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Ph.No.9989990571

Legal Scrutiny Report

Ref. No. LSR/JID/NOV 21/01

DATE: 24.11.2021

Title Search Report Of: All that the Land admeasuring Ac 10.11 Gnts in Sy No.43,44 & 45 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.

1. Name of the Vendor : Agastya Developers Pvt Ltd
2. Name of the Vendee : Jayendra Infra Developers. Rep by K.Purchandra Rao & M.Venkata Raju.
3. Details of the Property :

SCHEDULE OF PROPERTY

All that the Ac 6.23 Gnts in Sy No.43,44 & Ac 3.28 Gnts in Sy No.45 total admeasuring Ac 10.11 Gnts, situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, Telangana.

NORTH : --
SOUTH : --
EAST : --
WEST : --

4. Nature of the Property : Non Agriculture Land
5. Details of Documents examined : All Xerox copies

We have perused the copies of documents listed in Annexure "A" to this letter in respect of the above mentioned property assuming that the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies and the accuracy and completeness of all the factual representations made in the documents.

ANNEXURE -A LIST OF DOCUMENTS

Sl No.	Doc No.	Description of Document
1	8823/2021 Link Doc No. 957/2021	Sale Deed dated 30.10.2021, Registered at Sub Registrar of Sadasivpet, was Executed by Sri Gajula Srisailam S/o. Gajula Nagappa, Aged 47 Years R/o. Patancheruvu, Sangareddy Dist, Infavour of Sri. Rajaboina Krishna Yadav S/o. Sri R Yadagiri Yadav, aged about 48 years R/o. Patancheruvu, Sanagareddy Dist, through this deed he conveyed





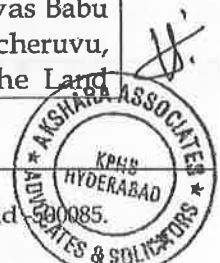
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		Land admeasuring Ac 1.02 Gnts in Sy No.43/ A2 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
2	7947/2021 Link Doc No. 3177/2005	Development Agreement cum Irrevocable GPA dated 30.07.2021, Registered at Sub Registrar of Sadasivapet Executed by Sri Bhavani Venkatesham S/o. Gnagaram aged about 55 Years R/o.Patancheruvu, Sangareddy Dist In favour of Agastya Developers, Rep by its Managing Director Sri. Bhavani Srinivas Babu S/o. Bhavani Mallesham, aged about 40 years R/o. Patancheruvu, Sanagareddy Dist, through this Deed Owner has given the Land admeasuring Ac 3.08 Gnts or 15488 Sq yards in Sy No.45/E/2 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, for development into house plots, post development the Owner will get share of 60% and Developer will get share of 40%.
3	7873/2021 Link Doc No. 956/2021	Development Agreement cum Irrevocable GPA dated 30.07.2021, Registered at Sub Registrar of Sadasivapet Executed by Sri Chakilam Chandra Shekar S/o. Chakilam Krishna Murthy, aged about 43 Years R/o.Hasmatpet, Tirumalgiri, Hyderabad, In favour of Agastya Developers, Rep by its Managing Director Sri. Bhavani Srinivas Babu S/o. Bhavani Mallesham, aged about 40 years R/o. Patancheruvu, Sanagareddy Dist, through this Deed Owner has given the Land admeasuring Ac 0.33 Gnts in Sy No.44/1/2, and Ac 1.07 Gnts in Sy no. 44/4/1 total admeasuring Ac 2.00 Gnts or 9680 Sq yards situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, for development into house plots, post development the Owner will get share of 55% and Developer will get share of 45%.
4	7688/2021 Link Doc No. 955/2021	Development Agreement cum Irrevocable GPA dated 30.07.2021, Registered at Sub Registrar of Sadasivapet Executed by Smt. Mantrigalla Bhagyawathi W/o. M.Narsimulu, aged about 43 Years R/o.Patancheruvu Mandal, Sangareddy Dist. In favour of Agastya Developers, Rep by its Managing Director Sri. Bhavani Srinivas Babu S/o. Bhavani Mallesham, aged about 40 years R/o. Patancheruvu, Sanagareddy Dist, through this Deed Owner has given the Land admeasuring Ac 1.01 Gnts in Sy No.43/A3 & Ac 1.01 Gnts in Sy No.43/A4 total admeasuring Ac 2.02 Gnts or 9922 Sq Yards situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist., for development into house plots, post development the Owner will get share of 55% and Developer will get share of 45%.
5	7622/2021 Link Doc No. 1362/2021	Development Agreement cum Irrevocable GPA dated 30.07.2021, Registered at Sub Registrar of Sadasivapet Executed by Sri Dhangari Mahender Reddy S/o. Narsimha Reddy, aged about 71 Years R/o.Patancheruvu Mandal, Sangareddy Dist. In favour of Agastya Developers, Rep by its Managing Director Sri. Bhavani Srinivas Babu S/o. Bhavani Mallesham, aged about 40 years R/o. Patancheruvu, Sanagareddy Dist, through this Deed Owner has given the Land





