

Smt. R. Durga Prasanna

B.A., LL.B., PMIR
ADVOCATE



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Flat No. G-3, "Sivaram Rajamani Plaza",
Plot No. 124, Lalitha Nagar,
Near Ramnagar Gundy, Hyderabad-500 044.
Date : 18-12-2007

LEGAL SCRUTINY REPORT

NAME OF THE BRANCH	State Bank of India, Balanagar Branch, Hyderabad
Name of the Borrower/Mortgagor:	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
Name and address of the person who handed over the papers to the advocated for issuing the TIR	State Bank of India, Balanagar Branch, Hyderabad

1. Description of the documents Verified/scrutinized :

Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox
1.	13-09-2007	4100 of 2007	Regd. Joint Development Agreement	Original
2.	13-09-2007	4102 of 2007	Regd Joint development agreement cum G.P.A.	Original
3.	13-09-2007	4101 of 2007	Regd Joint development agreement cum G.P.A.	Original
4.	05-01-2007	62 of 2007	Regd Sale Deed	Original
5	05-01-2007	63 of 2007	Regd Sale Deed	Original
6	05-01-2007	64 of 2007	Regd Sale Deed	Original
7	08-01-2007	741 of 2007	Regd Sale Deed	Original
8	05-01-2007	57 of 2007	Regd Partition Deed	Original
9	28.12.2006	3533 of 2006	Registration of firm	Xerox
10	20.12.2006	-	Partnership deed	Original
11	20.08.2007	-	Supplementary Deed of Partnership	Original
12	-	-	Pattadar pass book No. Z-274488	Xerox
13	-	-	Title deed book No. Z-212010	Xerox
14	03.08.1996	-	Title deed book No. Z-212911	Xerox
15	-	-	Pattadar pass book No. Z-274490	Xerox

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16	02-05-2006	258 of 2006	Copies of Pahani Patrikas	Original
17.	25-07-2007	g/190/BA/458/07	Proposed plan for construction issued by Dy. Commissioner, Alwal, GHMC.	Xerox
18.	15-12-2007	12290 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
19.	15-12-2007	12291 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
20.	15-12-2007	12289 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
21	19-09-2007	15522 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 18-09-2007	Original
22.	15-12-2007	12288 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original

02. That the said documents placed before me are genuine:

I have verified, tallied and compared these documents from the records of the Office of the Sub-registrar of Assurances and also from the records of other appropriate authorities.

Yes- I confirm the title deed documents were registered in the record of the Sub-registrar, Vallabhnagar in computer record with computer scanning and Search reports enclosed.

03. Description of the Property :-

Schedule of the Developers land :-

Survey/door Patta/Khata No.	202, 203, 204, 205 & 206		
Plot No..../ flat No.			
Measurement/Extent of Property	Ac. 3-00 Guntas		
Location/land -marks/name of the area, Mohalla	Kowkur village, Malkajgiri Mandal		
City/ District	Ranga Reddy District.		
Boundaries :			
North by	South by	East by	West by
Land belonging to the owners	Village boundary of Yapral	Land in Sy No.202	Land in Sy. No.207 & 212

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Schedule of the Owners land :-

Survey/door Patta/Khata No.	202, 203, 204, 205 & 206		
Plot No.../ flat No.			
Measurement/Extent of Property	Ac. 3-05 Guntas		
Location/land -marks/name of the area, Mohalla	Kowkur village, Malkajgiri Mandal		
City/ District	Ranga Reddy Disrtrict.		
Boundaries :			
North by	South by	East by	West by
Land in Sy No.202	Land belonging to the Developer	Land in Sy No.202	Land in Sy. No.207 & 212

Schedule of the land (Total land) :-

Survey/door Patta/Khata No.	202, 203, 204, 205 & 206		
Plot No.../ flat No.			
Measurement/Extent of Property	Ac. 6-05 Guntas		
Location/land -marks/name of the area, Mohalla	Kowkur village, Malkajgiri Mandal		
City/ District	Ranga Reddy Disrtrict.		
Boundaries :			
North by	South by	East by	West by
Land in Sy No.202	Village boundary of Yapral	Land in Sy No.202	Land in Sy. No.207 & 212

