

S.VENKATA SUBBA RAO**Advocate**

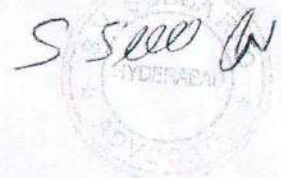
D.No.3-4-448/2/1, Near YMCA, Narayanaguda, Hyderabad – 500 027, Cell No.9491673147

	c) Extent/ area including plinth/ built up area in case of house property		admeasuring 246 Square Yards	
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.		All that the proposed house on Plot No.179 consisting of Ground + First and Second Floor, The Village forming part of Survey Nos.26/A/1, 26/A/2, 28/A, 29/A/1, 29/A/2, 29/A/3, and 29/A/4, 29/A/1/2, 29/AA/1, 29/AA/2, 31/A/1, 31/A/3, 31/A/4, 31/AA, 31/AA/1, 33/A and 34/A, admeasuring 246 Square Yards, situated at Satamrai Village, Shamshabad Mandal, Ranga Reddy District and bounded by: North: Plot No.178 South: Plot No.180 East: 30'wide road West: Open Land	
4	Particulars of the documents scrutinized-serially and chronologically. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified copies or registration extracts duly certified. registering/land/ revenue/ other authorities be examined.			
Sl. No	Date	Name/Nature of the Document	Original/certified copy/certified extract/photo copy, etc	In case of copies, whether the original was scrutinized by the Advocate
1	1979-80, 1985-86, 1990-91, 1996-97, 2005-06, 2010-11, 2014-15 and Fasli 1420, 1421,1422, 1423&1424.	Certified copies of Pahanis	Photo Copies	Photo Copies scrutinized
2	Patta No.75	Pattadar Pass Book No.49711 in favour of T.Jagadeeswar Reddy	Photo Copy	Original scrutinized
3	20.06.1984	Regd. Sale Deed No.3688/1984	Photo Copy	Original scrutinized
4	Patta No.8	Pattadar Pass Book No.49644 in favour of T.Girija Rani	Photo Copy	Original scrutinized
5	02.01.2014	Land Use Information	Photo Copy	Original scrutinized

For TRISHALA INFRASTRUCTURE PVT. LTD



Director



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To
State Bank of India,
RACPC

Hyderabad
Date: 16.05.2018

ANNEXURE – B

Report of Investigation of Title in respect of immovable Property		
All columns/items are to be completed/commented by the panel advocate		
1	a).Name of the Branch/ Business Unit/Office seeking opinion.	The Asst. General Manager State Bank of India RACPC
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil
	c)Name of the Borrower	1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy
2	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy
	b)Constitution of the unit/concern/ person/body/ authority offering the property for creation of charge.	Joint owners
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
3	Complete or full description of the immovable property/(ies) offered as security including the following details.	All that the proposed house on Plot No.179 consisting of Ground + First and Second Floor, The Village forming part of Survey Nos.26/A/1, 26/A/2, 28/A, 29/A/1, 29/A/2, 29/A/3, and 29/A/4, 29/A/1/2, 29/AA/1, 29/AA/2, 31/A/1, 31/A/3, 31/A/4, 31/AA, 31/AA/1, 33/A and 34/A, admeasuring 246 Square Yards, situated at Satamrai Village, Shamshabad Mandal, Ranga Reddy District.
	a) Survey No.	Survey Nos. 26/A/1, 26/A/2, 28/A, 29/A/1, 29/A/2, 29/A/3, and 29/A/4, 29/A/1/2, 29/AA/1, 29/AA/2, 31/A/1, 31/A/3, 31/A/4, 31/AA, 31/AA/1, 33/A and 34/A
	b) Door/House no. (in case of house property)	Plot No.179

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6	17.04.2015	Regd. DGPA No.1812/2015	Photo Copy	Original scrutinized
7	07.05.2016	Un-Regd. Supplementary Agreement	Photo Copy	Original scrutinized
8	05.01.2017	Layout plan	Photo Copy	Original scrutinized
9	20.02.2017	Building Permit and Sanctioned Plan	Photo Copy	Original scrutinized
10	30.04.2018	Un Regd. Agreement of Sale	Photo Copy	Photo Copy scrutinized
11	17.04.2018	E.C.No.31310737	Photo Copy	Original scrutinized
12	16.05.2018	E.C.No.3175683	Original	Original scrutinized