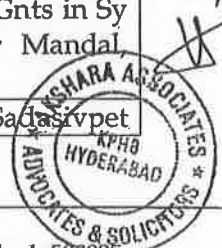
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		admeasuring Ac 0.36 Gnts in Sy No.43/A1/1 and Ac 0.04 Gnts in Sy no. 44/1/1/2 total admeasuring Ac 1.00 Gnts or 4840 Sq yards situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, for development into house plots, post development the Owner will get share of 55% and Developer will get share of 45%.
6	957/2021 Link Doc No. 6209/2019 6210/2019 6211/2019	Sale Deed dated 08.06.2021, Registered at Sub Registrar of Kondapur, was Executed by Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 55 Years R/o.Patancheruvu, Sangareddy Dist. In favour of Sri Gajula Srisailam S/o. Gajula Nagappa, Aged 47 Years R/o. Patancheruvu, Sangareddy Dist, through this deed he conveyed the Land admeasuring Ac 0.36 Gnts in Sy No.43/A1/1, Ac 1.02 Gnts in Sy No.43/A2, Ac 0.14 Gnts in Sy No.44/1 and Ac 0.09 Gnts in Sy no. 44/3/1 total admeasuring Ac 2.21 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist. (Gajula Srisailam Sold the land Ac 1.02 Gnts to R.Krishna Yadav and Ac 1.00 Gnts to B.Srinivas Babu, hence he holds Ac 0.19 Gnts only)
7	956/2021 Link Doc No. 6210/2019	Sale deed Dated 08.06.2021 Registered at Joint Sub Registrar of Kondapur Executed by Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 55 Years R/o.Patancheruvu, Sangareddy Dist. In favour of Sri Chakilam Chandra Shekar S/o. Chakilam Krishna Murthy, aged about 43 Years R/o.Hasmatpet, Tirumalgiri, Hyderabad, through this Deed he Conveyed the Land admeasuring Ac 0.33 Gnts in Sy No.44/1, and Ac 1.07 Gnts in Sy no. 44/4/1 total admeasuring Ac 2.00 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
8	955/2021 Link Doc No. 6199/2019 & 6209/2019	Sale deed Dated 08.06.2021 Registered at Joint Sub Registrar of Kondapur Executed by Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 55 Years R/o.Patancheruvu, Sangareddy Dist. In favour of Smt. Manthrigalla Bhagyawathi W/o. Manthrigalla Narsimulu, aged about 43 Years R/o.Patancheruvu, Sangareddy Dist, through this Deed he Conveyed the Land admeasuring Ac 1.01 Gnts in Sy No.43/A3 & Ac 1.01 gnts in Sy No.43/A4, total admeasuring Ac 2.02 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
9	163/2021 Link Doc No. 3180/2019	Sale Deed dated 04.02.2021, Registered at Sub Registrar of Kondapur, was Executed by Kum Bhavani Navya D/o. Sri. Bhavani Venkatesham aged about 23 years R/o. Patancheruvu, Sangareddy Dist, in favour of Mohd Majid Hussain S/o. Mohd Saber Hussain, aged about 43 Years R/o.Patancheruvu Mandal, Sangareddy Dist. through this she conveyed the Land admeasuring Ac 0.20 Gnts in Sy No.45/AA/1/2 situated at Aliyabad village, Kondapur Mandal Sangareddy Dist.
10	2810/2013	Sale deed Dated 07.08.2013 Registered at Sub Registrar of Sadashivpet





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		Executed by Smt.Kummari Ananthamma W/o. Laxmaiah (Who is S/o. of Ramaiah) aged about 49 years R/o. Kondapur Mandal, Medak Dist. In favour of Sri Bhavani Venkatesham S/o. Gangaram, aged about 42years R/o.Patancheruvu, Medak Dist, through this Deed she Conveyed the Land admeasuring Ac 0.26 ^{1/2} Gnts in Sy No.45/A situated at Aliyabad village, Kondapur Mandal, Medak Dist.
11	3177/2005	Sale deed Dated 14.11.2005, Registered at Joint Sub Registrar of Sadasivapet Executed by 1) Sri Kummari Sangaiah S/o. Ramaiah, aged 65 Years, 2) Sri Kummari Kistaiah S/o. Sangaiah aged about 30 Years, 3) Sri Kummari Yellaiah S/o. Sangaiah Aged about 28 Years 4) Sri Kummari Ramachandraiah S/o. Sangaiah aged about 26 years all are R/o. Kondapur Mandal, Medak Dist. In favour of Sri Bhavani Venkatesham S/o. Gangaram, aged about 39 years R/o.Patancheruvu, Medak Dist, through this Deed they Conveyed the Land admeasuring Ac 3.18 Gnts in Sy No.45/E, Ac 0.39 Gnts in Sy No.45/EE, Ac 0.39 Gnts in Sy No.47/A & Ac 0.39 Gnts in Sy No.47/AA, total land Admeasuring Ac 6.15 gnts situated at Aliyabad village, Kondapur Mandal, Medak Dist. (Out of which he sold Ac 3.07 Gnts vide sale deed 2237/2009, and Gifted Ac 1.00 Gnts to his daughter Navya Hence he holds only Ac 2.08 Gnts only)
		Link Deeds
12	1362/2021 Link Doc No. 1196/2021	Sale Deed dated 30.07.2021, Registered at Sub Registrar of Kondapur, was Executed by Sri. Bhavani Srinivas S/o. Bhavani Malleshham, aged about 40 years R/o. Patancheruvu, Sangareddy Dist, in favour of Sri Dhangari Mahender Reddy S/o. Narsimha Reddy, aged about 71 Years R/o.Patancheruvu Mandal, Sangareddy Dist. through this he conveyed the Land admeasuring Ac 0.36 Gnts in Sy No.43/A1/1 and Ac 0.04 Gnts in Sy no. 44/1/1/2 total admeasuring Ac 1.00 Gnts or 4840 Sq yards situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
13	1196/2021 Link Doc No. 957/2021	Sale Deed dated 05.07.2021, Registered at Sub Registrar of Kondapur, was Executed by Sri Gajula Srisailam S/o. Gajula Nagappa, Aged 47 Years R/o. Patancheruvu, Sangareddy Dist, Infavour of Sri. Bhavani Srinivas Babu S/o. Bhavani Malleshham, aged about 40 years R/o. Patancheruvu, Sangareddy Dist, through this deed he conveyed the Land admeasuring Ac 0.36 Gnts in Sy No.43/A1/1 and Ac 0.04 Gnts in Sy no. 44/1/1/2 total admeasuring Ac 1.00 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
14	3180/2019	Gift Settlement Deed dated 04.02.2021, Registered at Sub Registrar of Sadasivapet, was Executed by Sri. Bhavani Venkatesham S/o. B.Gangaram aged about 49 Years R/o. Patancheruvu, Sangareddy Dist, Infavour of Kum Bhavani Navya D/o. B.Venkatesham aged about 21 years R/o. Patancheruvu, Sangareddy Dist, Donee is the Daughter of Donor, out of natural Love and affection donor conveyed





