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Date: 25.11.2018

TITLE INVESTIGATION REPORT

Subject Land : Total Land admeasuring Ac. 2.04 gts out of Ac. 2.10 ½ gts in Sy. No. 1, mutated as Sy. Nos. 1/3/A & 1/3/AA in revenue records, situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District belonging to M/s. Gem Vivendas (P) Ltd.

Link Documents Scrutinized :

SNo.	Date	Nature of Document	Copy/Original
1	-	Khasra Pahani Patrika & 1980-81, 1985-86, 1990-91, 1995-96, issued by Dy. Mandal Revenue Office, Ranga Reddy	Copy
2	22.06.1977	Regd. Sale Deed Doc. No. 1196/1977 regd at SRO, Hyderabad West	Copy
3	31.05.1978	Regd. Sale Deed Doc. No. 971/1978 regd at SRO, Hyderabad West	Copy
4	-	The Pahani Patrikas for the year 1980-81, 1985-86, 1990-91, 1995-96, issued by Dy. Mandal Revenue Office, Ranga Reddy	
5	11.03.1987	Regd. Gift Settlement Deed Doc. No. 1526/1987 regd at SRO, Ranga Reddy	Copy
6	-	Pahani Patrikas for the year 2000-01, 2001-02, 2005-06, 2007-08, 2010-11, 2013-14	Copy
7	-	Title Deed Book 215974/3 and Pattadar Pass Book 185564 of Gangidi	Copy

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		Manemma w/o Kistareddy	
8		Title Deed Book 215975/4 and Pattadar Pass Book 185565 of Gangidi Alivelu Mangamma d/o Kistareddy	Copy
9	22.04.2017	Regd. Development Agreement cum GPA Deed Doc. No. 3345/2017 regd at SRO, Serilingampally	Copy
10	01.10.2018	Regd. Supplementary Agreement Doc. No. 947/2018 regd at SRO, Gandipet	Copy
11	24.11.2018	E.C. No. 9833/2018	Copy
12	24.11.2018	E.C. No. 10230/2018	Copy
13	24.11.2018	E.C. No. 10252/2018	Copy

Flow of Title

1. The **Khasra Pahani Patrika** issued by Dy. Mandal Revenue officer discloses that Smt. K. Jangamma is the pattedar, Papaiah, is the possessor to land admeasuring Ac. 8.01 gts in Sy. No. 1 of Kokapet Village, (Now) Gandipet Mandal, Ranga Reddy having cultivating the same.

2. Later under a Regd. Sale Deed Doc. No. 1196/1977 regd at SRO, Ranga Reddy, Smt. Kanapuram Jangamma w/o Ramloo, the original pattedar, sold property land admeasuring Ac. 4.21 gts in Sy. No. 1 with Mango trees and one Tamarand Tree of Kokapet Village, Hyderabad Taluq, to Smt. Chandramukhi Bai w/o Rameshwar Lal for a valid consideration and possession was handed over.

3. Thereafter under a Regd. Sale Deed Doc. No. 971/1978 regd at SRO, Hyderabad West, the said Smt. Chandramukhi Bai w/o Rameshwar Lal inturn sold land admeasuring Ac. 4.21 gts or 1.83 hectars, in Sy. No. 1 of Kokapet Village, Hyderabad

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Taluq, to Smt. G. Shankaramma w/o Balreddy for a valid consideration and possession was handed over.

4. In 1980-81 Pahani Patrika, Khanapuram Jangamma is the pattedar and Khanapuram Sivaram and Gangidi Shankaramma are the possessors to land admeasuring Ac. 8.01 gts in Sy. No. 1 of Kokapet Village. In 1985-86, 1990-91, Gangidi Shankaramma's name was mutated for the land of Ac. 4.21 gts in Sy. No. 1/2 of Kokapet.