04. Description of the Chain of Title from the Mother deed to the latest title Deed.

On perusal of the above documents it is clear that the property originally belongs to M.Jagan Mohan Reddy, M. Madhu Mohan Reddy , M.Sudheer Reddy, and M. Sushanth Reddy (all are sons of late M. Narayan reddy) were the absolute owners and possessors and pattedars of agricultural dry land admeasuring Ac.16-09 Gts., in Survey No. 202, 203, 204, 205 & 206 situated at Kowkur village, Malkajgiri Mandal, R. R. Dist. It conforms the same in the the

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certified copies of Adangal Phani Patrikas for the period of 1955 -56 to 2003-2004 issued after verification by the MRO, Malkajgiri Mandal, dated 02-05-2006. It proves the same as above document No.16 in column No.2.

The above documents No.12 to 15 are the A.P. Government Pattadar Pass Books and A.P. Govt. Title deed books after verification of the revenue records, issued by the MRO, Malkajgiri Mandal. It clearly shows that the above said pattadars were the owners and pattedars of the said land and the same was ancestral property.

The said M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy (all are sons of late M. Narayan reddy) divided their respective shares and under Regd partition Deed with M. Sai Reddy s/o late M. Narasa Reddy and others under partition deed vide regd document No. 67 of 2007 dated 05-01-2007. According to the Regd partition deed 1) M.Jagan Mohan Reddy, 2) M. Madhu Mohan Reddy, 3) M.Sudheer Reddy, and 4) M. Sushanth Reddy are shared Ac. 16-09 gts, in sy., No. 202 (Ac.10-04 gts), in sy., No. 203 (Ac.02-05 gts), in sy., No. 204 (Ac.0-11 gts), in sy., No. 205 (Ac.3-16 gts), and in sy., No. 206 (Ac.0-13 gts) situated at Kowkur village, Malkajgiri Mandal. It proves the same as above document No.8 in column No.2.

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After that the Four brothers i.e., M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy along with Sunitha and M. Indramma jointly sold to Bhaskar K. Bhatt S/o K.R. Bhakar as part of land admeasuring about Ac.1-00 Gts in Survey No. 202, 203, 204, 205 & 206 under Regd. Sale deed vide document No. 62 of 2007 dated 05-01-2007. It proves the same as above document No.4 in column No.2.

After that the said Bhaskar K. Bhatt S/o K.R. Bhakar has sold the same land admeasuring Ac.1-00 Gts to M/s Greenwood Estates a registered partnership firm represented by its Partner Sri Meet B. Mehata S/o Bharath U Mehata under Regd. Sale deed vide document No. 741 of 2007 dated 08-01-2007. It proves the same as above document No.7.

After that the Four brothers i.e., M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy along with Sunitha and M. Indramma jointly sold to M/s Greenwood Estates a registered partnership firm represented by its Partner Sri Meet B. Mehata S/o Bharath U Mehata as part of land admeasuring about Ac.2-00 Gts in Survey No. 202, 203, 204, 205 & 206 under Regd. Sale deed vide document No. 64 of 2007 dated 05-01-2007. It proves the same as above document No.6 in column No.2.

After that the Four brothers i.e., M.Jagan Mohan Reddy, M. Madhu Mohan Reddy, M.Sudheer Reddy, and M. Sushanth Reddy along with Sunitha and M.

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Indramma jointly sold to Karnati Bhaskar s/o K. Narasimha and 4 others as part of land admeasuring about Ac.3-05 Gts in Survey No. 202, 203, 204, 205 & 206 under Regd. Sale deed vide document No. 63 of 2007 dated 05-01-2007. It proves the same as above document No.5 in column No.2.

According to the title recital referred to in the above document No. 5 clearly proves that **Karnati Haskar s/o K. Narasimha and 4 others** are having a valid clear, absolute and marketable title in the above schedule property. And the title recital referred to in the above documents 6 & 7 clearly proves that **M/s. Greenwood Estates, represented by its** Partner Sri Meet B. Mehata S/o Bharath U Mehata having a valid clear, absolute and marketable title in the above schedule property.