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		the Land admeasuring Ac 0.20 Gnts in Sy No.45/AA/1 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
15	6209/2019 Link doc No. 5723/2018	Sale deed Dated 30.05.2019 Registered at Joint Sub Registrar of Sadasivpet Executed by 1) Sri. Ghouseuddin S/o. Syed Rasool, Aged 54 Years, 2) Syed Omer S/o. Syed ghousuddin Aged 30 Years, 3) Syed Osman S/o. Syed Ghousuddin aged 27 Years , 4) Smt.Sumeera Begum D/o. Syed Ghouseuddin Aged about 27 years, 5) Smt.Humera Begum D/o.Syed Ghouseuddin Aged about 24 Years all are R/o. Rajampet Sangareddy, 6) Abdul Samad S/o. Abdul Ghani aged about 38 years 7) Shaik Khayum S/o. Abdul Ghani aged about 33 Years, 8) Molla Rizwana W/o. Mohinuddin aged about 45 Years. 9) Molla Naseema W/o. Khaleel aged about 38 Years, 10) Md.Mubena Begum W/o. Mohd.Imthiyaz aged about 32 years 11) Jareena Begum W/o. Mohd Moulana Aged about 30 years 12) Suryapeta Moseena W/o. S.Sirajuddin aged about 28 years. 13) Syed Raheem S/o. Syed Jabbar aged about 35 Years 14) Syed Amjad S/o.Syed Jabbar aged about 32 Years, 15) Syed Sajeed S/o. Syed Jabbar Aged about 30 Years, all are represented by their GPA holder Smt.Karuna Paleti W/o. P.Yugender rao aged 42 Years R/o. Arunodaya Colony, Indra Meadows, Madhapur, Shaikpet, Hyderabad. Infavour of Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 54 Years R/o.Patancheruvu, Sangareddy Dist. through this Deed they Conveyed the Land admeasuring Ac 1.01 Gnts in Sy No.43/A3 & Ac 0.09 gnts in Sy No.44/3, total admeasuring Ac 1.10 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
16	6210/2019 Link doc No. 5722/2018	Sale deed Dated 30.05.2019 Registered at Joint Sub Registrar of Sadasivpet Executed by 1) Zulekha Begum W/o. Late Syed Hussain aged about 69 Years 2) Syed Aslam S/o. Late Syed Hussain Aged 25 Years, 3) Syed Arshad S/o. Late Syed Hussain aged 24 Years , 4) Shabana Azmi W/o. Mohd.Javeed Pasha Aged about 69 years, 5) Sulatana Begum D/o. Late Syed Hussain Aged about 29 Years all are R/o. Rajampet Sangareddy, 6) Abdul Samad S/o. Abdul Ghani aged about 38 years 7) Shaik Khayum S/o. Abdul Ghani aged about 33 Years, 8) Molla Rizwana W/o. Mohinuddin aged about 45 Years. 9) Molla Naseema W/o. Khaleel aged about 38 Years, 10) Md.Mubena Begum W/o. Mohd.Imthiyaz aged about 32 years 11) Jareena Begum W/o. Mohd Moulana Aged about 30 years 12) Suryapeta Moseena W/o. S.Sirajuddin aged about 28 years. 13) Syed Raheem S/o. Syed Jabbar aged about 35 Years 14) Syed Amjad S/o.Syed Jabbar aged about 32 Years, 15) Syed Sajeed S/o. Syed Jabbar Aged about 30 Years, all are represented by theri GPA holder Smt.Karuna Paleti W/o. P.Yugender rao aged 42 Years R/o. Arunodaya Colony, Indra Meadows, Madhapur, Shaikpet, Hyderabad.





