

Dr. G. JALPATH REDDY-
SRI VENKAT REDDY,

M.A. M.Com M.Sc. (Psy.) M.Phil. L.L.B. Ph.D.

ADVOCATE (ENRL. No. TS/6/2019)

Parimala Winsome Apartments,
Flat No. G-9, H. No. 11-8-99/106,
Narsimhapuri Colony,
Behind Sai Sanjeevani Hospital,
Saroornagar, Hyderabad – 500 035
Mobile : 9912525699, 8978994466

TITLE SCRUTINY REPORT

Preface :

This title scrutiny is undertaken as per the requisition of M/s Rajapushpa Trustnest Reality LLP, a company registered under the provisions of the Indian Companies Act, 1956 having its registered at 6th Floor, Rajapushpa Summit, Nanakramguda, Hyderabad – 500 008 with regard to title and entitlement in respect of respective parts and parcels of the contagious lands total admeasuring Ac. 70,786 Sq.Yards equallent to Ac. 14-25 Gts. in Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village and in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518 and 519 of Manchirevula Village of Gandipet Mandal, Rangareddy District as detailed below and development rights of M/s Urban League LLP and assignment rights of Rajapushpa Trustnest Reality LLP to develop the same by constructing multi-stored residential apartment buildings thereon and more specifically described in the table below.

Manchirevula		
S. No.	Sy. No.	Extent (in sq.yds.)
1	12	2662
2	438	484
3	444	544.5
4	445	605
5	447	726
6	448	60.5
7	515	5385.5
8	516	7381
9	518	2299
10	519	1452
Total		21599.5
		Ac. 4.18 Gts.

Bairagiguda		
S. No.	Sy. No.	Extent (in sq.yds.)
1	84	5687
2	85	2904
3	86	1089
4	87	5566
5	88	4235
6	89	2783
7	90	4840
8	91	4719
9	92	2299
10	93	4477
11	94	3388
12	95	1694
13	96	5566
Total		49247
		Ac. 10.07 Gts.

I have examined and relied on photocopies of the documents for preparing this report.

Finding based on the documents examined.


GADDAM JALPATH REDDY
SRI VENKAT REDDY
M.A., M.Com, M.Phil, LL.B, Ph.D.
(TS/6/2019)
ADVOCATE

BAIRAGIGUDA

A. Title :

1. Survey No. 84 land measuring Acres Ac.1-07 gts:

- (i) Sri Mohan Naidu, Smt C Malathi and Sri Murali Kumar Brahmasa are the Pattedars and possessors of the Sy No.84 extentt Ac.1-07 gts situated at Bairagiguda Village of Gandipet Mandal Rangareddy District.
- (ii) Sri Mohan Naidu, Smt C Malathi and Sri Murali Kumar Brahmasa have executed the DAGPAs/Assignments Deeds with respect to land admeasuring 5687 Sq.yards (Ac.1-07 gts) in Sy No.84 in favour of M/s.Rajapushpa Trustnest Realty LLP.

2. Survey No. 85 land measuring Ac.0-24 gts:

- 2.1 Sri Mohan Naidu and Smt C Malathi are the Pattedars to an extent of Ac.0-24 gts in Sy No.85 situated at Bairagiguda Village Gandipet Mandal Rangareddy District .
- 2.2 Sri Mohan Naidu and Smt C Malathi have executed the DAGPA with respect to land admeasuring 2904 Sq.yards (Ac.0-24 gts) in Sy No.85 infavour of M/s.Rajapushpa Trustnest Realty LLP.

3. Survey No. 86 land measuring Acres 00-09

- 3.1 Sri A. Harinath Reddy is the Land Owner and Possessor of land admeasuring Ac.0-09 gts in Sy No.86 of Bairagiguda Village of Gandipet Mandal.
- 3.2 Sri A.Harinath Reddy has executed a DAGPA/Assignment Deed respect to land admeasuring 1089 Sq.yards (Ac.0-09 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

4. Survey No. 87 land measuring Acres 01-06

- 4.1 Sri K Gnanachander Rao,K Nagesh, K Vishwanath,Kapil Yadav Sanjay Rajendra Yadav, K Chandra Shekar and P.Charan Raj Reddy are the Land owners and possessors of land admeasuring Ac.1-06 gts situated at Bairagiguda Village Gandipet Mandal Rangareddy District.
- 4.2 Sri K Gnanachander Rao,K Nagesh, K Vishwanath,Kapil Yadav, Sanjay Rajendra Yadav, K Chandra Shekar and P.Charan Raj Reddy have executed DAGPAS/Assignment Deeds with respect to land admeasuring 5566 Sq.yards (Ac.1-06 gts) in favour of Rajapushpa Trustnest Realty LLP.