The Partner ship deed dated 20-12-2006 between B. Mehata S/o Bharath U Mehata , K. Sridevi W/o K.V.S.Reddy and Modi housing Pvt. Latd a company incorporated under the Copmanies Act represented by its Director Gaurang Mody S/o Jayanthilal Mody have agreed and joined together to do business the name and style of to **M/s. Greenwood Estates.** It proves the same as above document No.10 & 11 in column No.2.

After that the said Karnati Bhaskar S/o K. Narasimha and 4 others have jointly entered with M/s Greenwood Estates a registered partnership firm

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represented by its Partners to develop the land admeasuring Ac.3-05 Gts and Ac 3-00 gts by constructing residential apartments along with common amenities under Regd. Joint Development Agreement deed vide document No. 4100 of 2007 dated 13-09-2007. It proves the same as above document No.1.

According to that the said Karnati Bhaskar S/o K. Narasimha and 4 others have jointly entered executed infavour of M/s Greenwood Estates a registered partnership firm represented by its Partners to share proposed constructed areas in developing the land admeasuring Ac.6-05 Gts by constructing residential apartments along with common amenities under Regd. Joint Development Agreement cum General Power of Attorney vide document No. 4101 of 2007 dated 13-09-2007. It proves the same as above document No.2.

In addition to that the M/s Greenwood Estates a registered partnership firm represented by its Partners entered a joint development Agreement with Karnati Bhaskar S/o K. Narasimha and 4 others have jointly executed a deed that the proposed owners to 61 residential units aggregating to 88,445 Sq. fts of constructed area along with undivided share of land in the scheduled land and the Developer shall entitled to 284 residential units aggregating to 4,06,070 Sq. fts. Of constructed area along with 21,757 Sq. Yards of undivided share of land in the total scheduled land admeasuring Ac.6-05 Gts under Regd. Joint

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Development Agreement cum General Power of Attorney vide document No. 4102 of 2007 dated 13-09-2007. It proves the same as above document No.3.

The title recital referred to in the above documents clearly proves that **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy** are having a valid clear, absolute and marketable title in the above schedule property.

05. The links in the title history of last more than 13/30 years of chain of title have been properly established. All the transaction have been duly verified from the relevant records of the Registrar, Municipal corporation, City survey, Town & Planning and revenue Department.

The encumbrance certificate is also proving that the said property is free from all encumbrances as per the entries shown in the above certificate for the period from **01-04-1982 to 14-12-2007** for 25 years.

06. If any of the transaction(s) are oral transaction(s) (specify the transaction such as oral partition family settlement, etc.,) and state whether such transactions are legally valid and enforceable. If any document in the form of duly sworn affidavit before the judicial Magistrate/ Notary Public, containing no objection and affirming the existence of such oral transaction amongst/between the parties is to be obtained from each of the party such transaction and if they have already been obtained whether such transaction(s) is/are duly supported by the relevant records of Municipality/City Survey/Revenue etc.

Not Applicable

7. Describe the nature of Tenure (Absolute Ownership/Leasehold Rights, Occupancy/Possessor Rights, Government Owned/ acquired or any other Tenure, to be mentioned in detail.	More than 25 Years
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If the Property is a Leasehold Property :-	
a) Whether lease deed has been registered as required under the law.	- Not Applicable-
b) Residual period of lease	- Not Applicable-
c) Whether there are any prejudicial clauses or restrictive covenants in the lease deed which is likely to affect the lease hold interests offered as security.	- Not Applicable-
d) Whether the consent/permission of Lessor is obtained/available for creating the mortgage.	- Not Applicable-
e) Whether the property is granted under Government Grant or any other Grant, please specify, if any permission is required. If it is so, whether such permission has been obtained.	- Not Applicable-
f) Whether any adverse conditions in the grant-to be mentioned in detail.	- Not Applicable-
9 a) If the borrower/guarantor or mortgagor has only a occupancy right, please comment on the safeguards to be taken by the Bank	Absolute right through sale deeds.
b) Please specify the local law which permits mortgage/sale of such occupancy rights.	Absolute right through sale deeds.
10. Whether the local laws or any other law restricts the creation of mortgage / sale of the property to be mortgaged to the Bank.	Property is free for Mortgage.
11) Whether the occupancy right is heritable and assignable.	- Not Applicable-
12 a) If the mortgagor has only a possessor right; please comment on the nature of such right, the validity thereof and also the precautions to be taken by the Bank.	Absolute Title
b) Please state the name of the person who has a primary / absolute title.	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
c) Whether permission of such person is required, AND if it so, whether obtained?	- No Applicable-
13) If the borrower / guarantor / mortgagor has only a possessor right, please comment on the nature of the such right, the validity thereof and also precautions to be taken by the bank.	- Not Applicable-

