

To
The M/s. APR PROJECTS,
Rep. by its Managing Partner
Mr A. KRISHNA REDDY,
Villa No.208, Praveen's Luxuria,
APR Nagar, Beside GMR Convention Centre,
Near ORR, Patancheru, Sangareddy District,
Telangana-502319.

TITLE REPORT

Subject: Legal Opinion sought on the land extent acres **Ac.15-25.96 Gts.**, located in Survey Nos. composite layout in **66/3, 66/4, 66/5, 66/6, 66/Part, 67, 67/1, 67/2, 67/Part, 68, 68/Part, 69/A, 69/B, 69/C, 69/D, 69/2, 69/3, 69/4/2**, Situated at **BACHUPALLY VILLAGE** and Mandal, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State...-Regarding.

Ref: As per the request I have scrutinised the documents which were placed before me for consideration for the above subject.

TITLE LIST OF MAIN DOCUMENTS:

Sl. No	DATE OF DOC. & REGN. NO.	PARTIES	DOCUMENT TYPE OF NATURE
1.	21359/2022 Date: 27/07/2022	M/s. APR PROJECTS	DAGPA
2.	18227/2022 Date: 22/06/2022	M/s. APR PROJECTS	DAGPA
3.	27636/2022 Dated: 07/10/2022	M/s. APR PROJECTS	DAGPA
4.	19816/2018 Dated: 06/09/2018	M/s. APR PROJECTS	AGPA
5.	27742/2022 Dated: 10/10/2022	M/s. APR PROJECTS	SALE DEED
6.	07/2022 Date: 27/08/2022	M/s. APR PROJECTS	SALE DEED
7.	4287/2021 Date: 29/01/2021	M/s. APR PROJECTS	SALE DEED
8.	7276/2018 Date: 03/04/2018	M/s. APR PROJECTS	SALE DEED
9.	7278/2018 Date: 03/04/2018	M/s. APR PROJECTS	SALE DEED
10.	7283/2018 Date: 03/04/2018	M/s. APR PROJECTS	SALE DEED
11.	11640/2017 Date: 12/08/2017	M/s. APR PROJECTS	SALE DEED


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TRACING OF TITLE:

1. Document No. 21359/2022:

Whereas is the M/s. APR PROJECTS have entered into DAGPA With 1. Sri. AVULA JAYARAMI REDDY S/o. Sri. AVULA VENKATA SUBBA REDDY, 2. Sri. DARASILA RAMESH REDDY S/o. Sri. SESHIAIAH DARASILA, 3. Sri. AVULA CHANDRA SEKHAR REDDY S/o. Sri. VENKATA SUBBA REDDY, 4. Sri. SANGU GOPAL REDDY S/o. Sri. SANGU ACHI REDDY, 4. Sri. VAKA VENKAT REDDY S/o. Sri. VAKA VENKATA NARASIMHA REDDY, 5. Sri. AVULA SANJEEV REDDY S/o. Sri. VENKATA SUBBA REDDY, in respect of the Part and Parcel of the Open Lands in Survey No. 66/Part, Total admeasuring is 9680 Sq.yards., Situated at BACHUPALLY VILLAGE & Mandal, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., Vide its Regd. DAGPA bearing Document No. 21359/2022, Dated: 27/07/2022, Regd. at S.R.O. QUTHBULLAPUR.

Whereas is the previous Vendors i.e., 1. Sri. AVULA JAYARAMI REDDY S/o. Sri. AVULA VENKATA SUBBA REDDY, 2. Sri. DARASILA RAMESH REDDY S/o. Sri. SESHIAIAH DARASILA, 3. Sri. AVULA CHANDRA SEKHAR REDDY S/o. Sri. VENKATA SUBBA REDDY, 4. Sri. SANGU GOPAL REDDY S/o. Sri. SANGU ACHI REDDY, 4. Sri. VAKA VENKAT REDDY S/o. Sri. VAKA VENKATA NARASIMHA REDDY, herein are the absolute owners and Purchasers of the Part of Survey No.66, admeasuring Ac.1-00 Gts Situated at Bachupally Village and Grampanchyath, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Smt. K. Vandana W/o. Sri. K. Prasad Reddy, Vide Regd. Sale deed bearing Document No. 7275/2018, Dated: 03/04/2018, Regd. at S.R.O. Quthbullapur.

