

Smt A.Manisha
Advocate

Plot No.59, Park View Enclave,
Manovikasnagar Post,
Secunderabad-9.
Cell No.9848209128

Annexure-B

25 October 2007

TITLE INVESTIGATION REPORT(TIR)

1.SALE DEED DATED 05-01-2007 DOCUMENT NO:64/2007 M/s GREENWOOD ESTATES
REP.BY ITS PARTNERS.

2.SALE DEED DATED 08-01-2007 DOCUMENT NO:741/2007 M/S GREENWOOD
ESTATES REP.BY ITS PARTNERS.

1.NAME OF THE BRANCH/BU SEEKING: STATE BANK OF INDIA,
OPINION. BALANAGAR BRANCH, HYDERABAD.

2.REFERENCE NO. AND DATE OF THE:-
LETTER UNDER THE COVER OF
WHICH THE DOCUMENTS TENDERED
FOR SCRUTINY ARE FORWARDED.

3.NAME OF THE UNIT/CONCERN/
COMPANY/PERSON OFFERING THE
PROPERTY/IES AS SECURITY. : M/S GREENWOODS ESTATES
REP.BY ITS PARTNERS

1.SRI MEET B.MEHTA
S/O BHARAT U.MEHTA

2.SMT K.SRIDEVI
W/O K.V.S.REDDY

3.MODI HOUSING PVT.LTD.,
REP.BY ITS DIRECTOR
SRI SOHAM MODI.

4.CONSTITUTION OF THE UNIT/
CONCERN/PERSON/BODY/AUTHORITY
OFFERING THE PROPERTY FOR
CREATION OF CHARGE. :

5.STATE AS TO UNDER WHAT : BORROWER.
CAPACITY IS SECURITY OFFERED
(WHETHER AS JOINT APPLICANT
OR BORROWER OR AS GUARANTOR,
ETC.

AManisha

6. a) PARTICULARS OF THE DOCUMENTS SCRUTINIZED-SERIALLY ANDCHRONOLOGICALLY.

S.No.	Date of the Document	Document	Original/Certified/Photocopy Copy
01.	-	TITLE DEED BEARING Patta No.61 issued by the MRO, Malkajgiri Mandal, R.R.District. SRI M.JAGAN MOHAN REDDY & MADHU MOHAN REDDY.	PHOTOCOPY
02.	-	TITLE DEED BEARING Patta No.63 issued by the MRO, Malkajgiri Mandal, R.R.District. SRI M.N.SUDHEER REDDY & SUSHANTH REDDY.	PHOTOCOPY
03.	1995-1996	PAHANI	PHOTOCOPY
04.	1999-2000	PAHANI	PHOTOCOPY
05.	13-04-2006	HUDA LAND USE INFORMATION	PHOTOCOPY
06.	05-01-2007	PARTITION DEED Document No.57/2007 SRO VALLABHNAGAR SRI M.JAGAN MOHAN REDDY & ORS. & M.SAI REEDDY & ORS.	PHOTOCOPY
07.	07-06-2006	NO OBJECTION CERTIFICATE	PHOTOCOPY
08.	05-01-2007	SALE DEED Document No.62/2007 SRO Vallabhnagar Vendor:M.Jagan Mohan Reddy & Ors. Vendee:Bhaskar K.Bhatt.	PHOTOCOPY
09.	09-01-2007	RATIFICATION DEED Document No.180/2007.	PHOTOCOPY
10.	08-01-2007	SALE DEED Document No.741/2007 SRO Vallabhnagar Vendor:Bhaskar K.Bhatt. Vendee:M/s Greenwood Estates Rep.by its partner Sri Meet B. Mehta.	PHOTOCOPY

