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ADVOCATE

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Ref.

Date **15 NOV 2019**

To,

**M/s Siri Constructions rep
by its Managing partner
Sri. Ch. Delli Babu S/o
Sri.radha Krishna Murthy
R/o MIG – 853, Flat No. 501,
Kiranmai Residency, KPHB
Colony, Hyderabad.**

Dear Sir / Madam,

Sub: LEGAL SCRUTINY REPORT IN RESPECT OF FILE of **M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu S/o Sri.radha Krishna Murthy R/o MIG – 853, Flat No. 501, Kiranmai Residency, KPHB Colony, Hyderabad.**

DESCRIPTION OF PROPERTY OFFERED AS MORTGAGE

All that the piece and parcel of Plot No. 566 & 567 admeasuring 800.00 Sq.Yds., or 668.8 Sq.Mtrs., in Sy. No. 243/A situated at Subash Nagar Colony, No. 1, Jeedimetla Village, Quthbullapur Mandal, Under GHMC Quthbullapur Circle, Medchal-Malkajgiri District and bounded by:

North : 30' Wide Road South : Plot No. 446 & 447
East : Plot No. 565 West : Plot No. 568

Name of the Owner/s: **M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu S/o Sri.radha Krishna Murthy R/o MIG – 853, Flat No. 501, Kiranmai Residency, KPHB Colony, Hyderabad.**

Annexure – A documents scrutinized (photocopies)

Sl. No.	Issuing Authority / Name of SRO	Nature of Document and Document No. Date of Document	Original/ CC/ Xerox copy
1.	Quthbullapur	Regd. Development Agreement Cum General Power of Attorney No. 14583/2019 dt. 25.06.2019 in favour of M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu	Xerox copy
2.	Quthbullapur	Regd. Mortgage Deed No. 14584/2019 dt. 25.06.2019 in favour of Commissioner GHMC	Xerox copy
3.	Quthbullapur	Regd. Sale Deed No. 4362/2019 dt. 20.02.2019 in favour of Smt. R. Satya Sri	Xerox copy

ON THE PANEL OF : 1) Andhra Bank (2) Canara Bank (3) Can Fin Homes Ltd. (4) Punjab National Bank (5) Vijaya Bank
6) Central Bank of India (7) United Bank of India (8) Karnataka Bank Ltd.

4.	Quthbullapur	Regd. Sale Deed No. 1993/2019 dt. 28.01.2019 in favour of Smt. R. Satya Sri	Xerox copy
5	Quthbullapur	Encumbrance certificate No. 43554644/19 from 01.10.2007 to 1.11.2019 dated 15.11.2019	

PART – III TRACING OF PARTY'S TITLE TO THE PROPERTY ATLEAST FOR THE LAST 13 YEARS (If connected title deeds reveal any circumstances or incidences which necessitate further tracing of party's title it shall also be done)

1. As per documents produced to me Smt. R. Satya Sri was purchased the land Plot No. 566 & 567 admeasuring 800.00 Sq.Yds., or 668.8 Sq.Mtrs., in Sy. No. 243/A situated at Subash Nagar Colony, No. 1, Jeedimetla Village, Quthbullapur Mandal, Under GHMC Quthbullapur Circle, Medchal-Malkajgiri District vide regd. doc. No. 4362/2019 dt. 20.02.2019 & 1993/2019 dt. 28.01.2019 registered with SRO Quthbullapur

2. Smt. R. Satya Sri alienated and executed Regd. Development Agreement Cum General Power of Attorney in favour of **M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu** for a valid sale consideration, with clear boundaries, with possession for the property Plot No. 566 & 567 admeasuring 800.00 Sq.Yds., or 668.8 Sq.Mtrs., in Sy. No. 243/A situated at Subash Nagar Colony, No. 1, Jeedimetla Village, Quthbullapur Mandal, Under GHMC Quthbullapur Circle, Medchal-Malkajgiri District vide regd. doc. No. 14583/2019 dt. 25.06.2019 registered with SRO Ranga Reddy

3. Smt. R. Satya Sri rep by GPA holder R. Lakshmi Rajyam mortgage deed in favour of The Commissioner Greater Hyderabad Municipal Corporation Hyderabad. for a valid sale consideration, with clear boundaries, with possession for the property Built up area admeasuring 182.80 Sq.mtr, (out of 1812.65 Sq.Mtrs) Plot No. 566 & 567 admeasuring 800.00 Sq.Yds., or 668.8 Sq.Mtrs., in Sy. No. 243/A situated at Subash Nagar Colony, No. 1, Jeedimetla Village, Quthbullapur Mandal, Under GHMC Quthbullapur Circle, Medchal-Malkajgiri District vide regd. doc. No. 14584/2019 dt. 25.06.2019 registered with SRO Quthbullapur

M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu S/o Sri.radha Krishna Murthy R/o MIG – 853, Flat No. 501, Kiranmai Residency, KPHB Colony, Hyderabad. has interest, right and title over the subject property through registered sale deed is executed in his/here/their favour by R. Satya Sri

APPLICATION OF LAND REFORMS ACT OR ANY OTHER LAW ITS EFFECT ON TITLE / SANCTIONS/PERMISSIONS/NOC FROM COMPETENT AUTHORITIES:

The Schedule property is not affected by any of the land ceiling laws.

PROPERTY TAX:

Not Applicable

GOVERNMENT CLAIMS:

From the documents furnished, there do not appear to be any government claims against the said property.

[Signature]

MINORS:

From the documents furnished for my perusal, there is no minor's interest in the said property.