And Whereas is the previous Vendor i.e., 5. Sri. AVULA SANJEEV REDDY S/o. Sri. VENKATA SUBBA REDDY, herein is the absolute owner and Purchaser of the Part of Survey No.66, admeasuring Ac.1-00 Gts (Out of Ac.3-17 Gts) Situated at Bachupally Village and Grampanchyath, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from M/s. GREENMARK DEVELOPERS PRIVATE LIMITED, Rep. By Director: Sri. KALYAN REDDY GORANTLA S/o. Sri. G. VISWANATHA REDDY GORANTLA, Vide Regd. Sale deed bearing Document No. 7279/2018, Dated: 03/04/2018, Regd. at S.R.O. Quthbullapur.

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And the same said Developer & Others have converted the said Agricultural Lands into Non-Agricultural Lands vide its NALA Proceeding No. L/1002/2019, this NALA Permission issued by R.D.o. Malkajgiri Division, Medchal-Malkajgiri District, Telangana State.

2. Document No. 18227/2022:

Whereas is the M/s. **APR PROJECTS** have entered into **DAGPA** With **Smt. R. MAHALAXMI W/o. Sri. R. SRISAILAM GOUD**, in respect of the Part and Parcel of the **Open Lands**, admeasuring is **2178 Sq.yards** in Survey No. **67/Part** & admeasuring is **968 Sq.yards** in Survey No. **68/Part**, Thus the total land admeasuring is comes to **3,146 Sq.yards.**, Situated at **BACHUPALLY VILLAGE** and Mandal, Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., Vide its Regd. DAGPA bearing Document No. **18227/2022**, Dated: 22/06/2022, Regd. at S.R.O. Quthbullapur.

Whereas is the previous Vendor i.e., **Smt. R. MAHALAXMI W/o. Sri. R. SRISAILAM GOUD**, herein is the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the Agricultural Land measuring **Ac.0-18 Gts** in Survey No.67 & measuring **Ac.0-08 Gts** in Survey No.68, respectively Total Area: **Ac.0-26 Gts.**, Situated at Bachupally Village and Grampanchyath, Quthbullapur Mandal, Ranga Reddy District., having purchased the same from **TALARI SRINIVAS S/o. T. KISTIAH** and Another, Vide Regd. Sale deed bearing Document No. **8652/2006**, Dated: 03/04/2006, Regd. at S.R.O. Medchal., and the same was accorded the old Pattdar Pass Book & Title Deed No. **496620** & Patta No.150, issued by the Deputy Collector & Tahsildar of Quthbullapur, And the same said Developer & Others have converted the said Agricultural Lands into Non-Agricultural Lands vide its NALA Proceeding No. L/1002/2019, this NALA Permission issued by R.D.o. Malkajgiri Division, Medchal-Malkajgiri District, Telangana State.

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3. Document No. 27636/2022:

Whereas is the M/s. APR PROJECTS have entered into DAGPA With Smt. AVULA LAKSHMI PRASANNA W/o. Sri. AVULA SANJEEVA REDDY, Smt. AVULA RAMANA W/o. Sri. AVULA KRISHNA REDDY, Sri. AVULA PRAVEEN REDDY S/o. Sri. AVULA KRISHNA REDDY & Sri. A. KRISHNA REDDY S/o. Sri. VENKATA SUBBA REDDY, in respect of the Part and Parcel of the Part and Parcel of the Open Lands in Survey No. 66, admeasuring is 6897 Sq.yards, Survey No. 69/8/2, admeasuring is 1331 Sq.yards, Survey No. 69/9, admeasuring is 1210 Sq.yards, Survey No. 69/10, admeasuring is 1331 Sq.yards, Survey No. 69/A, 69/B, 69/C, admeasuring is 13305.75 Sq.yards & Survey No. 69/D, admeasuring is 1331 Sq.yards, thus the total admeasuring is Comes to 25405.75 Sq.yards., Situated at BACHUPALLY VILLAGE AND MANDAL, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., Vide its Regd. DAGPA bearing Document No. 27636/2022, Dated: 07/10/2022, Regd. at S.R.O. QUTHBULLAPUR.