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11.	05-01-2007	SALE DEED Document No.64/2007 SRO Vallabh Nagar VENDOR:M.Jagan Mohan Reddy & Ors. VENDEE:M/s Greenwood Estates Rep.by its partner Sri Meet B. Mehta.	PHOTOCOPY
12.	08-01-2007	RATIFICATION DEED Document No.181/2007.	PHOTOCOPY
✓ 13.	25-07-2007	SANCTION PLAN	PHOTOCOPY
14.	17-08-2007	ENCUMBRANCE CERTIFICATE	ORIGINAL
15.	17-08-2007	ENCUMBRANCE CERTIFICATE	ORIGINAL
16.	20-12-2006	PARTNERSHIP DEED	PHOTOCOPY
17.	28-12-2006	ACK.OF REGISTRATION OF FIRM	PHOTOCOPY
18.	20-08-2007	SUPPLEMENTRY DEED OF PARTNERSHIP	PHOTOCOPY
19.	05-01-2007	SALE DEED Document No.63/2007 SRO Vallabh Nagar Vendor:Sri M.Jagan Mohan Reddy and Ors. Vendee:Karnati Bhaskar & Ors.	PHOTOCOPY
20.	08-01-2007	RATIFICATION DEED Document No.179/2007.	PHOTOCOPY
21.	13-09-2007	JOINT DEVELOPMENT AGREEMENT Document No.4100/2007 K.BHASKAR AND ORS.	PHOTOCOPY
22.	13-09-2007	JOINT DEVELOPMENT AGREEMENT CUM GPA. Document No.4101/2007.	PHOTOCOPY
23.	13-09-2007	JOINT DEVELOPMENT AGREEMENT CUM GPA. Document No.4102/2007.	PHOTOCOPY

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7.COMPLETE OR FULL DESCRIPTION OF THE IMMOVABLE PROPERTY/IES OFFERED AS SECURITY FOR CREATION OF MORTGAGE WHETHER EQUITABLE /REGISTERED MORTGAGE:

- i) Survey No/s : 202;203;204;205 & 206.
-
- ii) Door No.(IN case of House property). : -
Flat/Plot No.
-
- iii) Extent/area including plinth/built up area in case of house property. : Ac.3-00 gts.
-
- iv) Location like name of the place, village, city, registration, sub district etc. : SITUATED AT KOWKUR VILLAGE, MALKAJGIRI MANDAL, R.R. DISTRICT.
-
- v) Boundaries : NORTH: LAND BELONGING TO THE OWNERS.
SOUTH: VILLAGE BOUNDARY OF YAPRAL.
EAST : LAND IN SY.NO.202.
WEST : LAND IN SY.NO.207 & 212.

8.Flow of titles tracing out the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the latest title Deed.

The Pass Book of Title Deed bearing Patta No.61 issued by the MRO, Malkajgiri Mandal, R.R.District discloses that Sri M.Jagan Mohan Reddy and Sri M.Madhu Mohan Reddy are the Pattadars and Possessors of Agricultural land in Sy.No.202, 203,204,205 and 206 admeasuring Ac.4-02 ½ guntas situated at Kowkur village, Malkajgiri Mandal, R.R.District as per the revenue records.

The Pass Book of Title Deed bearing Patta No.63 issued by the MRO, Malkajgiri Mandal, R.R.District discloses that Sri M.N.Sudheer Reddy and Sri Sushant Reddy are the Pattadars and Possessors of Agricultural land in Sy.No.202, 203,204,205 and 206 admeasuring Ac.4-02 ¾ guntas situated at Kowkur village, Malkajgiri Mandal, R.R.District as per the revenue records.

The Pahani for the year 1995-1996; 1999-2000 discloses that 1.Sri M.Jagan Mohan Reddy 2.Sri M.Madhu Mohan Reddy 3.Sri M.N.Sudheer Reddy and 4.Sri Sushant Reddy are the Pattadars and possessors of Agricultural land in survey Nos.202,203,204, 205 and 206 admeasuring Ac.8-04 gts situated at Kowkur village, Malkajgiri Mandal, R.R.District as per the revenue records.