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		Infavour of Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 54 Years R/o.Patancheruvu, Sangareddy Dist. through this Deed they Conveyed the Land admeasuring Ac 0.36 Gnts in Sy No.43/A1 & Ac 1.07 gnts in Sy No.44/1, total admeasuring Ac 2.03 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
17	6211/2019 Link doc No. 5719/2018	Sale deed Dated 30.05.2019 Registered at Joint Sub Registrar of Sadasivpet Executed by 1) Ahmed S/o. Rasool Saheb aged about 61 Years 2) Syed Asraf S/o. Syed Ahmed Aged 34 Years, 3) Syed Irfan S/o. Syed Ahmed aged 24 Years, 4) Asiya Sulthana D/o. Syed Ahmed Aged about 31 years, 5) Nazia Sultatana D/o. Syed Ahmed Aged about 28 Years 6) Asma Sultana D/o. Syed Ahmed aged about 26 Years all are R/o. Rajampet Sangareddy, 7) Abdul Samad S/o. Abdul Ghani aged about 38 years 8) Shaik Khayum S/o. Abdul Ghani aged about 33 Years, 9) Molla Rizwana W/o. Mohinuddin aged about 45 Years. 10) Molla Naseema W/o. Khaleel aged about 38 Years, 11) Md.Mubena Begum W/o. Mohd.Imthiyaz aged about 32 years 12) Jareena Begum W/o. Mohd Moulana Aged about 30 years 13) Suryapeta Moseena W/o. S.Sirajuddin aged about 28 years. 14) Syed Raheem S/o. Syed Jabbar aged about 35 Years 15) Syed Amjad S/o.Syed Jabbar aged about 32 Years, 16) Syed Sajeed S/o. Syed Jabbar Aged about 30 Years, all are represented by theri GPA holder Smt.Karuna Paleti W/o. P.Yugender rao aged 42 Years R/o. Arunodaya Colony, Indra Meadows, Madhapur, Shaikpet, Hyderabad. Infavour of Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 54 Years R/o.Patancheruvu, Sangareddy Dist. through this Deed they Conveyed the Land admeasuring Ac 1.02 Gnts in Sy No.43/A2 & Ac 1.07 gnts in Sy No.44/4/1, total admeasuring Ac 2.09 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
18	6199/2019	Sale deed Dated 30.05.2019 Registered at Joint Sub Registrar of Sadasivpet Executed by 1) Basheer S/o.Rasool aged 51 Years 2) Syed Ameer S/o. Basheer aged about 26 Years & 3) Syed Salman S/o. Basheer Aged about 23 Years R/o. Singapur Village, Shankarpally Mandal, RR Dist. Infavour of Sri.Madhavaneni Raghunandan Rao S/o. Madhavaneni Bhagyavantha Rao, aged about 54 Years R/o.Patancheruvu, Sangareddy Dist. through this Deed they Conveyed the Land admeasuring Ac 1.01 Gnts in Sy No.43/A4 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
19	5723/2018	Agreement of Saler cum General Power of Attorney With Possession Dated 07.07.2018 Registered at Joint Sub Registrar of Sadasivpet





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		Executed by 1) Sri. Ghouseuddin S/o. Syed Rasool 2) Syed Omer S/o. Syed Ghousuddin 3) Syed Osman S/o. Syed Ghousuddin aged 27 Years , 4) Smt.Sumeera Begum D/o. Syed Ghouseuddin Aged about 27 years, 5) Smt.Humera Begum D/o.Syed Ghouseuddin Aged about 24 Years all are R/o. Rajampet Sangareddy, 6) Abdul Samad S/o. Abdul Ghani aged about 38 years 7) Shaik Khayum S/o. Abdul Ghani aged about 33 Years, 8) Molla Rizwana W/o. Mohinuddin aged about 45 Years. 9) Molla Naseema W/o. Khaleel aged about 38 Years, 10) Md.Mubena Begum W/o. Mohd.Imthiyaz aged about 32 years 11) Jareena Begum W/o. Mohd Moulana Aged about 30 years 12) Suryapeta Moseena W/o. S.Sirajuddin aged about 28 years. 13) Syed Raheem S/o. Syed Jabbar aged about 35 Years 14) Syed Amjad S/o.Syed Jabbar aged about 32 Years, 15) Syed Sajeed S/o. Syed Jabbar Aged about 30 Years Infavour of Smt.Karuna Paleti W/o. P.Yugender rao aged 42 Years R/o. Arunodaya Colony, Indra Meadows, Madhapur, Shaikpet, Hyderabad. through this Deed they Conveyed the Land admeasuring Ac 1.01 Gnts in Sy No.43/A3 & Ac 1.07 gnts in Sy No.44/3, total admeasuring Ac 2.08 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
20	5722/2018	Agreement of Saler cum General Power of Attorney With Possession Dated 07.07.2018 Registered at Joint Sub Registrar of Sadasivpet Executed by 1) Zulekha Begum W/o. Late Syed Hussain aged about 69 Years 2) Syed Aslam S/o. Late Syed Hussain Aged 25 Years, 3) Syed Arshad S/o. Late Syed Hussain aged 24 Years , 4) Shabana Azmi W/o. Mohd.Javeed Pasha Aged aboout 69 years, 5) Sulatana Begum D/o. Late Syed Hussain Aged about 29 Years all are R/o. Rajampet Sangareddy, 6) Abdul Samad S/o. Abdul Ghani aged about 38 years 7) Shaik Khayum S/o. Abdul Ghani aged about 33 Years, 8) Molla Rizwana W/o. Mohinuddin aged about 45 Years. 9) Molla Naseema W/o. Khaleel aged about 38 Years, 10) Md.Mubena Begum W/o. Mohd.Imthiyaz aged about 32 years 11) Jareena Begum W/o. Mohd Moulana Aged about 30 years 12) Suryapeta Moseena W/o. S.Sirajuddin aged about 28 years. 13) Syed Raheem S/o. Syed Jabbar aged about 35 Years 14) Syed Amjad S/o.Syed Jabbar aged about 32 Years, 15) Syed Sajeed S/o. Syed Jabbar Aged about 30 Years, infavour of Smt.Karuna Paleti W/o. P.Yugender rao aged 42 Years R/o. Arunodaya Colony, Indra Meadows, Madhapur, Shaikpet, Hyderabad through this Deed they Conveyed the Land admeasuring Ac 0.36 Gnts in Sy No.43/A1 & Ac 1.07 gnts in Sy No.44/1, total admeasuring Ac 2.03 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
21	5719/2018	Agreement of Saler cum General Power of Attorney With Possession Dated 07.07.2018 Executed by 1) Ahmed S/o. Rasool Saheb aged