WHEREAS the LAND OWNER i.e., Smt. AVULA LAKSHMI PRASANNA, herein is the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the Agricultural Lands in Survey No. 69/8/2 admeasuring Ac.0-11 Gts & Survey No. 69/9 admeasuring Ac.0-05 Gts (Out of Ac.0-10 Gts), thus the total admeasuring is comes to Ac.0-16 Gts., Situated at BACHUAPALLY VILLAGE & Mandal, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District., Telangana State., having purchased the same from Smt. T. VIJAYA W/o. Sri. T.V. NAGESWARA RAO, Vide Regd. Sale deed bearing Document No. 05/2022, Dated: 06/07/2022, Regd. at Tahsildar & Joint Sub Registrar Office of Bachupally and the same was accorded the old Pattdar Pass Book & Title Deed No. T06020010197 & Khata No. 60173, issued by the Deputy Collector & Tahsildar of Bachupally.

And the same said LAND OWNER i.e., Smt. AVULA LAKSHMI PRASANNA, have converted the said Agricultural Lands into Non-Agricultural Lands vide its NALA Proceeding No. 2200901359, Dated: 24/09/2022, this NALA Permission issued by R.D.O. Malkajgiri Division, Medchal-Malkajgiri District, Telangana State.

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WHEREAS the **LAND OWNER i.e., Smt. AVULA RAMANA**, herein is the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the **Agricultural Lands** in Survey No. 69/2 admeasuring **Ac.0-05 Gts** (Out of Ac.0-10 Gts) & Survey No.69/2 admeasuring **Ac.0-11 Gts.**, thus the total admeasuring is comes to **Ac.0-16 Gts.**, Situated at **BACHUAPLLY VILLAGE&** Mandal, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District., Telangana State., having purchased the same from Smt. T. VIJAYA, W/o. Sri. T.V. NAGESWARA RAO, Vide Regd. Sale deed bearing Document No. **06/2022**, Dated: 06/07/2022, Regd. at Tahsildar & Joint Sub Registrar Office of Bachupally and the same was accorded the old Pattdar Pass Book & Title Deed No.**T06020010198** & Khata No.**60174**, issued by the Deputy Collector & Tahsildar of **Bachupally**.

And the same said **LAND OWNER i.e., Smt. AVULA RAMANA**, have converted the said Agricultural Lands into Non-Agricultural Lands vide its NALA Proceeding No.2200901324, Dated:24/09/2022, this NALA Permission issued by R.D.O. Malkajgiri Division, Medchal-Malkajgiri District, Telangana State.

WHEREAS the **LAND OWNER i.e., Sri. AVULA PRAVEEN REDDY**, herein is the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the **Open Land**, admeasuring is **1000 Sq.yards** or **836.0 Sq.mtrs**, in Survey No.69/A, 69/B & 69/C, Situated at **BACHUAPLLY VILLAGE&** Mandal, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District., Telangana State., having purchased the same from M. SRINIVASULU, S/o. SANKARAI AH AND OTHERS, Vide Regd. Sale deed bearing Document No. **21266/2022**, Dated: 23/07/2022, Regd. at **S.R.O. Quthbullapur**.