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Partition Deed dated 5-1-2007 entered between 1.Sri M.Jagan Mohan Reddy S/o late M.Shankar Reddy 2.Sri M.Madhu Mohan Reddy S/o M.Shankar Reddy 3.Sri M.Sudhir Reddy S/o M.Narayana Reddy 4.Sri M.Sushanth Reddy and 1.Sri M.Sai Reddy S/o M.Narsa Reddy 2.Sri M.Sanjeev Reddy S/o M.Narsa Reddy 3.Sri M.Srinivas Reddy S/o M.Narsa Reddy 4.Sri M.Balwant Reddy S/o M.Narsa Reddy registered as document No.57/2007 in the office of SRO Vallabh Nagar. Under this document 1.Sri M.Jagan Mohan Reddy S/o late M.Shankar Reddy 2.Sri M.Madhu Mohan Reddy S/o M.Shankar Reddy 3.Sri M.Sudhir Reddy S/o M.Narayana Reddy 4.Sri M.Sushanth Reddy allotted Schedule 'A' property admeasuring Ac.8-04 gts in survey Nos.202,203,204,205 and 206 situated at Kowkur villafge, Malkajiri Mandal, R.R.District. The document discloses that the respective sharers have been put in possession of the property.

The property in survey Nos.198;202,203,204.205 and 206 comes under Residential zone as per the letter No.4735/HUDA/2006 dated 13-4-2006.

The Defence official issued No Objection certificate dated 7-6-2006 stating that the property situated in survey No.202, 203,204,205,206 and 198 part of Kowkooor village, Malkajiri Mandal, R.R.District is not adjacent to defence land.

Partnership Deed dated 20-12-2006 among 1.Sri Meet B.Mehta S/o Bharat U.Mehta 2.Smt K.Sridevi W/o K.V.S.Reddy 3.1.M/s Modi Housing Pvt.Ltd.,rep.by its Director Sri Gauran Mody S/o Jayantilal Mody reveals that the partners constituted a partnership firm under the name and style of M/s Greenwood Estates constituted this partnership deed and same is registered with Register of Firms, Hyderabad dated 28-12-2006.

Supplement Deed of Partnership dated 20-8-2007 has substituted Clause No.7, 8 and 11 of Partnership Deed dated 20-12-2006.

Sale Deed dated 05-01-2007 executed by 1.Sri M.Jagan Mohan Reddy S/o late Sri M.Shanker Reddy 2.Sri M.Madhu Mohan Reddy S/o late Sri M.Shankar Reddy 3.Sri M.Sudhir Reddy S/o late Sri M.Narayana Reddy 4.Sri M.Sushanth Reddy s/o late Sri M.Narayana Reddy and Consenting Parties 1.Smt Sunitha W/o Sri Ramana Reddy 2.Smt M.Indramma W/o late M.Shankar Reddy in favour of Sri Sri Bhaskar K.Bhatt S/o Sri K.R.Bhatt registered as document No.62/2007 in the office of SRO Vallabh Nagar. Under this document Agricultural Dry land admeasuring Ac.1-00 gts in Survey No.202,203,204,205 & 206 situated at Kowkur Village, Malkajiri Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.35,00,000. The document discloses that the vendors herein is the absolute owners and possessors of the said property having acquired under Partition deed dated 05-01-2007 registered as document No.57/2007 registered in the office of SRO Vallabh Nagar. The document further discloses that the purchaser has been put in possession of the property.

A Manisha

Ratification Deed dated 8-1-2007 executed by Smt Kamalamma W/o late Narayana Reddy in favour of Sri Bhaskar K.Bhatt S/o K.R.Bhatt registered as document No.180/2007 in the office of SRO Vallabh Nagar. 1.Sri M.Jagan Mohan Reddy S/o late Sri M.Shanker Reddy 2.Sri M.Madhu Mohan Reddy S/o late Sri M.Shankar Reddy 3.Sri M.Sudhir Reddy S/o late Sri M.Narayana Reddy 4.Sri M.Sushanth Reddy s/o late Sri M.Narayana Reddy have conveyed and transferred absolutely in favour of Sri Bhaskar K.Bhatt land admeasuring Ac.1-00 gts in survey No.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District. Whereas Smt Kamalamma the mother of M.Sudhir Reddy and M.Sushanth Reddy being the vendors in the principal Deed document No.62/2007 confirms and ratifies the sale transaction entered into by Sri Jagan Mohan Reddy and Ors in respect of the schedule property.

