

Smt A.Manisha  
Advocate

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

Annexure-B

14 January 2008

TITLE INVESTIGATION REPORT(TIR)

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

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

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3.NAME OF THE UNIT/CONCERN/  
COMPANY/PERSON OFFERING THE  
PROPERTY/IES AS SECURITY. : M/s MODI & MODI CONSTRUCTIONS  
REP.BY PARTNERS:

- 1.M/S MODI HOUSING PVT.LTD.,  
REF.BY ITS DIRECTOR SRI  
SOHAM MODI.
- 2.SRI ASHISH P.MODI  
S/O PAMOD MODI.
- 3.M/S MODI & MODI REAL ESTATE  
PVT.LTD. REP.BY ITS DIRECTOR  
SRI NIRAV MODI.
- 4.SRI GAURANG MODY  
S/O JAYANTILAL MODY.

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

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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.   | 05-09-2002           | PARTITION DEED<br>Document No.4838/2002<br>SRO SHAMIRPET.<br>SRI M.HANUMANTH RAO<br>& 4 OTHERS.                    | PHOTOCOPY                         |
| 02.   | 15-04-2004           | PROCEEDINGS OF THE<br>MANDAL REVENUE OFFICER,<br>KEESARA MANDAL, R.R.DISTRICT.                                     | PHOTOCOPY                         |
| 03.   | -                    | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1306 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.HANUMANTH RAO. | PHOTOCOPY                         |
| 04.   | -                    | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1307 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.KASINATH.      | PHOTOCOPY                         |
| 05.   | -                    | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1308 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.VENUNADHAM.    | PHOTOCOPY                         |
| 06.   | -                    | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1309 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.SRINIVASCHARY. | PHOTOCOPY                         |
| 07.   | -                    | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1310 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.NARAYANA.      | PHOTOCOPY                         |
| 08.   | 21-09-2004           | SALE DEED<br>Document No.8657/2004<br>SRO SHAMIRPET.<br>M/S MODI & MODI CONSTRUCTIONS                              | PHOTOCOPY                         |

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|                |   |           |
|----------------|---|-----------|
| 09. 10-08-2004 | SALE DEED<br>Document No.7972/2004<br>SRO SHAMIRPET.<br>M/S MODI & MODI CONSTRUCTIONS | PHOTOCOPY |
| 10. 20-09-2005 | SALE DEED<br>Document No.6095/2005<br>SRO SHAMIRPET.<br>M/S MODI & MODI CONSTRUCTIONS | PHOTOCOPY |
| 11. 16-11-2007 | SANCTION PLAN   | PHOTOCOPY |
| 12. 15-12-2007 | ENCUMBRANCE CERTIFICATE   | PHOTOCOPY |
| 13. 15-12-2007 | ENCUMBRANCE CERTIFICATE   | PHOTOCOPY |
| 14. 15-12-2007 | ENCUMBRANCE CERTIFICATE   | PHOTOCOPY |
| 15. 11-01-2008 | ENCUMBRANCE CERTIFICATE   | ORIGINAL  |
| 16. 11-01-2008 | ENCUMBRANCE CERTIFICATE   | ORIGINAL  |
| 17. 11-01-2008 | ENCUMBRANCE CERTIFICATE   | ORIGINAL  |
| 18. 27-02-2004 | PARTNERSHIP DEED  | PHOTOCOPY |
| 19. 22-05-2007 | ACK.OF REGISTRATION OF FIRM   | PHOTOCOPY |

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

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i) Survey No/s : 128, 129, 132 TO 136.

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

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iii) Extent/area including : ADMEASURING AC.2-10 GTS.  
plinth/built up area in case of ADMEASURING AC.2-08 GTS.  
house property. ADMEASURING AC.2-10 GTS.  
TOTAL: AC.6-28 GTS.

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iv) Location like name of the place, village, city, registration, sub district etc. : Situated at Rampally Village, Keesara Mandal, R.R.District.

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V) Boundaries

Document No:7972/2004:SY.NO:128:129:132:133:136.

NORTH:ELEMELLA VAAGU.

SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.

EAST :LAND BELONG TO VENDORS IN SY.NO.128,129,133 AND 136.

