

S. No	date	Description of the Documents scrutinised	Original Photo-copy
1	30-09-2019	Certified 'True Extracts' of the Pahani Patrikas (village Accounts No-3) of Gajula Ramaram village, Quthbullapur Mandal, Medchal-Malkajigiri district, issued by the Naib Tahsildar, Quthbullapur Mandal for the years 1990-'91, 1991-'92, 1992-'93, 1993-94, 1994-'95, 1995-'96, 1997-'98, 1999-2000, 2001-'02, 2002-'03, 2004-'05, 2005-'06, 2006-'07, 2008-'09 2009-'10, 2011-'12, 2012-13	Certified 'True Extracts'
2	28-10-1989	Death Certificate , in Form-10, of Late Sri. D. Lakshmi Narayana Reddy s/o D. Papi Reddy issued by the Commissioner, Quthbullapur Municipality, Municipal Council of Quthbullapur (Government of A.P.) confirming the date of death of the said deceased on 28-10-1989, at Gajula Ramaram, under Quthbullapur Municipality vide Certificate of death No.198 dated 30-10-1989.	Photo copy
3	27 -04-1994	Government of A.P. Pattadar pass book bearing No.Z-38200 with Patta No. 275, in the name of Sri. Dundumulla Papi Reddy s/o Late Sri. D. Lakshmi Narayana Reddy issued by the Mandal Revenue Officer, Quthbullapur Mandal.	Photo copy
4	Nil	Plan showing the land in and bearing survey Nos. 2019 & 210, situated at Gajula Ramaram village, Quthbullapur Mandal, Ranga Reddy district, prepared and signed by all the five brothers and Legal Heirs of Late Sri. D. Lakshmi Narayana Reddy	Original

5	07-10-2015	Registered Partition Deed bearing No.12749/2015 dated 07-10-2015 made and executed by and among Sri. Dundumulla Venkata Ranga Reddy s/o Late Sri. D. Lakshmi Narayana Reddy and his (4) brothers and registered the document at the office of the RO Ranga Reddy	Original
6	23-12-2015	Registered Sale Deed bearing No.16786/2015 dated 23-12-2015 made and executed by Sri. Dundumulla Papi Reddy s/o Late Sri. D. Lakshmi Narayana Reddy as the 'Vendor' in favour of Sri. Pokala Mallesh s/o Sri. P.Shankar as the 'Vendee' and registered the document at the office of the District Registrar, Ranga Reddy.	Original
7	06-07-2016	Registered DEVELOPMENT Agreement cum GPA bearing document No.10058/2016 dated 06-07-2016 made and executed by and between Sri. Pokala Mallesh s/o Sri. P.Shankar as the 'First Party' in favour of 'M/s. SAHASRA INFRA' a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy as the 'Second Party' and registered the document at the office of the Joint Sub-Registrar, Quthbullapur.	Original
8	08-05-2015	Registered Partnership Deed of ' M/s. SAHASRA INFRA ' made and executed by and among (1). Sri. Sudhakar Reddy Amereddy s/o Bal Reddy, (2).Sri.Bijjili Sambaiah s/o B. Nagaiah and (3). Sri. Sudhakar Reddy Burgula s/o B. Narsa Reddy, referred to as Partners First, Second and Third, respectively. Registered with the Registrar of Firms, Ranga Reddy as No.1634 of 2015 at Ranga Reddy.	Original

9	24-01-2019	Registered Simple Mortgage Deed (without possession) bearing No. 1719/2019 dated 24-01-2019 made and executed by Sri. Pokala Mallesh s/o Sri. P.Shankar, represented by his DA cum GPA Attorney holder, M/s. SAHASRA INFRA , Represented by its Managing Partner, Sri. A. Sudhakar Reddy as the 'Mortgagor' in favour of The Commissioner, GHMC Hyderabad as the 'Mortgagee' and registered the document on the files of SRO Quthbullapur.	Certi. True copy
10	07-02-2019	Building Permit Order bearing permit No.2/C-26 / 02330/2019 dated 07-02-2019 in File No. 2/C-26/22799/2018 issued by the GHMC Hyderabad in favour of M/s. SAHASRA INFRA , Represented by its Managing Partner, Sri. A. Sudhakar Reddy for the proposed construction of Stilt + 5 Upper Floors, on the open land covered by survey Nos. 209 & 210/Parts at Gajula Ramaram revenue village, Quthbullapur Mandal, Medchal-Malkajigiri district	Original
11	05-11-2019	Statement of Encumbrances on property No. 43318151 dated 05-11-2019 issued by the SRO Quthbullapur, in respect of the property in survey Nos.209 & 210/Parts of Gajula Ramaram village for the period of 12 years from 01-10-2007 to 04-11-2019	Original

PART – II

SCHEDULE OF PROPERTY

(Acquired under DAGPA No.10058/2016 dated 06-07-2016)

“All that the **open land (East side Part)**, admeasuring **771.5 Sq. yards** OR 644.97 Sq. meters (out of Ac.0-14.39 guntas, equivalent to 1742 Sq. yards), in Survey No. 209/Part and Sy. No. 210/Part, situated at Gajula Ramaram Revenue village, Quthbullapur Mandal, Under GHMC Circle, Quthbullapur, Medchal-Malkajigiri district, Telangana State and bounded as follows :

North : 30' wide Road

South : Land belongs to D. Sanjeeva Reddy & part of D. Papi Reddy

East : Land of Indrasena Reddy

West : Part of open land of Pokala Mahesh.”