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		about 61 Years 2) Syed Asraf S/o. Syed Ahmed Aged 34 Years, 3) Syed Irfan S/o. Syed Ahmed aged 24 Years, 4) Asiya Sulthana D/o. Syed Ahmed Aged about 31 years, 5) Nazia Sulatana D/o. Syed Ahmed Aged about 28 Years 6) Asma Sultana D/o. Syed Ahmed aged about 26 Years all are R/o. Rajampet Sangareddy, 7) Abdul Samad S/o. Abdul Ghani aged about 38 years 8) Shaik Khayum S/o. Abdul Ghani aged about 33 Years, 9) Molla Rizwana W/o. Mohinuddin aged about 45 Years. 10) Molla Naseema W/o. Khaleel aged about 38 Years, 11) Md.Mubena Begum W/o. Mohd.Imthiyaz aged about 32 years 12) Jareena Begum W/o. Mohd Moulana Aged about 30 years 13) Suryapeta Moseena W/o. S.Sirajuddin aged about 28 years. 14) Syed Raheem S/o. Syed Jabbar aged about 35 Years 15) Syed Amjad S/o.Syed Jabbar aged about 32 Years, 16) Syed Sajeed S/o. Syed Jabbar Aged about 30 Years. Infavour of Smt.Karuna Paleti W/o. P.Yugender rao aged 42 Years R/o. Arunodaya Colony, Indra Meadows, Madhapur, Shaikpet, Hyderabad. through this Deed they Conveyed the Land admeasuring Ac 1.02 Gnts in Sy No.43/A2 & Ac 1.07 gnts in Sy No.44/4/1, total admeasuring Ac 2.09 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
22	2237/2009 Link Doc No. 3177/2005	Sale Deed dated 30.07.2009, Registered at Sub Registrar of Sadasivapet, was Executed by Sri. Bhavani Venkatesham S/o. B.Gangaram aged about 42 Years R/o. Patancheruvu, Sanagareddy Dist, Infavour of Smt.Dulepally Swaroopa Rani W/o.D.Venkatesham aged about 38 years R/o. Patancheruvu, Sanagareddy Dist, through this Deed they Conveyed the Land admeasuring Ac 0.10 Gnts (Out of Ac 3.18 Gnts) in Sy No.45/E, Ac 0.39 Gnts in Sy No.45/EE, Ac 0.39 Gnts in Sy No.47/A & Ac 0.39 Gnts in Sy No.47/AA, total land Admeasuring Ac 3.07 gnts situated at Aliyabad village, Kondapur Mandal, Medak Dist.
		NALA ORDERS
23	22.07.2021	Nala Orders issued by Tahsildhar & Jt Sub Registrar office, Kondapur, Govt of Telangana, vide proceedings no.2100548788, as per this order the Land belongs to Bhavani Venkatesham admeasuring Ac 3.08 Gnts in Sy No.45/E/2 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, was converted from Agriculture to Non Agriculture.
24	22.07.2021	Nala Orders issued by Tahsildhar & Jt Sub Registrar office, Kondapur, Govt of Telangana, vide proceedings no.2100561940, as per this order the Land belongs to Chakilam Chandra Shekar admeasuring Ac 0.36 Gnts in Sy No.43/A1/1 and Ac 0.04 Gnts in Sy no. 44/1/1/2 total admeasuring Ac 0.33 Gnts in Sy No.44/1/2, and Ac 1.07 Gnts in Sy no. 44/4/1 total admeasuring Ac 2.00 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, was converted from





