

Title Investigation Report

TO: MR. PRAKASH JAIN

FEBRUARY 2022
(Private and Confidential)

SS ASSOCIATES

Advocates
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I. LIST OF DOCUMENTS :

1. REGISTERED SALE DEED NO. 2600 OF 1966, DATED 26-10-1966,
2. GENERAL POWER OF ATTORNEY DATED 30-12-2020, THE SAME IS VALIDATED VIDE ENDORSEMENT NO. 1870/G1/2021 DATED 09-03-2021, BEFORE THE DISTRICT REGISTRAR HYDERABAD (SOUTH).
3. REGISTERED SALE DEED NO. 984 OF 2021, DATED 17-03-2021
4. REGISTERED SALE DEED NO. 1037 OF 2021, DATED 24-03-2021
5. PERMIT NO. 1/C17/08559/2021 DATED 14-07-2021 FROM GHMC

II. FULL / CORRECT DESCRIPTION OF THE PROPERTY

SCHEDULE A

REGISTERED SALE DEED NO. 984 OF 2021, DATED 17-03-2021

All that the **Western Part** of the house property bearing Municipal No. 6-3-597/A/2 (PTI No.1100607845) and 6-3-597/A/3 (PTI No.1100607846), admeasuring 3323 Sft, on Plot No. 16 & 17, admeasuring 720 Sq. Yards, out of 1440 Sq.yards., in Survey no. 263, corresponding to old S. No. 129/13, of Shaikpet Village, now in Venkata Ramana Colony, Khairtabad(West), Hyderabad-500004., Telangana State and bouned by

NORTH: ROAD

SOUTH: HOUSE PROPERTY BELONGING TO MR. MOHD. HUSSAIN

EAST: EASTER PART OF HOUSE NO. 6-3-597/A/2 AND 6-3-597/A/3 PLOT NO. 16 AND 17

WEST: PLOT NO. 18 OF THE SAME LAYOUT LAND OF MR. J. HAROLD

SCHEDULE B

REGISTERED SALE DEED NO. 1037 OF 2021, DATED 24-03-2021

All that the Eastern Part of the property bearing Municipal No. 6-3-597/A/2 (PTI No.1100607845) and 6-3-597/A/3 (PTI No.1100607846), on Plot No. 16 & 17, admeasuring 720 Sq. Yards, out of 1440 Sq.yards., in Survey no. 263, corresponding to old S. No. 129/13, of Shaikpet Village, now in Venkata Ramana Colony, Khairtabad(West), Hyderabad-500004., Telangana State and bounded by

NORTH: ROAD

SOUTH: HOUSE PROPERTY BELONGING TO MR. MOHD. HUSSAIN

EAST: PLOT NO. 15 OF THE SAME LAYOUT LAND OF MR. Y. KRISHNA MURTHY

WEST: WESTERN PART OF HOUSE NO. 6-3-597/A/2 AND 6-3-597/A/3 PLOT NO. 16 AND 17



SCHEDULE C
TOTAL PROPERTY

All that the property bearing Municipal No. 6-3-597/A/2 (PTI No.1100607845) and 6-3-597/A/3 (PTI No.1100607846), on Plot No. 16 & 17, admeasuring 1203.64 sq.mtrs and Road effected area 163.63 sq.mtrs in Survey no. 263, corresponding to old S. No. 129/13, of Shaikpet Village and bounded by as per Plan.

III. FLOW OF TITLE :

The Document placed before me reveals that

1. 1. Ms. Kosaraju Srihari D/o. Late. Kosaraju Madan Mohan Rao 2. Ms. Devaki D/o. Late. Kosaraju Madan Mohan Rao 3. Ms. Kalpana D/o. Late. Kosaraju Madan Mohan Rao being minors rep by their mother and guardian Mrs. Satyavathi purchased the land of the extent of 1440 Square yards, being part of Survey No. 263, corresponding to old S. No. 129/13, of Shaikpet Village and comprising of plots Nos. 16 and 17 from out of the lay out plan submitted by the Vendor to and approved by the Municipal Corporation of Hyderabad for a valuable sale consideration of Rs.17,280/- from Mrs. Unice Jaames W/o. Late. Rao Saheb, G. James through a **Registered Sale Deed No. 2600 of 1966, Dated 26-10-1966**, Registered before the Registrar Khairtabad.
2. Mrs. Gadde Rani D/o. Mr. Kosaraju Madan Mohan Rao W/o. Gadde Haranadha Rao obtained General Power of Attorney for the admeasuring 1440 Square yards in Survey No. 263 corresponding to old S. No. 129/13, of Shaikpet Village and comprising plot numbers 16 and 17 from out of lay out plan approved by Municipal Corporation of Hyderabad and 3323 SFT house located in the plot numbers 16 and 17 located at 6-3-597/A/2 and 6-3-597/A/3, Venkata Ramana Colony, Khairtabad(West), Hyderabad-500004 to sell, to execute sale deeds, to receive consideration etc., from Ms. Kalpana Rao D/o. Kosaraju Madan Mohan Rao through **General Power of Attorney dated 30-12-2020**, the same is validated vide Endorsement No. **1870/G1/2021 Dated 09-03-2021**, before the District Registrar Hyderabad (South).



