

To,

The Chief Manager,
Retail Loan Factory,
Bank of Baroda,
Hyderabad.

Hyderabad,
Date: 21-06-2018

Dear Sir,

**Sub : Title Opinion Report Certifying non encumbrance,
FOR PROJECT APPROVAL ONLY on the Properties :**

Applicants : 1. Sri. Kedarmal Agarwal S/o. Late. Devaramji Agarwal,
2. Smt. Meera Devi W/o. Sri. Kedarmal
3. Sri. Rajender Prasad Agarwal S/o. Sri. Kedarmal Agarwal
4. Sri. Pawan Kumar Agarwal S/o. Sri. Kedarmal Agarwal
5. Sri. Sunil Kumar Agarwal S/o. Sri. Kedarmal Agarwal
6. Sri. Ravi Kumar Agarwal S/o. Sri. Kedarmal Agarwal
7. Sri. Nand Kishore S/o. Late. Puranmalji - **Land Owners** and
8. M/s.EIPL Projects, represented by its Managing Partner
Sri. P. Reddi Sekhar Reddy,
S/o Sri. P. Reddeppa Reddy - **Developer**

Property - 1 :

All that the land bearing Survey No.154 admeasuring Ac.1-38 Guntas, (Schedule - I),
Ac.1-10 Guntas out of Ac. 1-36 Guntas, (Schedule - II), Ac.1-38 Guntas, (Schedule -
III), totally admeasuring **Ac. 5-06 Guntas**, situated at Narsingi Village & Gram



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Panchayat, Rajendranagar Mandal, Ranga Reddy District, Telangana State. & bounded by:

North : Road to Osman Sagar
South : Pig Hillock
East : Other Part of Survey No. 154
West : Other Part of Survey No. 154

Belonging to: 1. Sri. Kedarmal Agarwal S/o. Late. Devaramji Agarwal,
2. Smt. Meera Devi W/o. Sri. Kedarmal
3. Sri. Rajender Prasad Agarwal S/o. Sri. Kedarmal Agarwal
4. Sri. Pawan Kumar Agarwal S/o. Sri. Kedarmal Agarwal
5. Sri. Sunil Kumar Agarwal S/o. Sri. Kedarmal Agarwal
6. Sri. Ravi Kumar Agarwal S/o. Sri. Kedarmal Agarwal
7. Sri. Nand Kishore S/o. Late. Puranmalji - **Land Owners** and
8. M/s.EIPL Projects, represented by its Managing Partner
Sri. P. Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy - **Developer**

Vide Sale Deed Nos. 5886/2002, 5887/2002, 5888/2002, 5889/2002, 5890/2002, dated 30-10-2002, registered at the Office of the SRO, Rajendranagar and Sale Deed Nos. 891/1979, 890/1979, dated 15-05-1979, registered at the Office of the SRO, Hyderabad, West.

Whereas, the above mentioned Land Owners have entered into Development Agreement-cum-General Power of Attorney bearing Document No. 3335 / 2016, dated 03-08-2016, registered at the Office of the SRO Gandipet, with the Developer M/s.EIPL Projects, represented by its Managing Partner Sri. P. Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy.

Property – 2 :

All that the land bearing Survey No.154/A & 154, admeasuring Ac.1-34 Guntas (Schedule – I) and Ac.0-20 Guntas out of Ac. 1-36 Guntas (Schedule – II), totally admeasuring **Ac.2-14 Guntas**, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, Telangana State. & bounded by:

North : Road to Osman Sagar
South : Pig Hillock
East : Neighbour's Land (for Schedule – I) and
Other Part of Survey No. 154 (for Schedule – II)



West : Other Part of Survey No. 154

Belonging to: 1. Sri. Kedarmal Agarwal S/o. Late. Devaramji Agarwal,
2. Smt. Meera Devi W/o. Sri. Kedarmal - **Land Owners** and
3. M/s.EIPL Projects, represented by its Managing Partner
Sri. P. Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy - **Developer**

Vida Sale Deed Nos. 5886/2002, dated 30-10-2002, registered at the Office of the SRO, Rajendranagar and Sale Deed Nos. 858/1979, dated 08-05-1979, registered at the Office of the SRO, Hyderabad, West and Sale Deed No. 891/1979, dated 15-05-1979, registered at the Office of the SRO, Hyderabad, West.

Whereas, the above mentioned Land Owners have entered into Development Agreement-cum-General Power of Attorney bearing Document No. 3962 / 2016, dated 22-06-2016, registered at the Office of the SRO Gandipet, with the Developer M/s.EIPL Projects, represented by its Managing Partner Sri. P. Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy.

Whereas, the above mentioned Land Owners have executed Supplementary Agreement to DGPA Nos. 3335 of 2016 and 3962 of 2016, bearing No. 4028 / 2018, dated 10-04-2018, registered at the Office of the SRO Gandipet, with the Developer, to allocate their respective shares in the total built up area of Flats, individied share of land, parking slots, common amenities and facilities, in the said Apartment Complex. The individual allocation of Flats is shown in this Supplementary Agreement clearly.

I refer to your Letter, requesting me to furnish non encumbrances and Certify and Submit the Title cum Opinion Report about the Clear and Marketable Title to the above Property, to be mortgaged for securing the credit facility(s).

The Perusal of the Approved Plan and Building Permit Order bearing Technical Approval No. 000357/SKP/R1/U2/HMDA/11112016, dated 19-01-2018, issued by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad, discloses that, Technical Approval is accorded for construction of Residential Building / Apartment, consisting of **1 Cellar + 1 Ground + 9 Upper Floors**, in Survey Nos.154/A and 154, for 474 Dwelling Units, to an extent of 24,282.06 Sq. Mts., situated at Narsingi Village and Gram Panchayat, Gandipet Mandal Ranga Reddy District and the Mortgagor herein has made Simple Mortgage of 10 % of the Built up area, in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), vide Document No. 3762/2017, dated 19-06-2017, registered at the Office of the SRO, Gandipet.



The Perusal of the Approved Plan and Proceedings of the Executive Officer, Narsingi Gram Panchayat for Building Construction Permission, vide No. GPN/37/2018-19 BP, dated 02-06-2018, issued by the O/o the Narsingi Gram Panchayat, discloses that, Technical Approval, which was issued by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), vide Technical Approval No. 000357/SKP/R1/U2/HMDA/11112016, dated 19-01-2018, now has been released and Permission is accorded for construction of Residential Building / Apartment, consisting of **1 Cellar + 1 Ground + 9 Upper Floors**, in Survey Nos.154/A and 154, to an extent of 24,282.06 Sq. Mts., situated at Narsingi Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District and this Application was made by M/s. EIPL Projects, represented by its Managing Partner Sri. P. Reddi Sekhar Reddy.

