

Government of Telangana
Registration and Stamps Department

Office of the
District Registrar
HYDERABAD (SOUTH)

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :18-12-2020 14:51:22

Application No
:622811

Cash Receipt No :12118 of Year
2020

Statement No
:51159443

Sri/Smt. **V.V.N.RAO** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Hyderabad OR Hyderabad , Ward - Block:8 - 4, House No:, 8-4-300, SURVEY NO: ,78, Bounded by NORTH :SYNO.81 OF KOHINOOR FACTORY , SOUTH :30FT WIDE ROAD , EAST :65FT WIDE ROAD , WEST :PROPERTY OF ANDHRA EQUIPMENT CORPORATION

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. BANJARAHILLS (R.O)** for **43** years from **01-01-1977 to 13-12-2020** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear,

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 34219.98SQ.Mts BUILT: 0SQ. FT Boundires: [N]: SYNO.81 OF KOHINOOR FACTORY [S] 30FT WIDE ROAD [E]: 65FT WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:3405/2018 of SRO 1604	(R) 25- 06-2019 (E) 24- 06-2019 (P) 25- 06-2019	0504 RECONVEYANCE DEED (OTHERS) Mkt.Value:Rs. 0 Cons.Value:Rs. 7000000000	1.(RR)KOTEK MAHINDRA PRIME LIMITED REP BY V.K. PADMARAJAN 2.(RE)M/S ABACUS REAL ESTATE PVT LTD 3.(RE)M/S LINDE INDIA LIMITED @ M/S BOC INDIA LIMITED	0/0 4089/2019 [1] of SRO BANJARAHILLS (R.O)(1604)
2/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 34219.98SQ.Mts BUILT: 0SQ. FT Boundires: [N]: SYNO.81 OF KOHINOOR FACTORY [S] 30FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 65FT	(R) 25- 06-2019 (E) 24- 06-2019 (P) 25- 06-2019	0504 RECONVEYANCE DEED (OTHERS) Mkt.Value:Rs. 0 Cons.Value:Rs. 1500000000	1.(RR)KOTAK MAHINDRA PRIME LIMITED REP BY V.K. PADMARAJAN 2.(RE)M/S ABACUS REAL ESTATE PVT LTD 3.(RE)M/S LINDE INDIA LIMITED @ BOC INDIA LIMITED	0/0 4088/2019 [1] of SRO BANJARAHILLS (R.O)(1604)

	WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPRATION Link Doct:4255/2017 of SRO 1604				
3/16	VILL/COL: Hyderabad/ERRAGADDA MASJID TO VIJAYA GOPAL SCHOOL-2 W- B: 8-4 SURVEY: 78 PLOT: 0/B HOUSE: 8- 4-300/1/A EXTENT: 6679.31SQ.Mts BUILT: 71881SQ. FT Boundires: [N]: NEIGHBOURS PROPERTY [S] PROPOSED 100 WIDE ROAD EXISTING 65 WIDE ROAD [E]: 30 WIDE ROAD [W]: KALPATRU RESIDENCY Link Doct:125/2008 of SRO 1604	(R) 06- 05-2019 (E) 04- 05-2019 (P) 06- 05-2019	0202 Mortgage without Possession Mkt.Value:Rs. 0 Cons.Value:Rs. 206102000	1.(MR)M/S LINDE INDIA LTD 2.(MR)M/S ABACUS REAL ESTATE PVT LTD (GPA) REP BY N.PRABHU RAM 3.(ME)THE MUNICIPAL COMMISSIONER GHMC HYD	0/0 3006/2019 [1] of SRO BANJARAHILLS (R.O)(1604)
4/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 34219SQ.Mts BUILT: 0SQ. FT 3421 Boundires: [N]: SURVEY NO.81 OF KOHINOOR FACTORY [S] 65FT ROAD PROPOSED 100FT MASTER PLAN ROAD [E]: 30FT ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION	(R) 11- 05-2018 (E) 10- 05-2018 (P) 11- 05-2018	0208 Deposit of Title Deeds Mkt.Value:Rs. 491070025 Cons.Value:Rs. 700000000	1.(MR)M/S.ABACUS REAL ESTATE PVT LTD REP BY N.PRABHU RAM 2.(MR)M/S.BOC INDIA LIMITED REP BY N.PRABHU RAM 3.(ME)KOTAK MAHINDRA PRIME LIMITED	0/0 3405/2018 [1] of SRO BANJARAHILLS (R.O)(1604)
5/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 34219.98SQ.Mts BUILT: 0SQ. FT Boundires: [N]: SYNO.81 OF KOHINOOR FACTORY	(R) 12- 07-2017 (E) 11- 07-2017 (P) 12- 07-2017	0208 Deposit of Title Deeds Mkt.Value:Rs. 491084089 Cons.Value:Rs. 1500000000	1.(MR)M/S.ABACUS REAL ESTATE PVT LTD REP BY N.PRABHU RAM 2.(MR)M/S.BOC INDIA LIMITED REP BY N.PRABHU RAM 3.(ME)KOTAK MAHINDRA PRIME LIMITED	0/0 4255/2017 [1] of SRO BANJARAHILLS (R.O)(1604)



