

Smt A.Manisha  
Advocate

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

Annexure-B

19 August 2008

TITLE INVESTIGATION REPORT(TIR)

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 : M/S KADAKIA & MODI HOUSING  
PROPERTY/IES AS SECURITY. REP.EY ITS PARTNERS:

1.M/s MODI PROPERTIES &  
INVESTMENTS PVT.LTD.  
REP.BY ITS MANAGING  
DIRECTOR SRI SOHAM MODI  
S/O SATISH MODI.

2.SRI GAURANG MODY  
S/O JAYANTILAL MODY.

3.SRI SHARA J.KADAKIA  
S/O JAYANTILAL M.KADAKIA.

4.CONSTITUTION OF THE UNIT/ : -DO-  
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.

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6. a) PARTICULARS OF THE DOCUMENTS SCRUTINIZED-SERIALLY AND CHRONOLOGICALLY.

S.No.	Date of the Document	Document	Original/Certified/Photocopy Copy
01.	18-04-1989	SALE DEED Document No.2674/1989 SRO MEDCHAL VENDEE:SMT IMMANNI SATHYA VENI AND 4 ORS.	PHOTOCOPY
02.	02-06-1989	MUTATION PROCEEDINGS	PHOTOCOPY
03.	-	PATTADAR PASS BOOK AND TITLE DEED BOOK BEARING PATTA NO.1315 ISSUED BY THE MANDAL REVENUE OFFICER, SHAMIRPET, R.R.DISTRICT. PHOTOCOPY SMT E.SATYAVENI.	PHOTOCOPY
04.	-	PATTADAR PASS BOOK AND TITLE DEED BOOK BEARING PATTA NO.1316 ISSUED BY THE MANDAL REVENUE OFFICER, SHAMIRPET, R.R.DISTRICT. PHOTOCOPY SRI E.VENKAT RAO.	PHOTOCOPY
05.	-	PATTADAR PASS BOOK AND TITLE DEED BOOK BEARING PATTA NO.1317 ISSUED BY THE MANDAL REVENUE OFFICER, SHAMIRPET, R.R.DISTRICT. PHOTOCOPY KUM SITA MAHA LAKSHMI.	PHOTOCOPY
06.	-	PATTADAR PASS BOOK AND TITLE DEED BOOK BEARING PATTA NO.1318 ISSUED BY THE MANDAL REVENUE OFFICER, SHAMIRPET, R.R.DISTRICT. PHOTOCOPY SRI E.RAVI KUMAR.	PHOTOCOPY
07.	-	PATTADAR PASS BOOK AND TITLE DEED BOOK BEARING PATTA NO.1319 ISSUED BY THE MANDAL REVENUE OFFICER, SHAMIRPET, R.R.DISTRICT. PHOTOCOPY SRI A.S.KRISHNA PRASAD.	PHOTOCOPY
08.	23-03-2006	PARTNERSHIP DEED	PHOTOCOPY
09.	19-08-2008	SUPPLEMENTARY PARTNERSHIP DEED.	PHOTOCOPY
10.	12-06-2006	ACKNOWLEDGEMENT OF REGISTRATION OF FIRM.	PHOTOCOPY



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11. 30-08-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.12499/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
12. 30-05-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.8096/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
13. 30-05-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.8098/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
14. 30-05-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.8097/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
15. 10-08-2006 SALE DEED PHOTOCOPY  
DOCUMENT No.11482/2006  
SRO SHAMIRPET  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
16. 12-05-2008 SANCTION PLAN PHOTOCOPY
17. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
18. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
19. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
20. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
21. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL

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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 : 1139.

ii) Door No. (IN case of House : -  
property).  
Flat/Plot No.

iii) Extent/area including : 25,250 SQ.YARDS.  
plinth/built up area in case of  
house property.

iv) Location like name of the : SITUATED AT SHAMIRPET  
place, village, city, VILLAGE & MANDAL, R.R.DISTRICT.  
registration, sub district etc.

TOTAL LAND BOUNDARIES:

V) Boundaries : North: 40' WIDE ROAD AND  
1142;1143 AND 1144.  
South: 40' WIDE ROAD AND  
SY.NO.1050 AND 1077.  
East : SY.NO.1078 & 1138.  
West : SY.NO.1183, 1187,  
1188 AND 1140.

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.