(Hereinafter called as the schedule of property)

PART - III

(Tracing of title to the Schedule of Property)

Gist of Legal Opinion

On a perusal of the documents and related information place before me, the schedule of landed property being, “All that the **open land (East side Part)**, admeasuring **771.5 Sq. yards** OR 644.97 Sq. meters (out of Ac.0-14.39 guntas, equivalent to 1742 Sq. yards), in Survey No. 209/Part and Sy. No. 210/Part, situated at Gajula Ramaram Revenue village, Quthbullapur Mandal, Under GHMC Circle, Quthbullapur, Medchal-Malkajigiri district, Telangana State,” was part and parcel of the Agricultural land in Survey Nos.209 & 210/Parts, locally known as ‘Chintal Cheruvu Patta land’ situated in Gajula Ramaram revenue village, originally belonged to Sri. Dundumulla Lakshmi Narayana Reddy s/o Papi

Reddy & his five (5) sons, namely : Dundumulla Venkata Ranga Reddy, Papi Reddy, Indrasena Reddy, Ravinder Reddy and Dundumulla Ramachandra Reddy. The family owned vast number of immovable properties, spread over in many survey numbers- situated in the above named village.

All the five sons of Lakshmi Narayana Reddy reportedly in occupation of family lands as 'Possessors' with their father as Owner-Pattadar, as seen from the related entries in the Pahanis from for the years 1990-'91 to 2012-'13, as per Document No.1, listed para supra. They also obtained their individual Pattadar Pass books from the Mandal Revenue Officer, Quthbullapur Mandal. Thus, all the five above named sons of Late Sri. D. Lakshmi Narayana Reddy were owning lands in Gajula Ramaram revenue village in their individual names, besides owning some properties jointly. They had also jointly and individually sold some of the properties after the death of their father.

Presently certain agricultural lands, in survey Nos.197, 207,208, 209 & 210 of Gajula Ramaram village remained un-sold. At the instance of family members and well-wishers and also to avoid future legal complications in the next generation, they agreed to partition the same by metes and bounds in to (5) lots, each of such lot incorporated in a separate schedule viz : Schedule "A" to Schedule "E". Since the Partition was the result of mutual agreement, among the five brothers enjoying cordial relations, and decided by metes and bounds, only a Plan of the lands in survey No. 209 & 210 was prepared by themselves and signed by all.(Document No.4 listed above.) Hence there is no separate approved Layout of the lands.'

Accordingly, the properties were Partitioned by virtue of Registered **Partition Deed** bearing No.12749/2015 dated 07-10-2015 made and executed by and among Sri. Dundumulla Venkata Ranga Reddy s/o Late Sri. D. Lakshmi Narayana Reddy and his (4) brothers and registered the document at the office of the RO Ranga Reddy.

Three items of the property which included all that the Agricultural land admeasuring Acs.0-14.39 guntas, equivalent to 1742 Sq. yards, in Survey Nos.209 & 210 (Parts) in Gajula Ramaram village, being the subject property-fell to the share of Sri. Dundumulla Papi Reddy s/o Lakshmi Narayana Reddy.

The said D. Papi Reddy sold and transferred the schedule mentioned Open land (East side Part) admeasuring **771.5 Sq. yards** OR 644.97 Sq. meters (out of Ac.0-14.39 guntas, equivalent to 1742 Sq. yards), in Survey No. 209/Part and Sy. No. 210/Part, situated at Gajula Ramaram Revenue village for value consideration to Sri. Pokala Mallesh s/o P. Shankar under registered Sale deed bearing No.16786/2015 dated 23-12-2015.

Having become sole and absolute owner of the said land, the said Sri. Pokala Mallesh s/o P. Shankar entered in to a Development Agreement cum GPA deed bearing document No.10058/2016 dated 06-07-2016, registered on the files of the joint Sub Registrar, Quthbullapur - with **M/s. SAHASRA INFRA**, a Partnership Firm, Represented by its Managing Partner, Sri. A. Sudhakar Reddy s/o Sri. A. Bal Reddy for development of the schedule of property.

DOCUMENT-WISE FLOW OF TITLE

Document No.1 listed above are the Certified 'True Extracts' of the Pahani Patrikas (village Accounts No-3) of Gajula Ramaram village, Quthbullapur Mandal, Medchal-Malkajigiri district, issued by the Naib Tahsildar, Quthbullapur Mandal for the years 1990-'91, 1991-'92, 1992-'93, 1993-94, 1994-'95, 1995-'96, 1997-'98, 1999-2000, 2001-'02, 2002-'03, 2004-'05, 2005-'06, 2006-'07, 2008-'09 2009-'10, 2011-'12, 2012-13.