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	[S] 65FT ROAD PROPOSED 100FT MASTER PLAN ROAD [E]: 30FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION				
6/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 35197SQ.Mts BUILT: 0SQ. FT Boundires: [N]: SYNO.81 OF KOHINOOR FACTORY [S] 30FT WIDE ROAD [E]: 30FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:4735/2015 of SRO 1604	(R) 12- 07-2017 (E) 11- 07-2017 (P) 12- 07-2017	0504 RECONVEYANCE DEED (OTHERS) Mkt.Value:Rs. 0 Cons.Value:Rs. 1000000000	1.(RR)KOTAK MAHINDRA PRIME LIMITED REPBY V.K.PADMARAJAN 2.(RE)M/S.ABACUS REAL ESTATE PVT LTD 3.(RE)M/S.BOC INDIA LIMITED	0/0 4254/2017 [1] of SRO BANJARAHILLS (R.O)(1604)
7/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 35197SQ.Mts BUILT: 0SQ. FT Boundires: [N]: SYNO.81 OF KOHINOOR FACTORY [S] 30FT WIDE ROAD [E]: 30FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:125/2008 of SRO 1604	(R) 13- 10-2015 (E) 13- 10-2015 (P) 13- 10-2015	0208 Deposit of Title Deeds Mkt.Value:Rs. 505105108 Cons.Value:Rs. 1000000000	1.(MR)M/S.ABACUS REAL ESTATE PVT LTD 2.(MR)M/S.BOC INDIA LIMITED 3.(ME)KOTAK MAHINDRA PRIME LIMITED	0/0 4735/2015 [1] of SRO BANJARAHILLS (R.O)(1604)
8/16	VILL/COL: Hyderabad/FATHE NAGAR-1 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 36654.98SQ.Mts BUILT: 0SQ. FT	(R) 13- 10-2015 (E) 13- 10-2015 (P) 13- 10-2015	0504 RECONVEYANCE DEED (OTHERS) Mkt.Value:Rs. 0 Cons.Value:Rs. 1000000000	1.(RR)KOTAK MAHINDRA PRIME LIMITED 2.(RE)M/S.ABACUS REAL ESTATE PVT LTD 3.(RE)M/S.BOC INDIA LIMITED	0/0 4729/2015 [1] of SRO BANJARAHILLS (R.O)(1604)



ENCUMBRANCE FORM

	Boundires: [N]: SYNO.81 OF KOHINOOR FACTORY [S] 30FT WIDE ROAD [E]: 30FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:3805/2013 of SRO 1604				
9/16	VILL/COL: Hyderabad/FATEH NAGAR-1@Rs10000 W- B: 8-4 HOUSE: 8-4- 300 EXTENT: 36654.98SQ.Mts BUILT: 0SQ. FT Boundires: [N]: SURVEY NO.81 OF KOHINOOR FACTORY [S] 30 FT WIDE ROAD [E]: 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:125/2008 of SRO 1604	(R) 26- 08-2013 (E) 26- 08-2013 (P) 26- 08-2013	0208 Deposit of Title Deeds Mkt.Value:Rs. 0 Cons.Value:Rs. 1000000000	1.(MR)M/S.ABACUS REAL ESTATE PVT.LTD., REP.BY.N.PRABHU RAM 2.(ME)KOTAK MAHINDRA PRIME LIMITED, V.K.PADMARAJAN	0/0 3805/2013 [1] of SRO BANJARAHILLS (R.O)(1604)
10/16	VILL/COL: Hyderabad/FATEH NAGAR-1@Rs10000 W- B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 46273SQ.Yds BUILT: 0SQ. FT Boundires: [N]: SURVEY N O.81 OF KOHINOOR FACTORY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 30 FT WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:3218/2011 of SRO 1604	(R) 26- 08-2013 (E) 26- 08-2013 (P) 26- 08-2013	0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 800000000	1.(RR)KOTAK MAHINDRA PRIME LIMITED, REP.BY.VK.PADMARAJAN 2.(RE)ABACUS REAL ESTATE PRIVATE LIMITED,	0/0 3804/2013 [1] of SRO BANJARAHILLS (R.O)(1604)
11/16	VILL/COL: Hyderabad/FATEH	(R) 11- 11-2011	0505 RECEIPT	1.(RR)KOTAK MAHINDRA PRIME LIMITED	0/0 CD_Volume:



	NAGAR-1@Rs10000 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 46273SQ.Yds Boundires: [N]: SSURVEY NO.81 OF KOHINOOR FACTORY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 30 FT.WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPEMENT CORPORATION Link Doct:3412/2010 of SRO 1604	(E) 11-11-2011 (P) 11-11-2011	(R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 700000000	2.(RE)ABACUS REAL ESTATE PRIVATE LIMITED	234 3219/2011 [1] of SRO BANJARAHILLS (R.O)(1604)
12/16	VILL/COL: Hyderabad/FATEH NAGAR-1@Rs10000 W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 46273SQ.Yds Boundires: [N]: SURVEY NO.81 OF KOHINOOR FACOTRY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 30 FT WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION Link Doct:125/2008 of SRO 1604	(R) 11-11-2011 (E) 11-09-2011 (P) 11-11-2011	0208 Deposit of Title Deeds Mkt.Value:Rs. 0 Cons.Value:Rs. 800000000	1.(MR)M/S.ABACUS REAL ESTATE PVT.LTD 2.(MR)M/S.BOC INDIA LIMITED 3.(ME)KOTAK MAHINDRA PRIME LIMITED	0/0 CD_Volume: 234 3218/2011 [1] of SRO BANJARAHILLS (R.O)(1604)
13/16	VILL/COL: Hyderabad/FATEH NAGAR W-B: 8-4 HOUSE: 8-4-300 EXTENT: 46273SQ.Yds Boundires: [N]: SURVEY NO.81 OF KOHINOOR FACTORY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 30 FT WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION	(R) 28-08-2010 (E) 28-08-2010 (P) 28-08-2010	0208 Deposit of Title Deeds Mkt.Value:Rs. 0 Cons.Value:Rs. 700000000	1.(MR)ABACUS REAL ESTATE PVT.LTD., 2.(ME)KOTAK MAHINDRA PRIME LTD.,	0/0 CD_Volume: 220 3412/2010 [@] of SRO BANJARAHILLS (R.O)(1604)
14/16	VILL/COL: Hyderabad/FATEH NAGAR W-B: 8-4	(R) 28-08-2010 (E) 28-	0505 RECEIPT (R.T.D.M)	1.(RR)KOTAK MAHINDRA PRIME LIMITED 2.(RE)ABACUS REAL	0/0 CD_Volume: 220

ENCUMBRANCE FORM

	HOUSE: 8-4-300 EXTENT: 46273SQ.Yds Boundires: [N]: SURVEY NO.81 OF KOHINOOR FACTORY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 30 FT WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION	08-2010 (P) 28- 08-2010	Cons.Value:Rs. 450000000	ESTATE PRIVATE LIMITED	3411/2010 [@] of SRO BANJARAHILLS (R.O)(1604)
15/16	VILL/COL: Hyderabad/FATEH NAGAR W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 46273SQ.Yds Boundires: [N]: SURVEY NO.81 OF KOHINOOR FACTORY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RAILWAY STATION [E]: 30 FT WIDE ROAD [W]: PROPERTY OF ANDHRA EQUIPMENT CORPORATION	(R) 28- 05-2008 (E) 28- 05-2008 (P) 28- 05-2008	0208 Deposit of Title Deeds Mkt.Value:Rs. 0 Cons.Value:Rs. 450000000	1.(MR)ABACUS REAL ESTATE PRIVATE LTD 2.(ME)KOTAK MOHINDRA PRIME LIMITED	0/0 CD_Volume: 180 2065/2008 [@] of SRO BANJARAHILLS (R.O)(1604)
16/16	VILL/COL: Hyderabad/FATEH NAGAR W-B: 8-4 SURVEY: 78 HOUSE: 8-4-300 EXTENT: 46273SQ.Yds BUILT: 700000SQ. FT Boundires: [N]: SURVEY NO.81, KOHINOOR FACTORY [S] 30 FT WIDE ROAD LEADING TO BHARAT NAGAR RLY STATION [E]: 30 FT. WIDE ROAD [W]: BY THE PROPERTY OF ANDHRA EQUIPMENT CORPORATION	(R) 09- 01-2008 (E) 14- 12-2007 (P) 09- 01-2008	0110 Development Agreement Cum GPA Mkt.Value:Rs. 729911000 Cons.Value:Rs. 0	1.(CL)ABACUS REAL ESTATES PVT LIMITED 2.(EX)BOC INDIA LIMITED	0/0 CD_Volume: 168 125/2008 [@] of SRO BANJARAHILLS (R.O)(1604)

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid

Received Rs. 500 towards EC Fee and Rs. 20 as User Charges against Cash Receipt No. 12118

acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Surekha

4. Search verified and certificate examined by /

5. Result : '16 out of 102 are included in the statement.'

OFFICE SEAL &
DATE

Joint-Sub-Registrar
Hyderabad (South)

Signature of
Register Officer

Print

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District Registrar
HYDERABAD (SOUTH)