WHEREAS the **LAND OWNER i.e., Sri. A. KRISHNA REDDY**, herein is the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the **Land** in Survey No.66, admeasuring **Ac.1-17 Gts** (Out of Ac.3-17 Gts), Situated at **BACHUAPLLY VILLAGE** and Gram Panchayath, Bachupally Mandal, Medchal - Malkajgiri District, Telangana State., having purchased the same from M/s. GREENMARK DEVELOPERS PRIVATE LIMITED., Vide Regd. Sale deed bearing Document No. **7277/2018**, Dated: 03/04/2022, Regd. at **S.R.O. Quthbullapur**.



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And WHEREAS the **LAND OWNER i.e., Sri. A. KRISHNA REDDY**, herein also the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the **Agricultural Land** in Survey No.69/A, 69/B & 69/C, admeasuring **Ac.2-27.25 Gts** Situated at **BACHUAPPLY VILLAGE** and Gram Panchayath, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Sri. A. SIVARAM PRASAD, S/o. Sri. Late. BASAVIAH, and Others Vide Regd. Sale deed bearing Document No. **7284/2018**, Dated: 03/04/2018, Regd. at **S.R.O. Quthbullapur.**, and thereafter **LAND OWNER/First Party No.4 i.e., Sri. A. KRISHNA REDDY** have already sold an extent of **3515 Sq.yards** from out of the above mentioned property so the **LAND OWNER/First Party No.4 i.e., Sri. A. KRISHNA REDDY** have physically possession on the site an extent of **Ac.1-38.25 Gts.**

And WHEREAS the **LAND OWNER i.e., Sri. A. KRISHNA REDDY**, herein also the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the **Agricultural Lands** in Survey No.69/D, admeasuring **Ac.0-11 Gts** Situated at **BACHUAPPLY VILLAGE** and Gram Panchayath, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Sri. **NANDIGAMA JEETAIAH**, S/o. Sri. **NANDIGAMA ACHIAH**, Vide Regd. Sale deed bearing Document No. **8143/2018**, Dated: 12/04/2018, Regd. at **S.R.O. Quthbullapur.**

And WHEREAS the **LAND OWNER i.e., Sri. A. KRISHNA REDDY**, herein also the absolute owner and peaceful possessor and Purchaser of the Part and parcel of the **Agricultural Lands** in Survey No.69/C, admeasuring **Ac.0-23 ½ Gts** Situated at **BACHUAPPLY VILLAGE** and Gram Panchayath, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Sri. **NANDIGAMA AGAIAH**, S/o. Sri. **NANDIGAMA BALAIAH** and Others, Vide Regd. Sale deed bearing Document No. **7510/2018**, Dated: 06/04/2018, Regd. at **S.R.O. Quthbullapur.**

And the same said Developer and along with Others, have converted the said Agricultural Lands into Non-Agricultural Lands vide its NALA Proceeding No. L/1002/2019, Dated:03-09-2019, this NALA Permission issued by R.D.O. Malkajgiri Division, Medchal-Malkajgiri District, Telangana State.



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4. Document No. 19816/2018:

Whereas is the M/s. **APR PROJECTS** have entered into **AGPA** With Smt. T. REDDY RANI W/o. Sri. T. UMA MAHESHWAR REDDY, 2. Smt. V. SWARNALATHA W/o. Sri. V. KESAVA CHOUDARY, 3. Sri. S. SATYANARAYANA REDDY S/o. Sri. S. RAM REDDY., in respect of the Part and Parcel of the **Open Land** in Part of Survey Nos. **66/8a, 66/8b & 66/8c** Total admeasuring is **6050 Sq.yards equivalent to Ac.1-10 Gts.**, Situated at **BACHUPALLY VILLAGE & Mandal**, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., Vide its Regd. AGPA bearing Document No. **19816/2018**, Dated: 06/09/2018, Regd. at S.R.O. QUTHBULLAPUR.