5. Survey No. 88 land measuring Acres 00-35

- 5.1 Sri K Gananchander Rao,K. Nagesh, K.Vishwanath, Sri G Krushna Reddy, Patla Amrutha,T Drinivas Reddy,T.Prashanthi,M.Upendar,Dachani Saroja, G.Vijaya Lakshmi,M.Sudarshan Reddy,K Sathyanarayana Setty,P.Ravichandra Reddy,Umakanth Katta,B Krishnaiah,P Satyanarayan,B Vasantha Laxmi, Anil Kumar Gadam, K Raghuvardhan Reddy, K Usha Rani,

C Deekshith Reddy, M.Satish reddy, M.Jayasri, M.Sravani and P Sudarshan Reddy are the Land Owners and possessors of land admeasuring Ac.0-35 gts in Sy No.88 of Bairagiguda Village Gandipet Mandal Rangareddy District.

- 5.2 Sri K Gananchander Rao, K. Nagesh, K.Vishwanath, Sri G Krushna Reddy, Patla Amrutha, T Drinivas Reddy, T.Prashanthi, M.Upendar, Dachani Saroja, G.Vijaya Lakshmi, M.Sudarshan Reddy, K Sathyanarayana Setty, P.Ravichandra Reddy, Umakanth Katta, B Krishnaiah, P Satyanarayan, B Vasantha Laxmi, Anil Kumar Gadam, K Raghuvardhan reddy, K Usha Rani, C Deekshith Reddy, M.Satish reddy, M.Jayasri, M.Sravani and P Sudarshan Reddy have executed DAGPAs/Assignment Deeds with respect to land admeasuring 4235 Sq yards (Ac.0-35 gts) in Sy No 88 in favour of M/s.Rajapushpa Trustnest Realty LLP.

6. Survey No. 89 land measuring Acres 00-23

- 6.1 Sri A.Harinath Reddy, Gandari Anil Reddy, G Arun Kumar and Alla Satyanarayana are the Land owners and Possessors of land admeasuring Ac.0-23 gts in Sy No.89 of Bairagiguda Village of Gandipet Mandal Rangareddy District.
- 6.2 Sri A.Harinath Reddy, Gandari Anil Reddy, G Arun Kumar and Alla Satyanarayana have executed DAGPAs/Assignment Deeds with respect to land admeasuring 2783 Sq.yads (Ac.0-23 gts) in SY No.89 of Bairagiguda Village Gandipet Mandal Rangareddy District.

7. Survey No. 90 land measuring Acres 01-00

- 7.1 K Gananchander Rao, K. Nagesh, K.Vishwanath and P.Charan Raj Reddy are the Pattedars and Possessors of the land admeasuring Ac.1-00 gts in Sy No.90 of Bairagiguda Village Gandipet Mandal Rangareddy District.
- 7.2 K Gananchander Rao, K. Nagesh, K.Vishwanath and P.Charan Raj Reddy have executed DAGPAs/Assignment Deeds with respect to land admeasuring 4840 Sq.yards (Ac.1-00 gts) in Sy No.90 in favour of M/s.Rajapushpa Trustnest Realty LLP.

8. Survey No. 91 land measuring Acres 00-39

- 8.1 Smt Cherreddy Venkata Surya Sasikala, Sri P.Charan Raj Reddy, S Vinith Reddy, S,Saneeth Reddy and Smt Preethi Nandyala are the Land IOwners and Possessors of Land admeasuring Ac.0-39 gts in Sy No.91 of Bairagiguda Village Gandipet Mandal Rangareddy District.
- 8.2 Smt Cherreddy Venkata Surya Sasikala, Sri P. Charan Raj Reddy, S Vinith Reddy, S,Saneeth Reddy and Smt Preethi Nandyala have executed DAGPAs/Assignment Deeds with respect to land admeasuring 4719 Sq.yards (Ac.0-39 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

9. Survey No. 92 land measuring Ac.0-19 gts:

- 9.1 Sri Nandamuri Gopala Krishna, A. Satyanarayana Reddy, Mekala Satteremma, P. Mahesh Madhurima , M. Sreenivasulu, Ananth Saraogi, Smrithin Rathi, Vicky Madan, Prashanth & Neelima, M. Ravindra Reddy, T. Siva Parvathi, K.S.R.S.P. Vamsi Lakshmi, M. Vikas & Chrulil, Sandeep Pawar Racha Sarma , K. Madhusudhan, A. Mallikarjuna Rao, T. Viswanath, Anoop Singh,

V. Praveen Kumar Reddy, S. Ravinder Reddy, V. Sunitha Reddy, Nagabhushana Rao, J. Shyam and Mittapalli Meena are the Pattedars and Possessors of the Land admeasuring Ac.0-19 gts in Sy No.92 of Bairagiguda Village Gandipet Mandal Rangareddy District.