A perusal of the entries recorded in the Pahani of Gajula Ramaram revenue village for the year 1990-'91 revealed that the agricultural land in survey **No.209**, (locally known as 'Chintal Cheruvu Patta land') admeasuring Ac.1-33 guntas was owned by Sri. D. Lakshmi Narayana Reddy s/o Papi Reddy as

Pattadar vide Col. No.12, while the names of his sons, Indrasena Reddy & Ravinder Reddy were recorded as 'Possessors' with Ac.0-39 guntas each, in Col. No.13 of the Pahani. In Col No.15 of the Pahani. It is also stated that the possession was by way of share of succession (Virasath).

The land in survey **No.210**, (locally known as 'Chintal Cheruvu Patta land') admeasuring Ac.0-20 guntas was owned by Sri. D. Lakshmi Narayana Reddy s/o Papi Reddy as Pattadar vide Col. No.12, while the names of Sri. Indrasena Reddy & Ramakrishna Reddy were recorded as 'Possessors' with Ac.0-10 guntas each, in Col. No.13 of the Pahani. It is also stated that the possession by the possessors was by way of share of succession (Virasath).

This position in the said revenue record continued up to the year 1992-'93.

For the year 1993-'94, the Pahani exhibited that while the name of Sri. D. Lakshmi Narayana Reddy s/o Papi Reddy continued to be as Pattadar vide Col. No.12, and there is no change in possessors Col.13 in respect of Survey No.209, but for the land in survey No.210, two more names were added to the existing names of Indrasena Reddy & Ramakrishna Reddy with their respective shares note against each of them. This position in the Pahanis for the years 1994-'95 & 1995-'96 continued with some changes in possessors col. No.13.

The Pahani entries for the year 1997-98 showed that the name of all the sons, namely Dundumulla Venkata Ranga Reddy, Papi Reddy, Indrasena Reddy, Ravinder Reddy, Ramachandra Reddy sons of Sri. D. Lakshmi Narayana Reddy, who died on 28-10-1989, were recorded as Pattadars-in-possession under Col. No.12 & Col. No.13, with their respective share of land noted against their individual names.

The Pahani for the year 2005-'06, revealed that few more names were added to the Pattadar col. 12 and Possessor Col. No.13 making the total number of Pattadars and possessors to 12, which included the original Five Pattadars (sons of Late Sri. D. Lakshmi Narayana Reddy) with their respective share of land noted against their individual names.

The extent of land in survey No.509 was changed and shown from Acs,1-33 guntas to Acs.1-38 guntas in the Pahanis for the years from 2011-'12 to 2012-'13 and no reasons are attributed. Similarly, the number of Pattadars-in-possession for the land in survey No.209 was reduced from 12 to the original five, sons of Late Sri. D. Lakshmi Narayana Reddy.

Thus, it is evidently established that the said Dundumulla Venkata Ranga Reddy, Papi Reddy, Indrasena Reddy, Ravinder Reddy, Ramachandra Reddy sons of Sri. D. Lakshmi Narayana Reddy were Pattadars of lands, extents mentioned against their names in survey Nos. 209 & 210 of Gajula Ramaram revenue village under Quthbullapur Mandal.

As seen from the entries recorded in the Pahanis referred to above under document listed as - 1, the five sons viz: Dundumulla Venkata Ranga Reddy, Papi Reddy, Indrasena Reddy, Ravinder Reddy, Ramachandra Reddy were holding their respective share of land, first as possessors in Col No.13 and later on became Pattadars and got their names mutated in Col. No.12 of the Pahanis.

All of them obtained their individual Pattadar Pass books from the Mandal Revenue Officer, Quthbullapur Mandal as stated here below:

S. No.	Name of the Pattadar	Pattadar Pass Book No
01	Dundumulla Venkata Ranga Reddy	Z- 38189
02	Dundumulla Papi Reddy	Z- 38200
03	Dundumulla Indrasena Reddy	Z- 33569 (Title Deed)
04	Dundumulla Ravinder Reddy	Z- 38359
05	Dundumulla Ramachandra Reddy	Z-286429 (Title Deed)

The above noted Revenue Records established the fact of owning of the lands by the afore named individuals in Gajula Ramaram village.

Document No.2 listed above is the **Death Certificate**, in Form-10, of Late Sri. D. Lakshmi Narayana Reddy s/o D. Papi Reddy issued by the Commissioner, Quthbullapur Municipality, Municipal Council of Quthbullapur (Government of A.P.) confirming the date of death of the said deceased on 28-10-1989, at Gajula Ramaram, under Quthbullapur Municipality vide Certificate of death No.198 dated 30-10-1989.

Document No.3 listed above is the Government of A.P. Pattadar pass book bearing No.Z-38200 with Patta No. 275, in the name of Sri. Dundumulla Papi Reddy s/o Late Sri. D. Lakshmi Narayana Reddy issued by the Mandal Revenue Officer, Quthbullapur Mandal

A perusal of the entries recorded in the said Pattadar pass book revealed that the said Papi Reddy was owner of 14 bits of Agricultural lands of various sizes admeasuring total Acs.4-30 guntas , in as many survey Nos. situated in Gajula Ramaram revenue village, besides the schedule mentioned property.