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14) Please state the name of the person who has primary and / or absolute title in such case, whether concerned/permission of such person is necessary.	-Not applicable-
15) Please state in what manner it would affect the interests of the Bank as a mortgagee.	No minor interest is involved
16) Mention if any minor's interest is involved.	- Not Applicable-
17) If so, whether Court permission (except in case of HUF property) has been obtained for offering the property has been obtained for offering the property as security / is yet to be obtained.	Not applicable
18) Please specify the undivided share of the minor (whether there is a claim or no)	- Not Applicable-
19) Whether the person is holding the property in the capacity of the Mortgagee.	- Not Applicable-
20) State whether possession of the property offered as security is in unhindered/undisturbed possession of such Mortgage and the period for which he is in such possession.	-Not applicable-
21) Are there any restrictive conditions in the Mortgage Deed.	NIL
22) The period covered under the encumbrance certificate and the encumbrances if any, reflected therein.	25 Years
23) Name of the person who has applied for the encumbrance certificate.	R. Durga Prasanna, Advocate
24) Whether searches have been conducted physically at the Office of the	Yes, O/o. The Sub-Registrar, Vallabh Nagar
i) Sub-Registrar's Office Municipal / Collector / Taluk or such other Revenue Office.	- Not Applicable-
ii) Registrar of Companies	- Not Applicable-
iii) Civil / High Court – in the Lispendens Register.	- Not Applicable-
iv) Local Development Authority such as Lucknow / Delhi / Bangalore Development Authority etc.,	- Not Applicable-
v) Village Accountant – in the dispute Register in respect of Agricultural Property.	- Not Applicable-
vi) When mutated in the name of the person creating the mortgage.	- Not assessed-

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vii) Whether the property has been notified for acquisition by the Govt. / Dev. Authority / or any other Govt. Authority.	- Not Applicable-
Viii) If, So Whether search has been conducted with the Village Accountant / Chavidi Registrar / Registrar of Acquisitions.	- Not Applicable-
ix) Whether the holding / acquisition is in accordance with the provisions of the Land Reforms Act.	- Not Applicable-
x) Please state the nature of any intervening charges or encumbrances observed / found against the property.	No other charges found
xi) Whether the searches had been conducted for 13 or 30 years. Please produce the search receipts and other documents in respect thereof.	25 Years
xii) Whether the property is subject matter of any litigation and if so, the details thereof.	No litigation is detected.
25. Whether the Urban Land Ceiling Clearance is required to be obtained for creating the mortgage. If the clearance has been obtained, the details thereof be furnished.	- Not Applicable-
26. Whether No Objection Certificate under the Income Tax Act 1961 is to be obtained. If yes, the reference number to be mentioned.	- Not Applicable-
27. Whether the property is affected by any Local Laws (viz., Agricultural Laws, Weaker Sections, Minorities, Land Laws.	- Not Applicable-
b) Whether any permission is required to be obtained from any Authorities.	- Not Applicable-
c) If so, whether any such permission has been obtained and the details thereof be mentioned.	- Not Applicable-
28. Whether permission for conversion of land/s from Agricultural to Residential or Commercial is to be obtained. Please mention the reference of the proceedings.	- Not Applicable-
29. Whether local revenue extracts, mutation extracts are available? If so, whether verification at Taluk Office has been made. Please furnish the details.	- Not Applicable-
30. In the case of Partition / Settlement Deeds, whether the original deed is available	- Not Applicable-

