

Ref. :

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Date 2002.....

TO,  
The Branch Manager,  
State Bank of Hyderabad  
Moula ali Branch,  
R.R. Dist.

SIR,

TITLE REPORT ON PROPERTY OF SRI A. CHAITANYA REDDY S/O SRI A. ADINARAYANA REDDY

Reference documents sent by you for giving legal opinion.

NAME OF THE BRANCH : State Bank of Hyderabad,  
Moula ali Branch  
NAME OF THE PERSON OFFERING : SRI A. CHAITANYA REDDY  
SECURITY :  
CONSTITUTION : INDIVIDUAL

I. DESCRIPTION OF DOCUMENTS SCRUTINISED:

I have scrutinised the under mentioned Documents:-

- | No.  | Date of original/certified copy/Photostat copy | Name & Nature of Document | Registration Details   |
|------|--|---------------------------|--|
| ✓ 1. | 8-2-1978                                       | Xerox Sale deed           | Document No 896 of 1978 in the office of sub-registrar HYDERABAD EAST. |
| ✓ 2. | 29-11-1982                                     | -do- Sale deed            | Document No 5246 of 1982 in the office of sub-registrar UPPAL          |
| ✓ 3. | 7-5-1983                                       | -do- Mortgage deed        | Document No 2513 of 1983 in the office of sub-registrar UPPAL          |

*CO. Reddy*

- 4. 7-5-1983 -do- Assignment deed Document No 2514 of 1983 in the office of sub-registrar UPPAL
- 5. May 1989 -do- Release of mortgaged property Issued by A.P Housing Society Federation Ltd.
- 6. 8-3-1989 -do- Sale deed Document No 5715 of 1989 in the office of Dist-registrar RANGA REDDY
- 7. 6-11-1996 -do- Sale deed Document No 6611 of 1996 in the office of sub-registrar UPPAL
- 8. 24-7-2000 -do- Tax Receipt Issued by the Commissioner Kapra Municipality
- 9. 11-1-2002 -do- E C The period covering from 28-6-1980 to 10-1-2002

II. SCHEDULE OF THE PROPERTY:

Sl.No	Survey No	Extent	Boundaries
All that the house bearing No New house North : 30 wide Road No 11-269 (Old House No 11-137) on plot South : Plot No 207 & No 208, 209/A, in Sy No 42/1, admeasuring 319.9 Sq yds or 267.5 Sq East : Plot No 209 Mts, situated at Venkateswara Colony, West : 40 wide Road Meerpet Village Khapra Municipality, R. Dist.			

III. TRACING OF TITLE/ HISTORY OF PASSING TITLE

a. The Document marked No 1 is the sale deed, Smt. A. Anasuya w/o Sri A. Bharathi Rayudu purchased land admeasuring 266.6 Sq Yds or 223 Sq Mts in Sy No 42/1, situated at Meerpet village, from Dr. Haseen Pasha D/o Mir Imdad Ali Khan & two others for valuable consideration as an absolute sale.

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- b. The Document marked No 2 is the sale deed, Smt. A. Anasuya W/o Sri A. Bharathi Rayudu purchased an area admeasuring 53.3 sq Yds, plot No 209/A, in Sy No 42/1, situated at Meerpet village, R.R. Dist from Sri L. Pullaiah S/o Sri Laxmaiah for valuable consideration as an absolute sale.
- c. The Document marked No 3 is the Mortgage deed, Smt. A. Anasuya W/o Sri A. Bharathi being a member of the Sri Srinivasa Government Employees Co-op Housing Society Ltd made an application through the society to The A.P Co-operative Housing Society Federation Ltd Hyderabad for the Housing loan mortgaging the property purchased through the document marked No 1.
- d. The Document marked No 4 is Assignment deed with regard to the said property.
- e. The Document marked No 5 is the letter addressed by the Managing director / Joint Registrar to the Smt. A. Anasuya and to the Sri Srinivasa Government Employees C-operative Housing Society Ltd, release of Mortgaged property and same to be presented before the concerned sub-registrar of Assurances and Registration.
- f. The Document marked No 6 is the sale deed, Smt. A. Anasuya W/o Sri A. Bharathi Rayudu sold schedule of the property to Sri A. Adinarayana Reddy S/o Sri Narayana Reddy for valuable consideration as an absolute sale.
- g. The Document marked No 7 is the sale deed, the applicant Sri A. Chaitanya Reddy S/o Sri A. Adinarayana Reddy purchased schedule of the property from Sri A. Adinarayana Reddy S/o Sri Narayana Reddy for valuable consideration as an absolute sale.
- h. The Document marked No 8 is the Tax receipt, the applicant paid property tax to the municipality towards the schedule of the property and also it reveals Municipal Door Number allotted to it.

Thus the flow of title to the schedule property is traced out from the year 1978 onwards.

*ICB Reddy*

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IV. ENCUMBRANCE ON THE SCHEDULE PROPERTY

Except the sale transaction of the schedule property no encumbrances or prior charges are found on the schedule property as per the E C marked as document No 9. As such the schedule property is free from encumbrances and prior charges.

V. CERTIFICATE OF TITLE

It is certified that:

- a. Title to the schedule property discloses that the applicant have absolute, clear & marketable title to the schedule property.
- b. Applicant can execute a valid Equitable Mortgage in favour of the bank.
- c. Any Revenue or Tenancy Laws does not affect property.
- d. The schedule property is exempt from the provisions of Urban Land Ceiling Act 1976. It being a house.
- e. Any local or special laws prohibiting creating charge in favour of the bank do not affect property offered for security.
- f. Applicant are required to deposit documents marked No 1 to 9 ALL IN ORIGINALS with the bank for creation of equitable mortgage.
- g. Property is not a Hindu undivided family property.
- h. Subject property can be taken as security for loan to be sanctioned to the Applicant/Borrower.
- i. The schedule property is mutated in favour of the applicant in Municipal records. It being a open plot.

*LC R. Kelly*

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Date.....

CERTIFICATE

It is certified that:

1. I have examined the documents described in paragraph 1 herein above and find that the applicant SRI A. CHAITANYA REDDY S/O SRI A. ADINARAYANA REDDY has got clear, absolute right, title and interest over the schedule property situated at Venkateswara Colony, Meerpet Village, Khapra Municipality, R. R Dist. 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, title and interest and that if the said documents of title are deposited with the bank, a proper and equitable can be created in the manner required by law and it will satisfy the requirements of equitable mortgage
2. I further certify that the provisions of ULC Act, 1976 are not applicable.
3. I further certify that the applicant SRI A. CHAITANYA REDDY S/O SRI A. ADINARAYANA REDDY has absolute, clear and marketable title over the property mentioned above and that by deposit of documents No 1 to 9 ALL IN ORIGINALS with the bank; a valid and equitable mortgage would be created. However the applicant may ask to produce the Reconveyance deed executed by A.P Housing Society Federation Ltd in favour of Smt. A. Anasuya.

Documents received are returned.

Yours faithfully,



(K. INDRASENA REDDY)  
ADVOCATE

Encls: As enclosed