Document No.4 listed above is the Plan showing the land in and bearing survey Nos. 2019 & 210, situated at Gajula Ramaram village, Quthbullapur Mandal, Ranga Reddy district, prepared with mutual consent and signed by all the five brothers being the Legal Heirs of Late Sri. D. Lakshmi Narayana Reddy.

As seen from their individual Pattadar Pass books obtained from the Mandal Revenue Officer, Quthbullapur Mandal and related entries in the Pahanis from for the years 1990-'91 to 2012-'13, discussed in para supra – all the five above named sons of Late Sri. D. Lakshmi Narayana Reddy were owning lands in Gajula Ramaram revenue village, besides owning some properties jointly. They had jointly and individually sold some of the properties after the death of their father.

Presently certain agricultural lands, in survey Nos.197, 207,208, 209 & 210 of Gajula Ramaram village remained un-sold. At the instance of family members and well-wishers and also to avoid future legal complications in the next generation, they agreed to partition the same by metes and bounds in to (5) lots,

each of such lot incorporated in a separate schedule viz : Schedule “A” to Schedule “E”. Since the Partition was the result of mutual agreement, among the five brothers, and decided by metes and bounds, only a Plan of the lands in survey No. 209 & 210 was prepared by themselves and signed by all. Hence there is no separate approved Layout of the lands.

Sri. Dundumulla Papi Reddy, the Vendor of the property to Sri. Pokala Mallesh s/o Sri. P. Shankar , who now entered in to a Development Agreement cum GPA with **M/s. SAHASRA INFRA**, - was allotted Schedule “B” property, consisting of three items which included subject property of land admeasuring Ac.0-14.39 guntas, equivalent to 1742 Sq. yards in Survey No.209 & 210 (Parts), situated at Gajula Ramaram village.

Document No. 5 listed above is the Registered **Partition Deed** bearing No.12749/2015 dated 07-10-2015 made and executed by and among Sri. Dundumulla Venkata Ranga Reddy s/o Late Sri. D. Lakshmi Narayana Reddy and his (4) brothers and registered the document at the office of the RO Ranga Reddy.

The salient features of this Family Partition of properties are:

- a. That the Partition Deed pertains to ancestral lands only in survey Nos. 197, 207,208, 209 & 210, out of their vast extents of ancestral properties situated at Gajula Ramaram village.
- b. That this Partition deed did not include the landed properties already mutated in their individual names for which Pattadar Pass books were obtained from the MRO Quthbullapur Mandal and the ancestral House at Gajula Ramaram village.
- c. That this Partition of properties is by metes and bounds, with mutual understanding and acceptance and irrevocable.
- d. That it is categorically mentioned in this Partition Deed that even if any Party is deprived of any property or part thereof allotted to his share, by

reason of any claim by third party, he shall not be entitled to claim the re-opening of the Partition or compensation from other parties to this deed. It further stated that if any property not covered by this Partition deed, is discovered to be the Joint family Property as between all or any of the Parties, the Parties concerned shall have a right to partition the property so discovered.

It is also stated that this Partition deed was prepared as one Original Copy and (5) Five duplicate copies thereof. Each duplicate document shall be considered as Original and Party No.01 to Party No. 05 shall retain each of such Partition Deed.

DocumentNo.6, listed above is the Registered **Sale Deed** bearing No.16786 / 2015 dated 23-12-2015 made and executed by Sri. Dundumulla Papi Reddy s/o Late Sri. D. Lakshmi Narayana Reddy as the ‘Vendor’ in favour of **Sri. Pokala Mallesh s/o Sri. P.Shankar** as the ‘Vendee’ and registered the document at the office of the District Registrar, Ranga Reddy, for sale of all that part and parcel of Open land (**East side part**) admeasuring 771.5 Sq. yards OR 644.97 Sq. meters of Patta land (out of Ac.0-14.39guntas, equivalent to 1742 Sq. yards), in Survey No. 209/Part and Sy. No. 210/Part, situated at Gajula Ramaram Revenue village, Quthbullapur Mandal, Under GHMC Circle, Quthbullapur, Medchal-Malkajigiri district, Telangana State., for total sale consideration of Rs.38,57,500/-.

Having received the entire sale consideration of Rs.38,57,500/- of which Rs.20,00,000/- by way of cheques bearing No. 000878 dated 23-12-2015, drawn of ICICI Bank, Kompally Branch, Hyderabad, and Rs, 18,57,500/- paid through DD No.003877 dated 23-12-2015, drawn of ICICI Bank, Kompally Branch, Hyderabad, the Vendor had handed over the vacant and peaceful physical possession of the schedule of Property to the Vendee and as per other terms mentioned therein.