WEST :NEIGHBOURS LAND BELONGING TO CH.PRAMELA RAO IN SY.  
NO.128,129,132,133 AND 136.

Document No:8657/2004:SY.NO:128:129:133:136.

NORTH:ELEMELLA VAAGU.

SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.

EAST :LAND BELONG TO B.BALA REDDY IN SY.NO.112,113 &  
VENDORS LAND IN SY.NO.134,135 AND 136 PART.

WEST :LAND BELONGS TO PURCHASER IN SY.NO.128;129;132;133  
AND 136.

Document No:6095/2005:SY.NO:134;135 AND 136.

NORTH:ELEMELLA VAAGU.

SOUTH:LAND BELONGS TO BADDAM MALLA REDDY IN SY.NO.112.

EAST :NEIGHBOURS LAND IN SY.NO.111.

WEST :LAND BELONGS TO PURCHASER IN SY.NO.129;133 AND 136.

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.

Partition Deed dated 5-9-2002 entered between 1.Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3.Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary, first party and 1.Sri Muniganti Vasudeva Chary S/o late Satyanarayana 2.Sri Muniganti Ramakrishna Chary S/o late Janardhan Chary 3.Sri Muniganti Nagarjuna Chary S/o late Janardhan Chary 4.Smt Muniganti Sharadha W/o late M.Peethambara Chary 5.Smt Muniganti Susheela W/o late M.Pedda Ramachary 6.Sri Muniganti Srinivasa Chary S/o late Pedda Ramachary 7.Sri Muniganti Shatrughna Chary S/o late Pedda Ramachary 9.Sri Muniganti Ashok Kumar S/o late Pedda Ramachary 10.Sri Muniganti Ramesh S/o late Pedda Ramachary 11.Sri Muniganti Suresh S/o late Pedda Ramachary 12.Sri Muniganti Sudhakar S/o Srinivas Chary 13.Sri Muniganti Murali S/o Srinivas Chary 14.Sri Muniganti Sumanth S/o Krishnama Chary, second party registered as document No.4838/2002 in the office of SRO Shamirpet, R.R.District. The parties have partitioned the said land into two parts in Schedule 'A' and 'B' and Schedule 'A' Property is allotted to the First party All that land in survey No.128,129,132,133,134,135,136 admeasuring Ac.9-26 gts situated at Rampally village, Keesara Mandal, R.R.District. The document further discloses that the First party has been put in possession of the property.

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The Mandal Revenue officer, Keesara Mandal, R.R.District vide proceedings No.B/1321/2004 dated 15-6-2004 discloses that mutation is effected in favour 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary the 1<sup>st</sup> party in partitioned deed dated 5-9-2002 document No.4838/2002 to the extent of Ac.9-23 gts in survey No.128,129,132,133,134,135 and 136 situated at Rampally village, Keesara Mandal, R.R.District in the revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1306 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Hanmanth Rao S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-34 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1307 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Kashinatham S/o late China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-38 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1308 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Venunadham S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-37 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1309 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Srinivasa Chary S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-37 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

The Pass Book of Title Deed and Pattadar Pass Book bearing Patti No.1308 issued by the Mandal Revenue officer, Keesara Mandal, R.R.District discloses that Sri Muniganti Narayana S/o China Ramachary is the Pattadar and Possessor of Agricultural land in survey No.128,129,132,133,134,135 and 136 admeasuring Ac.1-37 gts situated at Rampally village, Keesara Mandal, R.R.District as per the Revenue records.