Sr. No.	Particulars	Advocate's Opinion
1.	Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	Property – 1 : All that the land bearing Survey No.154 admeasuring Ac.1-38 Guntas, (Schedule – I), Ac.1-10 Guntas out of Ac. 1-36 Guntas, (Schedule – II), Ac.1-38 Guntas, (Schedule – III), totally admeasuring Ac. 5-06 Guntas, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, Telangana State & bounded by: North : Road to Osman Sagar South : Pig Hillock East : Other Part of Survey No. 154 West : Other Part of Survey No. 154 Property – 2 : All that the land bearing Survey No.154/A & 154, admeasuring Ac.1-34 Guntas (Schedule – I) and Ac.0-20 Guntas out of Ac. 1-38 Guntas (Schedule – II), totally admeasuring Ac.2-14 Guntas, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, Telangana State & bounded by:



		North : Road to Osman Sagar South : Pig Hillock East : Neighbour's Land (for Schedule – I) and Other Part of Survey No. 154 (for Schedule – II) West : Other Part of Survey No. 154
2.	Nature of Property (whether Agricultural, Non-Agricultural, Commercial, residential, or Industrial). If Non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.	Non – Agricultural
3	Name of the Mortgagor / Owner and status in the Account i.e., borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust /, whether he / she has the authority. Copy of the Resolution / Memorandum & Articles of Association / Trust Deed etc. whether examined and verified.	The Application is FOR PROJECT APPROVAL ONLY, on the properties of : The Applicants : 1. Sri. Kedarmal Agarwal S/o. Late. Devaramji Agarwal, 2. Smt. Meera Devi W/o. Sri. Kedarmal 3. Sri. Rajender Prasad Agarwal S/o. Sri. Kedarmal Agarwal 4. Sri. Pawan Kumar Agarwal S/o. Sri. Kedarmal Agarwal 5. Sri. Sunil Kumar Agarwal S/o. Sri. Kedarmal Agarwal 6. Sri. Ravi Kumar Agarwal S/o. Sri. Kedarmal Agarwal 7. Sri. Nand Kishore S/o. Late. Puranmalji - Land Owners and 8. M/s. EIPL Projects, represented by Its Managing Partner Sri. P. Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy - Developer



4	Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	Not applicable. The present Applicants are not Mortgagors and they have Applied for Project Approval only. The prospective buyers of Flats in the Project Land, will be the Mortgagors.
5	Whether the property is Freehold or Leasehold. If Lease hold then period of lease, and if Free hold whether Urban Land Ceiling Act applies and permissions to be obtained.	Freehold. ULC Not Applicable.
6	Source of Property i.e., Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will / Probate is available.	Self acquired
7	Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.	Not applicable
8	Whether the Mortgagor is in exclusively possession of the property or it is leased / rented out to third party.	This Report is for Project Approval.
9	Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof.	It is a New Construction.
10	Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.	No



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11	Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	Yes, the Original Documents are verified.
12	Whether the Advocate has personally visited the Sub-Registrar / Revenue / Municipal office and examined the records.	The Search has been made at the O/o. SRO, Gandipet, in respect of the Encumbrance Certificates and Title Deeds.
13	Whether the Search is being made for the period of -30- years along with the observation. If no, reason thereof.	Search has been made for a period of 30 years and verified the Encumbrance Certificates for 30 years. The Search has been made at SRO, Gandipet, Ranga Reddy District, in respect of Document Nos. 3335 / 2016 & 3962 / 2016 and Encumbrance Certificates. The Certified Copies Issued by the SRO, are enclosed herein.
14	Details of documents examined / scrutinized (This should be in chronological order with serial numbers, type / nature of document, date of execution, parties, date of registration details including the details of revenue/ society record, etc.)	As per Annexure - I
15	Tracing of chain of title in favour of the Mortgagor / owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates.	As per Annexure - II
16	Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify.	As per the documents produced and verified there is no suspicion.
17	The final Certificate of the Advocate confirming that title of the	On perusal of the above documents produced before me as mentioned above, I am of the



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property(s) to be mortgaged is examined by him and the same is / are clear and marketable.

Opinion that, the **Applicants have got Valid and Marketable Title over the said Property**, subject to release of the present Mortgage from Metropolitan Commissioner, HMDA, and subject to the observations and production of Nil Encumbrance Certificate for further period.

The Applicants are **SEEKING PROJECT APPROVAL ONLY.**

The Applicants :

1. Sri. Kedarmal Agarwal
S/o. Late. Devaramji Agarwal,
2. Smt. Meera Devi
W/o. Sri. Kedarmal
3. Sri. Rajender Prasad Agarwal
S/o. Sri. Kedarmal Agarwal
4. Sri. Pawan Kumar Agarwal
S/o. Sri. Kedarmal Agarwal
5. Sri. Sunil Kumar Agarwal
S/o. Sri. Kedarmal Agarwal
6. Sri. Ravi Kumar Agarwal
S/o. Sri. Kedarmal Agarwal
7. Sri. Nand Kishore
S/o. Late. Puranmalji - **Land Owners and**
8. M/s. EIPL Projects, represented by
its Managing Partner
Sri. P. Reddi Sekhar Reddy,
S/o Sri. P. Reddeppa Reddy - **Developer**

The Prospective Buyers from the Applicants for the Flats on the Developed Land will independently approach the Bank for loans, (subject to the Release of the existing Mortgage from the Metropolitan Commissioner, HMDA, if those Flats are to be Sold) and the Prospective Buyers of the Flats in the Schedule Property can create Equitable Mortgage against the Property so purchased.



		In favour of the Bank, by depositing the Original Title Deeds along with other documents as mentioned in Annexure, after registration of Sale Deed in their favour. Separate Supplementary Scrutiny Reports will be Submitted by me for individual Flat's Sale, as and when required.
18.	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.	Annexure - III
19.	Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, Power of Attorney etc. is required.	• Encumbrance Certificate to be produced for the period from 21-06-2018 to till date. • It is advised that, the Bank has to make Physical Verification, about the Possession of the Project land of the Applicants. • Mortgage Release Deed from the Metropolitan Commissioner, HMDA, if any Flat under HMDA Mortgage is offered for Sale by the Applicants to their Prospective Buyers/Banks.
20.	Certificate regarding enforceability of property to be mortgaged with bank under SARFAESI Act, 2002.	I Certify that, the Technical Approval was issued by the the Metropolitan Commissioner, HMDA and Building Permission was issued by the Office of the Narsingi Gram Panchayat, for construction of Residential building and it is enforceable under SARFAESI Act, 2002.