9.2 Sri Nandamuri Gopala Krishna, A. Satyanarayana Reddy, Mekala Sattemma, P. Mahesh Madhurima , M. Sreenivasulu, Ananth Saraogi, Smrithin Rathi, Vicky Madan, Prashanth & Neelima, M. Ravindra Reddy, T. Siva Parvathi, K.S.R.S.P. Vamsi Lakshmi, M. Vikas & Chrulil, Sandeep Pawar Racha Sarma , K. Madhusudhan, A. Mallikarjuna Rao, T. Viswanath, Anoop Singh, V. Praveen Kumar Reddy, S. Ravinder Reddy, V. Sunitha Reddy, Nagabhushana Rao, J. Shyam and Mittapalli Meena have executed DAGPAs/Assignment Deeds with respect to land admeasuring 2299 Sq.yards (Ac.0-19 gts in Sy No.92 in favour of M/s.Rajapushpa Trustnest Realty LLP.

10. Survey No. 93 land measuring Acres 00-37

10.1 Sri A.Harinath Reddy and Sri P.Bharath Raj Reddy are the land owners and Possessors of the land admeasuring Ac.0-37 gts in SY No.93 of Bairagiguda Village Gandipet Mandal Rangareddy District.

10.2 Sri A.Harinath Reddy and Sri P.Bharath Raj Reddy have executed DAGPA/Assignment Deeds with respect to land admeasuring 4477 Sq.yards (Ac.0-37 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

11. Survey No. 94 land measuring Acres 00-28

11.1 Sri Gampa Anupam Anand vijaya Kumar and Sri Mohan Naidu are the Land owners and possessors of land admeasuring Ac.0-28 gts in Sy No.94 of Bairagiguda Village Gandipet Mandal Rangareddy Distirct.

11.2 Sri Gampa Anupam Anandvijaya Kumar and Sri Mohan Naidu have executed DAGPAs/Assignment Deeds with respect to LAND ADMEASURING 3388 Sq.yards (Ac.0-28 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

12. Survey No. 95 land measuring Acres 00-14

12.1 K Gananchander Rao,K. Nagesh, K.Vishwanath and C Gangaiah Naidu are the Land Owners and Possessors of land admeasuring Ac.0-14 gts in Sy No.95 of Bairagiguda Village Gandipet Mandal Rangareddy District.

12.2 K Gananchander Rao,K. Nagesh, K.Vishwanath have executed DAGPAs/Assignment Deeds with respect 1694 Sq.yards (Ac.0-14 gts) in Sy No.95 in favour M/s.Rajapushpa Trustnest Realty LLP.

13. Survey No. 96 land measuring Acres 01-06

13.1 Sri M. Naga Teja, Anantha SArogi, Anantha Saroji, Mareddy Madhuri, Konam Sirisha, Ch. Sirisha, V. Satyanarayana, Y. Agrawal Mamatha Garg, Sidhardha Agarwak, Priyanka Agarwal, V. Satyanarayana, B.S.C.V. Subba Rao, Rajendra Kumar, Hemalatha Sargoji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, Architt Kedia, Amog Kedia,

Ramayanam Abhinav, M. Madhavi,P. Ramesh,B. Ramdas Sri Rama Kiran,V. Naresh, Valluri Illaiah, P. Sravanthi, N. Mallikarjun, Sannuthi Santhi Priya,D. Krishna Murthy, Satish Bodla, Sri Ram Mannepalli,Sharada Mannepalli, Tulasi Mallikarjuna Rao, P. Anji Reddy, N. Mukunda Reddy, A. Phani Kumar,A. Deepika, P.Prathap Reddy and P.Charan Raj Reddy are the land owners and Possessors of Land admeasuring Ac.1-06 gts of Bairagiguda Village Gandipet mandal Rangareddy District.

