

Y.MAHESH KUMAR
B.Sc., L.L.B, PG.DCL&IPR

H.No.37-106/12, Sree Colony
Neredmet, Malkajgiri,
Secunderabad -94.

ADVOCATE

Cell: 9703431643

LEGAL SCRUTINY REPORT

Referred by: M/s. NAV NAV INFRA DEVELOPERS REP BY ITS PROPRIETER SMT.CHAMALA SHAILAJA REDDY.

Property Owners: NAV NAV INFRA DEVELOPERS REP BY ITS PROPRIETER SMT.CHAMALA SHAILAJA REDDY W/o NIRANJAN REDDY.

Property- admeasuring 1008Sq. Yrds. or 842.78 Sq. Mts, in Survey No 57, situated at Karmanghat Village, Saroor nagar Mandal, Under GHMC L.B.Ngar,RR District, Telangana.

Whether owners have marketable title	yes
Subject to compliance of observation	yes

TO,

M/s. NAV NAV INFRA DEVELOPERS REP BY ITS PROPRIETOR SMT.CHAMALA SHAILAJA REDDY W/o NIRANJAN REDDY.

- a) Photostat—Copy of Sale Deed vide Doct.no.9711/1979dated:21/09/1979registered at SRO Hyderabad East.
- b) Photostat—Copy of Gift Deed vide Doct.no.12183/1991 dated:02/12/1991 registered at SRO Hayatnagar
- c) Photostat—Copy of Gift Deed vide Doct.no.8527/1993dated:13/08/1993 registered at SRO Hayatnagar.



Description of the Property

All that the land **admeasuring. admeasuring 1008Sq. Yrds. or 842.78 Sq. Mts, in Survey No 57, situated at Karmanghat Village, Saroor nagar Mandal, Under GHMC L.B.Ngar,RR District, Telangana.**

TRACING OF TITLE

Originally Smt.V.Shankara Bai Wo, Late Ranga Rao was the owner and possession of agricultural dry land bearing Survey No. 57 admeasuring about 6 acres and 10 antas situated at Karamanghat village and now the absolute owner and pattadar, by virtue of a patta certificate issued by Sub-Collector, Hyderabad vide certificate No E/280/75 dated 02-09-1978.

Whereas the Smt.Shankara Bai has offered to sell a portion of the land admeasuring about Ac1.07 Gts to Smt.K.Rukmini Devi W/o K.Purnanand for consideration of Rs.9000/- (Nine thousand Rupees only) and executed Registered Sale deed in favour of Smt.K.Rukmini Devi vide document No 9711/1979 at SRO Hyderabad East.

Whereas the Smt.K.Rukmini Reddy gifted the land **admeasuring 1008Sq. Yrds. or 842.78 Sq. Mts, in Survey No 57 by way of gift deed No 12183/1991 dated:02/12/1991 and 8527/1993dated:13/08/1993** registered at SRO Hayatnagar.

Whereas **NAV NAV INFRA DEVELOPERS** company incorporated under the Companies Act, 2013 having Registered Office at h.no. 4-92,1st Floor, Sneha nagar Colony, Habsiguda, Medchal-Malkajgiri, Telangana-500007 represented by its Proprietor **SMT.CHAMALA SHAILAJA REDDY W/o NIRANJAN REDDY** has obtained Sanction Plan and Building Permit Order vide Permit No.2/C4/00053/2019 DATE 03-01-2019 for construction of Residential Apartments Building consisting of 1Cellor+Stilt + 5 Upper Floors to an extent of 842.5 SQYDS in the above-said property.

Online Encumbrance Certificate vide Statement No's.84522089&84521587 dated:19/09/2022 from the year 01/01/1983 to 19/09/2022 for the period of 38 years in respect of the said property mentioned above vide document no's. reflected therein and except the said transactions there are no other third party charges or encumbrances.



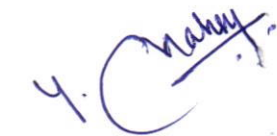
Declaration:

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of Sub Registrar Hayatnagar and have found both tallying with each other. I confirm having made search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant government officer/sub Registrar(s) office, Revenue Records, Municipal/Panchayat Office, Land Acquisition Officer, and Registrar of Companies Office.

Conclusion:

Based on the documents furnished to me, I am of the considered opinion that **M/S. NAV NAV INFRA DEVELOPERS REP BY ITS PROPRIETOR SMT.CHAMALA SHAILAJA REDDY W/o NIRANJAN REDDY**. Has a good, valid and marketable title over the said property.

The Statements and other information given in the report are correct and true.



Y. MAHESH KUMAR
B.Sc. LL.B

ADVOCATE

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