FLOW OF TITLE:-

Document No. 1 i.e., Certified copies of Pahanis

1. The recitals of the documents referred to at Part-I it reveal from the Pahanies that originally Sri.Papi Reddy, Venkat Reddy (father of T.Jagadeeshwar Reddy) and Pratap Reddy were the pattadars and possessors of the land total admeasuring Ac.13-29 Guntas in Survey No.31, Situated at Satamrai village, Shamshabad Mandal, Ranga Reddy District, the pahanies and Faslis issued by the Deputy Tahsildar, Shamshabad Mandal confirms the same, which is evident from the document No.1 at part-I.

Document No. 2 i.e., Pattadar Pass Book of T.Jagadeeswar Reddy

2. The Mandal Revenue Officer, Shamshabad issued a Pattadar Pass Book and title deed bearing Patta No.75 in the name of Sri.T.Jagadeeswar Reddy S/o.T.Venkat Reddy in respect of the land admeasuring Ac.2- 17 Guntas in Survey No.31/A/1, situated at Sathamrai Village, Shamshabad Mandal, Ranga Reddy District under the provisions of the A.P. Rights in Land and Pattadar Pass Book Act, 1971.

Document No.3 i.e., Regd., Sale Deed No. 3688/1984

3. Subsequently, the said 1)Sri.Thota Papi Reddy, 2)Sri.T.Venkat Reddy, 3)Si.T.Pratap Reddy sold the land admeasuring Ac.3-20 Guntas, situated at Sathamari Village, Rajendranagar Taluk, Ranga Reddy District within specified boundaries in favour of Smt.Thota Girija Rani W/o.T.Venkat Reddy vide Registered Sale Deed dated 20.06.1984, document No.3688/1984, registered before S.R.O, Ranga Reddy. Thus the said Smt.Thota Girija Rani became the absolute owner of the said property.

Document No. 4 i.e., Pattadar Pass Book

4.The Mandal Revenue officer, Shamshabad issued a Pattadar Pass Book and title deed bearing Patta No.8 in the name of Smt.T.Girija Rani in respect of the land admeasuring Ac. 3- 20

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Guntas in Survey No.31/AA, situated at Sathamrai Village, Shamahabad Mandal, Ranga Reddy District under the provisions of the A.P. Rights in Land and Pattadar Pass Book Act, 1971.

Document No.5 i.e., Land Use Information issued by HMDA, dated 02.01.2014

5. The Hyderabad Metropolitan Development Authority issued land use certificate and confirmed that the land in Survey No.28 and 34 part are enmarked as Gneral Development Promotion Zone and 24 mts wide proposed road passing through the survey number, Survey No.29 is enmarked as Partly General Development Promotion Zone, partly central square and 24 mts wide two proposed roads passing through the survey number, Survey No.31 is enmarked as General Development Promotion zone and 45 mts & 24 mts wide two proposed road passing through the survey number and Survey No.33 is enmarked as General Development Promotion zone and 24 mts wide two proposed road passing through the survey number.

Document No.6 i.e Development Agreement cum GPA No.1812/2015

6. The said, 1)Thota Girija W/o.Sri.T.Venkat Reddy and 2)Sri.T.Jagadeeshwar Reddy executed Development Agreement cum GPA vide Document No.1812/2015, dated.17.04.2015 registered at S.R.O, Shamshabad in favour of M/s.Trishala Infrastructure Pvt. Ltd, represented by its Director Sri.Motilal Jain S/o.Mangilal Jain with an intention to develop the land in Survey No.31/AA admeasuring Ac.01-28 Guntas and Survey No.31/A/1 admeasuring Ac.1-02 Guntas, total admeasuring Ac.2-30 Guntas, situated at Satmari Village, Shamshabad Mandal, Ranga Reddy District.