5. Later under a Regd. Gift Settlement Deed Doc. No. 1526/1987 regd at SRO, Ranga Reddy, Smt. G. Shankaramma w/o Balreddy gifted land admeasuring Ac. 2.10 ½ gts out of Ac. 4.21 gts in Sy. No. 1/2 of Kokapet Village, Rajendranagar Mandal, Ranga Reddy to her daughter-in-law and grand daughter, Smt. Gangidi Manemma and Kum. Gangidi Alivelu Mangamma minor aged 13 yrs rep by her mother, G. Manemma out of her natural love and affection towards them with free will, consent, without any coercion and undue influence, before two witnesses and the donees accepted the gift by implication.

6. The Pahani Patrikas for the year 2005-06 discloses that Gangidi Manemma is the pattedar to Ac. 1.06 gts in Sy. No. 1/3 A, Gangidi Alivelu Mangamma to Ac. 1.05 gts in Sy. No. 1/3 AA of Kokapet Village. Later the pahanies of 2010-11, 2013-14 are showing that Gangidi Alivelu Mangamma is the pattedar to Ac. 1.05 gts in Sy. No. 1/3 AA of Kokapet Village.

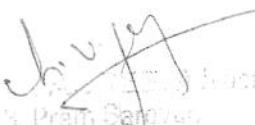
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7. The Title Deed Book 215974/3 and Pattadar Pass Book 185564 of Gangidi Manemma w/o Kistareddy discloses that she is the pattedar to land admeasuring Ac. 1.06 gts in Sy. No. 1/3 A of Kokapet Village.

8. The Title Deed Book 215975/4 and Pattadar Pass Book 185565 of Gangidi Alivelu Mangamma d/o Kistareddy discloses that she is the pattedar to land admeasuring Ac. 1.05 gts in Sy. No. 1/3 AA of Kokapet Village.

Whereas issuance of Pattadar Pass Book and Title Deed Book confirms valid title and interest over the possessor of it.

9. Thereafter under a Regd. Development Agreement cum GPA Deed Doc. No. 3345/2017 regd at SRO, Serilingampally, Smt. Gangidi Manemma w/o Kista Reddy and Smt. Patlolla Alivelu Mangamma w/o Chandrasekhar Reddy aged 43 yrs entered into development agreement cum GPA in respect of the property Land admeasuring Ac. 2.04 gts out of Ac. 2.10 ½ gts in Sy. No. 1, mutated as Sy. Nos. 1/3/A & 1/3/AA in revenue records, situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District with M/s. Gem Vivendas P Ltd rep by its M. D., Sri. E. Venkatesh s/o Muthyalu and E.D., Sri. Ch. Purnachandra Rao s/o Subba Rao, authorizing them to develop the same by constructing multi storied high rise residential building in the said land comprising of 15 to 20 floors as per the sanction plan accorded by HMDA, with their own funds and to deliver 36% built up area along with common areas and to retain balance 64% built up area with them. It was agreed to complete the construction of complex within a period of 4 years from the date of obtaining the permission from the authorities with a grace period of 4 months. Though property was gifted in the name of


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minor in the year 1987, later the minor after attaining majority had entered into development agreement with sound state of mind, and with free will.


Whereas, the minor Gangidi Alivelu Mangamma d/o Kistareddy became major by the time of entering into development agreement, as such there are no legal impediments in executing the same and the same is perfect in nature.

10. Later under a Regd. Supplementary Agreement Doc. No. 947/2018 regd at SRO, Gandipet, Smt. Gangidi Manemma w/o Kista Reddy and Smt. Patlolla Alivelu Mangamma w/o Chandrasekhar Reddy along with their developer, M/s. Gem Vivendas (P) Ltd worked out the entitlements for sharing of flats fallen to each of them by putting into writing and by registering the same.

11. The encumbrance certificates are showing no encumbrances and attachments over the above said property. There are no court cases, liens and attachments of whatsoever nature over the property.

Thus the said developer acquired land admeasuring Ac. 2.04 gts out of Ac. 2.10 ½ gts in Sy. No. 1, mutated as Sy. Nos. 1/3/A & 1/3/AA in revenue records, situated at Kokapet Village through DGPA Doc. No. 3345/2017 and is desirous of developing the same by obtaining permission from concerned authorities.

Hence all the legal requirements were fulfilled and the applicants, M/s. Gem Vivendas (P) Ltd are having absolute, clear right and title over the property to deal with the same.


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