Document No.7 listed above is the Registered DA cum GPA Deed bearing document No.10058/2016 dated 06-07-2016 made and executed by and between Sri. Pokala Mallesh s/o Sri. P.Shankar as the 'First Party' in favour of 'M/s. SAHASRA INFRA' a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy as the 'Second Party' and registered the document at the office of the Joint Sub-Registrar, Quthbullapur for development of the landed property being all that the Open Land (East side Part) admeasuring 771.5 Sq. yards OR 644.97 Sq. meters of Patta land (out of Ac.0-14.39guntas, equivalent to 1742 Sq. yards), in Survey No. 209/Part and Sy. No. 210/Part, situated at Gajula Ramaram Revenue village, Quthbullapur Mandal owned by the First Party owner.

Salient features of this Development Agreement cum GPA:

- (a). That in lieu of the First Party/Owner granting development rights to the Developer over his landed property for development, the Second Party/Developer shall make arrangements for and shall bear all expenses for preparation of the Plans, obtain necessary licences, Permits, sanctions etc required for this purpose construction of Residential Apartments, from GHMC / HMDA / Municipal Authorities and all other concerned departments / Agencies.
- (b). That the entire cost of construction of the Residential Apartments until its completion shall be borne by the Second Party/Developer only and the First party/Owner shall have nothing to do with the same.
- (c). That both the Parties agreed share the developed Flats and proportionate land in the ratio of 40% : 60%. It means that 40% share to the First party/Owner and 60% to the Second Party/Developer in the entire Building Apartment consisting of Stilt + Five (5) Upper Floors. Over the schedule site.
- (d). That with mutual consent and understandings, the parties also allotted to themselves the developed flats numbering 20 in all with plinth area of 1037 Sft each, as detailed here under. (Page No.5 & 6 of this Deed).

(8) Flats fell to 40% share of the First Party/Owner

Floor No.	Flats No allotted
Second Floor	201 & 202
Third Floor	303 & 304
Fourth Floor	401 & 402
Fifth Floor	503 & 504

(12) Flats fell to 60% share of the Second Party/Developer

Floor No.	Flats No allotted
First Floor	101, 102, 103, 104
Second Floor	203 & 204
Third Floor	301 & 302
Fourth Floor	403 & 404
Fifth Floor	501 & 502

- (e). As agreed upon, the First Party/Owner constituted, nominated and appointed the Second Party/Developer, 'M/s. SAHASRA INFRA' a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy s/o A. Bal Reddy as their Lawful Attorney, in respect their 60% of share allotted to the Second party along with appropriate un-divided share of land and to do certain acts, deeds and things in their names and on their behalf, as detailed in the said DAGPA document.

Document No.8 listed above is the Registered Partnership Deed of 'M/s. SAHASRA INFRA' made and executed by and among (1). Sri. Sudhakar Reddy Amereddy s/o Bal Reddy, (2).Sri.Bijjili Sambaiah s/o B. Nagaiah and (3). Sri. Sudhakar Reddy Burgula s/o B. Narsa Reddy, referred to as Partners First, Second and Third respectively and registered with the Registrar of Firms, Ranga Reddy as No.1634 of 2015 at Ranga Reddy.

This Partnership Deed recites among others that the same was deemed to have come in to effect with effect from 01-05-2015 with Firm's registered office at Plot No.115, H. No.7-616, Subhash Nagar, IDA, Jeedimetla, Hyderabad -500 055. The object of the Firm shall be to run the business of 'Builders & Developers' and the Partnership is at WILL.

Thus, the present venture of purchase of land and its development in to construction of multi-storied residential apartment complex, correctly fits in to enumerated object of the Firm. The Deed needs to specify that Sri. A. Sudhakar Reddy is the Managing Partner of the Firm.

Document No.9 listed above is the Registered **Simple Mortgage Deed** (without possession) bearing No. 1719/2019 dated 24-01-2019 made and executed by Sri. Pokala Mallesh s/o Sri. P.Shankar, represented by his DA cum GPA Attorney holder, **M/s. SAHASRA INFRA**, Represented by its Managing Partner, Sri. A. Sudhakar Reddy as the 'Mortgagor' in favour of The Commissioner, GHMC Hyderabad as the 'Mortgagee' and registered the document on the files of SRO Quthbullapur.

As pre-condition for sanction of Building Permit Order, in accordance with G.O. Ms.No.86 MA dated 03-03-2006 & G.O. Ms. No. 623 MA dated 01-12-2006 and G.O. Ms.No.168 MA 07-01-2012, for the building complex to be constructed in open land admeasuring 771.5 Sq. yards in survey Nos. 209/Part and 210/Part, situated at Gajula Ramaram Revenue village, Quthbullapur Mandal, the 'Mortgagor' had executed the said Mortgage deed mortgaging 10% of its total built up area i.e., 160.71 Sq meters (Out of 1606.55 Sq. meters) OR 1730.13 Sft valued at Rs.21,00,000/- @ Rs.1200/- per Sft in favour of the GHMC Hyderabad subject to the terms mentioned therein.

The mortgaged property comprises of Flat Nos.201, 202 and 203, in Second Floor of the proposed building complex.