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for deposit, if its is oral partition, then give the details as to how such oral partition can be relied upon the details of the precaution, if any to be followed.	
a) Whether the deeds are registered.	- Not Applicable-
b) Name of the person who is holding the original partition deed.	- Not Applicable-
c) How many sets of partition deeds have been prepared?	- Not Applicable-
d) Whether mutation has been made pursuant to the partition and whether all parties to the partition are in the possession and enjoyment of their respective shares.	- Not Applicable-
e) Whether all the members of the family are parties to the partition (including the female members – both married and unmarried.	- Not Applicable-
f) Whether the partition effected is under Litigation and if so, the details thereof.	- Not Applicable-
g) Whether the partition effected is in respect of the self acquired or ancestral property.	- Not Applicable-
31. If the mortgage is to be created by an Agent under the Power of Attorney, Please State.	By the Title Holder
a) Whether the Deed of Power of Attorney is valid and subsisting and continues to be in force.	- Not Applicable-
b) Name of the place where executed.	- Not Applicable-
c) If executed in a foreign country, whether the same is stamped after it has been brought to country.	- Not Applicable-
d) Whether endorsement of Indian Consulate / Notary of that Country given.	- Not Applicable-
e) Whether the P/A is properly registered and whether it gives the specific authority for the acts performed / professed to be performed by such attorney.	- Not Applicable-
32. Whether the Deed of Power of Attorney authorizes the agent to deposit the title deeds for the specific purpose of creation of Eg. Mortgage.	- Not Applicable-
33. What other precautions to be taken.	- Not Applicable-
a) In the case of Partnership firm, whether the property belongs to the Firm.	- Not Applicable-

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b) Whether the title deeds stands in the name of the Firm.	Individual
c) Whether registered.	- Not Applicable-
d) Whether any restrictions are stipulated in the partnership deed in dealing with the property by any partner.	- Not Applicable-
e) Whether the property belongs to any individual partner in his own name.	- Not Applicable-
34. Whether upto date land revenue / Municipal Taxes and other cess paid.	- Not Applicable-
a) Whether the tax receipts / cistg receipts have been physically verified and found to be in order.	- Not Applicable-
b) Whether taxes/due payable to Govt., Authorities or Statutory Authorities viz., PF, Sales Tax etc., are to be leviable or are a charge to be mentioned.	- Not Applicable-
35. In the case of devolution of property by way of a Will, the safe guards taken to ensure against impeachment of title offered as security to be mentioned.	- Not Applicable-
a) Please state whether the will requires to be probated?	- Not Applicable-
b) Whether any Letters of Administration has been obtained in case the person died interstate.	- Not Applicable-
36. Where the property belongs to a limited company, please state whether the property has been acquired subject to existing charges.	- Not Applicable-
a) Whether the Company has filed necessary charges under Sec.135 of the Companies Act., 1956 and passed necessary Resolution in that regard.	- Not Applicable-
b) Whether any restrictions operate against the company in creating mortgage.	- Not Applicable-
c) Whether the company has leasehold interest in the property or is an absolute owner.	- Not Applicable-

37. The property in question is held / owned / allotted (as the case may be) by the Company. The Company has produced relevant record (Please refer and describe the specific record such as 'Register of Charges maintained under Section-143 of the Companies Act., 1956 minute book maintained under section 193 of the Act, Registrar of Managing Directors, Managing Secretary & Directors

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under Sec.303 of the Act., Register of Documents sealed etc., The said records re in conformity with the relevant provisions of the Companies Act., 1956 and the other relevant laws / practices. There is nothing prejudicial to the interest of the Bank.

-NOT APPLICABLE-

38. I have also visited the office of the Registrar of the Companies, within whose office, the said company has been registered, and has taken the searches of the 'charges' created by the Company and other interested persons, as prescribed under Part V ("Registration of Charges") of the Companies Act. The said inspection reveals the following charges.