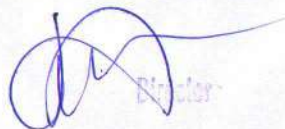
Document No.7 i.e Supplementary Agreement dated 07.05.2016

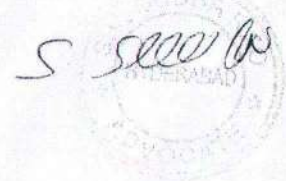
7. On scrutiny of Un-Registered Supplementary Agreement entered between 1)Thota Girija W/o.Sri.T.Venkat Reddy and 2)Sri.T.Jagadeeshwar Reddy with M/s.Trishala Infrastructure Pvt.Ltd., represented by its Director Sri.Motilal Jain S/o.Mangilal Jain, it discloses that the parties are entitled their respective shares as mentioned below:

1. Smt.Thota Girija and Sri.Thota Jagadeeshwar Reddy's share of Villas:

S.No.	Villa No.
1	151, 152, 157,158, 159,160, 161, 164, 168, 171, 177 178, 181 and 183

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2. M/s.Trishala Infrastructure Pvt Ltd's share of Villas:

S.No.	Villa No.
1	153, 154, 155, 156, 162, 165, 166, 167, 169, 170, 172, 173, 175, 176, 179 , 180 182 184 and 185

The subject property fell to the share of Trishala Infrastructure Pvt Ltd.

8 Layout Plan issued by HUDA dated 05.01.2017

8. The property holders obtained layout permission dated 05.01.2017 vide Letter No.103528/LO/Plg/HMDA/2014 and demarcated the property into plots to sell the same to its intending purchasers.

Document No.9 i.e. Building Permit and Sanctioned Plan dated 20.02.2017

9. The Grampanchayat, Shamshabad accorded building permit dated 20.02.2017 Vide No. G.P./STM/86/2017 for construction of Ground + Two Upper Floors on plot Nos.158 to 184.

Document No.10 i.e. Un regd., Agreement of Sale dated 30.04.2018

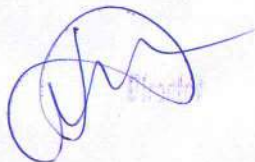
10. Subsequently, Smt.Thota Girija and Thota Jagadeeshwar Reddy along with others through their DGPA Holder M/s.Trishala Infrastructure Pvt. Ltd., represented by its Director Sri.Motilal Jain S/o.Mangilal Jain entered into Un-Registered Agreement of Sale dated 30.04.2018 with 1)**Sri.Midudhula Pradeep Reddy S/o.Late.M.Bheem Reddy** and 2) **Midudhula Prathyusha Reddy D/o.M.Pradeep Reddy** thereby agreeing to sell the Plot No.179, in forming part of Survey Nos.26/A/1, 26/A/2, 28/A, 29/A/1, 29/A/2, 29/A/3, and 29/A/4, 29/A/1/2, 29/AA/1, 29/AA/2, 31/A/1, 31/A/3, 31/A/4, 31/AA, 31/AA/1, 33/A and 34/A, admeasuring 246 Square Yards, situated at Satamrai Village, Shamshabad Mandal, Ranga Reddy District.

Document No.11 i.e. Encumbrances Certificate

11. The EC No.31310737, dated 17.04.2018 issued by RO, Ranga Reddy in respect of subject property during the period from 01.01.1983 to 30.04.1995, discloses that there are no encumbrances on the property specified above for the above mentioned period.

12. The EC No.31756483, dated 16.05.2018 issued by S.RO, Shamshabad in respect of subject property during the period from 01.05.1995 to 15.05.2018, discloses that there are no encumbrances on the property specified above for the above mentioned period.

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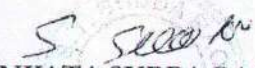
CONCLUSION:-

Thus I am of the opinion that **1)Sri.Midudhula Pradeep Reddy S/o.Late.M.Bheem Reddy S/o.Sri.A.Dinesh** will acquire clear, valid, marketable title and possession in respect of the Plot No.179 forming part of Survey Nos.26/A/1, 26/A/2, 28/A, 29/A/1, 29/A/2, 29/A/3, and 29/A/4, 29/A/1/2, 29/AA/1, 29/AA/2, 31/A/1, 31/A/3, 31/A/4, 31/AA, 31/AA/1, 33/A and 34/A, admeasuring 246 Square Yards, situated at Satamrai Village, Shamshabad Mandal, Ranga Reddy District and on execution of registered sale deed in their favour by their vendors in pursuance of agreement of sale dated 30.04.2018 and on execution of registered sale deed the borrowers can create equitable mortgage in faovur of the Bank by way of depositing of original title deeds.