Document No.10 listed above is the **Building Permit Order** bearing permit No.2/C-26 / 02330 / 2019 dated 07-02-2019 in File No. 2/C-26/22799/2018

issued by the GHMC Hyderabad in favour of **M/s. SAHASRA INFRA**, Represented by its Managing Partner, Sri. A.Sudhakar Reddy for the proposed construction of Stilt + 5 Upper Floors, on the open land covered by survey Nos. 209 & 210 /Parts at Gajula Ramaram revenue village, Quthbullapur Mandal, Medchal-Malkajigiri district, subject to certain conditions mentioned therein.

A perusal of the entries in the said Building Permit Order revealed- among others, that GHMC Hyderabad had collected a total fee of Rs. 7,85,097/- (Rupees Seven Lakhs Eighty Five Thousands and Ninety Seven Only) from the builders towards various charges which included Development charges for the proposed built-up area, B.C & F.B.C on built up area and also on site area, Rain water harvesting charges and open space contribution charges etc., The construction, as per this Building Permit Order to be commenced before 07-08-2020 and to be completed before 07-02-2025. It is also conditioned that the Builder / Developer shall register the Project in the Rera website, after its launch in July 2018.

PART-IV (SEARCH & ENCUMBRANCE)

SEARCH REPORT

CHRONOLOGICAL ORDER OF DERIVATION OF THE PROPERTY

S. No .	Nature of the Document	Doc. Regn. No & date	Names of the parties	
			Vendor/s	Vendee/s
01	Registered Partition Deed	12749/2015 dated 07-10-2015	Sri. Dundumulla Venkata Ranga Reddy & (4) brothers	Dundumulla Papi Reddy s/o D. Lakshmi Narayana Reddy
02	Registered Sale Deed	16786/2015 dated 23-12-2015	Dundumulla Papi Reddy s/o D. Lakshmi Narayana Reddy	Pokala Mahesh s/o P.Shankar

02	Registered DAGPA	10058/2016 dated 06-07-2016	Pokala Mahesh s/o P.Shankar	M/s.SAHASRA INFRA, a Partnership Firm, Represented by its Managing Partner, Sri. A. Sudhakar Reddy
----	---------------------	-----------------------------------	--------------------------------	---

VERIFICATION OF TITLE DEEDS

I have obtained (1). **Certified True Copie** of the **Partition Deed** bearing No.12749/2015 dated 07-10-2015 made and executed by and among Sri. Dundumulla Venkata Ranga Reddy s/o Late Sri. D. Lakshmi Narayana Reddy and his (4) brothers and registered the document at the office of the RO Ranga Reddy from the office of the Joint Sub-Registrar, RO Ranga Reddy and (2). **Certified True Copie** of the Registered DA cum GPA bearing document No.10057/2016 dated 06-07-2016 made and executed by and between Sri. Pokala Mallesh s/o Sri. P.Shankar as the 'First Party' in favour of 'M/s. SAHASRA INFRA' a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy as the 'Second Party' and registered the document at the office of the Joint Sub-Registrar, Quthbullapur as proof of confirmation of registration of its original documents in those offices. This Development Agreement cum GPA deed confirms and establishes the fact that **M/s. SAHASRA INFRA**, legally became the sole and absolute owner 60% of the developed property as Developer.

The above mentioned Certified True Copies of the documents are sent enclosed herein for information and records.

(1). This Certified True Copie of the **Partition Deed** document on verification with its original produced by the above said Firm and now in our hands, tallied correctly in all respects and there are no discrepancies between these two. The print No. **D 342112**, on India Non Judicial stamp paper of value of Rs.100/-, stampings and signatures are also tallied. The Joint Sub-Registrar, RO Ranga Reddy also released a True copy of the same, as such I have no hesitation to

certify that the Original Partition Deed produced by the Managing Partner of the afore named Firm, is genuine and not fake.

(2). This Certified True Copie of the **Development Agreement cum GPA** bearing document No.10058/2016 dated 06-07-2016, on verification with its original deed produced by the above said Firm and now in our hands, tallied correctly in all respects and there are no discrepancies between these two. The print No. **E 659342** on India Non Judicial stamp paper of value of Rs.100/-, stampings and signatures are also tallied. The SRO Quthbullapur also released a True copy of the same, as such I have no hesitation to certify that the Original Development Agreement cum GPA Deed produced by the Managing Partner of the afore named Firm, is genuine and not fake.

I have also caused conduct of search of the above cited documents registered at the office of the RO Ranga Reddy & SRO Quthbullapur and found that the cited documents were properly executed and found the transactions to be genuine.

IV –A, POSSESSION OF THE PROEPRTY

From the recitals of the **Registered DA cum GPA** bearing document No.10058/2016 dated 06-07-2016 made and executed by and between Sri. Pokala Mallesh s/o Sri. P.Shankar as the ‘First Party’ Owner in favour of ‘M/s. SAHASRA INFRA’ a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy as the ‘Second Party’ Developer and registered the document at the office of the Joint Sub-Registrar, Quthbullapur and **Building Permit Order** bearing permit No.2/C-26 / 02330 / 2019 dated 07-02-2019 in File No. 2/C-26/22799/2018 issued by the GHMC Hyderabad in favour of M/s. **SAHASRA INFRA**, it is evidently established that the ‘First Party / Owner’ had delivered the vacant possession of the Schedule of property to the ‘Second Party Developer’ therein. As such, as on the date M/s. **SAHASRA INFRA**, a Partnership Firm, Represented by its Managing Partner, Sri. A. Sudhakar Reddy is in physical possession and enjoyment of the Schedule of property as its Developer with 60% of share in the developed area.

