ac. 10.33 Gts., in Survey No. 82/1/1, situated at Mallapur Village, Uppal Mandal, R.R.District.
- C. M.R.O. dated 18.05.1994, bearing No. ROR/Rectification/5/94, recording the name of Smt M. Geetha as pattadar in respect of land admeasuring Ac. 6.12 Gts., in Survey No. 82/1 and Ac. 1.39 Gts., in Survey No. 1/1, situated at Mallapur Village, Uppal Mandal, R.R.District.
- D. Pahanis for the years 1985-86 and 90-91 show that Smt. Chandu Bai is the Pattadar and Possessor of land admeasuring Ac. 10.33 Gts., in Survey No. 82/1/1, situated at Mallapur Village, Uppal Mandal, R.R.District.
- I. Will executed by Smt. Chandu Bai, in favour of her heirs (Son, Daughter-in-law and Grand Sons and Daughters), bequeathing her entire property to the above said persons and the property of Agricultural Lands admeasuring Ac. 8.11 Gts., in Survey Nos. 82/1 and 1/1, situated at Mallapur Village, Uppal Mandal, R.R.District to Smt.M.Geeta. This document dated 09.06.1992.
- E. Pahanis for the years 1995-96 and 99-2000 show that Smt. M. Geetha and others are the pattadars and possessors of land admeasuring Ac. 6.12 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District.



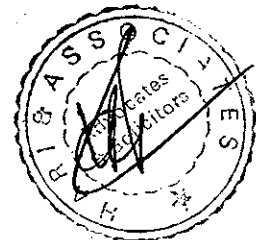
- F. Pattadar Pass Book and Title Deed, bearing Patta no.24, shows that Kumari M.Geeta is the pattadar for the land admeasuring 11 acres and 24 guntas, situated at Mallapur Village, Uppal Mandal, R.R.District.
- G. Sale Deed executed by Smt. M. Geetha Bai, in favour of M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta, conferring marketable title in respect of the part and parcel of Land admesuring Ac. 1.12 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District. This document is registered with the office of Sub-Registrar, Uppal, bearing No. 9609/2006, dated 29.06.2006.
- H. Sale Deed executed by Smt. M. Geetha Bai, in favor of M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta, conferring marketable title in respect of the part and parcel of Land admesuring Ac. 0.37 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District. This document is registered with the office of Sub-Registrar, Uppal, bearing No. 9610/2006, dated 29.06.2006.

Based on the documents produced before me by the Applicant and the explanations offered, I am of the opinion that **M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta**, is having and marketable title and it can mortgage to M/s Indiabulls Housing Finance Limited.

We understand that **M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta**, is the owner of the property mentioned in column no. 5, **having a clear and marketable title.**

As per the inspection, the said property is free from encumbrances and can be considered as acceptable security by M/s India bulls Housing Finance Limited.

In view of the above, we confirm that the borrower **M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta**, in respect of the said property, in a lawful manner, can create equitable mortgage in favour of M/s Indiabulls Housing Finance Limited by depositing the original title documents.

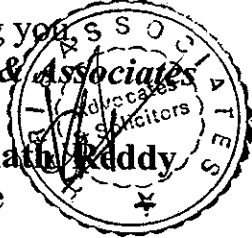


As desired, the documents as received, are returned herewith.

Should you desire any further information and or clarification, please do revert to us.

Thanking you
for *Hari & Associates*

N Harinath Reddy
Advocate



Annexure I

Documents to be collected by the IBHFL lawyer prior to disbursal:

A. Original Sale Deed executed by Smt. M. Geetha Bai, in favour of M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta, conferring marketable title in respect of the part and parcel of Land admesuring Ac. 1.12 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District.

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B. Original Sale Deed executed by Smt. M. Geetha Bai, in favour of M/s. Mehta & Modi Homes, Rep. by its partners Sri Soham Modi and Sri Suresh U. Mehta, conferring marketable title in respect of the part and parcel of Land admesuring Ac. 0.37 Gts., in Survey No. 82/1/A, situated at Mallapur Village, Uppal Mandal, R.R.District.

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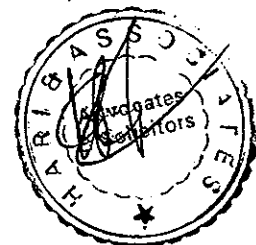
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I. Photocopy of death certificate of Smt. Chandu Bai.

Annexure II

Documents to be collected at the time of disbursal:

Not applicable



Annexure III

Documents to be collected post-disbursal

A. Original Encumbrance Certificate from 01.04.1995 till date.

