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Ref.No. XII/60/2019

Date : 29.12.2019

To
The Branch Credit Manager
Home Loans
ICICI Bank Limited,
ICICI Towers, East Wing,
Begumpet, Hyderabad

Dear Sir

Ref : Loan Proposal in respect of **M/s. OM SREE BUILDERS AND DEVELOPERS**
PROJECT : OM SREE GRAND - APF (I-PROCESS)

SCHEDULE OF PROPERTY

All that the land admeasuring Ac. 1-20 guntas (equal to 7260 sq.yards.,) in Survey No. 210/A, 210/AA, 212, situated at Kowkoor Village, under GHMC, Alwal Mandal, Medchal-Malkajgiri District., and bounded by

North : 40 Feet Road
South : Neighbor's Land
East : Neighbor's Land
West : 40 Feet Road

1. We have perused the documents listed in Annexure 'A' to this letter in respect of the above mentioned property assuming that the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies and the accuracy and completeness of all the factual representations made in the documents. Further, we have not independently verified any of the documents or the information provided to us, except to the extent specifically set out in this report.
2. We are of the opinion that the title along with land owners to the said property **is clear and marketable** subject to compliance of conditions in Item Nos.3 and 4 and individual purchasers Flats can be considered acceptable security by ICICI HFC Limited as and when the sale deeds are deposited by individual purchasers for the independent Flats.
3. In our opinion the following documents are required to be taken for completion of project file from the Developer:
 - i) Agreement of sale with prospective purchaser/s with clear schedule of property.
 - ii) Once the sale deed is executed, it must be furnished to the Bank as collateral security for the loan being availed. The owners of the property must be arrayed as vendors to the sale deed/s.



- iii) The following vendors must execute sale transaction for their respective shares.
- (1) SMT. G. SARALA ALIAS KONA SARALA,
 - (2) SMT. G. SUDHA ALIAS PASHAM SUDHA,
 - (3) SMT. G. MANJULA ALIAS ALA MANJULA
 - (4) VENDORS 1 TO 3 ARE REP. BY THEIR DGPA HOLDER M/S. OM SREE BUILDERS AND DEVELOPERS REP. BY ITS PARTNER SRI. MANSUKHBHAI PATEL, SRI. VASANTLAL PATEL, SRI. BHARAT PATEL
- iv) Encumbrance Certificate from 15.12.2019 to till the date of mortgage.

4. Further in our opinion the following documents are required to be taken from each individual borrower for creation of security in each individual home loan file.
- i) Agreement of sale with prospective purchaser/s with clear schedule of property.
 - ii) Sale deed on execution
 - iii) Encumbrance Certificate
 - iv) Verification of all original documents.
 - v) An officer of the Bank has to make personal inspection of the property to ascertain actual physical possession by borrower and his Vendors.

Thanking You

P.V. JANANI & ASSOCIATES
Advocate



Note: All the documents listed in Annexure "A" are returned herewith. The documents for title of the property are considered for ICICI Bank stipulated period of 13 years only.

ANNEXURE-A**LIST OF DOCUMENTS**

1. Copy of Pahani Patrikas for the year 1988-89; 1992-93; 1993-94; 1994-95; 1995-96; 1996-97; 2001-02; 2010-11; 2011-12; 2012-13; 2013-14;
2. Copy of Final Decree in Partition Suit in O.S. No. 38 of 2003 dated 30th April, 2004 before I Additional District Judge, Ranga Reddy District., at L.B. Nagar, Hyderabad.,
3. Copy of ROR Proceedings bearing No. B/2527/2004 dated 26th October, 2005 issued by Mandal Revenue Officer, Malkajiri Mandal, Ranga Reddy District.,
4. Copy of ROR Proceedings bearing No. B/2527/2004 dated 8th March, 2006 issued by Mandal Revenue Officer, Malkajiri Mandal, Ranga Reddy District.,
5. Copy of Registered Gift Settlement Deed bearing Doct.No. 3244 of 2005 dated 3rd September, 2005 executed by Sri. G. Raja Reddy in favour of Smt. G. Sarala, Smt. G. Sudha, Smt. G. Manjula for land admeasuring Ac. 0.4 ½ guntas in Survey No. 210/AA; Ac. 0.1 ½ guntas in Survey No. 212 total land admeasuring Ac. 0-6 guntas or 726.0 sq.yards.,
6. Copy of Pattedar Pass Book of Smt. G. Sarala bearing Patta No. 203 vide Pass Book No. 451625 issued by Mandal Revenue Officer, Malkajiri, R.R. District.,
7. Copy of Pattedar Pass Book of Smt. G. Sudha bearing Patta No. 204 vide Pass Book No. 451624 issued by Mandal Revenue Officer, Malkajiri, R.R. District.,
8. Copy of Pattedar Pass Book of Smt. G. Manjula bearing Patta No. 205 vide Pass Book No. 451623 issued by Mandal Revenue Officer, Malkajiri, R.R. District.,
9. Copy of Proceedings bearing No. B/1344/2018 dated 4th August, 2018 issued by Tahsildar, Alwal Mandal (for correction of entries under LRUP-2017)
10. Copy of Registered Development Agreement cum General Power of Attorney bearing Doct.No. 6239 of 2017 dated 3rd November, 2017 executed by Smt. G. Sarala alias Kona Sarala, Smt. G. Sudha alias Pasham Sudha, Smt. G. Manjula alias Ala Manjula in favour of M/s. Om Sree Builders and Developers rep. by its Partner Sri. Mansukhbhai Patel, Sri. Vasantlal Patel, Sri. Bharat Patel for land admeasuring Ac. 1-20 guntas in Survey No. 210/A, 210/AA and 212.
11. Copy of Registered Supplemental Deed bearing Doct.No. 5797 of 2019 dated 31st July, 2019 executed by Smt. G. Sarala alias Kona Sarala, Smt. G. Sudha alias Pasham Sudha, Smt. G. Manjula alias Ala Manjula in favour of M/s. Om Sree Builders and Developers rep. by its Partner Sri. Mansukhbhai Patel, Sri. Vasantlal Patel, Sri. Bharat Patel.
12. Copy of Partnership Deed dated 7th August, 2019 executed between Sri. Mansukhbhai Patel, Sri. Vasantlal Patel, Sri. Bharat Patel under the name and style of M/s. Om Sree Builders and Developers.
13. Copy of Acknowledgement of Registration of Firm of M/s. Om Sree Builders and Developers bearing firms No. 1148 of 2010 dated 12th August, 2010 issued by Registrar of Firms, Ranga Reddy District.,



14. Copy of Sanction Plan with Building Permit Order bearing Permit No. 1/C27/17319/2019 vide File No. 1/C27/05071/2019 dated 30th November, 2019 issued by Commissioner, GHMC.,
15. Copy of Land Use Information bearing No. 020376/LU/P5/HMDA/14022019 dated 15th February, 2019 issued by Junior Planning Officer, HMDA.,
16. Copy of Encumbrance Certificate bearing Statement No. 37200379 dated 15th February, 2019 for the period between 01.04.1987 to 12.10.2016.
17. Copy of Encumbrance Certificate bearing Statement No. 44399818 dated 16th December, 2019 for the period between 13.10.2016 to 15.12.2019


P.V. JANANI & ASSOCIATES
Advocate

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