IV –B- EFFECT OF LAND REFORMS

The schedule of property consists of land admeasuring only 771.5 Sq. Yards OR **644.97 Sq. Meters** which is much below the retainable extent of 1,000 Sq. meters of land per individual to fall under ceiling restrictions, as such the provisions of Urban Land Ceiling Act 1976 and Urban Area (Dev) act 1976 also do not apply to the Schedule of property. It is already declared in the sale deed that the land is not an assigned land within the meaning of section 2(1) of A.P. Assigned Lands (prohibition & Transfer) Act No.9 of 1977.

IV –C, ENCUMBRANCES

Document No.11 listed above is the Statement of Encumbrances on property No. **43318151** dated 05-11-2019 issued by the SRO Quthbullapur, in respect of the property in survey Nos.209 & 210/Parts of Gajula Ramaram village for the period of 12 years from 01-10-2007 to 04-11-2019, discloses the registered transaction recorded against the schedule of property covered by (1). Sale deed No. 16786/2015 dated 23-12-2016, executed by D. Papi Reddy in favour of Pokala Mahesh (2).Registered DA cum GPA bearing document No.10058/2016 dated 06-07-2016 made and executed by and between Pokala Mahesh and **M/s. SAHASRA INFRA**, a Partnership Firm, Represented by its Managing Partner, Sri. A. Sudhakar Reddy

This document is discussed in flow of title. There are no other documents and no adverse remarks are found or noticed against the schedule of property during the said EC period.

VERIFICATION OF E.C

I further certify that I have taken out eEC on TS Online system from the records of SRO Quthbullapur and cross checked the entries in the said eECs with the EC document obtained from that office and found them to be tallying. No adverse comments or remarks against the schedule of property are found / noticed.

This eEC also establishes the fact that **M/s. SAHASRA INFRA**, a Partnership Firm, Represented by its Managing Partner, Sri. A. Sudhakar Reddy is the absolute owner and possessor of the 60% share of the developed property, by virtue of Registered DA cum GPA bearing document No.10058/2016 dated 06-07-2016 and that the Firm is legally entitled to deal with the said property in any way the partnership Firm deem fit and proper.

(1). The eEC taken out through the TS Online system from the records of SRO Quthbullapur for a period of 12 years from **01-10-2007 to 04-11-2019** and (2). the eEC extracted from the records of RO Ranga Reddy for a period of 12 years from **01-10-2007 to 02-11-2019** are furnished here below for favour of information and records.

**Government of Telangana
Registration and Stamps Department**

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :05-11-2019 14:57:06

Application No :331703

Statement No :43318151

Sri/Smt. G.S.Murthy

having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: GAJULARAMARAM OR GAJULARAMARAM , SURVEY NO: ,209,210, Bounded by NORTH :30 WIDE ROAD , SOUTH :LAND BELONGS TO D. SANJEEV REDDY & PART OF D.PAPI REDDY LAND , EAST :LAND OF D. INDRASENA REDDY , WEST :PART OF OPEN LAND OF POKALA MAHESH (WEST SIDE PART)

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. QUTHBULLAPUR** for 12 years from **01-10-2007 to 04-11-2019** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/2	VILL/COL: GAJULARAMARAM /ALL RESIDENTIAL W- B: 5-1 SURVEY: 209 210 HOUSE: . EXTENT:	(R) 22- 09-2016 (E) 06- 07-2016 (P) 22- 09-2016	0110 Development Agreement Cum GPA Mkt.Value:Rs. 17850000 Cons.Value:R	1.(EX)POKALA MAHESH 2.(EX)KODIPYAK A RAKESH KUMAR (SPA HOLDER) 3.(CL)M/S.	0/0 10058/2016 [1] of SRO QUTHBULLA PUR(1521)

	771.5SQ.Yds BUILT: 24888SQ. FT EAST SIDE PART OF PLOT Boundires: [N]: 30' WIDE ROAD [S] LAND BELONGS TO D. SANJEEV REDDY & PART OF D.PAPI REDDY LAND [E]: LAND OF D. INDRASENA REDDY [W]: PART OF OPEN LAND OF POKALA MAHESH (WEST SIDE PART) Link Doct:16786/20 15 of SRO 1510		s. 0	SAHASHRA INFRA 4.(CL)A. SUDHAKAR REDDY (MANAGING PARTNER)	
2/2	VILL/COL: GAJULARAMARAM /ALL RESIDENTIAL W- B: 5-1 SURVEY: 209/PART 210/PART EXTENT: 771.5SQ.Yds OPEN LAND EAST SIDE PART Boundires: [N]: 30' WIDE ROAD [S] LAND BELONGS TO D.SANJEEV REDDY & PART OF VENDOR LAND [E]: LAND OF D. INDRASENA REDDY [W]: PART OF VENDOR LAND (WEST SIDE PART) Link Doct:12749/20 15 of SRO 1510	(R) 23- 12-2015 (E) 23- 12-2015 (P) 23- 12-2015	0101 Sale Deed Mkt.Value:Rs. 3857500 Cons.Value:R s. 3857500	1.(EX)DUNDUMU LLA PAPI REDDY 2.(CL)POKALA MAHESH	0/0 16786/2015 [1] of SRO RANGA REDDY (R.O)(1510)