Whereas is the previous Vendors i.e., Smt. T REDDY RANI W/o. Sri. T. UMA MAHESHWAR REDDY is the absolute owner and Purchaser of Agricultural Land admeasuring is **Ac.0-10 Gts**, in Part of **Survey No.66**, Situated at **BACHUAPLLY VILLAGE** and Grampanchyath, Quthbullapur Mandal, Ranga Reddy District, having purchased the same from Sri. K. VEERESH S/o. Sri. K. KRISHNA and Others Rep. By their AGPA Holder: Sri. K. RAMU S/o. VENKATASUBBAIAH (vide Regd. AGPA D. No.2722/2006), under Regd. Sale deed bearing Document No. **18294/2006**, Dated: 29/08/2006, Regd. at S.R.O. Medchal.

Whereas is the previous Vendors i.e., Smt. V. SWARNALATHA W/o. Sri. V. KESAVA CHOUDARY is the absolute owner and Purchaser of Agricultural Land admeasuring is **Ac.0-20 Gts**, in Part of **Survey No.66**, Situated at **BACHUAPLLY VILLAGE** and Grampanchyath, Quthbullapur Mandal, Ranga Reddy District, having purchased the same from Sri. K. VEERESH S/o. Sri. K. KRISHNA and Others Rep. By their AGPA Holder: Sri. K. RAMU S/o. VENKATASUBBAIAH (vide Regd. AGPA D. No.2722/2006), under Regd. Sale deed bearing Document No. **18295/2006**, Dated: 29/08/2006, Regd. at S.R.O. Medchal.

Whereas is the previous Vendors i.e., Sri. S. SATYANARAYANA REDDY S/o. Sri. S. RAM REDDY is the absolute owner and Purchaser of Agricultural Land admeasuring is **Ac.0-20 Gts**, in Part of **Survey No.66**, Situated at **BACHUAPLLY VILLAGE** and Grampanchyath, Quthbullapur Mandal, Ranga Reddy District, having purchased the same from Sri. K. VEERESH S/o. Sri. K. KRISHNA and Others Rep. By their AGPA Holder: Sri. K. RAMU S/o. VENKATASUBBAIAH (vide Regd. AGPA D. No.2722/2006), under Regd. Sale deed bearing Document No. **18296/2006**, Dated: 29/08/2006, Regd. at S.R.O. Medchal.


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5. Document No. 27742/2022:

Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of the Part and Parcel of the Open Lands in Survey Nos. **69/C**, admeasuring **2480.5 Sq.yards** and Survey No. **69/D**, admeasuring **1331 Sq.yards** total land admeasuring is comes to **3811.5 Sq.yards.**, Situated at **BACHUPALLY VILLAGE** and Mandal, Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., having purchased the same from **Sri. I. L. RAJU S/o. Late. SOMA RAJU & Another** Vide its Regd. Sale Deed bearing Document No. **27742/2022**, Dated: **10/10/2022**, Regd. at **S.R.O. Quthbullapur**.

And Whereas is the originally **M/s. APR PROJECTS** have entered into **DAGPA** With **Sri. I. L. RAJU S/o. Late. SOMA RAJU & 2. Smt. INDUKURI SURYAKANTHAM W/o. Sri. I. L. RAJU.**, in respect of the Part and Parcel of the Open Lands in Survey Nos. **69/C**, admeasuring **Ac.0-20½ Gts** or equivalent **2480.5 Sq.yards** and Survey No. **69/D**, admeasuring **Ac.0-11 Gts** or equivalent **1331 Sq.yards** total land admeasuring is comes to **Ac.0-31½ Gts** equivalent **3811.5 Sq.yards.**, Situated at **BACHUPALLY VILLAGE** and Mandal, Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., Vide its Regd. **DAGPA** bearing Document No. **11759/2017**, Dated: **16/09/2017**, Regd. at **S.R.O. Quthbullapur.**, and thereafter same Document was Cancelled from the same above Land Owners., vide its Cancellation of **DAGPA** Document No.**27741/2022**, Dated:

Whereas is the previous Vendor i.e., **Sri. I. L. RAJU S/o. Late. SOMA RAJU**, herein is the absolute owner and peaceful possessor and Purchaser of the Open Land Bearing Survey No.**69/D**, admeasuring **Ac.0-11 Gts** Situated at **Bachuapally Village and Grampanchyath**, **Quthbullapur Mandal**, **Ranga Reddy District.**, having purchased the same from **Nandigama Ramulamma W/o. Late. Venkaiah**, Vide Regd. Sale deed bearing Document No. **2871/2006**, Dated: **07/02/2006**, Regd. at **S.R.O. Medchal**.

Whereas is the previous Vendor i.e., **Smt. INDUKURI SURYAKANTHAM W/o. Sri. I. L. RAJU**, herein is the absolute owner and peaceful possessor and Purchaser of the Open Land Bearing Survey No.**69/C**, admeasuring **Ac.0-20½ Gts** Situated at **Bachuapally Village and Grampanchyath**, **Quthbullapur Mandal**, **Ranga Reddy District.**, having purchased the same from **Nandigama Kishtaiah S/o. Aganna and Others**, Vide Regd. Sale deed bearing Document No. **207/2005**. Dated: **07/01/2005**, Regd. at **S.R.O. Medchal**.


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6. Document No. 07/2022:

Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of Part and Parcel of the Agricultural Lands in Survey No.67, admeasuring **Ac.0-10 Gts**, Survey No.67/1, admeasuring **Ac.0-04 Gts**, Survey No.67/2, admeasuring **Ac.0-04 Gts**, & Survey No.68, admeasuring **Ac.0-08 Gts**, Thus the total admeasuring is comes to **Ac.0-26 Gts.**, Situated at **BACHUPALLY Village** and Mandal, Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State., having purchased the same from Smt. **AGAM VARALAXMI W/o. Sri. A. PANDU MUDHIRAJ**, Vide its Regd. Sale Deed bearing Document No. **07/2022**, Dated: 27th Day of August, 2022, Regd. at Tahsildar & Jt Sub Registrar Bachupally.

7. Document No. 4287/2021:

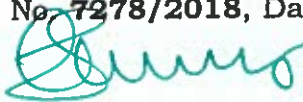
Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of the Part and Parcel of the **Open Land** in Part of Survey No. **69/D**, admeasuring **1210 Sq.yards** Situated at **BACHUPALLY VILLAGE** and Mandal, Medchal-Malkajgiri District, Telangana State., having got the said Land from Sri. **N. NARASIMHA.**, Vide its Regd. **EXCHANGE DEED** bearing Document No. **4287/2021**, Dated: **29/01/2021**, Regd. at S.R.O. QUTHBULLAPUR.

8. Document No. 7276/2018:

Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of the Part and Parcel of the Land in Part of Survey No. 66, admeasuring **Ac.0-20 Gts** (Out of **Ac.1-20 Gts**), Situated at **BACHUPALLY VILLAGE** and Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Smt. **K. VANDANA W/o. Sri. K. PRASAD REDDY.**, Vide its Regd. Sale Deed bearing Document No. **7276/2018**, Dated: **03/04/2014**, Regd. at S.R.O. QUTHBULLAPUR.

9. Document No. 7278/2018:

Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of the **Part of Survey No.66**, admeasuring **Ac.1-00 Gts** (Out of **Ac.3-17 Gts**) Situated at **BACHUAPALLY VILLAGE** and Grampanchyath, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from **M/s. GREENMARK DEVELOPERS PRIVATE LIMITED**, Rep. By Director: **Sri. KALYAN REDDY GORANTLA S/o. Sri. G. VISWANATHA REDDY GORANTLA**, Vide Regd. Sale deed bearing Document No. **7278/2018**, Dated: **03/04/2018**, Regd. at S.R.O. Quthbullapur.