PVS SAI KUMAR
Advocate



Annexure - I
Documents Scrutinized:

Sl. No.	Nature of Document	No. & Date of Execution	Parties	Original/Xerox/Certified Copy
1.	Pahanis Table	1954-55 (Kasra) 1958-59, 1973-74, 1978-79, 1982-83, 1985-86, 1988-89, 1990-91, 1995-96, 1999-2000, <u>2001-02, 2009-10</u> <u>Meeseva Pahanis</u> 2010, 2011, 2012 2013, 2014, 2015 2016.	Issued by the Dy. Tahsildar, Rajendranagar Mandal	Certified Copies
2.	Pattadar Pass Books	Sy. No. 154	Issued by the Deputy Collector & MRO, Rajendranagar Mandal	Original
3.	Sale Deed	No. 889 of 1967 Dated 12.05.1967	Mrs. Nawab Begum alias Zubeda - VENDOR Mrs. Abeda Begum - VENDEE	Original
4.	Absolute Sale Deed	No. 858 of 1979 Dated 08.05.1979	Mrs. Abeda Begum - VENDOR	Original



4.	Absolute Sale Deed	No. 858 of 1979 Dated 08.05.1979	Mrs.Abeda Begum - VENDOR Mr.Kedarmal - VENDEE	Xerox Copy
5.	Absolute Sale Deed	No. 859 of 1979 Dated 08.05.1979	Mrs.Abeda Begum - VENDOR Mr.Ram Pershad and another - VENDEE	Xerox Copy
6.	Absolute Sale Deed	No. 890 of 1979 Dated 08.05.1979	Mrs.Abeda Begum - VENDOR Mr.Nand Kishore - VENDEE	Xerox Copy
7.	Absolute Sale Deed	No. 891 of 1979 Dated 08.05.1979	Mrs.Abeda Begum - VENDOR Mrs.Meera Devi - VENDEE	Xerox Copy
8.	Sale Deed	No. 5886 of 2002 Dated 30.09.2002	Mr.Ram Pershad and another - VENDORS Mr.Rajendra Prasad Agarwal - VENDEE	Original
9.	Sale Deed	No. 5887 of 2002 Dated 30.10.2002	Mr.Ram Pershad and another - VENDORS Mr.Pawan Kumar Agarwal - VENDEE	Original
10.	Sale Deed	No. 5888 of 2002 Dated 30.10.2002	Mr.Ram Pershad and another - VENDORS Mr.Kedarmal Agarwal - VENDEE	Original
11.	Sale Deed	No. 5889 of 2002 Dated 30.10.2002	Mr.Ram Pershad and another - VENDORS	Original



			Mr.Sunil Kumar Agarwal – VENDEE	
12.	Sale Deed	No. 5890 of 2002 Dated 30.10.2002	Mr.Ram Pershad and another – VENDORS Mr.Ravi Kumar Agarwal – VENDEE	Original
13.	Partnership Deed (M/s EIPL Projects)	30-01-2013	Sri. Puttaramanna gari Reddi Sekhar Reddy – FIRST PART Sri. Jangoan Linga Reddy – SECOND PART	Xerox Copy
14.	Acknowledgement of Registration of Firm (M/s EIPL Projects)	No. 3016 of 2014, dated 14-10-2014	Issued by the Registrar of Firms, Ranga Reddy District	Xerox Copy
15.	Reconstitution of Partnership Deed (M/s EIPL Projects)	10-02-2015	Sri. P. Reddi Sekhar Reddy – FIRST PART and 5 other Partners	Xerox Copy
16.	Reconstitution of Partnership Deed (Supplementary Deed to Partnership Deed, dated 30-01-2013 and 10-02-2015) (M/s EIPL Projects)	05-01-2017	Sri. P. Reddi Sekhar Reddy – FIRST PART and 5 other Continuing Partners and 2 Retiring Partners	Xerox Copy
17.	Development Agreement-cum-	No. 3335 of 2016 Dated 03.06.2016	Mr.Kedarnal Agarwal and 8 others	Original



	Irrevocable General Power of Attorney		- LAND OWNERS M/s.EIPL Projects – Rep.by its Managing Partner Sri.P Reddi Sekhar Reddy – DEVELOPER	
18.	Development Agreement-cum- Irrevocable General Power of Attorney	No. 3962 of 2016 Dated 22.06.2016	Mr.Kedarmal Agarwal and another - LAND OWNERS M/s.EIPL Projects – Rep.by its Managing Partner Sri.P Reddi Sekhar Reddy – DEVELOPER	Original
19.	Proceedings for Land Conversion	Procs. No. C1/ 5193/2016, dated 10-10-2016	Issued by the Copetent authority and Revenue Divisional Officer, Rajendranagar Division	Xerox Copy
20.	Simple Mortgage Deed	No. 3762 of 2017 Dated 19.06.2017	M/s.EIPL Projects – Rep.by its Managing Partner Sri.P Reddi Sekhar Reddy – FIRST PARTY Metropolitan Commissioner, HMDA – SECOND PARTY	Xerox Copy
21.	Approved Plan and Building Permit Order (Technical Approval)	Technical Approval No. 000357/ SKP/ R1/U2/HMDA/11112 016, dated 19-01- 2018	Issued by the Metropolitan Commissioner, HMDA.	Original
22.	Proceedings for Building	No. GPN/37/2018- 19 BP, dated	Issued by the O/o the Narsingi Gram	Original



	Permission (Narsingi Gram Panchayat)	02-06-2018	Panchayat	
23	Supplementary Agreement to DGPA Nos. 3335 of 2016 and 3962 of 2016	No. 4028 / 2018, dated 10-04-2018	Sri. Kedarmal Agarwal and 6 others – PARTY No. 1 of OWNER and Sri. Kedarmal Agarwal and another – PARTY No. 2 of OWNER – collectively called as OWNERS / FIRST PART and M/s. EIPL Projects rep. by its Partner Sri. M. Kishore Kumar Reddy – DEVELOPER / SECOND PARTY	Original
24	Encumbrance Certificate	No. 30178203, dated 12-02-2018	Issued by the O/o. SRO, Gandipet	Original
25	Encumbrance Certificate	No. 30178269, dated 12-02-2018	Issued by the O/o. SRO, Gandipet	Original
26	Online Encumbrance Certificate	No. 31056483, dated 01-04-2018	Issued by the O/o. SRO, Gandipet	Online Copy
27	Online Encumbrance Certificate	No. 31056502, dated 01-04-2018	Issued by the O/o. SRO, Rajendranagar	Online Copy
28	Online Encumbrance Certificate	No. 31057853, dated 01-04-2018	Issued by the O/o. SRO, Hyderabad, R.O.	Online Copy
29	Online Encumbrance Certificate	No. 32376115, dated 21-06-2018	Issued by the O/o. SRO, Gandipet	Online Copy

Note : The above mentioned Original Documents are verified by me.



