

Document in Photocopies Submitted for Scrutiny

1. K. JESHENTHAMMA Patta Pass Book No.152 Turkayamjal (V) , Hayathnagar (M) Rangareddy (Dist.)
2. Sale Deed Document No: 13034/1987 Dated: 12/10/1987
3. Sale Deed Document No: 3788/2014 Dated: 27/10/2014
4. Sale Deed Document No: 16896/2018 Dated: 18/12/2018
5. Development Agreement Cum General Power Attorney
Document No: 1313/2020 Dated: 10/02/2020
6. Building Permit Order No: 036496/GHT/R1/U6/HMDA/13062020
Dated: 21/07/2020 Issued by the Metropolitan Commissioner HMDA
7. Simple Mortgage Deed Document No: 4867/2020 Dated: 12/08/2020
8. Encumbrance Certificate
9. Land Conversion of Land from Agriculture to Non-Agriculture land
Proceeding No: G/470/2020 Dated: 24/02/2020 from RDO
Ibrahimpattanam Division RR Dist.

PROPERTY FOR VERIFICATION

land admeasuring 539.28 Sq.yds equivalent to 539.28 Sq.mt in Sy.No.266 situated at Kammaguda H/o Turkayamjal (V), Abdullapurmet (M), Rangareddy Dist, Under Turkayamjal Municipality.


NARESH GAJELLI
MBA, LL.B.
ADVOCATE
Hyderabad.

FLOW AND EVIDENCE OF TITLE OF PROPERTY

1. Sale Deed No. 13034/1987 , Dt. 12/10/1987.

Through this sale deed , Smt K. JESHENTHAMMA W/o K. CHINNAIAH Purchased the land admeasuring AC 1-10 gts in Sy.no 266 , AC 1-30 gts in Sy .no 264/AA, AC 1-20 gts in Sy.no.251/A ,Total admeasuring AC 4-20 gts Situated at Turkayamjal (V) and Gram Panchayat, Hayathnagar (M) , Rangareddy Dist. Registered at Hyderabad East S.R.O. Basing on Sale deed his Name was Mutated in the Revenue Records and he was issued the Pattadar Pass Book and Title Deed in Resect of the above said Land as well as other lands vide Patta no.152.

2. Sale Deed No. 3788/2014 , Dt. 27/10/2014.

Through this sale deed m/s Jai Balaji Transport Rep by Managing Partner Sri Gansireddy Bhaskar Reddy S/o G.Popi Reddy Purchased the land admeasuring 2283 Sq.yds equivalent to 1908.81 Sq.mt in Sy.No.266 situated at Kammaguda H/o Turkayamjal (V), Hayathnagar (M), Rangareddy Dist, Registered at Vanasthalipuram Joint S.R.O

3. Sale Deed No. 16896/2018 , Dt. 18/12/2018.

Through this sale deed K.NARASIMHA REDDY Purchased the land admeasuring 678 Sq.yds equivalent to 566.87 Sq.mt(Out of 2283 sq.yds) in Sy.No.266 situated at Kammaguda H/o Turkayamjal (V), Abdullapurmet (M), Rangareddy Dist, Under Turkayamjal Municipality,Registered at Vanasthalipuram S.R.O

4. Development Agreement Cum General Power of Attorney Document No. 1313/2020, Dt. 10/02/2020.

Through this Development Agreement Cum General Power of Attorney M/s R.K. Infra Developers Rep by Partners 2. Kadathala NagireddyS/o K. Pupi Reddy 3. Chinta Mallesh S/o Chinta Chennaiah the land admeasuring 539.28 Sq.yds equivalent to 539.28 Sq.mt in Sy.No.266 situated at Kammaguda H/o Turkayamjal (V), Abdullapurmet (M), Rangareddy Dist, Under Turkayamjal Municipality,Registered at Vanasthalipuram S.R.O

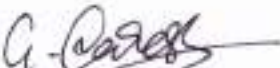

NARESH GAJELLI
MBA, LL.B.
ADVOCATE
Hyderabad

Observations

As per the above said sale deeds it clearly shows that said owners to 1. K. NARASIMA Reddy S/o Late K. Penta Reddy and (Development agreement Cum General Power of Attorney) M/s R.K. Infra Developers Rep by Partners 2. Kadathala Nagireddy S/o K. Pupi Reddy 3. Chinta Mallesh S/o Chinta Chennaiah have Presented their title over the subject land undisputedly for encumbrance Certificate also shows that there are no such other deeds including Encumbrances in and over the subject land there are no such prohibitory orders of administrative or Judicial in respect of the subject land such the HMDA has accorded approval for the Building Construction. No Objection or claims were made any Third Party During the Proceedings of the Tahsilder and RDO. Thus their Title to the property was established by the Registered sale Deed and the Revenue records and Proceeding.

Opinion

As per the produced Document I have gone through the same and I Opine that the Documents Manifest that 1. K. Nasimha Reddy S/o Late K. Penta Reddy and (Development agreement Cum General Power of Attorney) M/s R.K. Infra Developers Rep by Partners 2. Kadathala Nagireddy S/o K. Pupi Reddy 3. Chinta Mallesh S/o Chinta Chennaiah, together have Undisputed and clear title over the subject property. Further the Authorities have Duly Permitted then for the propose construction of the Building


NARESH GAJELLI

Advocate

NARESH GAJELLI
MBA, LL.B.
ADVOCATE
Hyderabad.