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10. Document No. 7283/2018:

Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of the Part and Parcel of the **Agricultural Land** in Part of Survey No. **69/A, 69/B & 69/C**, total admeasuring **Ac.1-25.75 Gts** Situated at **BACHUPALLY VILLAGE** and Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Sri. A. SIVARAM PRASAD S/o. Sri. Late. BASAVIAH., Vide its Regd. Sale Deed bearing Document No. **7283/2018, Dated: 03/04/2018**, Regd. at S.R.O. QUTHBULLAPUR.

11. Document No. 11640/2017:

Whereas is the **M/s. APR PROJECTS** is the absolute owner and Purchaser of the Part and Parcel of the **Agricultural Land** in Survey No. **66/అ**, admeasuring **Ac.1-35 Gts**, Situated at **BACHUPALLY VILLAGE** and Mandal, Medchal-Malkajgiri District, Telangana State., having purchased the same from Winning Edge Communication LTD , Rep. By its Managing Partner: Sri. VEERESH KASANI S/o. Sri. K. KRISHNA., Vide its Regd. Sale Deed bearing Document No. **11640/2017, Dated: 12/08/2017**, Regd. at S.R.O. QUTHBULLAPUR.

And whereas the Developer i.e., **M/s. APR PROJECTS**, hereto had also entered into Development Agreement Cum General Power of Attorney with Land Owners and also the Developer its Self Land have clubbed their Lands and after the Developer hereto had prepared comprehensive plans for a total extent of **Ac.15-25.96 Gts.**, for the Construction of Residential Villas by in Survey Nos. **66/అ, 66/ఆ, 66/ఉ, 66/ఁ, 66/Part, 67, 67/1, 67/2, 67/Part, 68, 68/Part, 69/A, 69/B, 69/C, 69/D, 69/ఎ, 69/ఏ, 69/ఈ/2**, So WHEREAS Developer i.e., **M/s. APR PROJECTS & Others** Land Owners have also converted the said total **Agricultural Lands** into **Non-Agricultural Lands** vide its **NALA Proceeding No. L/1002/2019**, this **NALA Permission** issued by **R.D.O. Malkajgiri Division, Medchal-Malkajgiri District, Telangana State.**, and Developer have applied permission for the Construction of residents Villas purpose on the said Property.



N. SRINIVAS

B.Com.,LL.M.

NOTARY & ADVOCATE

H.No: 5-166, Vivekananda Road

Patancheru (T&M), Sangareddy Dist. T.S

Cell: 9989257272

ENCUMBRANCE CERTIFICATE:

I have verified that the online Encumbrance certificate for the period from 01-01-1983 to 16-10-2022 discloses nil encumbrances excluding the registered transactions.

Vide its E.C Application Nos. as mentioned below:

- i. Application No. 25344 and Statement No.85148621, Date:09/05/2022.
- ii. Application No. 24885 and Statement No.85148205, Date:09/05/2022.
- iii. Application No. 351852 and Statement No.104108756, Date:05/09/2022.
- iv. And the same some documents E.C.s got the Dharani Portal from the issued by M.R.O. Bachupally, from the date of 29/10/2020 to 17/10/2022.

OPINION:

I have scrutinised the documents handed over to me therefore Lands extent is Ac.15-25.96 Gts., located in Survey Nos. composite layout in 66/అ, 66/ఆ, 66/ఉ, 66/ఁ, 66/Part, 67, 67/1, 67/2, 67/Part, 68, 68/Part, 69/A, 69/B, 69/C, 69/D, 69/ఎ, 69/ఏ, 69/ఈ/2, Situated at **BACHUPALLY VILLAGE** and Mandal, Under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State belongs to the Pattadars & Land Owners i.e., **M/s. APR PROJECTS**, a Partnership Firm, Represented by its **Managing Partner: Sri. A. KRISHNA REDDY S/o. Sri VENKATA SUBBA REDDY** I hereby of the Opinion that, the Pattadars and Owners have clear and marketable Title of the said land. So I find that there are no impediments in the Title.

Documents returned



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