Annexure - II
Tracing the Title - Perusal of Documents:

1. The perusal of the Pahanis for the land in Survey No.154, admeasuring Ac.7-32 Guntas, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, issued by the Dy. Tahsildar, Rajendranagar Mandal, discloses ng information, which is shown in the formof a Table :

Pahanis Table : Survey Nos. 154 (Ac. 7-32 Guntas) :

Year	Name of the Pattadar	Name of the Possessor
1954-55 (Khasra Pahani) & 1958-59	Mrs.Nawab Begum Saheba	Mrs.Nawab Begum Saheba
1973-74, 1978-79	Mrs.Nawab Begum Saheba	Abeda Begum
1982-83, 1985-86, 1988-89, 1990-91 1995-96, 1999-2000, 2001-02	Sri. Kedarmal, Sri. Nand Kishore Mrs. Meera Devi, Sri. Ram Pershad Sri. Govind Pershad	Sri. Kedarmal & others
2009-10	Sri. Kedarmal Agarwal Mrs. Meera Devi Sri. Rajendra Prasad Agarwal Sri. Sunil Kumar Agarwal, Sri. Pawan Kumar Agarwal Sri. Ravi Kumar Agarwal Sri. Nand Kishore	Sri. Kedarmal Agarwal Mrs. Meera Devi Sri. Rajendra Prasad Agarwal Sri. Sunil Kumar Agarwal, Sri. Pawan Kumar Agarwal Sri. Ravi Kumar Agarwal Sri. Nand Kishore



Pahanis Table – Meeseva

The perusal of the Adangal / Pahanis Patrika, issued by the Tahsildar, Rajendranagar Mandal, on 04-10-2016, discloses that, the following were mentioned as the Pattedars, for the land in Sy. No. 154, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, (issued by Meeseva) :

Name of the Pattedar	Extent	Sy. No.	Khata No.	Meeseva doc. No.	Year
Sri. Kedarmal Agarwal	Ac.2-16 Gts.	154/P	453	TS00BB35660125	2010
				TS00BB35660114	2011
				TS00BB35660103	2012
				TS00BB35660092	2013
				TS00BB35660081	2014
				TS00BB35660070	2015
				TS00BB35660068	2016
Smt. Meera Devi	Ac.1-36 Gts.	154/P	454	TS00BB35660136	2010
				TS00BB35660147	2011
				TS00BB35660158	2012
				TS00BB35660160	2013
				TS00BB35660171	2014
				TS00BB35660182	2015
				TS00BB35660193	2016
Sri. Rajendra Prasad Agarwal	Ac.0-16 Gts.	154/P	455	TS00BB35660204	2010
				TS00BB35660215	2011
				TS00BB35660226	2012
				TS00BB35660237	2013
				TS00BB35660248	2014
				TS00BB35660250	2015
				TS00BB35660261	2016
Sri. Pawan Kumar Agarwal	Ac.0-16 Gts.	154/P	456	TS00BB35660338	2010
				TS00BB35660340	2011
				TS00BB35660351	2012
				TS00BB35660362	2013
				TS00BB35660373	2014
				TS00BB35660384	2015
				TS00BB35660395	2016



Sri. Sunil Kumar Agarwal	Ac.0-15 Gts.	154/P	457	TS00BB35660272 TS00BB35660283 TS00BB35660057 TS00BB35660294 TS00BB35660305 TS00BB35660316 TS00BB35660327	2010 2011 2012 2013 2014 2015 2016
Sri. Ravi Kumar Agarwal	Ac.0-15 Gts.	154/P	458	TS00BB35660406 TS00BB35660417 TS00BB35660452 TS00BB35660463 TS00BB35660474 TS00BB35660485 TS00BB35660496	2010 2011 2012 2013 2014 2015 2016
Sri. Nand Kishore	Ac.1-38 Gts.	154/P	459	TS00BB35660507 TS00BB35660518 TS00BB35660520 TS00BB35660531 TS00BB35660542 TS00BB35660553 TS00BB35660564	2010 2011 2012 2013 2014 2015 2016

2. The perusal of the Pattedar Pass Books, issued by the Deputy Collector & Madal Revenue Officer, Rajendranagar Mandal, Ranga Reddy District, discloses the following information, for the land in Survey No. 154, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District:

Sl. No.	Name of the Pattedar	Extent (in Acres)	Survey No.	Pattedar Pass Book Details
1.	Sri. Kedarmal Agarwal S/o Late Devaramji Agarwal	Ac.2-16 Gts.	154/P	Patta No. 453 Title Deed No. 416014



2.	Mrs. Meera Devi, W/o Kedarmal	Ac.1-36 Gts.	154/P	Patta No. 454 Title Deed No. 416019 & Z 416020
3.	Sri. Rajendra Prasad Agarwal S/o Sri. Kedarmal Agarwal	Ac.0-16 Gts.	154/P	Patta No. 455 Title Deed No. 416015
4.	Sri. Pawan Kumar Agarwal S/o Sri.Kedarmal Agarwal	Ac.0-16 Gts.	154/P	Patta No. 456 Title Deed No. 416017
5.	Sri. Sunil Kumar Agarwal S/o. Sri. Kedarmal Agarwal	Ac.0-15 Gts.	154/P	Patta No. 457 Title Deed No. 416016
6.	Sri. Ravi Kumar Agarwal S/o.Sri.Kedarmal Agarwal	Ac.0-15 Gts.	154/P	Patta No. 458 Title Deed No. 416018
7.	Sri. Nand Kishore S/o Puranmal	Ac.1-38 Gts.	154/P	Patta No. 459 Title Deed No. 416019 & Z 416020