Hence the subject property is eligible for equitable mortgage by the bank after getting the sale deed which is in the names of 1)Sri.Midudhula Pradeep Reddy S/o.Late.M.Bheem Reddy 2)Smt.M.Prthyusha Reddy D/o.M.Pradeep Reddy

Place: Hyderabad

Date : 16.05.2018


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5	(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted?	Yes
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	--
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Only details of the Registered documents can be verified through Registration Department
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	General public have Access to verify the documents for cross checking and Mee Seva is providing Certified copies of the documents Registered from the Year 2000 Onwards
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No such online portal is available to verify the Genuineness of stamp paper
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO, Shamshabad
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	SRO, Shamshabad
	c) Whether search has been made at all the offices named at (b) above?	Search made and search in all the office is not necessary as the EC will reflect the transactions pertaining to all the offices
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	NO
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is	Discussed above

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	involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	
9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full owner Ship upon execution of regd., sale deed in favour of 1)Sri.M.Pradeep Reddy and M.Prathyusha Reddy
10	If leasehold, whether;	Not Applicable
	a)lease Deed is duly stamped and registered	Not applicable as it is not a lease hold property
	b)lessee is permitted to mortgage the Leasehold right,	Not applicable as it is not a lease hold property
	c)duration of the Lease/unexpired period of lease,	Not applicable as it is not a lease hold property
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable as it is not a lease hold property
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable as it is not a lease hold property
	f)Right to get renewal of the leasehold rights and nature thereof.	Not applicable as it is not a lease hold property
11	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not applicable
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions	Not applicable
	the mortgagor is competent to create charge on such property	Yes
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	No permission is required from the Govt.
12	If occupancy right, whether:	Not applicable
	a)Such right is heritable and transferable	Not applicable there is no occupancy right
	b)Mortgage can be created	Not applicable there is no occupancy right
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	No minors interest is involved
14	If the property has been transferred by way of Gift/Settlement Deed, whether	There is no transaction of gift/settlement deed

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	a) The Gift/Settlement Deed is duly stamped and registered	Not applicable as there is no transaction of gift/settlement deed
	b) The Gift/Settlement Deed has been attested by two witnesses	Not applicable as there is no transaction of gift/settlement deed
	c) The Gift/Settlement Deed transfers the property to Donee	Not applicable as there is no transaction of gift/settlement deed
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not applicable as there is no transaction of gift/settlement deed
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question	Not applicable as there is no transaction of gift/settlement deed
	f) Whether the Donee is in possession of the gifted property	Not applicable as there is no transaction of gift/settlement deed
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable as there is no transaction of gift/settlement deed
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed	Not applicable as there is no transaction of gift/settlement deed
15	(a) In case of partition/family 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 mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable as there is no partition/family settlement deeds Not applicable as there is no partition/family settlement deeds Not applicable as there is no partition/family settlement deeds Not applicable as there is no partition/family settlement deeds Not applicable as there is no partition/family settlement deeds
16	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will? (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	No Wills are available Not applicable as there is No will Not applicable as there is No will

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	c) Whether the property is mutated on the basis of will?	Not applicable as there is No will
	(d) Whether the original will is available?	Not applicable as there is No will
	(e) Whether the original death certificate of the testator is available?	Not applicable as there is No will
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not applicable as there is No will
17	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution minor's share if any, rights of female members	The property is not a Hindu Undivided property
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable as the property is in the name of the borrower
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable as there is no trust deed
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Nil
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	Nil
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land	NO

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	Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No pending litigation is found as per the documents produced
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	No
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable as there is no pending litigation
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking	No court seals found on original documents
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	Not applicable
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not applicable
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	Not applicable
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not applicable
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not applicable
	iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	Not applicable
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the	Not applicable

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	requisite resolutions, bye-laws.	
27	(a) Whether any POA is involved in the chain of title?	Not Applicable
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law	Not Applicable
	© In case the title document is executed by the POA holder, please clarify whether the POA involved is: (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Not applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	ii. Whether the POA is a registered one?	
	iii. Whether the POA is a special or general one?	
	iv. Whether the POA contains a specific authority for execution of title document in question?	
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	(g) Please comment on the genuineness of POA?	Not Applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28	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
29	If the property is a flat/apartment or residential/ commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement/Power of Attorney;	The subject property is residential Villa