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Sale Deed dated 10-08-2004 executed by 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary 6.Sri Muniganti Pranavanadham S/o Hanmanth Rao 7.Sri Muniganti Pravaakya S/o Kashinatham vendor No.6 and 7 are the legal heir of vendor No.1 and 2 in favour of M/s Modi and Modi Constructions rep.by its Managing Partner Sri Soham Modi S/o Satish Modi registered as document No.7972/2004 in the office of SRO Shamirpet, R.R.District. Under this document agricultural land in survey No.128,129,132,133 and 136 admeasuring Ac.2-10 gts situated at Rampally village, Keesara Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.22,50,000. 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 21-9-2004 executed by 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary 6.Sri Muniganti Pranavanadham S/o Hanmanth Rao 7.Sri Muniganti Pravaakya S/o Kashinatham vendor No.6 and 7 are the legal heir of vendor No.1 and 2 in favour of M/s Modi and Modi Constructions rep.by its Managing Partner Sri Soham Modi S/o Satish Modi registered as document No.8657/2004 in the office of SRO Shamirpet, R.R.District. Under this document agricultural land in survey No.128,129, 133 and 136 admeasuring Ac.2-10 gts situated at Rampally village, Keesara Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.22,50,000. 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 20-9-2005 executed by 1. Sri Muniganti Hanmanth Rao S/o China Ramachary 2.Sri Muniganti Kashinatham S/o late China Ramachary 3. Sri Muniganti Venunadham S/o late China Ramachary 4.Sri Muniganti Srinivasa Chary S/o late China Ramachary 5.Sri Muniganti Narayana S/o late China Ramachary 6.Sri Muniganti Pranavanadham S/o Hanmanth Rao 7.Sri Muniganti Pravaakya S/o Kashinatham vendor No.6 and 7 are the legal heir of vendor No.1 and 2 in favour of M/s Modi and Modi Constructions rep.by its Managing Partner Sri Soham Modi S/o Satish Modi registered as document No.6095/2005 in the office of SRO Shamirpet, R.R.District. Under this document agricultural land in survey No.134;135 and 136 admeasuring Ac.2-08 gts situated at Rampally village, Keesara Mandal, R.R.District was sold to the purchaser for a total sale consideration of Rs.20,00,000. 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.

*A Manisha*

The Vice Chairman HUDA vide proceedings dated 16-11-2007 accorded permission for construction of Flat in survey No.128,129,132 to 136 admeasuring Ac.6.28 gts situated at Rampally village, Keesara Mandal, R.R.District.

Partnership Deed dated 27-2-2004 among 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody reveals that the partners constituted a partnership firm under the name and style of M/s Modi and Modi Constructions constituted this partnership deed.

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.15824/2007; 15825/2007;15826/2007 and 218/2008; 219/2008; 220/2008 shows that there are no encumbrances over the said property from 20-6-1996 to 10-1-2008 as per the records available in the office of SRO Shamirpet and Keesara, 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.

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.

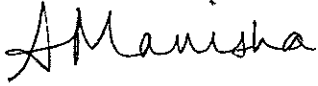
*A Manisha*

Smt A.Manisha  
Advocate

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

M/s Modi and Modi Constructions rep.by its partners 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody has to deposit the Gift original sale deed.



Signature of the Advocate

Place:Secunderabad.

Date:14 January 2008.

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



Smt A.Manisha  
Advocate

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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.

*Manisha*

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.

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

The property belongs to the firm M/s Modi and Modi Constructions.

Page No.3, S.No.6 of the partnership deed discloses the partnership may borrow money from outside for the partnership business including borrowals from the Bank and Financial Institutions and such borrowals shall be made with the consent of all the partners.

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.

*A Manisha*

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.

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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Advocate

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Annexure D

### CERTIFICATE OF TITLE

I have examined the Photocopy of Sale Deed dated 10-8-2004 document No.7972/2004; 21-9-2004 document No.8657/2004; 20-9-2005 document No.6095/2005 and other relevant documents relating to the property Agricultural land admeasuring Ac.6-28 gts in survey No.128;129;132 to 136 situated Rampally village, Keesara Mandal, R.R.District of M/s Modi and Modi Constructions rep.by its partners 1.Modi Housing Pvt.Ltd., rep.by its Director Sri Soham Modi S/o Satish Modi 2.Sri Ashish P.Modi S/o Pramod Modi 3.Modi & Modi Real Estates Pvt.Ltd. 4.Sri Gaurang Modi S/o Jayantilal Mody

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 SRO Shamirpet, R.R.District of the following documents:

Sale Deed dated 10-8-2004 document No.7972/2004; 21-9-2004 document No.8657/2004; 20-9-2005 document No.6095/2005 of M/s Modi and Modi Construction 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 20-6-1996 to 10-1-2008 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 Modi and Modi Constructions rep. by its partners 1. Modi Housing Pvt.Ltd., rep. by its Director Sri Soham Modi S/o Satish Modi 2. Sri Ashish P. Modi S/o Pramod Modi 3. Modi & Modi Real Estates Pvt.Ltd. 4. Sri Gaurang Modi S/o Jayantilal Mody

5. I certify that the M/s Modi and Modi Constructions rep. by its partners 1. Modi Housing Pvt.Ltd., rep. by its Director Sri Soham Modi S/o Satish Modi 2. Sri Ashish P. Modi S/o Pramod Modi 3. Modi & Modi Real Estates Pvt.Ltd. 4. Sri Gaurang Modi S/o Jayantilal Mody 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. | 05-09-2002 | PARTITION DEED<br>Document No.4838/2002  | PHOTOCOPY |
| 02. | 15-04-2004 | PROCEEDINGS OF THE<br>MANDAL REVENUE OFFICER,<br>KEESARA MANDAL, R.R.DISTRICT.                                     | PHOTOCOPY |
| 03. | -          | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1306 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.HANUMANTH RAO. | PHOTOCOPY |
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| 07. | -          | TITLE DEED BOOK<br>PATTADAR PASS BOOK<br>PATTA NO:1310 ISSUED BY THE<br>MRO KESARA MANDAL.<br>SRI M.NARAYANA.      | PHOTOCOPY |
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| 11. | 16-11-2007 | SANCTION PLAN  | PHOTOCOPY |
| 12. | 15-12-2007 | ENCUMBRANCE CERTIFICATE  | ORIGINAL  |
| 13. | 15-12-2007 | ENCUMBRANCE CERTIFICATE  | ORIGINAL  |
| 14. | 15-12-2007 | ENCUMBRANCE CERTIFICATE  | ORIGINAL  |
| 15. | 11-01-2008 | ENCUMBRANCE CERTIFICATE  | ORIGINAL  |
| 16. | 11-01-2008 | ENCUMBRANCE CERTIFICATE  | ORIGINAL  |
| 17. | 11-01-2008 | ENCUMBRANCE CERTIFICATE  | ORIGINAL  |
| 18. | 27-02-2004 | PARTNERSHIP DEED   | PHOTOCOPY |
| 19. | 22-05-2007 | ACK.OF REGISTRATION OF FIRM  | PHOTOCOPY |

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

*A Manisha*

Schedule of the property/ies:

All that Agricultural land in survey No.128,129,132 to 136 admeasuring Ac.6-28 gts situated at Rampally village, Keesara Mandal, R.R.District and bounded by:

Document No:7972/2004:SY.NO:128:129:132:133:136.

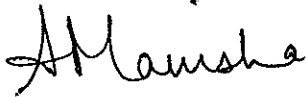
NORTH:ELEMELLA VAAGU.  
SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.  
EAST :LAND BELONG TO VENDORS IN SY.NO.128,129,133 AND 136.  
WEST :NEIGHBOURS LAND BELONGING TO CH.PRAMELA RAO IN SY.  
NO.128,129,132,133 AND 136.

Document No:8657/2004:SY.NO:128:129:133:136.

NORTH:ELEMELLA VAAGU.  
SOUTH:RAMPALLY TO GHATKESR 100' WIDE ROAD IN SY.NO.128.  
EAST :LAND BELONG TO B.BALA REDDY IN SY.NO.112,113 &  
VENDORS LAND IN SY.NO.134,135 AND 136 PART.  
WEST :LAND BELONGS TO PURCHASER IN SY.NO.128;129;132;133  
AND 136.

Document No:6095/2005:SY.NO:134;135 AND 136.

NORTH:ELEMELLA VAAGU.  
SOUTH:LAND BELONGS TO BADDAM MALLA REDDY IN SY.NO.112.  
EAST :NEIGHBOURS LAND IN SY.NO.111.  
WEST :LAND BELONGS TO PURCHASER IN SY.NO.129;133 AND 136.



(A.Manisha)

Receipt No.4340 dated 11-1-2008 SRO Shamirpet.

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