

A. SUKESHWARA CHARY

M.Com., PGDT, LL.B

ADVOCATE



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Ref: OPINON RELATING TO LAND IN SY,NO 243/1 to 8,Plot Nos :34 & 35 SITUATED IN ISNAPUR
VILLAGE, PATANCHERU MANDAL, SANGA REDDY DISTRICT, TELANGANA WHICH IS BELONGING TO
M/s MKR CONSTRUCTIONS.

DESCRIPTION OF THE PROPERTY/PROPERTIES

Extent Of Area/s (in acres/Sq.yds)	Locations	Boundaries
658 Sq.Yds.	Plot No: 34 ,Situated at Isnapur Village & . Patancheru Mandal, Sangareddy District, Telangana	<u>ON THE NORTH:</u> Plot Nos : 31,32 and 33 <u>ON THE SOUTH:</u> Plot No :35 <u>ON THE EAST:</u> 33' Wide Road. <u>ON THE WEST:</u> Neighbours Land

DESCRIPTION OF THE PROPERTY / PROPERTIES

Extent Of Area/s (in acres/Sq.yds)	Locations	Boundaries
551 Sq.Yds.	Plot No: 35 ,Situated at Isnapur Village & . Patancheru Mandal, Sangareddy District, Telangana	<u>ON THE NORTH:</u> PLOT NO 34 <u>ON THE SOUTH:</u> PLOT NO 36 <u>ON THE EAST:</u> 33' WIDE ROAD <u>ON THE WEST:</u> Neighbours Land

FLOW OF TITLE;

A. As seen in the record 1. M/S MKR CONSTRUCTIONS, REPRESENTED BY ITS PROPRIETOR MAREDDY KONDA REDDY were the owner of the land admeasuring 1209 Sq.Yards form part of Survey No: **243/1 to 8,Plot Nos :34 & 35** Situated at Isnapur Village & . Patancheru Mandal, Sangareddy District, Telangana.

B. M/S MKR CONSTRUCTIONS, REPRESENTED BY ITS PROPRIETOR MAREDDY KONDA REDDY, had entered into Sale Deed Document Number 27726 of 2022 dated 04/08/2022 in the land area of 658 Sq.Yards and Sale Deed Document Number 27725 of 2022 dated 04/08/2022 in the land area of 551 Sq.Yards.

C. M/s MKR Constructions has obtained approval of residential building/apartment permission from HMDA in the land area of 1209 Sq Yards.

CERTIFICATE TO BE ISSUED BY THE ADVOCATE WHO SCRUTINIZED THE DOCUMENT

I have gone through the Xerox copies of the link title deeds mentioned in the table above Relating to the property and purchasers can offer the schedule property as a security by way of Simple /equitable mortgage is created are deposited in the manner required by law, It will Satisfy the requirements of creation of simple/equitable mortgage and I further certify that:

- a) There are no prior mortgages /charges whatsoever as could be seen from the Encumbrance Certificate pertaining to the immovable property/ies covered by the above said submitted document.
- b) There are no prior mortgages/charges to the extent of outstanding liability due to NIL"Which are liable to the cleared of satisfied by complying with the following.
- c) There are claims from minor/s and his/her interest in the property/iess is to be extent of NIL" (specify the share of minor/s with name).
- d) The undivided share of the minor/s is(Whether there is acclain or not)" NIL"(Specify the share of minor/s).
- e) The property/ies is/are subject to the payment of outstanding liability due and payable to "NIL"
- f) Provisions of urban land ceiling are not applicable/permission obtained.

OPINION:

Based on the above records submitted to me and information available. Iam the opinion that

M/s MKR Constructions got a good marketable title in respect of the Survey No: **243/9,1 to 8,Plot Nos :34 & 35** Situated at Isnapur Village & . Patancheru Mandal, Sangareddy District, Telangana.


A SUKESHWARA CHARY
ADVOCATE



Place: Hyderabad
Date:23/01/2023.