Disclaimer:

1.This Report is for Information only.

2.Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

3.The encumbrances shown in the eEC are those discovered with reference to the description of

properties furnished by the applicants at the time of Registration.

4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.

5.In case system responds by "Data Not Found", for confirmation approach SRO concern.

DOCUMENTS TO BE DEPOSITED FOR EQUITABLE MORTGAGE IN FAVOUR OF THE BANK

1. **ORIGINAL** – Being the **DocumentNo.6,** listed above is the Registered **Sale Deed** bearing No.16786 / 2015 dated 23-12-2015 made and executed by Sri. Dundumulla Papi Reddy s/o Late Sri. D. Lakshmi Narayana Reddy as the ‘Vendor’ in favour of **Sri. Pokala Mallesh s/o Sri. P.Shankar** as the ‘Vendee’ and registered the document at the office of the District Registrar, Ranga Reddy, for sale of all that part and parcel of Open land (**East side part**) admeasuring 771.5 Sq. yards

2. **ORIGINAL** –being the **Document No.7** listed above is the Registered DA cum GPA Deed bearing document No.10058/2016 dated 06-07-2016 made and executed by and between Sri. Pokala Mallesh s/o Sri. P.Shankar as the ‘First Party’ in favour of ‘M/s. SAHASRA INFRA’ a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy as the ‘Second Party’ and registered the document at the office of the Joint Sub-Registrar, Quthbullapur for development of the landed property being all that the Open Land (East side Part) admeasuring 771.5 Sq. yards.

3. **ORIGINAL** – being the **Document No.10** listed above is the **Building Permit Order** bearing permit No.2/C-26 / 02330 / 2019 dated 07-02-2019 in File No. 2/C-26/22799/2018 issued by the GHMC Hyderabad in favour of **M/s. SAHASRA INFRA,** Represented by its Managing Partner, Sri. A.Sudhakar Reddy for the proposed construction of Stilt + 5 Upper Floors, on the open land covered by survey Nos. 209 & 210 /Parts at Gajula Ramaram revenue village, Quthbullapur Mandal, Medchal-Malkajigiri district,

All the afore mentioned documents in ORIGINAL & COMPULSORILY and rest of the listed documents, as detailed under PART-I, be obtained for creation of registered equitable mortgage of the Schedule of Property in favour of the Bank OR any financial Institution, as the case may be- only in case if the Firm decides avail financial assistance for their said Housing Project.

PART - V.

LEGAL OPINION:

In cIn consideration of recitals of above referred documents and flow of title as discussed in para supra and entries recorded in the ECs, I am of the considered opinion that **M/s. SAHASRA INFRA**, Represented by its Managing Partner, Sri. A.Sudhakar Reddy became absolute owner of the schedule mentioned property, being “All that the **open land (East side Part)**, admeasuring **771.5 Sq. yards** OR 644.97 Sq. meters (out of Ac.0-14.39 guntas, equivalent to 1742 Sq. yards), in Survey No. 209/Part and Sy. No. 210/Part, situated at Gajula Ramaram Revenue village, Quthbullapur Mandal, Under GHMC Circle, Quthbullapur, Medchal-Malkajigiri district, Telangana State.” by virtue of **Registered DA cum GPA** bearing document No.10058/2016 dated 06-07-2016 made and executed by and between Sri. Pokala Mallesh s/o Sri. P.Shankar as the ‘First Party’ Owner in favour of ‘M/s. SAHASRA INFRA’ a Partnership Firm, represented by its Managing Partner, Sri. A. Sudhakar Reddy as the ‘Second Party’ Developer and registered the document at the office of the Joint Sub-Registrar, Quthbullapur

I further Certify that the said **M/s. SAHASRA INFRA**, enjoys valid, legal, marketable and subsisting title over the schedule of property.

Any Bank –OR- any Financial Institution can accept the afore mentioned property, 60% share comprising of 12 Flats from **M/s. SAHASRA INFRA**, Represented by its Managing Partner, Sri. A.Sudhakar Reddy and 40% share comprising of 8 Flats from Sri. Pokala Mallesh s/o Sri. P.Shankar, a per details in the Development Agreement as security for the loan/s advanced or to be advanced by way of registered equitable mortgage of deposit of title deeds.

All the above referred documents are returned here in enclosed.

Yours faithfully

,

G.S.MURTHY.
ADVOCATE