-NOT APPLICABLE-

40. The "Agreement for the Sale", "Agreement for the building Construction", is in conformity with the local laws (particularly relating to laws for purchase of alts etc.) and there is nothing prejudicial to the interest of purchaser (borrower) and the Bank. All necessary parties have been joined in it.	- Not Applicable-
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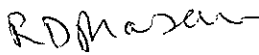
12	-	-	Pattadar pass book No. Z-274488	Xerox
13	-	-	Title deed book No. Z-212010	Xerox
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19.	15-12-2007	12291 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original
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22.	15-12-2007	12288 of 2007	Encumbrance Certificate for the period from 01-01-1982 to 14-12-2007	Original

b) Person who is required to deposit title deeds.	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
41. What is the status of Genealogical Tree.	Mogula Shankar Reddy and others HUF
42. Whether the same has been issued by the Tahsildar or any other competent authority	-Not Applicable-

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<p>44. Advocates final comments / views in detail to be mentioned.</p> <p>That the title of property in question is legal and marketable, free from any anomalies and the Bank can accept such property in mortgage as good enforceable security</p>	<p>I certificate that the title holder M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy has got absolute, clear, marketable title over the property and there are no legal impediments and the borrower can deposit title deeds and can create equitable mortgage in favour of bank.</p>
<p>45. Any special precautions / suggestion / views of the Advocate in the matter of creation of Mortgage.</p>	<p>Title deeds is to obtained in original with a sworn declaration from the borrower declaring is free from all claims</p>

PLACE : HYDERABAD
DATE : 18-12-2007


R. DURGA PRASANNA
ADVOCATE

Search Report - I

Name of the Branch	State Bank of India Balanagar Branch, Hyderabad
Name of the Unit/borrower	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
<u>Particulars of Document</u>	
Description of the property	Land in Survey No: 202, 203, 204, 205 and 206 of Ac.3-00 Gts., situated at Kowkur Village, Malkajgiri Mandal, R. R. Dist.,
1) Document No.	4100 of 2007
2) Nature of the Document	Regd. Joint Development agreement
3) Date of Execution	13-09-2007
4) Executant	Sri K. Bhaskar S/o Sri K. Narsimha and 4 others
5) Claimant	M/s. Greenwood Estates represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
6) Office where the Document registered	Sub-Registrar Office, Vallabhnagar
7) Book No: , Vol No. , Page Nos	Scanned No.1508-1-4100-2007
8) Date of Registration	13-09-2007.

Report

I certify that as per the instruction of your branch, I have verified with the Regd Sale Deed, dt. 13-09-2007 and under taken search in office of the Sub-Registrar, Vallabhnagar, Ranga Reddy Dist., under Document No. 4100 of 2007 dated 13-09-2007 and there in favour of **M/s. Greenwood Estates Pvt Ltd rep. by its, Managing Director Sri Soham Modi S/o Satish Modi.** I confirm that the Regd Sale Deed was registered on the above sub Registrar office and it is genuine and valid. Hence this report.

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**(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE**

Search Report - II

Name of the Branch	State Bank of India Balanagar Branch, Hyderabad
Name of the Unit/borrower	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
Particulars of Document	
Description of the property	Land in Survey No: 202, 203, 204, 205 and 206 of Ac.6-05 Gts., situated at Kowkur Village, Malkajgiri Mandal, R. R. Dist.,
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6) Office where the Document registered	Sub-Registrar Office, Vallabhnagar
7) Book No: , Vol No. , Page Nos	Scanned No.1508-1-4101-2007
8) Date of Registration	13-09-2007.

Report

I certify that as per the instruction of your branch, I have verified with the Regd Sale Deed, dt. 13-09-2007 and under taken search in office of the Sub-Registrar, Vallabhnagar, Ranga Reddy Dist., under Document No. 4101 of 2007 dated 13-09-2007 and there in favour of **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy.** I confirm that the Regd Sale Deed was registered on the above sub Registrar office and it is genuine and valid. Hence this report.