For TRISULA INFRASTRUCTURE PVT. LTD

S. Seena A.

S.VENKATA SUBBA RAO

Advocate

D.No.3-4-448/2/1, Near YMCA, Narayanaguda, Hyderabad – 500 027, Cell No.9491673147

	C 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) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.; (i) Conveyance in favour of Society/ ondominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc	Building permit accorded by Grampanchayat, Shamshabad
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof	Nil encumbrances and discussed in flow of title
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	34 years, from 01.01.1983 to 115.05.2018
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yet to be assessed
33	(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.	Not applicable Bank may obtain from the owner
34	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	Not applicable
35	Whether the name of mortgagor is reflected as owner in the	Not applicable

For TRIBHANA INFRASTRUCTURE PVT. LTD


Director

S. Sreedhar

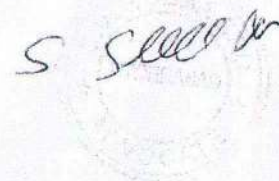
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	revenue/Municipal/Village records?	
36	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes, as per available documents once again bank officials are ascertain through valuer
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any	Yes as per available documents
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same	Valuation report may be referred
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report may be referred
40	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.	There is no bar or restriction for mortgaging the property
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42	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.	Original document are verified no court seal found on the documents
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable
44	Additional aspects relevant for investigation of title as per local laws.	Nil
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy

For TRISHALA INFRASTRUCTURE PVT. LTD



S.VENKATA SUBBA RAO

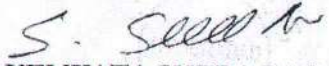
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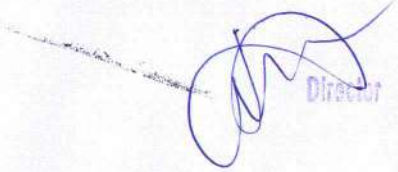
47	(a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	No
	(b) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished. Whether the registered agreement for sale as prescribed in the above Act / Rules there under is executed?	Not applicable Not applicable
	(c) Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Therefore, I opined that Smt.Thota Girija and Thota Jagadeeshwar Reddy along with others through their Development Agreement cum G.P.A holder M/s.Trishala Infrastructure Pvt Ltd got absolute, marketable title and interest over the subject and upon execution of Registered Sale Deed in favour of **1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy and 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy** will get absolute right, title and interest over the subject property.

Place: Hyderabad
Date : 16.05.2018


S.VENKATA SUBBA RAO
Advocate

For TRISHALA INFRASTRUCTURE PVT. LTD


Director

S.VENKATA SUBBA RAO

Advocate

D.No.3-4-448/2/1, Near YMCA, Narayanaguda, Hyderabad – 500 027, Cell No.9491673147

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered/ **Equitable** / English Mortgage (**equitable mortgage**) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ **Equitable Mortgage** is created, it will satisfy the requirements of creation of Registered/ **Equitable Mortgage** and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). 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.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries – **NIL**.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01.01.1983 to 15.05.2018** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____
(Specify the share of the Minor with Name). (Strike out if not applicable) – **NIL**

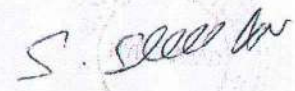
7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers **1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy and 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy.**

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers **1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy and 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy.**

9. 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:

For TRISHALA INFRASTRUCTURE PVT. LTD


Director



S.VENKATA SUBBA RAO

Advocate

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Sl. No.	Date	Name/Nature of the Document	Original/ C.C/ Photo copy
1	1979-80, 1985-86, 1990-91, 1996-97, 2005-06, 2010-11, 2014-15 and Fasli 1420, 1421,1422, 1423&1424	Certified copies of Pahanis	Photo copy
2	Patta No.75	Pattadar Pass Book No.49711 in favour of T.Jagadeeswar Reddy	Photo copy
3	20.06.1984	Regd. Sale Deed No.3688/1984	Photo copy
4	Patta No.8	Pattadar Pass Book No.49644 in favour of T.Girija Rani	Photo copy
5	02.01.2014	Land Use Information	Photo copy
6	17.04.2015	Regd. DGPA No.1812/2015	Photo copy
7	07.05.2016	Un-Regd. Supplementary Agreement	Photo copy
8	05.01.2017	Layout plan	Photo copy
9	20.02.2017	Building Permit and Sanctioned Plan	Photo copy
10	30.04.2018	Un Regd. Agreement of Sale	Original
11	17.04.2018	E.C.No.31310737	Photo copy
12	16.05.2018	E.C.No.3175683	Original
13		Registered Sale Deed which is to be executed by Sri.S.Venkat Reddy and others through their Development Agreement cum G.P.A Holder M/s.Trishala Infrastructure Pvt Ltd in favour of 1)Sri.M.Pradeep Reddy S/o.Late.M.Bheem Reddy and 2)M.Prathyusha Reddy D/o.M.Pradeep Reddy.	Original

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

11. It is certified that the subject property is enforceable under the provisions of the SARFAESI Act, 2002.

SCHEDULE OF THE PROPERTY

All that the proposed house on Plot No.179 consisting of Ground + First and Second Floor, The Village forming part of Survey Nos.26/A/1, 26/A/2, 28/A, 29/A/1, 29/A/2, 29/A/3, and 29/A/4, 29/A/1/2, 29/AA/1, 29/AA/2, 31/A/1, 31/A/3, 31/A/4, 31/AA, 31/AA/1, 33/A and 34/A, admeasuring 246 Square Yards, situated at Satamrai Village, Shamshabad Mandal, Ranga Reddy District and bounded by:

North: Plot No.178

South: Plot No.180

East: 30'wide road

West: Open Land

Place: Hyderabad

Date : 16.05.2018

S. Venkat Rao
S.VENKATA SUBBA RAO
Advocate

For TRISHALA INFRASTRUCTURE PVT. LTD

[Signature]
Director

S.VENKATA SUBBA RAO

Advocate

D.No.3-4-448/2/1, Near YMCA, Narayanaguda, Hyderabad – 500 027, Cell No.9491673147

SEARCH REPORT

Name of the Bank : State Bank of India
Name of the Branch :
Name of the owners : Smt.Thota Girija & T.Jagadeeshwar Reddy
Name of the Intending Purchasers : Sri.M.Pradeep Reddy & M.Prathyusha Reddy

SINGLE SEARCH

Report basing on the certified copy obtained through Mee-Seva of the below mentioned document, which is enclosed herewith.

1.Doct.No. : 1812/2015
2.Nature of the document: : Development Agreement cum G.P.A
3.Date of the Document : 17.04.2015
4.Executant : Smt.T.Girija & another
5. Claimant of the document : M/s.Trishala Infrastructure Pvt Ltd
6. Description of property : All that the land total admeasuring Ac.2-30 Guntas in Survey Nos.31/AA & 31/A/1, situated at Satamrai, Shamshabad Mandal, Ranga Reddy District.
7. Office of the Registration where the document is registered : S.R.O, Shamshabad
8. Book Number :Book No.1
9. Volume number/ Identification : Computer scanned

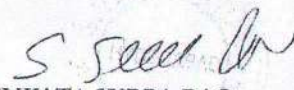
CERTIFICATE

I certify that as per the instructions of State Bank of India, I have verified the records relating to the title opinion referred property in the District S.R.O, Shamshabad and undertaken the search as regards to the contents of the Regd. Development Agreement cum G.P.A bearing Doc.No.1812/2015, dated 17.04.2015 as mentioned supra sale deed of the property mentioned in favour of Trishala Infrastructure Pvt Ltd

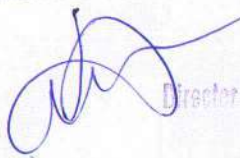
I confirm that the title deed above was registered in the record of the Sub.- Registrar, Shamshabad and the contents of the document produced for verification are tallying with the records of the S.R.O, Shamshabad. I further confirm that:

1. That the transactions covering the title deed are perfect in all aspects and suffer no legal impediments.
2. All particulars of the title deed are in conformity with record of the S.R.O, Shamshabad for Doc.No.75/2013 and there is no deviation of whatsoever nature.
3. The title deed is genuine.

Place: Hyderabad
Date : 16.05.2018


S.VENKATA SUBBA RAO
Advocate

For TRISHALA INFRASTRUCTURE PVT. LTD


Director