ENCUMBRANCE ETC:

I have perused the online Encumbrance certificate No. -----/19 & -----/19 dt. 00.11.2019 from 01.01.1983 to 00.11.2019 (SRO Quthbullapur) which does not indicate any adverse encumbrance over the schedule property

ADVERSE REMARKS ON TITLE:

I am of the opinion, based on the above, that the title of the owners *M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu S/o Sri.radha Krishna Murthy R/o MIG – 853, Flat No. 501, Kiranmai Residency, KPHB Colony, Hyderabad.* to the schedule property is having absolute, clear and marketable unencumbered title and *M/s Siri Constructions rep by its Managing partner Sri. Ch. Delli Babu S/o Sri.radha Krishna Murthy R/o MIG – 853, Flat No. 501, Kiranmai Residency, KPHB Colony, Hyderabad.* has acquire interest, right and title over the subject property

Thanking You

G. Murali Mohan
Advocate



Government of Telangana
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :15-11-2019 11:50:35

Application No :633050

Statement No :43554644

Sri/Smt. **G MURALI MOHAN** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: JEEDIMATLA OR JEEDIMATLA , Plot No:,567, SURVEY NO: ,243/^A, Bounded by NORTH :30 WIDE ROAD , SOUTH :PLOT NO.446 , EAST :PLOT NO.566 , WEST :PLOT NO.568

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 14-11-2019** 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]
1/6	VILL/COL: JEEDIMATLA/ALL RESIDENTIAL W-B: 2-7 SURVEY: 243/^A PLOT: 567 EXTENT: 400SQ.Yds Boundires: [N]: 30' WIDE ROAD [S] PLOT NO.446 [E]: PLOT NO.566 [W]: PLOT NO.568 Link Doct:12114/2016 of SRO 1521 Link Doct:12112/2016 of SRO 1521	(R) 28-01- 2019 (E) 28-01- 2019 (P) 28-01- 2019	0101 Sale Deed Mkt.Value:Rs. 2400000 Cons.Value:Rs. 2400000	1.(EX)HASEENA 2.(EX)YOUSUF MOHD 3.(CL)RAVIPATI SATYA SRI	0/0 1993/2019 [1] of SRO QUTHBULLAPUR(1521)
2/6	VILL/COL: JEEDIMATLA/ALL RESIDENTIAL W-B: 2-1 SURVEY: 243/^A PLOT: 567/PART 0EASTSIDEPORTION EXTENT: 200SQ.Yds Boundires: [N]: 30' WIDE ROAD [S] PLOT NO. 446 [E]: PLOT NO. 566 [W]: PLOT NO. 567/PART Link Doct:5211/2014 of SRO 1521	(R) 19-11- 2016 (E) 19-11- 2016 (P) 19-11- 2016	0101 Sale Deed Mkt.Value:Rs. 1200000 Cons.Value:Rs. 1200000	1.(EX)SHYAMA 2.(CL)YOUSUF MOHD	0/0 12114/2016 [1] of SRO QUTHBULLAPUR(1521)
3/6	VILL/COL: JEEDIMATLA/ALL RESIDENTIAL W-B: 2-1 SURVEY: 243/^A PLOT: 567/PART 0WESTSIDEPORTION EXTENT: 200SQ.Yds Boundires: [N]: 30' WIDE ROAD [S] PLOT NO. 446 [E]: PLOT NO. 567/PART [W]: PLOT NO. 568 Link Doct:5210/2014 of SRO 1521	(R) 19-11- 2016 (E) 19-11- 2016 (P) 19-11- 2016	0101 Sale Deed Mkt.Value:Rs. 1200000 Cons.Value:Rs. 1200000	1.(EX)LAXMI DEVI 2.(CL)HASEENA	0/0 12112/2016 [1] of SRO QUTHBULLAPUR(1521)
4/6	VILL/COL: JEEDIMATLA/ALL RESIDENTIAL W-B: 2-1 SURVEY: 243/^A PLOT: 567/PART 0EASTSIDEPORTION EXTENT: 200SQ.Yds Boundires: [N]: 30' WIDE ROAD [S] PLOT NO. 446 [E]: PLOT NO. 566 [W]: PLOT NO. 567/PART Link Doct:981/2014 of SRO 1510	(R) 07-08- 2014 (E) 07-08- 2014 (P) 07-08- 2014	0101 Sale Deed Mkt.Value:Rs. 1200000 Cons.Value:Rs. 1200000	1.(EX)MOGILI CHINNA SHANTHAMMA 2.(EX)PAWAN PARLA PALLY 3.(CL)SHYAMA	0/0 5211/2014 [1] of SRO QUTHBULLAPUR(1521)
5/6	VILL/COL: JEEDIMATLA/ALL RESIDENTIAL W-B: 2-1 SURVEY: 243/^A PLOT: 567/PART 0WESTSIDEPORTION EXTENT: 200SQ.Yds Boundires: [N]: 30' WIDE ROAD [S] PLOT NO. 446 [E]: PLOT NO. 567/PART [W]: PLOT NO. 568 Link Doct:981/2014 of SRO 1510	(R) 07-08- 2014 (E) 07-08- 2014 (P) 07-08- 2014	0101 Sale Deed Mkt.Value:Rs. 1200000 Cons.Value:Rs. 1200000	1.(EX)MOGILI CHINNA SHANTHAMMA 2.(EX)PAWAN PARLA PALLY 3.(CL)LAXMI DEVI	0/0 5210/2014 [1] of SRO QUTHBULLAPUR(1521)