R.Dha

**(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE**

Search Report-III

Name of the Branch	State Bank of India Balanagar Branch, Hyderabad
Name of the Unit/borrower	M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy
<u>Particulars of Document</u>	
Description of the property	Land in Survey No: 202, 203, 204, 205 and 206 of Ac.6-05 Gts., situated at Kowkur Village, Malkajgiri Mandal, R. R. Dist.,
1) Document No.	4101 of 2007
2) Nature of the Document	Regd. Joint Development agreement cum G.P.A.
3) Date of Execution	13-09-2007
4) Executant	M/s. Greenwood estates
5) Claimant	K. Bhaskar S/o. K. Narsimha K. Gopinath S/o. K. Bhaskar
6) Office where the Document registered	Sub-Registrar Office, Vallabhnagar
7) Book No: , Vol No. , Page Nos	1568-01-4102 of 2007
8) Date of Registration	13-09-2007.

Report

I certify that as per the instruction of your branch, I have verified with the Regd Joint Development Agreement cum GPA Deed, dt. 13-09-2007 and under taken search in office of the Sub- Registrar, Vallabhnagar, Ranga Reddy Dist., under Document No. 4102 of 2007 dated 13-09-2007 and there in favour of **M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o. Satish Modi and Smt. K. Sridevi W/o. Sri K.V.S. Reddy** I confirm that the Regd Sale Deed was registered on the above sub Registrar office and it is genuine and valid. Hence this report.

R. Durga Prasanna

**(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE**

Smt. R. Durga Prasanna

B.A., LL.B., PMIR
ADVOCATE



Mobile : 9440049217
Ph : 040-27070370

Flat No. G-3, "Sivaram Rajamani Plaza",
Plot No. 124, Lalitha Nagar,
Near Ramnagar Gundu, Hyderabad-500 044.

Date : 28-01-2008

To

The AGM,
State Bank of India,
Balanagar Branch,
Hyderabad.

Sir,

Ref : - My legal opinion dt. 18-12-2007 -
Sub :- M/s. Greenwood Estate, represented by its Partners -
G.P.A. dated 12-01-2008 - reg.

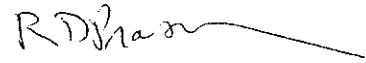
M/s Greenwood Estates a registered partnership firm represented by its Partners entered a joint development Agreement with Karnati Bhaskar S/o K. Narasimha and 4 others have jointly executed a deed that the proposed owners to 61 residential units aggregating to 88,445 Sq. fts of constructed area along with undivided share of land in the scheduled land and the Developer shall entitled to 284 residential units aggregating to 4,06,070 Sq. fts. Of constructed area along with 21,757 Sq. Yards of undivided share of land in the total scheduled land admeasuring Ac.6-05 Gts under Regd. Joint Development Agreement cum General Power of Attorney dated 13-09-2007. The owners land (Ac. 3-05 gts) along with the developers land (Ac. 3-00 gts) totally admeasuring Ac. 6-05 gts in Sy Nos. 202,203,204,205 &206 situated at Kowkur village, Malkajgiri Mandal.

According to General Power of Attorney dated 12-01-2008 that Karnati Bhaskar S/o K. Narasimha and 4 others have jointly have executed in favour of M/s Greenwood Estates a registered partnership firm represented by its Partners to share proposed constructed areas in developing the land admeasuring Ac.6-05 Gts by constructing residential apartments along with common amenities, and also to execute mortgage deed, pledge, hypothecate and execute such other documents/deed/ agreements that re

R.D. Prasanna

required for purposes of raising finances from various institutions, banks, etc, specifically the developer shall be entitled to create a mortgage on behalf of the owners land admeasuring Ac. 3-05 gts., to obtain finance for construction the flats in the project as Greenwood Residency as per terms of the Regd. Joint Development Agreement deed dt. 13-09-2007.

Hence the Bank can accept **the original General Power of Attorney dated 12-01-2008**, along with the other title recitals referred to in my opinion dated 08-12-2007 from M/s. Greenwood Estate, represented by its Partners Sri Soham Modi S/o Satish Modi and Smt K. Sridevi W/o K.V.S. Reddy for creation of mortgage.



(R. DURGA PRASANNA)
Advocate and Legal Advisor.