- 13.2 Sri M. Naga Teja, Anantha SArogi, Anantha Saroji, Mareddy Madhuri, Konam Sirisha, Ch. Sirisha, V. Satyanarayana, Y. Agrawal Mamatha Garg, Sidhardha Agarwak, Priyanka Agarwal, V. Satyanarayana, B.S.C.V. Subba Rao, Rajendra Kumar, Hemalatha Sargoji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, Architt Kedia, Amog Kedia, Ramayanam Abhinav, M. Madhavi,P. Ramesh,B. Ramdas Sri Rama Kiran,V. Naresh, Valluri Illaiah, P. Sravanthi, N. Mallikarjun, Sannuthi Santhi Priya,D. Krishna Murthy, Satish Bodla, Sri Ram Mannepalli,Sharada Mannepalli, Tulasi Mallikarjuna Rao, P. Anji Reddy, N. Mukunda Reddy, A. Phani Kumar, A. Deepika,P Prathap Reddy and P.Charan Raj Reddy have executed DAGPAs/Assignment Deeds with respect 5566 Sq.yards (Ac.1-06 gts) in Sy No.96 in favour of M/s.Rajapushpa Trustnest Realty LLP.

MANCHIREVULA

14. Sy. No. 12, Land Admeasuring Ac.0-22 gts:

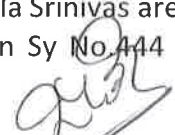
- 14.1 Sri T Dhamodhar Reddy, T Vishnuvardhan Reddy, Smt Vijaya,Kranthi Kumar Reddy,Shamsunder Reddy,Suryaprakash Reddy and Vinay Reddy (Doc No.15805/2021) are the Land owners and possessors of land admeasuring Ac.0-22 gts in Sy No.12 of Manchirevula Village of Gandipet mandal Rangareddy District.
- 14.2 Sri T Dhamodhar Reddy, T Vishnuvardhan Reddy, Smt Vijaya,Kranthi Kumar Reddy,Shamsunder Reddy,Suryaprakash Reddy and Vinay Reddy have executed DAGPA/Assignment Deed with respect to land admeasuring 2662 Sq.yards (Ac.0-22 gts) in Sy No.12 in favour of M/s.Rajapushpa Trustnest Realty LLP

15. Sy. No. 438, Land Admeasuring Ac. 0-04 Gts:

- 15.1 Sri P.Charan Raj Reddy is the Land Owner and Possessor of land admeasuring Ac.0-04 gts in Sy No.438 of Manchirevula Village,Gandipet mandal,Rangareddy District.
- 15.2 Sri P.Charan Raj Reddy has executed DAGPA with respect to land admeasuring 484 Sq.yards (Ac.0-04 gts) in Sy No.438 in Favour of M/s.Rajapushpa Trustnest Realty LLP

16. Sy. No. 444 & 448, Land Admeasuring Ac. 0.05gts

- 16.1 Sri P.Charan Raj Reddy, M/s.Urban League Spaces LLP and Miryala Srinivas are the Land Owners and Possessors of the land admeasuring Ac.0-05 gts in Sy No.444 & 448 of Manchirevula Village Gandipet Mandal Ranga Reddy District.


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16.2 Sri P.Charan Raj Reddy, M/s.Urban League Spaces LLP and Miryala Srinivas have executed DAGPA /Assignment Deed with respect to land admeasuring 605 Sq.yards (Ac.0-05 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

17. Sy. No. 445, Land Admeasuring Ac. 0-05 Gts.

17.1 M/s.Urban league Spaces LLP is the Land Owner and Possessor of Land at measuring Ac. 0-05 gts in Sy No.445 of Manchirevula Village Gandipet Mandal Rangareddy District.

17.2 M/s.Urban League Spaces LLP has executed DAGPA/Assignment Deed with respect to land admeasuring 605 Sq.yards (Ac.0-05 gts) in Sy No.445 in favour of M/s.Rajapushpa Trustnest Realty LLP.

18. Sy. No. 447, Land Admeasuring Ac. 0-06 Gts.

18.1 Sri C Gangaiah Naidu is the Land Owner and Possessor of the land admeasuring 0-06 gts in Sy No.447 of Manchirevula Village,Gandipet Mandal,Rangareddy District.

18.2 Sri C.Gangaiah Naidu has executed DAGPA/Assignment Deed with respect to land admeasuring 726 Sq.yards (Ac.0-06 gts) in Sy No.447 in favour of M/s.Rajapushpa Trustnest Realty LLP.

19. Sy. No. 515, Land Admeasuring Ac. 1-04.50 gts

19.1 Sri C Gangaiah Naidu is the Land Owner and Possessor of the land admeasuring 1-04.50 gts in Sy No.515 of Manchirevula Village,Gandipet Mandal,Rangareddy District.