Sale Deed dated 08-01-2007 executed by Sri Bhaskar K.Bhatt S/o Sri K.R.Bhatt in favour of M/s.Greenwood Estates represented by its Partner Sri Meet B.Mehta S/o Bharat U.Mehta registered as document No.741/2007 in the office of SRO Vallabh Nagar. Under this document Agricultural Dry land admeasuring Ac.1-00 gts in Survey No.202,203,204,205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.38,50,000. The document discloses that the vendor herein is the absolute owner and possessor of the said property having acquired under sale deed dated 05-01-2007 registered as document No.62/2007 registered in the office of SRO Vallabh Nagar. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 05-01-2007 executed by 1.Sri M.Jagan Mohan Reddy S/o late Sri M.Shanker Reddy 2.Sri M.Madhu Mohan Reddy S/o late Sri M.Shankar Reddy 3.Sri M.Sudhir Reddy S/o late Sri M.Narayana Reddy 4.Sri M.Sushanth Reddy s/o late Sri M.Narayana Reddy and Consenting Parties 1.Smt Sunitha W/o Sri Ramana Reddy 2.Smt M.Indramma W/o late M.Shankar Reddy in favour of Sri Sri Bhaskar K.Bhatt S/o Sri K.R.Bhatt registered as document No.64/2007 in the office of SRO Vallabh Nagar. Under this document Agricultural Dry land admeasuring Ac.2-00 gts in Survey No.202,203,204,205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.70,00,000. The document discloses that the vendors herein is the absolute owners and possessors of the said property having acquired under Partition deed dated 05-01-2007 registered as document No.57/2007 registered in the office of SRO Vallabh Nagar. The document further discloses that the purchaser has been put in possession of the property.

A Manisha

Ratification Deed dated 8-1-2007 executed by Smt Kamamma W/o late Narayana Reddy in favour of Sri Bhaskar K.Bhatt S/o K.R.Bhatt registered as document No.181/2007 in the office of SRO Vallabhnagar. 1.Sri M.Jagan Mohan Reddy S/o late Sri M.Shanker Reddy 2.Sri M.Madhu Mohan Reddy S/o late Sri M.Shankar Reddy 3.Sri M.Sudhir Reddy S/o late Sri M.Narayana Reddy 4.Sri M.Sushanth Reddy s/o late Sri M.Narayana Reddy have conveyed and transferred absolutely in favour of Sri Bhaskar K.Bhatt land admeasuring Ac.2-00 gts in survey No.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District. Whereas Smt Kamamma the mother of M.Sudhir Reddy and M.Sushanth Reddy being the vendors in the principal Deed document No.64/2007 confirms and ratifies the sale transaction entered into by Sri Jagan Mohan Reddy and Ors in respect of the schedule property.

M/s Greenwood Estates are the absolute owners and possessor of the land admeasuring Ac.3-00 gts in survey Nos.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District by virtue of two sale deed dated 8-1-2007 document No.741/2007 and 5-1-2007 document No.64/2007.

1.Sri Karnati Bhaskar S/o K.Narsimha 2.Sri K.Gopinath S/o K.Bhaskar 3.Sri A.Purushotham S/o A.Vitta 4.Sri A.Srinivas S/o A.Vittal 5.Sri Belide Venkatesh S/o Eashwaraiah are the absolute owners and possessors of land admeasuring Ac.3-05 in survey Nos.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District by virtue of sale deed dated 5-1-2007 document No.63/2007. Sri Karnati Bhaskar & Ors and M/s Greenwood Estates rep.by its Partners entered into Joint Development Agreement dated 13-9-2007 registered as document No.4100 of 2007 in the office of SRO Vallabhnagar for development, construction of Flats and Greenwood estates allotted 284 flats with undivided share land admeasuring 21,749 sq.yards with built up area of 4,06,070 sft and Sri Karnati Bhaskar & Ors are allotted 61 flat with undivided share of land admeasuring 4738 sq.yards with built up area of 88,455 sft.

M/s Greenwood Estates rep.by its partners and Sri Karnati Bhaskar S/o K.Narsimha Rao and Ors have entered into Joint Development Agreement Cum General Power of Attorney dated 13-9-2007 registered as document No.4101/2007 and 4102/2007 registred in the office of SRO Vallabhnagar.

The Dy.Commissioner, Alwal Municipality, R.R.District accorded construction of Flats in survey Nos.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District vide permit No.G1/190/BA/458/2007 dated 25-7-2007.