3. The perusal of the Sale Deed Document No. 889 of 1967, dated 12.05.1967, Registered in O/o Registrar of Hyderabad West, Hyderabad, discloses that Mrs.Abeda Begum D/o.Jalna Abdul Raheem [Late] - **VENDEE**, has purchased from Mrs.Nawab Begum alias Zubeda D/o.Rahmat Ali, W/o Yousuf Anwar - **VENDOR**, — all that the land bearing Survey No.154, admeasuring Ac.7-32 Guntas, situated at Village Narsingee, namely Saringal Guda Revenue Taluq West, Hyderabad District, for a total sale consideration of Rs.7,800/- [Rupees Seven Thousand Eight Hundred Only].
4. The perusal of the Absolute Sale Deed Document No. 858 of 1979, dated 08.05.1979, Registered in O/o Registrar of Hyderabad West, Hyderabad, discloses that Mr. Kedarmal S/o Late Devaram - **VENDEE**, has purchased from Mrs.Abeda Begum D/o. Jalna Abdul Raheem, W/o Mohd. Yousuf - **VENDOR** — all that part and parcel of the land admeasuring Ac.2-00 Guntas, in Survey No.154, situated at Narsingi Village Taluq West, Hyderabad District, for a total sale consideration of Rs.8,000/- [Rupees Eight Thousand Only]
5. The perusal of the Absolute Sale Deed Document No. 859 of 1979, dated 08.05.1979, Registered in O/o Registrar of Hyderabad West, Hyderabad,



discloses that [1] Mr. Ram Pershad S/o. Late Badri Pershad, [2] Mr. Govind Pershad, S/o Late Badri Pershad – **VENDEES**, have purchased from Mrs. Abeda Begum D/o. Jalna Abdul Raheem, W/o Mohd. Yousuf – **VENDOR** — all that part and parcel of the land admeasuring Ac.1-38 Guntas in Survey No.154, situated at Narsingi Village Taluq West, Hyderabad District, for a total sale consideration of Rs.7,500/- [Rupees Seven Thousand Five Hundred Only]

6. The perusal of the Absolute Sale Deed Document No. 890 of 1979 Dated 08.05.1979, Registered in O/o Registrar of Hyderabad West, Hyderabad, discloses that Sri. Nand Kishore S/o Puranmal – **VENDEE**, has purchased from Mrs. Abeda Begum D/o.Jalna Abdul Raheem, W/o Mohd. Yousuf - **VENDOR** — all that part and parcel of the land admeasuring Ac.1-38 Guntas in Survey No.154, situated at Narsingi Village Taluq West, Hyderabad District, for a total sale consideration of Rs.7,500/- [Rupees Seven Thousand Five Hundred Only]
7. The perusal of the Absolute Sale Deed Document No. 891 of 1979, dated 08.05.1979, Registered in O/o Registrar of Hyderabad West, Hyderabad, discloses that Mrs. Meera Devi, W/o Kedarmal – **VENDEE**, has purchased from Mrs.Abeda Begum D/o.Jalna Abdul Raheem, W/o Mohd. Yousuf - **VENDOR** — all that part and parcel of the land admeasuring Ac.1-36 Guntas in Survey No.154, situated at Narsingi Village Taluq West, Hyderabad District, for a total sale consideration of Rs.7,000/- [Rupees Seven Thousand Only].
8. The perusal of the Absolute Sale Deed Document No. 5886 of 2002, dated 30.09.2002, Registered in O/o SRO Rajendra Nagar, Ranga Reddy District, discloses that Sri. Rajendra Prasad Agarwal S/o Sri. Kedarmal Agarwal – **VENDEE**, has purchased from 1. Sri. Ram Prashad S/o Late Badri Prashad, 2. Sri. Govind Prashad S/o.Late Badri Prashad – **VENDORS** — all that the Agricultural land in Survey No.154 admeasuring Ac.0-16 Guntas, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, for a total sale consideration of Rs.1,52,000/- [Rupees One Lakh Fifty Two Thousand Only].
9. The perusal of the Sale Deed Document No. 5887 of 2002, dated 30.10.2002, Registered in O/o SRO Rajendra Nagar, Ranga Reddy District, discloses that Sri. Pawan Kumar Agarwal S/o.Sri.Kedarmal Agarwal – **VENDEE**, has purchased from 1. Sri. Ram Prashad S/o Late Badri Prashad, 2. Sri. Govind Prashad S/o.Late Badri Prashad – **VENDORS** — all that the Agricultural land in Survey No.154 admeasuring Ac.0-16 Guntas, situated at Narsingi Village & Gram



Panchayat, Rajendranagar Mandal, Ranga Reddy District, for a total sale consideration of Rs.1,52,000/- [Rupees One Lakh Fifty Two Thousand Only].

10. The perusal of the Sale Deed Document No. 5888 of 2002, Dated 30.10.2002, Registered in O/o SRO Rajendra Nagar, Ranga Reddy District, discloses that Sri. Kedarmal Agarwal S/o Late Devaramji Agarwal – **VENDEE** has purchased from 1. Sri. Ram Prashad S/o Late Badri Prashad, 2. Sri. Govind Prashad S/o Late Badri Prashad – **VENDORS** — all that the Agricultural land in Survey No.154 admeasuring Ac.0-16 Guntas, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, for a total sale consideration of Rs.1,52,000/- [Rupees One Lakh Fifty Two Thousand Only].
11. The perusal of the Sale Deed Document No. 5889 of 2002, Dated 30.10.2002, Registered in O/o SRO Rajendra Nagar, Ranga Reddy District, discloses that Sri. Sunil Kumar Agarwal S/o. Sri. Kedarmal Agarwal – **VENDEE**, has purchased from 1. Sri. Ram Prashad S/o Late Badri Prashad, 2. Sri. Govind Prashad S/o Late Badri Prashad – **VENDORS** — all that the Agricultural land in Survey No.154 admeasuring Ac.0-15 Guntas, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, for a total sale consideration of Rs.1,42,000/- [Rupees One Lakh Forty Two Thousand Only].
12. The perusal of the Sale Deed Document No. 5890 of 2002, dated 30.10.2002, Registered in O/o SRO Rajendra Nagar, Ranga Reddy District, discloses that Mr.Ravi Kumar Agarwal S/o.Sri.Kedarmal Agarwal – **VENDEE**, has purchased from 1. Sri. Ram Prashad S/o Late Badri Prashad, 2. Sri. Govind Prashad S/o Late Badri Prashad – **VENDORS** — all that the Agricultural land in Survey No.154 admeasuring Ac.0-15 Guntas situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, for a total sale consideration of Rs.1,42,000/- [Rupees One Lakh Forty Two Thousand Only].
13. The Perusal of the Partnership Deed of M/s EIPL Projects, made and executed on 30-01-2013, discloses that, Sri. Puttaramannagari Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy – **FIRST PART** and Jangoan Linga Reddy, S/o Late Narsimha Reddy – **SECOND PART** — whereas, both the Partners have decided to carry on the business of Real Estate, Developers, Builders, Civil Contractors, in Partnership, under the name and Style of 'M/s EIPL Projects' and both the Partners will have the share of Profit in the proportion of 50 % each and both are authorised to execute Sale Deeds and Registrations. This is a Partnership at Will.