19.2 Sri C.Gangaiah Naidu has executed DAGPA/Assignment Deed with respect to land admeasuring 5385.5 Sq.yards (Ac.1-04.50 gts) in Sy No.515 in favour of M/s.Rajapushpa Trustnest Realty LLP.

20. Sy. No. 516, Land Admeasuring Ac. 1-21 Gts.

20.1 Sri Mohan Naidu,C Gangaiah Naidu and Marri Rajashekar Reddy are the Land Owners and Possessors of the land admeasuring Ac.1-21 gts in Sy No.516 of Manchirevula Village Gandipet Mandal Rangareddy District.

20.2 Sri Mohan Naidu,C Gangaiah Naidu and Marri Rajashekar Reddy have executed DAGPAs/Assignment Deeds with respect of land admeasuring 7381 Sq.yards (Ac.1-21 gts) in Sy No.516 in favour of M/s.Rajapushpa Trustnest Realty LLP

21. Sy. No. 518, Land Admeasuring Ac. 0-19 Gts.

21.1 Sri Marri Raja Shekar Reddy and T Upender Reddy are the Land Owners and Possessors of the land admeasuring Ac.0-19 gts in Sy No.518 of Manchirevula Village Gandipet Mandal Rangareddy District.


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21.2 Sri Marri Raja Shekar Reddy and T Upender Reddy have executed DAGPA/Assignment Deed with respect to land admeasuring 2299 Sq.yards (Ac.0-19 gts) in Sy.No.518 in favour of M/s.Rajapushpa Trustnest Realty LLP

22. Sy. No. 519, Land Admeasuring Ac. 0-12 Gts.

22.1 Smt C.Malathi is the Land Owner and possessor of the land admeasuring Ac.0-12 gts in Sy No.519 of Manchirevula Village Gandipet Mandal Rangareddy District.

22.2 Smt C.Malathi has executed DAGPA/Assignment Deed with respect to land admeasuring 1452 Sq.yards (Ac.0-12 gts) in Sy.No.519 in favour of M/s.Rajapushpa Trustnest Realty LLP.

B. Encumbrances :

The encumbrance certificate dated 29.12.2023 for the past 30 years in respect of the project land does not reflect any kind of encumbrances over any part of the project land. The said encumbrance certificate only reflect the registered deeds executed from time to titme till right from the original owners to the present owners of the respective parcels of the project land.

C. NALA Conversion :

The coming under the project has been converted from agricultural use to non-agricultural use under the provisions of the Telangana State Agricultural Land (Conversion for Non-Agricultural Land) Act 2006.

D. Applicability of Land Ceiling Laws :

The project land is located at Manchirevula and Bairagiguda village Gandipet Mandl RAngareddy Dist Which is beyond the core area of the Hyderabad urban agglomeration. As such the provisions of the urban land (celing and regulation) act 1976 are not applicabal to the same.The revenue records establish that no part of project land is affected by any of the provisions of the land reforms (COAH) act 1973

E. Cleareance from Irrigation and CAD department :

The Superintending Engineer, I&CAD, Irrigation Circle, Red Hills, hydarebad issue letter Lr.No.SE/IC/HYD/DEE-I/TS-2/NOC/Urrban league/1274 Dt.25.10.2021, the land extent of Ac.44-22 gts covering this project area of Ac. 14-25 Gts.

F. Environmental Cleareance :

The sate Environmental Impact Assessment Authority (SEIAA), Telangana Sate Granted Environmental Cleareance for the proposed project vide orders No. SEIAA/TS/OL/RRD-1056/2023 dated 27.07.2023 under provisions of the EIA notifications 2006.


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G. NOC from Telangana State Disaster Response and Fire Services Department :

The Director General, Telangana State Disaster Response and Fire services department issued provisional NOC No. 50075058302023, 50076058302023, 50071058302023, 50072058302023, 50077058302023, 50073058302023 dated 30.09.2023.

H. Approvals for Construction of Multistored Apartments from HMDA :

M/s Rajapushpa Trustnest Realty LLP submitted an application seeking permission for construction of multistored residential apartment buildings consisting construction of blocks E and F consisting of 5-Cellars + Stilt + 55 upper floors and Block A to D consisting of 4 cellars + Stilts + 55 upper floors along with club house consisting of 4-cellars + ground + 5 upper floors over an extent of 59,185.62 sq.mts. or 70786 sq.yds. in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518 and 519 of Manchirevula Village and Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village of Gandipet Mandal, Rangareddy District. Hyderabad Metropolitan Development Authority vide proceedings No. 26923/MSB/SKP/PLG/H/2023 dated:20.11.2023 having approved the plans for constructions of said mutations residential apartments consisting of 6 blocks and club house situated at Bairagiguda & Manchirevula Villages, Gandipet Mandal.