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		Agriculture to Non Agriculture.
25	26.07.2021	Nala Orders issued by Tahsildhar & Jt Sub Registrar office, Kondapur, Govt of Telangana, vide proceedings no.2100659411, as per this order the Land belongs to Dhanagari Mahender Reddy admeasuring Ac 0.36 Gnts in Sy No.43/A1/1 and Ac 0.04 Gnts in Sy no. 44/1/1/2 total admeasuring Ac 1.00 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, was converted from Agriculture to Non Agriculture.
26	24.07.2021	Nala Orders issued by Tahsildhar & Jt Sub Registrar office, Kondapur, Govt of Telangana, vide proceedings no.2100548718, as per this order the Land belongs to mantrigalla Bhagyavathi W/o. Mantrigalla Narsimulu admeasuring Ac 1.01 Gnts in Sy No.43/A3 and Ac 1.01 Gnts in Sy no. 44/A4 total admeasuring Ac 2.02 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, was converted from Agriculture to Non Agriculture.
27	26.07.2021	Nala Orders issued by Tahsildhar & Jt Sub Registrar office, Kondapur, Govt of Telangana, vide proceedings no.2100659423, as per this order the Land belongs to Gajula Srisailam S/o. Gajula Nagappa admeasuring Ac 1.02 Gnts in Sy No.43/A2, Ac 0.10 Gnts in Sy no.44/1/1/1 and Ac 0.09 Gnts in Sy no. 44/3/1 total admeasuring Ac 1.21 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, was converted from Agriculture to Non Agriculture.
28	26.07.2021	Nala Orders issued by Tahsildhar & Jt Sub Registrar office, Kondapur, Govt of Telangana, vide proceedings no.2100549214, as per this order the Land belongs to Mohd Majid Hussain S/o. Mohd Saber Hussain admeasuring Ac 0.20 Gnts in Sy No.45/AA/1/2 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist, was converted from Agriculture to Non Agriculture
		PATTA PASS BOOKS
29	Pass Book No. T09110 020461	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Dhanagari Mahender Reddy S/o. Narsimha Reddy, shows that he is in possession of Land admeasuring Ac 0.36 Gnts in Sy No.43/A1/1 and Ac 0.04 Gnts in Sy no. 44/1/1/2 total admeasuring Ac 1.00 Gnts or 4840 Sq yards situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
30	Pass Book No. T09110 020451	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Sri Chakilam Chandra Shekar S/o. Chakilam Krishna Murthy, shows that he is in possession of Land admeasuring Ac 0.33 Gnts in Sy No.44/1/2, and Ac 1.07 Gnts in Sy no. 44/4/1 total admeasuring Ac 2.00 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.





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31	Pass Book No. T09110 020170	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Sri Bhavani Venkatesham S/o. Gangaram, shows that he is in possession of Land admeasuring Ac 3.08 Gnts in Sy No.45/E/2 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
32	Pass Book No. T09110 020442	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Mohd Majid Hussain S/o. Mohd Saber Hussain, shows that he is in possession of Land admeasuring Ac 0.20 Gnts in Sy No.45/AA/1/2 situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
33	Pass Book No. T09110 020418	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Sri Madhavaneni Raghunandan Rao S/o.M.Baghavantha rao, shows that he is in possession of Land admeasuring Ac 0.36 Gnts in Sy No.43/A1/1, Ac 1.02 Gnts in Sy No.43/A2, Ac 1.01 Gnts in Sy No.43/A3, Ac 0.09 Gnts in Sy No. 44/3/1, Ac 1.07 Gnts in Sy No.44/1, Ac 1.07 Gnts in Sy No.44/4/1 & Ac 1.01 Gnts in Sy No.43/A4 total admeasuring Ac 6.23 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
34	Pass Book No. T09110 020452	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Smt. Manthrigalla Bhagyawathi W/o. M.Narsimulu, shows that she is in possession of Land admeasuring Ac 1.01 Gnts in Sy No.43/A3 & Ac 1.01 Gnts in Sy No.43/A4 total admeasuring Ac 2.02 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
35	Pass Book No. T09110 020112	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Basheer S/o. Rasool, shows that he is in possession of Land admeasuring Ac 1.01 Gnts in Sy No.43/A4 & Ac 1.07 Gnts (assigned) in Sy No.44/4 total admeasuring Ac 2.08 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
36	Pass Book No. T09110 020194	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Zulekha Begum W/o. Hussain, shows that she is in possession of Land admeasuring Ac 1.02 Gnts in Sy No.43/A1 & Ac 1.07 gnts in Sy No.44/1, total admeasuring Ac 2.09 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.
37	Pass Book No. T09110 020019	Issued by MRO, Kondapur, RDO Sangareddy, in the name of Ahmed S/o. Rasool, shows that he is in possession of Land admeasuring Ac 1.02 Gnts in Sy No.43/A2 & Ac 1.07 gnts in Sy No.44/4/1, total admeasuring Ac 2.09 Gnts situated at Aliyabad village, Kondapur Mandal, Sangareddy Dist.