14. The Perusal of the Acknowledgement of Registration of Firm, issued by the Registrar of Firms, Ranga Reddy District, dated 14-10-2014, discloses that, the name of the Firm EIPL Projects has been entered in the Register of Firms as No. 3016 of 2014 at Ranga Reddy.
15. The Perusal of the Reconstitution of Partnership Deed (Supplementary Deed to Partnership Deed, dated 30-01-2013), of M/s EIPL Projects, made and executed on 10-02-2015, discloses that, Sri. Puttaramannagari Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy – **FIRST PART (Continuing Partner)** and Jangoan Linga Reddy, S/o Late J. Narsimha Reddy – **SECOND PART (Continuing Partner)** and Sri. Kishore Kumar Reddy Morramreddygari, S/o. M. Bhaskar Reddy – **THIRD PART (Incoming Partner)**, 4. Sri. Nagesh Kumar Miryala, S/o Late M. Lingaiah – **FOURTH PART (Incoming Partner)**, 5. Sri. Sridhar Reddy Kondapally, S/o Sri. K. Venkat Reddy – **FIFTH PART (Incoming Partner)**, 6. Sri. Karnati Srinivasu, S/o Sri. Lingaiah – **SIXTH PART (Incoming Partner)** — whereas, Partner of the First Part shall be the Managing Partner and all the other 5 Partners shall be the Working Partners and it is further agreed that, Sri. Puttaramannagari Reddi Sekhar Reddy or Sri. Kishore Kumar Reddy Morramreddygari or Sri. Nagesh Kumar Miryala are authorised to execute Sale Deeds, Sale Agreements, Registrations and Bank Accounts. After admit of the new Partners, the profit share ratio of the Partners shall be First Part – 30 %, Second Part – 15 %, Third Part – 19 %, Fourth Part – 8 %, Fifth Part – 20 %, Sixth Part – 8 %.
16. The Perusal of the Reconstitution of Partnership Deed (Supplementary Deed to Partnership Deed, dated 30-01-2013 and 10-02-2015), of M/s EIPL Projects, made and executed on 05-01-2017, discloses that, Sri. Puttaramannagari Reddi Sekhar Reddy, S/o Sri. P. Reddeppa Reddy – **FIRST PART (Continuing Partner)** and Jangoan Linga Reddy, S/o Late J. Narsimha Reddy – **SECOND PART (Retiring Partner)** and Sri. Kishore Kumar Reddy Morramreddygari, S/o. M. Bhaskar Reddy – **THIRD PART (Continuing Partner)**, 4. Sri. Nagesh Kumar Miryala, S/o Late M. Lingaiah – **FOURTH PART (Continuing Partner)**, 5. Sri. Sridhar Reddy Kondapally, S/o Sri. K. Venkat Reddy – **FIFTH PART (Continuing Partner)**, 6. Sri. Karnati Srinivasu, S/o Sri. Lingaiah – **SIXTH PART (Retiring Partner)**, 7. Sri. M. Ramesh Reddy, S/o Late Satyanaraya Reddy – **SEVENTH PART (Incoming Partner)** — Whereas, 2nd and 3rd Partners are retiring w.e.f. 05-01-2017 whereas, Partner of the First Part shall be the Managing Partner and 3rd, 4th, 5th & 7th Partners shall be the Working Partners and it is further agreed that, any one of Sri. Puttaramannagari Reddi Sekhar Reddy or Sri. Kishore Kumar Reddy Morramreddygari or M. Ramesh Reddy are



authorised to execute Sale Deeds, Sale Agreements, Registrations, etc. After Reconstitution of Partnership Deed, the profit share ratio of the Partners shall be First Part – 30 %, Third Part – 20 %, Fourth Part – 10 %, Fifth Part – 20 %, Seventh Part – 20 %.

17. The perusal of the Development Agreement-cum-General Power of Attorney No. 3335 of 2016, dated 03.06.2016, registered at the Office of the SRO Gandipet, discloses that, [1] Sri. Kedarmal Agarwal S/o. Late. Devaramji Agarwal, [2] Mrs. Meera Devi W/o. Sri. Kedarmal [3] Sri. Rajender Prasad Agarwal S/o. Sri. Kedarmal Agarwal [4] Sri. Pawan Kumar Agarwal S/o. Sri. Kedarmal Agarwal [5] Sri. Sunil Kumar Agarwal S/o. Sri. Kedarmal Agarwal [6] Sri. Ravi Kumar Agarwal S/o. Sri. Kedarmal Agarwal [7] Sri. Nand Kishore S/o. Late. Puranmalji – **LAND OWNERS / FIRST PART** – and M/s.EIPL Projects – Rep.by its Managing Partner Sri. P. Reddi Sekhar Reddy S/o. P. Reddeppa Reddy – **DEVELOPER / SECOND PARTY**. Whereas, both the Parties have mutually agreed to develop the Schedule Property for better advantage proposed by the Developer and has accepted and agreed to undertake the construction of Proposed Multi Residential Apartment and Commercial Spaces in Sy.No.154, situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District. The details of Schedule of Properties are given here under:

- i. Schedule – I : Ac.1-38 Guntas, in Sy.No.154
- ii. Schedule – II : Ac.1-10 Guntas out of Ac.1-36 Guntas, in Sy.No.154
- iii. Schedule – III : Ac.1-38 Guntas, in Sy.No.154

and both the Parties have mutually agreed to share the total built up are with all the other common amenities, in the proportion of 36 % to the Land Owners and 64 % to the Developer herein.

18. The perusal of the Development Agreement-cum-General Power of Attorney No. 3962 of 2016, dated 22.06.2016, registered at the Office of the SRO Gandipet, discloses that, [1] Sri. Kedarmal Agarwal S/o. Late. Devaramji Agarwal [2] Mrs. Meera Devi W/o. Sri. Kedarmal – **LAND OWNERS / FIRST PART** – and M/s. EIPL Projects – Rep.by its Managing Partner Sri. P Reddi Sekhar Reddy S/o.P.Reddeppa Reddy – **DEVELOPER / SECOND PARTY**. Whereas, both the Parties have mutually agreed to develop the Schedule Property for better advantage proposed by the Developer and has accepted and agreed to undertake the construction of Proposed Multi Residential Apartment and Commercial Spaces in Sy.No.154, situated at Narsingi Village & Gram



Panchayat, Rajendranagar Mandal, Ranga Reddy District. The details of Schedule of Properties are given here under:

- i. Schedule – I : Ac.1-34 Guntas, in Sy.No.154/A
- ii. Schedule – II : Ac.0-20 Guntas out of Ac.1-36 Guntas, in Sy.No.154

and both the Parties have mutually agreed to share the total built up area with all the other common amenities, in the proportion of 31.5 % to the Land Owners and 68.5 % to the Developer herein.