I. Gift of area affected by proposed 30 meter wide road in favour of Narsingi Municipality :

Land admeasuring 42286.81 sq.mts. equivalent to 5055.22 sq.yds. on the northern side of the project sy. No. 12/P, 515/P, 516/P and 518/P situated at Manchirevula Village, affected under 30 mts. wide road has been gifted by the land owners represented by M/s Rajapushpa Trustnest Realty LLP and M/s Urban League Space LLP in favour of the Commissioner, Narsingi Municipality vide registered Gift Deed bearing document No. 12747 of 2023 dated 17.10.2023 registered in the office of the SRO, Gandipet

J. Creation of Mortgage in favour of HMDA :

Pursuant to the permission for construction granted by HMDA in compliance of the conditions thereof three mortgage deeds have been executed in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority as detailed below :

1. Mortgage Deed 18.10.2023 dated mortgaging 10% of total builtup registered as document No. 11195 of 2023 registered in the office of the SRO, Rajendranagar.
2. Mortgage Deed dated 18.10.2023 mortgaging 5% of the total builtup area registered as document No. 11194 of 2023 registered in the office of the SRO, Rajendranagar.
3. Mortgage Deed dated 18.10.2023 mortgaging 5% of the total builtup area registered as document No. 11193 of 2023 registered in the office of the SRO, Rajendranagar.

K. Sanction of Permission for Construction :

Upon compliance of conditions stipulated by HMDA vide proceedings in File No. 26923/MSB/SKP/PLG/H/2023, creation of mortgage and transfer of road affected area, HMDA released the plans for construction of multistoried residential apartment buildings in Project Land admeasuring Ac. 14-25 Gts. in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518

and 519 of Manchirevula Village and Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village of Gandipet Mandal, Rangareddy District.

Certificate

This is to certify that M/s Rajapushpa Trustnest Realty LLP and the following individuals/entity have got absolute clear and marketable title in respect of respective parcels of the project land total admeasuring Ac. 14-25 Gts. equivalent to 70845 sq.yds. located contiguously in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518 and 519 of Manchirevula Village and Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village of Gandipet Mandal, Rangareddy District

S. No.	Name of the Vendor	Name of the Village	Sy. No.	Extent. (Sq.yards)
1	T. Damodhar Reddy & 7 Others	Manchirevula	12	2662
2	C. Mohan Naidu	Bairagiguda	84A	1270.5
3	K.Gnanachandar Rao Nagesh and Viswanath	Bairagiguda	87	5203
			88	2117.5
			90	4477
			95	847
4	Anil Reddy	Bairagiguda	89	210
5	Arun Kumar	Bairagiguda	89	98
6	P Charan Raj Reddy	Bairagiguda	89	211
7	T amurutha, T srinivas Reddy & 8 others	Bairagiguda	88/P	917.5
8	M.Sravani	Bairagiguda	88/P	100
9	Krishnaiha, Anil Kumar & 8 others	Bairagiguda	88/P	1000
10	Satyanarayana	Bairagiguda	89	86
11	Murali Kumar Brahmas	Bairagiguda	84/2	363
12	A. Harinath Reddy	Bairagiguda	86	1089
			89	726
			89	605
			89	847
			93	121
			93	968
13	Manoj Rathi	Bairagiguda	87	65
14	Kapil Yadav Sanjay Rajender Yadav	Bairagiguda	87	65
15	Chandrasekhar Immadi	Bairagiguda	87	50
16	P Charan Raj Reddy	Bairagiguda	87	183
	P Charan Raj Reddy	Bairagiguda	90	363
17	Urban League	Bairagiguda	445	605
18	M. Nagateja	Bairagiguda	96	90
19	Anantha Saraogi	Bairagiguda	96	111
20	Ananth Saraogi	Bairagiguda	96	222
21	P Charan Raj Reddy	Bairagiguda	96	100
22	P Prathap Reddy	Bairagiguda	96	14.5