Chundi Sai Kumar
Advocate

3. M/s. Namo Shivams Constructions rep by its Managing Partner Mr. Prasanna Kumar Deora S/o. Inder Chand Deora purchased the **Western Part** of the house property bearing Municipal No. 6-3-597/A/2 (PTI No.1100607845) and 6-3-597/A/3 (PTI No.1100607846), admeasuring 3323 Sft, on Plot No. 16 & 17, admeasuring 720 Sq. Yards, out of 1440 Sq.yards., in Survey no. 263, corresponding to old S. No. 129/13, of Shaikpet Village, now in Venkata Ramana Colony, Khairtabad(West), Hyderabad-500004., Telangana State for a valuable sale consideration of Rs.3,96,00,000/- from 1. Mrs. Vemuri Srihari D/o. Kosaraju Madan Mohan Rao W/o. Dr. Ramesh Vemuri 2. Mrs. Gadde Devaki D/o. Kosaraju Madan Mohan Rao W/o. Gadde Narayana 3. Ms. Kalpana Rao D/o. Kosaraju Madan Mohan Rao rep by her GPA Holder Mrs. Gadde Rani D/o. Kosaraju Madan Mohan Rao W/o. Gadde Haranadha Rao through a **Registered Sale Deed No. 984 of 2021, Dated 17-03-2021**, Registered before the Registrar S.R Nagar.
4. M/s. Namo Shivams Constructions rep by its Managing Partner Mr. Prasanna Kumar Deora S/o. Inder Chand Deora purchased the **Eastern Part** of the property bearing Municipal No. 6-3-597/A/2 (PTI No.1100607845) and 6-3-597/A/3 (PTI No.1100607846), on Plot No. 16 & 17, admeasuring 720 Sq. Yards, out of 1440 Sq.yards., in Survey no. 263, corresponding to old S. No. 129/13, of Shaikpet Village, now in Venkata Ramana Colony, Khairtabad(West), Hyderabad-500004., Telangana State for a valuable sale consideration of Rs.3,96,00,000/- from 1. Mrs. Vemuri Srihari D/o. Kosaraju Madan Mohan Rao W/o. Dr. Ramesh Vemuri 2. Mrs. Gadde Devaki D/o. Kosaraju Madan Mohan Rao W/o. Gadde Narayana 3. Ms. Kalpana Rao D/o. Kosaraju Madan Mohan Rao rep by her GPA Holder Mrs. Gadde Rani D/o. Kosaraju Madan Mohan Rao W/o. Gadde Haranadha Rao through a **Registered Sale Deed No. 1037 of 2021, Dated 24-03-2021**, Registered before the Registrar S.R Nagar.



5. M/s. Namo Shivams Constructions rep by its Managing Partner Mr. Prasanna Kumar Deora S/o. Inder Chand Deora obtained Sanction plan for construction of 1 cellar + stilt + 5 upper floors on the property bearing Municipal No. 6-3-597/A/2 (PTI No.1100607845) and 6-3-597/A/3 (PTI No.1100607846), on Plot No. 16 & 17, admeasuring 1203.64 sq.mtrs and Road effected area 163.63 sq.mtrs in Survey no. 263, corresponding to old S. No. 129/13, of Shaikpet Village vide Permit No. 1/C17/08559/2021 dated 14-07-2021 from GHMC.

IV. LEGAL OPINION :

After perusal of the aforesaid revenue records and title documents I am of the opinion that the title of M/s. Namo Shivams Constructions rep by its Managing Partner Mr. Prasanna Kumar Deora S/o. Inder Chand Deora through **Registered Sale Deed No. 984 of 2021, Dated 17-03-2021 and Registered Sale Deed No. 1037 of 2021, Dated 24-03-2021** is absolute, clear and marketable.

Once **M/s. Namo Shivams Constructions rep by its Managing Partner Mr. Prasanna Kumar Deora S/o. Inder Chand Deora** executes a regular registered sale deed in favour of Prospective Purchaser then he / she/ it will get an absolute, clear and marketable title over the property.

PLACE: HYDERABAD
DATED: 14th FEBRUARY 2022

NAME AND ADDRESS OF THE ADVOCATE

SAI KUMAR CHUNDI
ADVOCATE
106, SRI LAKSHMI PLAZA,
JAFFAR ALI BAGH,
SOMAJIGUDA,
HYDERABAD – 500 082


SIGNATURE OF THE ADVOCATE
Chundi Sai Kumar
Advocate
106, Sri Lakshmi Plaza,
Jaffar Ali Bagh,
Somajiguda, Hyderabad.