19. The Perusal of the Proceedings for Land Conversion bearing Procs. No. C1/5193/2016, dated 10-10-2016, issued by the Competent authority and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy District, discloses that, the land in Sy.No.154, admeasuring Ac. 7-20 Gts., situated at Narsingi Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District, the land is presently using for Non-Agricultural purpose with Dal Mill and 7 Godowns and in this regard, it is submitted that, the land is utilizing for Commercial Purpose since 35 years, having with Department of Industries Certificate, issued vide No. 1/22/51209/ Prov/SSI/Rural, dated 04-10-1979 and GP Licence No. 162/95 and all Tax Receipts have been produced to this respect. Further, it is submitted that, as per Non-Agricultural Land Conversion Act, 2006, if the Land is converted prior to commencement of this Act, there is no need to pay the Land Conversion and the Petitioner is intending to demolish the existing construction and proceed with the new construction. It is now informed that, in view of the above, there is no need to pay the Land Conversion Fee, as the land already converted prior to Act, 2006.
20. The perusal of the Simple Mortgage Deed, Document No. 3762 of 2017, Dated 19.06.2017, registered at the Office of the SRO, Gandipet, discloses that, M/s. EIPL Projects – Rep.by its Managing Partner Sri. P Reddi Sekhar Reddy S/o.P.Reddeppa Reddy – **FIRST PARTY** has Mortgaged the said Property in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad – **SECOND PARTY**. Whereas, the First party has got the Building Permission from HMDA for construction of **Cellar + Ground Floor + 9 Upper Floors** and has been Provisionally got the Approvaed the Sanctione Plan vide Permission No. 000357/ SKP/ R1/U2/HMDA/11112016, dated 30th May 2017 and in compliance to this Permission. Now, is Mortgaging the below mentioned Flats, in favour of the Metropolitan Commissioner, HMDA.

SI	Flat Nos.	Block	Floor
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No			
1	G-07,G-08	'A'	Ground
2	101,102,103,104,105,106,107,108,109,110, 111,112 & 114	'A'	First
3	G-03 & G-04	'B'	Ground
4	101,102,103,104,105,106,107 & 108	'B'	First
5	G-03 & G-04	'C'	Ground
6	101,102,103,104,105,106,107 & 108	'C'	First
7	G-03	'D'	Ground
8	101,102,103,104 & 105	'D'	First
9	G-02 & G-03	'E'	Ground
10	101,102,103,104 & 105	'E'	First
11	101,102,103 & 104	'F'	First
12	101,102,103 & 104	'G'	First

And Club house on First Floor, in Survey Nos.154/A and 154, admeasuring 10.10% Mortgage Area 622.80 Sq.Mts or 6703 Sq. Ft.,situated at Narsingi Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District.

21. The Perusal of the Approved Plan and Building Permit Order bearing Technical Approval No. 000357/SKP/R1/U2/HMDA/11112016, dated 19-01-2018, issued by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad, discloses that, Technical Approval is accorded for construction of Residential Building / Apartment, consisting of **1 Cellar + 1 Ground + 9 Upper Floors**, in Survey Nos.154/A and 154, for 474 Dwelling Units, to an extent of 24,282.06 Sq. Mts., situated at Narsingi Village and Gram Panchayat, Gandipet Mandal Ranga Reddy District and the Mortgagor herein has made Simple Mortgage of 10 % of the Built up area, in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), vide Document No. 3762/2017, dated 19-06-2017, registered at the Office of the SRO Gandipet.
22. The Perusal of the Proceedings of the Executive Officer, Narsingi Gram Panchayat for Building Construction Permission, vide No. GPN/37/2018-19 BP, dated 02-06-2018, issued by the O/o the Narsingi Gram Panchayat, discloses that, Technical Approval, which was issued by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), vide Technical Approval No. 000357/SKP/R1/U2/HMDA/11112016, dated 19-01-2018, now has been released and Permission is accorded for construction of Residential Building / Apartment, consisting of **1 Cellar + 1 Ground + 9 Upper Floors**, in



Survey Nos.154/A and 154, to an extent of 24,282.06 Sq. Mts., situated at Narsingi Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District and this Application was made by M/s. EIPL Projects, represented by its Managing Partner Sri. P. Reddi Sekhar Reddy.

23. The perusal of the Supplementary Agreement to DGPA Nos. 3335 of 2016 and 3962 of 2016, bearing No. 4028 / 2018, dated 10-04-2018, registered at the Office of the SRO Gandipet, discloses that, [1] Sri. Kedarnal Agarwal S/o. Late. Devaramji Agarwal, [2] Mrs. Meera Devi W/o. Sri. Kedarnal [3] Sri. Rajender Prasad Agarwal S/o. Sri. Kedarnal Agarwal [4] Sri. Pawan Kumar Agarwal S/o. Sri. Kedarnal Agarwal [5] Sri. Sunil Kumar Agarwal S/o. Sri. Kedarnal Agarwal [6] Sri. Ravi Kumar Agarwal S/o. Sri. Kedarnal Agarwal [7] Sri. Nand Kishore S/o. Late. Puranmalji – **PARTY No. 1 of OWNER** and [1] Sri. Kedarnal Agarwal S/o. Late. Devaramji Agarwal, [2] Mrs. Meera Devi W/o. Sri. Kedarnal – **PARTY No. 2 of OWNER** – collectively called as **OWNERS / FIRST PART** and M/s.EIPL Projects represented by Sri. M. Kishore Kumar Reddy S/o. M. Bhaskar Reddy – **DEVELOPER / SECOND PARTY** — Whereas, the Project is named as '**APILA**' and all the Parties mutually decided to enter into this Agreement, to allocate their respective shares in the total built up area of Flats, individed share of land, Parking slots, common amenities and facilities, in the said Apartment Complex. The individual allocation of Flats is shown in this Supplementary Agreement clearly. Along with this Report, this Supplementary Agreement is also enclosed for clarity in relation to individual allotment of the among the Land Owners and the Developer.

Whereas, it is observed that, both the DAGPAs were executed bt M/s.EIPL Projects, represented by its Managing Partner Sri. P. Reddi Sekhar Reddy S/o. P. Reddeppa Reddy, but this Supplementary Agreement was executed by M/s EIPL Projects, represented by Sri. M. Kishore Kumar Reddy S/o. M. Bhaskar Reddy. As per the Reconstitution of Partnership Deed (Supplementary Deed to Partnership Deed, dated 30-01-2013 and 10-02-2015), of M/s EIPL Projects, made and executed on 05-01-2017, Sri. M. Kishore Kumar Reddy, along with 2 others, is authorised to execute the Sale Deeds, Sale Agreements, Registrations, etc.