S. No.	Name of the Vendor	Name of the Village	Sy. No.	Extent. (Sq.yards)
23	Mareddy Madhuri	Bairagiguda	96	190
24	Konam Sirisha	Bairagiguda	96	100
25	Ch. Sirisha	Bairagiguda	96	100
26	Satyanarayana V	Bairagiguda	96	40
27	Y. Agrawal Mamatha Garg	Bairagiguda	96	131
28	Sidhardha Agarwal Priyanka Agarwal	Bairagiguda	96	131
29	Satyanarayana V	Bairagiguda	96	50
30	B.S.C.V. Subba Rao	Bairagiguda	96	111
31	Rajendra Kumar	Bairagiguda	96	111
32	Hemalatha Sargoji	Bairagiguda	96	11
33	K. Shivaraj	Bairagiguda	96	110
34	Ch. Krishna Veni	Bairagiguda	96	90
35	Ch. Madhavi	Bairagiguda	96	155
36	M. Venugopala Raju	Bairagiguda	96	90
37	Dr.Ch.Bala Tripura Sundari	Bairagiguda	96	160
38	Hemalatha Saraoji	Bairagiguda	96	100
39	Architt Kedia	Bairagiguda	96	276
40	Amog Kedia	Bairagiguda	96	276
41	Ramayanam Abhinav	Bairagiguda	96	276
42	M. Madhavi P. Ramesh B. Ramdas Sri Rama Kiran V. Naresh	Bairagiguda	96	135 135 135 139.50
43	P.Charan Raj reddy	Bairagiguda	96	87.86
44	P. Sravanthi	Bairagiguda	96	51
45	N. Mallikarjun	Bairagiguda	96	70
46	Sannuthi Santhi Priya D. Krishna Murthy	Bairagiguda	96	60
47	Satish Bodla	Bairagiguda	96	60
48	Sri Ram Mannepalli Sharada Mannepalli	Bairagiguda	96	90
49	Tulasi Mallikarjuna Rao	Bairagiguda	96	72
50	P. Anji Reddy	Bairagiguda	96	36
51	N. Mukunda Reddy	Bairagiguda	96	60
52	A Phani kumar A Deepika	Bairagiguda	96	40
53	M Aditya kumar Ajay Krishna G	Bairagiguda	96	150
54	M V V Ramaraju Ramesh T	Bairagiguda	96	150
55	P Bharath Raj Reddy	Bairagiguda	93	1331
56	G. Krishna Reddy	Bairagiguda	88/P	100
57	A. Harinath Reddy	Bairagiguda	89	211
58	P.Charan Raj Reddy	Bairagiguda	91	484
59	S. Vineeth Reddy	Bairagiguda	91	605

S. No.	Name of the Vendor	Name of the Village	Sy. No.	Extent. (Sq.yards)
60	S. Saneeth Reddy	Bairagiguda	91	605
61	Preethi Nandyala	Bairagiguda	91	605
62	Mittapalli Meena	Bairagiguda	92	299
63	A. Mallikarjuna Rao	Bairagiguda	92	100
64	T. Viswanath	Bairagiguda	92	90
65	Anoop Singh	Bairagiguda	92	90
66	V. Praveen Kumar Reddy	Bairagiguda	92	200
67	S. Ravinder Reddy	Bairagiguda	92	100
68	V. Sunitha Reddy	Bairagiguda	92	100
69	Nagabhushana Rao	Bairagiguda	92	50
70	J. Shyam and others	Bairagiguda	92	60
71	Mittapalli Meena	Bairagiguda	92	80
72	N Gopalakrishna	Bairagiguda	92	60
73	A Satyanarayana	Bairagiguda	92	60
74	Mekala Sattamma	Bairagiguda	92	100
75	P. Mahesh	Bairagiguda	92	100
76	Madhurima	Bairagiguda	92	73
77	M. Sreenivasulu	Bairagiguda	92	100
78	Ananth Saraogi	Bairagiguda	92	60
79	Smrithin Rathi	Bairagiguda	92	94
80	Vicky Madan	Bairagiguda	92	30
81	Prashanth & Neelima	Bairagiguda	92	73
82	M. Ravindra Reddy	Bairagiguda	92	70
83	T. Siva Parvathi	Bairagiguda	92	70
84	K.S.R.S.P. Vamsi Lakshmi	Bairagiguda	92	70
85	M. Vikas & Chrulil	Bairagiguda	92	50
86	Sandeep Pawar Racha Sarma	Bairagiguda	92	60
87	K. Madhusudhan	Bairagiguda	92	60
88	P Bharath Raj Reddy	Bairagiguda	93	1089
89	P.Charan Raj Reddy	Bairagiguda	96	121
90	Gunnareddy Sujatha	Bairagiguda	96	928.07
91	P.Charan Raj Reddy	Manchirevula	438	484
92	Urban League & Mirayala Srinivas	Manchirevula	444 & 448	210.5
93	P.Charan Raj Reddy	Manchirevula	444 & 448	393.5
94	C. Mohan Naidu	Bairagiguda	84/A1	1815
			84/AA/1/2	1270.5
			85/A/1/2, 85/A/2	726
			85/AA1	1331
			94/1/1/1/1/1	605
95	C. Malathi, W/o Mohan Naidu	Bairagiguda	85/A/1/1/2	484
			84/E1	968
			85/AA2	363
96	C. Gangaiah Naidu	Bairagiguda	95	847
97	Ch. Venkata Surya Sashikala	Bairagiguda	91/A	2420