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		PAHANI'S
38	Sy No.43/A & 44/A	As per the 1954 -1955 Khasra Pahani there are total Ac 12.20 Gnts in Sy No.43 Out of Which Ac 4.06 Gnts falls under Sy no.43/A which is in the name of Syed Rasool S/o. Nizam saab is Hissedhar. Ac 14.02 Gnts in Sy No.44, out of which Ac 4.28 Gnts in Sy No.44/A is in the name of Syed Rasool S/o. Nizam saab is Hissedhar In Year 1979-80 & 1985-86 pahani's Ac 4.06 Gnts in Sy no.43/A & Ac 4.28 Gnts in Sy No.44/A which is in the name of Hussain Saab S/o. Syed Rasool is Hissedhar. In Year 1989-90, 1995-96, 1999-2000, 2005-2006, 2010-2011, 2015-2016 & 2017-2018 pahani's shows that Ac 4.06 Gnts in Sy no.43/A was subdivided between the legal heirs of Syed Rasool, I.e Ac 1.02 Gnts in Sy No.43/A1 is in the name of Hussain saab S/o Rasool, Ac 1.02 gnts in Sy No.43/A2 is in the name of Ahmed S/o. Rasool, Ac 1.01 Gnts in Sy No.43/A3 is in the name of Gousuddin S/o. Rasool, Ac 1.01 Gnts in Sy No.43/A4 is in the name of Baseer S/o. Rasool & the Sy No.44 Ac 4.28 Gnts is sub divided into Ac 1.07 Gnts in Sy No.44/1 is in the name of Hussain saab S/o Rasool, Ac 1.07 gnts in Sy No.44/2 is in the name of Ahmed S/o. Rasool, Ac 1.07 Gnts in Sy No.44/3 is in the name of Gousuddin S/o. Rasool, Ac 1.07 Gnts in Sy No.4/4 is in the name of Baseer S/o. Rasool
39	Sy No. 45/EE	As per the 1954 -1955 Khasra Pahani there are total Ac 7.38 Gnts in Sy No.45 Out of Which Ac 2.26 Gnts in Sy No.45/A which is in the name of Kummari Chinna Lingaiah S/o. Gundaiah, Ac 0.35 Gnts in Sy No.45/AA is in the name of Kummari Bagaiah S/o. Gundaiah, Ac 0.36 Gnts in Sy No.45/E is in the name of Kummari China Ramaiah S/o. Gundaiah, Ac 2.26 Gnts in Sy No.45/EE is in the name of Kummari Pedda Ramaiah S/o. Mallaiah & Ac 0.35 Gnts in Sy No. 45/U is in the name of Kummari Pedda Lingaiah S/o. Gundaiah In Year 1979-80, 1985-86 & 1989-90 pahani's Ac 2.26 Gnts in Sy No.45/A which is in the name of Kummari Sayanna S/o. Lingaiah, Ac 0.35 Gnts in Sy No.45/AA is in the name of Kummari Bagaiah S/o. Gundaiah, Ac 0.36 Gnts in Sy No.45/E is in the name of Kummari China Ramaiah S/o. Gundaiah, Ac 2.26 Gnts in Sy No.45/EE is in the name of Kummari Ramaiah S/o. Mallaiah & Ac 0.35 Gnts in Sy No. 45/U is in the name of Kummari Lingaiah S/o.Gundaiah.





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	In Year 1995-96 & 1999-2000 pahani's shows that Ac 0.35 Gnts in Sy No.45/A which is in the name of Kummari Mallaiah S/o. Sayanna, Ac 0.35 Gnts in Sy No.45/AA is in the name of Kummari Mallaiah S/o. Sayanna, Ac 0.35 Gnts in Sy No.45/AA is in the name of Kummari Sangaiah S/o. Ramaiah, Ac 0.36 Gnts in Sy No.45/E is in the name of Kummari Sangaiah S/o. Ramaiah, Ac 2.26 Gnts in Sy No.45/EE is in the name of Kummari Sangaiah S/o.Ramaiah & Ac 0.35 Gnts in Sy No. 45/U is in the name of Kummari Shivaiah & K Anjaiah S/o. Lingaiah In Year 2005-2006 & 2010-2011 pahani's shows that Ac 4.17 Gnts in Sy No.45/E is in the name of Bhavani Venkatesham S/o. Gangaram In Year 2015-2016 & 2017-2018 pahani's shows that Ac 0.26^{1/2} Gnts in Sy No.45/A & Ac 3.08 Gnts in Sy No.45/E2 is in the name of Bhavani Venkatesham S/o. Gangaram
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FLOW OF TITLE

As seen from the above Sale deeds and Phani's, initially the Schedule property pertains to Sy no. 43 & 44 is in the name of Syed Rasool S/o. Nizam saab. And where as Sy no.45 is in the name of Legal Heirs of Gundaiah. Later the properties transferred/devolved to the respective owner Legal Heirs.

Later in the Year 2005 & 2013 Sri.Bhavani Venkatesham Purchased land Land admeasuring Ac 0.26^{1/2} Gnts in Sy No.25/A, Ac 3.18 Gnts in Sy No.45/E, Ac 0.39 Gnts in Sy No.45/EE; Ac 0.39 Gnts in Sy No.47/A & Ac 0.39 Gnts in Sy No.47/AA, total land Admeasuring Ac 7.01^{1/2} gnts (Ac 5.03^{1/2} Gnts from Sy No.45 and Ac 1.38 Gnts from Sy No.47) situated at Aliyabad village, Kondapur Mandal, Medak Dist. Out of which he sold Ac 3.07 Gnts (Ac 1.09 Gnts from Sy No.45 & Ac 1.38 Gnts from Sy No.47) to D.Swaroop Rani vide sale deed 2237/2009, and Gifted Ac 0.20 Gnts to his daughter Bhavani Navya Hence he holds only Ac 3.14^{1/2} Gnts only. And inturn Bhavani Navya sold her share of Ac 0.20 Gnts to Majid Hussain vide doc No.163/2021.