24. The perusal of Encumbrance Certificate Statement No. 30178203, dated 12-02-2018, issued by the O/o. SRO Gandipet, covering a period of 11 Years from 01-10-2007 to 11-02-2018, discloses that, there are no encumbrances, on the Property in Survey Nos.154/A and 154, situated at Narsingi Village and Gram Panchayat, and it is reflecting Document Nos. 3962/2016, 5888/2002.



25. The perusal of Encumbrance Certificate Statement No. 30178269, dated 12-02-2018, issued by the O/o. SRO, Gandipet, covering a period of 11 Years from 01-10-2007 to 11-02-2018, discloses that, there are no encumbrances, on the Property in Survey No. 154, situated at Narsingi Village and Gram Panchayat, and it is reflecting Document Nos. 3335/2016.
26. The perusal of Online Encumbrance Certificate Statement No. 31056483, dated 01-04-2018, issued by the O/o. SRO, Gandipet, covering a period of 11 Years from 01-10-2007 to 31-03-2018, discloses that, there are no encumbrances, on the Property in Survey No. 154, situated at Narsingi Village and Gram Panchayat, and it is reflecting Document Nos. 3762/2017, 3962/2016, 5888/2002.
27. The perusal of Online Encumbrance Certificate Statement No. 31056502, dated 01-04-2018, issued by the O/o. SRO, Rajendranagar, covering a period of 23 Years from 01-05-1995 to 31-03-2018, discloses that, there are no encumbrances, on the Property in Survey No. 154, situated at Narsingi Village and Gram Panchayat, and it is reflecting Document Nos. 5890/2002, 5889/2002, 5888/2002, 5887/2002, 5886/2002.
28. The perusal of Online Encumbrance Certificate Statement No. 31057853, dated 01-04-2018, issued by the O/o. SRO, Hyderabad, R.O., covering a period of 33 Years from 01-01-1985 to 31-03-2018, discloses that, there are no encumbrances, on the Property in Survey No. 154, situated at Narsingi Village and Gram Panchayat, and it is reflecting Nil EC.
29. The perusal of Online Encumbrance Certificate Statement No. 32376115, dated 21-06-2018, issued by the O/o. SRO, Gandipet, covering a period of 11 years from 01-10-2007 to 20-06-2018, discloses that, there are no encumbrances, on the Property in Survey No. 154, situated at Narsingi Village and Gram Panchayat, and it is reflecting Document Nos. 4028/2018, 3962/2016, 3335/2016, 5888/2002.

Annexure - III

List of documents to be deposited for Project Approval by the Applicants, including any additional documents required, in addition to the documents available :



Sl. No.	Nature of Document	No. & Date of Execution	Original/Xerox/ Certified Copy
1.	Pahanis Table	1954-55 (Khasra Pahanis), 1958-59, 1973-74, 1978-79, 1982-83, 1985-86, 1988-89, 1990-91, 1995-96, 1999-2000, 2001-02, 2009-10 <u>Meeseva Pahanis</u> 2010, 2011, 2012, 2013, 2014, 2015, 2016.	Xerox Copies
2.	Pattedar Pass Books	Sy. No. 154	Xerox Copies
3.	Sale Deed	No. 889 of 1967 Dated 12.05.1967	Xerox Copy
4.	Absolute Sale Deed	No. 858 of 1979 Dated 08.05.1979	Xerox Copy
5.	Absolute Sale Deed	No. 859 of 1979 Dated 08.05.1979	Xerox Copy
6.	Absolute Sale Deed	No. 890 of 1979 Dated 08.05.1979	Xerox Copy
7.	Absolute Sale Deed	No. 891 of 1979 Dated 08.05.1979	Xerox Copy
8.	Sale Deed	No. 5886 of 2002 Dated 30.09.2002	Xerox Copy
9.	Sale Deed	No. 5887 of 2002 Dated 30.10.2002	Xerox Copy
10.	Sale Deed	No. 5888 of 2002 Dated 30.10.2002	Xerox Copy
11.	Sale Deed	No. 5889 of 2002 Dated 30.10.2002	Xerox Copy
12.	Sale Deed	No. 5890 of 2002 Dated 30.10.2002	Xerox Copy
13.	Partnership Deed	30-01-2013 (M/s EIPL Projects)	Xerox Copy
14.	Acknowledge ment of Registration of Firm	No. 3016 of 2014, dated 14-10-2014 (EIPL Projects)	Xerox Copy
15.	Reconstitution of Partnership Deed	10-02-2015 (M/s EIPL Projects)	Xerox Copy
16.	Reconstitution of Partnership Deed	05-01-2017 (M/s EIPL Projects)	Xerox Copy



	(Supplementary Deed to Partnership Deed, dated 30-01-2013 and 10-02-2015)		
17.	Development Agreement-cum-Irrevocable General Power of Attorney	No. 3335 of 2016 Dated 03.06.2016	Xerox Copy
18.	Development Agreement-cum-Irrevocable General Power of Attorney	No. 3962 of 2016 Dated 22.06.2016	Xerox Copy
19.	Proceedings for Land Conversion	Procs. No. C1/ 5193/2016, dated 10-10-2016	Xerox Copy
20.	Simple Mortgage Deed	No. 3762 of 2017 Dated 19.06.2017	Xerox Copy
21.	Approved Plan and Building Permit Order (Technical Approval)	Technical Approval No. 000357/ SKP/ R1/U2/HMDA/11112016, dated 19-01-2018	Xerox Copy
22.	Proceedings for Building Permission (Narsingi Gram Panchayat)	No. GPN/37/2018-19 BP, dated 02-06-2018	Xerox Copy
23.	Supplementary Agreement to DGPA Nos. 3335 of 2016 and 3962 of 2016	No. 4028 / 2018, dated 10-04-2018	Xerox Copy
24.	Encumbrance Certificate	No. 30178203, dated 12-02-2018	Original



25.	Encumbrance Certificate	No. 30178269, dated 12-02-2018	Original
26.	Online Encumbrance Certificate	No. 31056483, dated 01-04-2018	Online Copy
27.	Online Encumbrance Certificate	No. 31056502, dated 01-04-2018	Online Copy
28.	Online Encumbrance Certificate	No. 31057853, dated 01-04-2018	Online Copy
29.	Online Encumbrance Certificate	No. 32376115, dated 21-06-2018	Online Copy


PVS SAI KUMAR
Advocate