Sale Deed dated 18-4-1989 executed by 1.Gulayagari Venkat Swamy S/o late Balaiah 2.Gulayagari Yashoda W/o late Laxmaiah 3.Gulayagari Krishna S/o late Laxmaiah 4.Vilasagaram (Kumhari) Achulu S/o late Sandaiah 5.Vilasagaram Yadagiri S/o late Sandaiah 6.Vilasagaram Sree Ramulu S/o Achulu in favour of 1.Immanni Sathya Veni W/o Sheshagiri Rao 2.Immanni Ravi Kiran S/o Seshagiri 3.Immanni Venkat Rao S/o Seshagiri Rao 4.Immanni Satyanarayana Krishna Prasad S/o Seshagiri Rao 5.Immanni Seetha Mahalaxmi D/o Seshagiri Rao registered as document No.2674/1989 in the office of SRO Medchal, R.R.District. Under this document open land admeasuring 5 Acres 22 guntas in Survey No.1139, situated at Shameerpet Village and Mandal, R.R.District was sold to the purchasers for a total sale consideration of Rs.37,800. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchasers have been put in possession of the property.



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Mutation have been effected in the name of 1.Immanni Sathya Veni W/o Sheshagiri Rao 2.Immanni Ravi Kiran S/o Seshagiri 3.Immanni Venkat Rao S/o Seshagiri Rao 4.Immanni Satyanarayana Krishna Prasad S/o Seshagiri Rao 5.Immanni Seetha Mahalaxmi D/o Seshagiri Rao for land admeasuring Ac.5-22 gts in survey No.1139 of Shamirpet village, R.R.District.vide proceedings No.2190/1989 dated 2-6-1989 issued by the MRO, Shamirpet, R.R.District.

Pattadar Pass Book and Title deed books issued by the MRO Shamirpet, R.R.District.  
in Sy.No.1139; Village, Shamirpet, R.R.District.

- 1.Patta No.1317 Ac.1-04 gts. Seetha Mahalaxmi.
- 2.Patta No.1319 Ac.1-04 gts A.S.Krishna Prasad.
- 3.Patta No.1316 Ac.1-04 gts E.Venkat Rao.
- 4.Patta No.1315 Ac.1-05 gts E.Sathya Veni.
- 5.Patta No.1318 Ac.1-04 gts E.Ravi Kiran.

Sale Deed dated 30-8-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.12499/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 30-5-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathyanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.8096/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.



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Sale Deed dated 30-5-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathanarayana Krishna Prasad S/o Sheshagiri Rao 4,Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.8098/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 30-5-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.8097/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

Sale Deed dated 10-8-2006 executed by 1. Immanni Sathyaveni W/o Sheshagiri Rao 2.Sri Immanni Ravi Kiran S/o Sheshagiri Rao 3.Sri Immanni Sathanarayana Krishna Prasad S/o Sheshagiri Rao 4.Smt Immanni Settha Mahalaxmi W/o P.Ranjit 5.Sri Immanni Venkat Rao S/o Sheshagiri Rao in favour of M/s Kadakia and Modi Housing rep.by its Managing Partner Sri Soham Modi registered as document No.11482/2006 registered in the office of SRO Shamirpet. Under this document land admeasuring 5,050 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.21,00,000. The document discloses that the vendors herein are the absolute owners and possessors of the said property. The document further discloses that the purchaser has been put in possession of the property.

M/s Kadakia and Modi Housing rep.by its Managing Partners 1.M/s Modi Properties and Investments Pvt.Ltd., rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadakia are the absolute owners and possessors of land admeasuring 25,250 sq.yards in survey No.1139 situated at Shamirpet village and Mandal, R.R.District.



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Partnership Deed dated 23-3-2006 among 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadokia reveals that the partners constituted a partnership firm under the name and style of M/s Kadokia and Modi Housing constituted this partnership deed.

Supplementary Partnership Deed dated 19-8-2008 among 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.Sri Sharad J.Kadokia constituted a partnership firm under the name and style of M/s Kadokia and Modi Housing constituted this partnership Deed. In page 3 Para 6 of the Partnership Deed dated 23-3-2006 it was recited that **The Partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions and such borrowals shall be made with the consent of the partners and the same is substituted by The partnership may borrow money from outside for the partnership business including borrowals from the Banks and Financial institutions by mortgaging the firm property by depositing the title deeds. The documents to be executed for the said purpose shall be signed by all the partners.**

The HUDA vide permit No.660 dated 12-5-2008 accorded permission for construction of Group Housing scheme in survey No.1139 situated at Shamirpet village and Mandal, R.R.District.

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.

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.8416/2008; 8417/2008;8418/2008;8419/2008 and 8420/2008 shows that there are no encumbrances over the said property from 1-5-1995 to 17-8-2008 as per the records available in the office of SRO Shamirpet, R.R.District.

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.



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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 M/s Kadakia and Modi Housing rep.by its partners: 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia have to deposit the original sale deeds.