9.Nature of Title of intended mortgagor over the property (Whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or inam Holder or Govt.Grantee/Allottee etc.

Full ownership rights.

A Manisha

10.a) Encumbrances, Attachments, and/or claims whether of Government, Central or State or other local authorities or Third Party Claims, Liens etc details thereof.

If yes, give the details thereof.

b) The period covered under the Encumbrances Certificate and the name of the person whose favour the encumbrances is created and if so, satisfaction of charge if any.

Encumbrance certificate bearing No.8885/2007 and 8886/2007 shows that there are no encumbrances over the said property from 1-4-1982 to 16-8-2007 as per the records available in the office of SRO Vallabh Nagar.

11. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid what remedy.

Not applicable.

12. Details of RTC extracts/Mutation extracts/Katha extracts pertaining to the property in question.

Not applicable.

13. Any bar/restriction for creation of mortgage under any local or special enactments details of proper registration of documents, payment of proper stamp duty etc.

Not applicable.

14. In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc as also any precaution to be taken by the Bank in this regard.

Not applicable.

15. The Specific persons who are required to create mortgage/to deposit documents creating mortgage.

M/s Greenwood Estates rep.by its partner 1.Sri Meet B.Mehta S/o Bharat U.Mehta 2.Smt K.Sridevi W/o K.V.S.Reddy 3.Modi Housing Pvt.ltd., rep.by its Director Sri Soham Modi S/o Satish Modi has to deposit the original sale deed.



Signature of the Advocate

Place: Secunderabad.

Date: 25 October 2007

A. MANISHA,
ADVOCATE,
Plot No. 59, Park View Enclave,
MANOVIKASNAGAR P.O.,
SECUNDERABAD-500 009.

Smt A.Manisha
Advocate

Plot No.59, Park View Enclave,
Manovikasnagar Post.
Secunderabad-9.
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Annexure C

1.Describe the Nature of Title

Ownership/Leasehold/Occupancy/Govt Grant/Allotments etc.

Full ownership rights.

2.If leasehold whether:

a)Lease Deed is duly stamped and registered.

b)Lessee is permitted to mortgage the Leasehold right.

c)Duration of the lease/unexpired period of lease.

d)if, a sub-lease, Check the lease deed in favour of lessee as whether lease deed permits sub-leasing and mortgage by sub-lessee also.

Not applicable.

3.If Govt grant/allotment/Lease-cum/Sale Agreement, whether:

a)grant/agreement etc provides for alienable rights to the mortgagor with or without conditions.

b)the mortgagor is competent to create charge on such property .

Not applicable.

4.If occupancy right, whether:

a)Such right is heritable and transferable.

b)Mortgage can be created.

Not applicable.

5.a.Urban land ceiling clearance, whether required and if so, details thereon.

b.whether No objection Certificate under the income Tax Act is required/obtained.

The property is within the Urban land ceiling limit.

7.If the property is Agricultural land whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing thereon.

Not applicable.

8.In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.

Not applicable.

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9. Whether the property is affected by any local laws (viz Agricultural laws, weaker sections, minorities, land laws etc)

Not applicable.

10. a) In case of partition/settlement deeds, whether the original deed is available for deposit, if not the modality/procedure to be followed to create a valid and enforceable mortgage.

b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.

c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.

Not applicable.

11 a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.

The property belongs to the firm and the deed is properly registered.

b) whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.

-Yes-

12.a Whether the property belongs to a limited Company, check the Borrowing powers, BOD resolution, Authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association/provision for common seal etc.

Not applicable.

b) In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.

Not applicable.

13. Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the law of the place, where it is executed.

Not applicable.

14. If the property is a flat/apartment or residential/commercial complex, check.

a) Promoter's/land owner's title to the land/building.

b) Development Agreement/Power of Attorney.

c) Extent of authority of the Developer/Builder.

d) Independent title verification of the Land and/or building in question.

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e)Agreement for sale(duly registered)

f)Payment of proper stamp duty.

g)Conveyance in favour of Society/Condominium concerned.

h)Occupancy Certificate/allotment letter/letter of possession.

i)Membership details in the society etc.

j)Share certificates.

k)No objection letter form the society.

l)All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co operative Societies Laws etc.