Sr No.	Sy No.	Name of Owner	Extent
1	45	Bhavani Venkatesham	Ac 3.14 ^{1/2} gnts
2	45	Majid Hussain	Ac 0.20 Gnts
		Total	Ac 3.34 ^{1/2} Gnts





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In the year 2019, Mr. Madhavaneni Raghunandan Rao Purchased the Land Admeasuring Ac 6.23 Gnts from Sy No. 43/A & 44/A from legal heirs of Rasool vide Doc No's: 6199/2019, 6209/2019, 6210/2019 and 6211/2019. out of which He sold Ac 2.21 gnts to Gajula Srisailam vide doc No.957/2021 and Ac 2.02 Gnts to Mantrigalla Bhagyavathi vide doc No.955/2021 and Ac 2.00 Gnts to Chakilam Chandra Shekar vide doc No.956/2021, Thus Gajula Srisailam, M.Bhagyawathi & C.Chandra shekar becomes owners of the said property.

Sr No.	Sy No.	Name of Owner	Extent
1	43 & 44	Gajula Srisailam (Sold as below)	Ac 2.21 gnts
2	43 & 44	Mantrigalla Bhagyavathi	Ac 2.02 Gnts
3	43 & 44	Chakilam Chandra Shekar	Ac 2.00 Gnts
		Total	Ac 6.23 Gnts

Later This Gajula Srisailam sold Ac 1.02 Gnts to R.Krishna Yadav vide doc No.8823/2021 and Ac 1.00 Gnts to Bhavani Srinivas vide doc No.1196/2021, inturn this Bahavani Srinivas Sold his portion of Land to D.Mahender Reddy vide doc No.1362/2021.

Sr No.	Sy No.	Name of Owner	Extent
1	43 & 44	Gajula Srisailam	Ac 0.19 gnts
2	43 & 44	R.Krishna Yadav	Ac 1.02 Gnts
3	43 & 44	D.Mahender Reddy	Ac 1.00 Gnts
		Total	Ac 2.21 Gnts

All the above Owners Bhavani Venkatesham, Mantrigalla Bhagyavathi, Chakilam Chandra shekar & D Mahender Reddy Executed Development agreements infavour of Agastya Developers Pvt Ltd.

Post DAGPA this Agastya Developers Pvt ltd & their owners got the Layout approval and intent to sell the entire land to Jayendra Infra Developers.





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OBSERVATIONS

1. As per the documents furnished and as per my observations after perusal of the documents it can be inferred that the property forming the subject of this legal opinion described above is in the name of Bhavani Venkatesham ($2.28 + 26^{1/2} = \text{Ac } 3.14^{1/2}$ Gnts), Mantrigalla Bhagyavathi (2.02), Chakilam Chandra shekar (2.00), D Mahender Reddy (1.00), R.Krishna Yadav (1.02), Gajula Srisailam (0.19), Majid Hussain (0.20) Total admesuring Ac $10.17^{1/2}$ Gnts of Aliyabad village, Kondapur Mandal, Sangareddy Dist.
2. While executing sale deeds all the owners along with developer I.e., M/s. Agastya Developers Pvt Ltd, Bhavani Venkatesham, Majid Hussain, Mantrigalla Bhagyavathi, Chakilam Chandra shekar, D Mahender Reddy , R.Krishna Yadav & Gajula Srisailam. must include as Vendors while executing sale deeds infavour of Jayendra Infra Developers.
3. I may mention that there is no official procedure for search the court records, if we have information about any particular litigation we have to apply certified copies of the same as a third party by filing a petition before that particular court. But there is no procedure for general search officially.
4. A search can be made in the website "e-courts" basing on the name of the parties but it is not full proof as the site is not fully updated.
5. However by way of caution I made a search in the above website and found no litigation involving the name of the Owners, I advise that a sworn affidavit may be taken from the applicant confirming that there are no litigations pending over the property.
6. I have also made search of form 22 Registrar, the above Scheduled property does not fall under the Prohibited properties.





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CONCLUSION

We have perused the copies of documents listed in Column "5" to this letter in respect of the above mentioned property assuming that the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies and the accuracy and completeness of all the factual representations made in the documents.

As per the documents furnished and as per my observations after perusal of the documents it can be inferred that the property forming the subject of this legal opinion described above Schedule is in the name of M/s. Agastya Developers Pvt Ltd, Bhavani Venkatesham, Majid Hussain, Mantrigalla Bhagyavathi, Chakilam Chandra shekar, D Mahender Reddy , R.Krishna Yadav &, Gajula Srisailam.

I have no hesitation to state that M/s. Agastya Developers Pvt Ltd, Bhavani Venkatesham, Majid Hussain, Mantrigalla Bhagyavathi, Chakilam Chandra shekar, D Mahender Reddy , R.Krishna Yadav &, Gajula Srisailam have clear marketable title over the schedule property and the title holder is free to alienate or Sale to anybody as desired over the schedule property.

With this all the title verification has been done and M/s. Agastya Developers Pvt Ltd, Bhavani Venkatesham, Majid Hussain, Mantrigalla Bhagyavathi, Chakilam Chandra shekar, D Mahender Reddy , R.Krishna Yadav &, Gajula Srisailam have Clear title over the above-mentioned property, But comply the observations.

Thanking you,

Your's Faithfully,

AKSHARA ASSOCIATES