Signature of the Advocate

Place:Secunderabad.

Date:19 August 2008.

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

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



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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 pennit 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 requiste 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 Partnership firm M/s Kadakia and Modi Housing rep. by its partners 1. M/s Modi Properties and Investments Pvt. Ltd., rep. by its Managing Director Sri Soham Modi 2. Sri Gaurang Mody 3. Sri Sharad J. Kadakia.

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

M/s Kadakia and Modi Housing rep. by its partners 1. M/s Modi Properties and Investments Pvt. Ltd., rep. by its Managing Director Sri Soham Modi 2. Sri Gaurang Mody 3. Sri Sharad J. Kadakia has the authority to create mortgage for and on behalf of the partnership firm vide partnership deed dated 23-3-2006.

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.



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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.

e)Agreement for sale(duly registerd)

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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Annexure D

### CERTIFICATE OF TITLE

I have examined the Photocopy of the original Sale Deeds document No. 12499/2006 dated 30-8-2006; 8096/2006; 8098/2006; 8097/2006 dated 30-5-2006 and 11482/2006 dated 10-8-2006 and other relevant documents relating to the property land in survey No.1139 admeasuring 25,250 sq.yards situated at Shamirpet village and Mandal, R.R.District of M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia and offered as security by way of equitable mortgage 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 office of SRO Shamirpet, R.R.Disrict.

Sale Deeds document No. 12499/2006 dated 30-8-2006; 8096/2006; 8098/2006; 8097/2006 dated 30-5-2006 and 11482/2006 dated 10-8-2006 of M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia.

1B.Following scrutiny of 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 1-5-1995 to 17-8-2008 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 M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia.

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5.I certify that M/s M/s Kadakia and Modi Housing rep.by its partners 1.M/s Modi Properties and Investments Pvt.Ltd.,rep.by its Managing Director Sri Soham Modi 2.Sri Gaurang Mody 3.sri Sharad J.Kadakia 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.

- |     |            |   |           |
|-----|------------|---|-----------|
| 01. | 18-04-1989 | SALE DEED<br>Document No.2674/1989<br>SRO MEDCHAL<br>VENDEE:SMT IMMANNI SATHYA<br>VENI AND 4 ORS.   | PHOTOCOPY |
| 02. | 02-06-1989 | MUTATION PROCEEDINGS  | PHOTOCOPY |
| 03. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1315 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>SMT E.SATYAVENI.       | PHOTOCOPY |
| 04. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1316 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>SRI E.VENKAT RAO.      | PHOTOCOPY |
| 05. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1317 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>KUM SITA MAHA LAKSHMI. | PHOTOCOPY |
| 06. | -          | PATTADAR PASS BOOK AND<br>TITLE DEED BOOK BEARING<br>PATTA NO.1318 ISSUED BY<br>THE MANDAL REVENUE OFFICER,<br>SHAMIRPET, R.R.DISTRICT.<br>SRI E.RAVI KUMAR.      | PHOTOCOPY |

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07. - PATTADAR PASS BOOK AND  
TITLE DEED BOOK BEARING  
PATTA NO.1319 ISSUED BY  
THE MANDAL REVENUE OFFICER,  
SHAMIRPET, R.R.DISTRICT. PHOTOCOPY  
SRI A.S.KRISHNA PRASAD.
08. 23-03-2006 PARTNERSHIP DEED PHOTOCOPY
09. 19-08-2008 SUPPLEMENTARY PARTNERSHIP PHOTOCOPY  
DEED.
10. 12-06-2006 ACKNOWLEDGEMENT OF PHOTOCOPY  
REGISTRATION OF FIRM.
11. 30-08-2006 SALE DEED ORIGINAL  
DOCUMENT No.12499/2006  
VENDEE:M/S KADAKIA & MODI  
REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
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REP.BY ITS MANAGING PARTNER  
SRI SOHAM MODI.
16. 12-05-2008 SANCTION PLAN PHOTOCOPY
17. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
18. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
19. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
20. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL
21. 18-08-2008 ENCUMBRANCE CERTIFICATE ORIGINAL



*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 in survey No.1139 admeasuring 25,250 sq.yards situated at Shamirpet village and Mandal,  
R.R.District and bounded by:

TOTAL LAND BOUNDARIES:

North: 40' WIDE ROAD AND 1142; 1143 AND 1144.

South: 40' WIDE ROAD AND SY.NO.1050 AND 1077.

East : SY.NO.1078 & 1138.

West : SY.NO.1183, 1187, 1188 AND 1140.



(A.Manisha)

Receipt No.5466 dated 18-8-2008.

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