Not applicable.

15.Where the property is a joint family property, mortgage is created forfamily benefit/legal necessity, whether the major coparceners have no objection/join in execution minor's share if any, rights of female members etc.

Not applicable.

16.Pending Litigations/Court attachment/injunction/stay order/acquisition by the Govt/Local authorities etc that could be ascertained.

Not applicable.

17.Any other details required for the purpose.

Not applicable.

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Smt A.Manisha
Advocate

Plot No.59, Park View Enclave,
Manovikasnagar Post.
Secunderabad-9.
Cell No.9848209128

Annexure D

CERTIFICATE OF TITLE

I have examined the Photocopy of Sale Deed dated 5-1-2007 document No.64/2007 and Sale Deed dated 8-1-2007 document No.741/2007 and other relevant documents relating to the property land admeasuring Ac.3-00 gts in survey Nos.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District of M/s Greenwood Estates rep.by its partners and that the documents of title referred to under the opinion are perfect evidence of right/document of title, is created/are deposited in the manner required by law, it will satisfy the requirements of creation of equitable mortgage and I further certify that:

1.I have examined the documents in detail taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.

1A.I confirm having made a search in the SRO Vallabh Nagar on 17-8-2007 of the following documents:

- 1.Sale Deed dated 5-1-2007 document No.64/2007 of M/s Greenwood Estates rep.by its partners.
- 2.Sale Deed dated 8-1-2007 document No.741/2007 of M/s Greenwood Estates rep.by its partners.

I do not find anything adverse which would prevent the title Holders from creating a valid mortgage. I am liable/responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

1B.Following scrutiny of land Records/Revenue Records and relative Title Deeds, I hereby certify the genuineness of the title deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquires.

2A.There are no-prior mortgage/charges whatsoever as could be seen from the encumbrance certificate for the period from 1-4-1982 to 16-8-2007 pertaining to the immovable property/ies covered by the above said title deeds.

3.Minor(s) and his/their interest in the property/ies is to the extent of Nil.

4.The mortgage if created will be available to the Bank for liability of the intending Borrower/Guarantor M/s Greenwood Estates rep.by its partner 1.Sri Meet B.Mehta S/o Bharat U.Mehta 2.Smt K.Sridevi W/o K.V.S.Reddy 3.Modi Housing Pvt.ltd., rep.by its Director Sri Soham Modi S/o Satish Modi.

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5.I certify that M/s Greenwood Estates rep.by its partner 1.Sri Meet B.Mehta S/o Bharat U.Mehta 2.Smt K.Sridevi W/o K.V.S.Reddy 3.Modi Housing Pvt.ltd., rep.by its Director Sri Soham Modi S/o Satish Modi has/have an absolute, clear and marketable title over the schedule property/ies. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

In case of creation of Mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

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22.	13-09-2007	JOINT DEVELOPMENT AGREEMENT CUM GPA. Document No.4101/2007.	PHOTOCOPY
23.	13-09-2007	JOINT DEVELOPMENT AGREEMENT CUM GPA. Document No.4102/2007.	PHOTOCOPY

A Manisha

Smt A.Manisha
Advocate

-4-

There are no legal impediments for creation of the Mortgage under any applicable law/Rules in force.

Schedule of the property/ies:

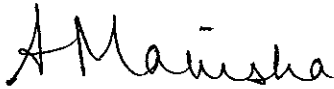
All that land admeasuring Ac.3-00 gts in survey Nos.202,203,204,205 and 206 situated at Kowkur village, Malkajgiri Mandal, R.R.District and bounded by:

NORTH:LAND BELONGING TO THE OWNERS.

SOUTH:VILLAGE BOUNDARY OF YAPRAL.

EAST :LAND IN SY.NO.202.

WEST :LAND IN SY.NO.207 & 212.



(A.Manisha)

Encl:Receipt No.26 dated 17-8-2007.

A. MANISHA,
ADVOCATE,
Plot No. 59, Park View Enclave,
MANOVIKACNAGAR P.O.,
SECUNDERABAD 500 009.