S. No.	Name of the Vendor	Name of the Village	Sy. No.	Extent. (Sq.yards)
98	Gampa Anupam Anand Vijay Kumar	Bairagiguda	94	302.5
			94	726
			94	726
			94	726
			94	302.5
99	C. Gangaiah Naidu	Manchirevula	447	726
			515	5385.5
100	C. Mohan Naidu	Manchirevula	516	3388
101	C. Malathi, W/o Mohan Naidu	Manchirevula	516	3388
			519	1452
102	Thigala Upendar Reddy	Manchirevula	518	363
			518	363
103	M. Rajasekhar Reddy	Manchirevula	516	605
			518	1573
Total				70845

This is to certify that M/s Rajapushpa Trustnest Realty LLP as the promotor/assignee of the project to integrate various land parcels admeasuring Ac. 14-25 Gts. in Sy. Nos. 84/P, 85/P, 86, 87, 88, 89, 90, 91, 92/P, 93, 94, 95, 96 of Bairagiguda & Sy. Nos. 12/P, 438/P, 444/P, 445/P, 447/P, 448/P, 515/P, 516/P, 518, 519 of Manchirevula Village, Gandipet Mandal, Rangareddy District entrusted to it by above individuals/developer and to construct multistoried residential apartment buildings consisting of 6 blocks E and F consisting of 5-Cellars + Stilt + 55 upper floors and Block A to D consisting of 4 cellars + Stilts + 55 upper floors along with club house consisting of 4-cellars + ground + 5 upper floors over an extent of 59,185.62 sq.mts. or 7,786 sq.yds. in Sy. Nos. 84/P, 85/P, 86, 87, 88, 89, 90, 91, 92/P, 93, 94, 95, 96 of Bairagiguda & Sy. Nos. 12/P, 438/P, 444/P, 445/P, 447/P, 448/P, 515/P, 516/P, 518, 519 of Manchirevula Village, Gandipet Mandal, Rangareddy District, Hyderabad Metropolitan Development Authority vide proceedings No. 26923/2023 having approved the plans for constructions of said mutations residential apartments consisting of 6 blocks and club house situated at Bairagiguda & Manchirevula Villages, Gandipet Mandal.

The land owners who entrusted their respective land parcels admeasuring Ac. 14-25 Gts. as detailed herein above for development are entitled for proportionate extents of salable/builtup area derived from development of said Ac. 14-25 Gts. along with the proportionate undivided share the land and car parkings as specified in the respective DAGPAs/Assignment Deeds, while Rajapushpa Trustnest Realty LLP as the developer of the said land admeasuring Ac. 14-25 Gts. is entitled to the entire remaining salable/builtup area derived from development of said land entrusted for development along with proportionate undivided share in the land and proportionate car parking.

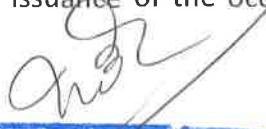
The land owners/developers are entitled to alienate their respective salable/builtup areas after execution of supplementary development agreements after registering the project with TS-RERA.


GADDAM JALFATH REDDY
SRI VENKAT REDDY
M.A., M.Com, M.Phil, LL.B, Ph.D.
(TS/6/2019)
ADVOCATE

The 10% of the total built up area admeasuring 61554.08 sq.mts. equivalent to 6,62,569 sft., 5% of the total built up area admeasuring 30983.77 sq. mts. equivalent to 3,33,510 sft and 5% of the total built up area i.e., 614251.29 sq.mts. equivalent to 3,30,654 sft mortgaged to HMDA detailed in the plan appended to the mortgage deeds bearing document Nos. (1). 11195/2023, (2). 11194/2023 and (3). 11193/2023 respectively all dated 18.10.2023 can be sold only after release of the mortgage and issuance of the occupy certificate by HMDA.

Hyderabad

Date :


GADDAM JALPATH REDDY
SRI VENKAT REDDY
M.A,M.Com,M.Phil,LL.B,Ph.D.
(TS/6/2019)
ADVOCATE
(Dr. G. Jalpath Reddy Sri Venkat Reddy)
ADVOCATE