

Sub: Verification of title deeds of Smt.Kurre Swapna,W/o Narla Kishore Kumar, Age:36 years, Occ:Business, R/o H.No.6-2-7, Gattaigudem, Paloncha Town and Mandal, Bhadradri Kothagudem, rep.by her registered Agreement of Sale cum General Power of Attorney Holder M/s Sri Karthikeya Constructions, a Regd.Firm bearing Regn.No.79/2018, having its registered office at H.No.16-1-152 and 153, Market Area, Swathi School Road, Paloncha Town and Municipality, Paloncha Mandal, Bhadradri Kothagudem District, rep.by its managing partner Sri Mallela Ravichandra, S/o Venkaiah, R/o Paloncha and M/s Sri Karthikeya Constructions, a Regd.Firm bearing Regn.No.79/2018, having its registered office at H.No.16-1-152 and 153, Market Area, Swathi School Road, Paloncha Town and Municipality, Paloncha Mandal, Bhadradri Kothagudem District, rep.by its managing partner Sri Mallela Ravichandra, S/o Venkaiah, R/o Paloncha -Offering its property Semi-Finished Residential Complex in a site of 844.44 Sq. Yards, bearing Plot Nos.5,6,11 and 12, in Sy.No.611 and 612, along with Built Up area of 22,380 Sq.Feets, with 20 individual Flats of 1119 Sq.Feet Plinth Area, under the name and style of "Sri Balaji Residency" situated at Paloncha Town and Mandal, Bhadradri Kothagudem District-Reg.

1. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

S.No.	Date	Name & Nature of Document	Certified/ True/ Original	In case of copies, whether original was scrutinized
1	19.07.2018	Regd.Development Agreement cum General Power of Attorney Deed bearing No.4097/2018.	Certified Copy	-
2	26-10-2009	Registered Sale Deed bearing No.5848/2009.	Original	-
3	15-04-2006	Reg. Agreement of Sale cum General Power of Attorney Deed No.613/2006.	Certified Copy	-
4	03-12-1988	Reg.Sale Deed No.3251/1988	Certified	-

6.	08-08-1984	Regd.Sale Deed bearing No.586/1984.	Certified Copy	-
7	23.11.1990	Registered Sale Deed bearing No.1253/1990.	Certified Copy	-
8	12.06.1978	Regd.Sale Deed bearing No.378/1978.	Certified Copy	-
9	20.07.2018	Regd.Mortgage Deed with Possession bearing No.4098/2018	Certified Copy	-
10.	17-01-2019	Registered Transfer by Gift Deed bearing No.250/2019	Xerox Copy	-
11	25.01.2009	Building Permit Order bearing No.3022/W7/2018/0618.	Original	-
12	01-01-2018	Partnership Deed	Original	-
13	24.02.2018	Acknowledgement of Registration of Firm bearing No.79/2018,issued by Registrar of Firms,Khammam.	Original	-
14	31-01-2019	Encumbrance Certificate bearing No.229/2019,issued by Sub- Registrar,Kothagudem.	Original	-
15	31.01.2019	Search Certificate bearing No.97/2019,issued by Sub- Registrar,Kothagudem.	Original	-

2. DESCRIPTION OF IMMOVABLE PROPERTY. SCHEDULE PROPERTY-I

Door / Plot No.	Plot Nos.5,6,11 and 12
Measurement / Extent of property	Semi-Finished Residential Complex in a site of 844.44 Sq. Yards, bearing Plot Nos.5,6,11 and 12,in Sy.No.611 and 612,along with Built Up area of 22,380 Sq.Feet,with 20 individual Flats of 1119 Sq.Feet Plinth Area, under the name and style of "Sri Balaji Residency"situated at Paloncha Town and Mandal,Bhadradi Kothagudem District-

A.H.K.
cu
CIVIL ASSISTANT SURVEYOR

Boundaries

East	West	North	South
25' Feet Wide Road	25' Feet Wide Road	Plot No.7 and 10	40' Feet Wide Road

SCHEDULE PROPERTY-II

Door / Plot No.	Plot Nos. 5,6,11 and 12
Measurement / Extent of property	Road Affected Area of 44.44 Sq.Yards and east and west side of the total extent of 884.88 Sq.Yards,bearing Plot Nos.5,6,11 and 12,in Sy.Nos.611 and 612.
Location	Sy.Nos.611, 612, Paloncha Town and Municipality, Paloncha Mandal,Bhadradi Kothagudem District.

BOUNDARIES OF EAST SIDE ROAD EFFECTED AREA (22.44 SQ.YARDS)

East	West	North	South
2'6'' Vacant Land and thereafter 25' Feet Wide Road	Land of the Owner	Plot No.7 and 10	40' Feet Wide Road

3. FLOW OF THE TITLE OF THE PROPERTIES AND HOW THE OWNER DERIVED TITLE

1.M/s Karthikeya Constructions,Paloncha,a registered partnership firm registered with the Registrar of Firms,Khammam,Government of Telangana,vide Regd.No.79/2018,Dated 24-02-2018,rep.by its Managing Partner Sri Mallela Ravichandra,S/o late Venkaiah,Age:48 years,Occ:Business,R/o H.No.16-1-152 and 153,Market Area,Swathi School Road,Ploncha Town and Mandal,Bhadradi Kothagudem District (Developer Firm),has entered into a Development Agreement cum General Power of Attorney Document bearing No.4097/2018,Dated 19-07-2018,of the office of Sub-Registrar,Kothagudem,with Smt.Kurre Swapna,W/o Narla Kishore Kumar,Age:36 years,Occ:Business,R/o H.No.6-2-7,Gattaigudem,Paloncha Town and Mandal,Bhadradi Kothagudem District (Land Owner) for development of the land to an extent of 888.88 Sq. Yards or 743.21 Sq. Meters (near H.No.8-1-75),bearing Plot Nos.5,6,11 and 12,in Sy.Nos.611 and 612,situated at Paloncha Town and Mandal,Khammam District.

2.It was averred in the above document that the land owner Smt.Kurre Swapna,W/o Narla Kishore Kumar,Age:36 years,Occ:Business,R/o H.No.6-2-7,Gattaigudem,Paloncha Town and Mandal,Bhadradi Kothagudem District has purchased land to an extent of 888.88 Sq. Yards or 743.21 Sq. Meters (near H.No.8-1-75),bearing Plot Nos.5,6,11 and 12,in Sy.Nos.611 and 612,situated at Paloncha Town and Mandal,Khammam District, through a registered Sale Deed

3. It was further averred in the document that as the schedule property site is situated in a prime location, the land owner has approached the developer firm, for development of the site into a residential complex with all basis amenities and facilities and the developer firm has agreed for development of the same with its own costs and expenses, as per the specifications mentioned in schedule-II. It was agreed that the developer shall bear all expenses for obtaining the required permission for construction of residential complex in the schedule property site, from the Municipality, Paloncha, in the name of the land owner.

4. It was further averred in the document that the land owners and developers shall distribute the developed residential complex in a ratio of 30% share along with undivided share in the land i.e., 266.66 Sq. Yards out of 888.88 Sq. Yards to the land owners together with 6 flats and 70% share along with undivided share in the land i.e., 622.21 Sq. Yards out of 888.88 Sq. Yards to the developer firm together with 14 flats, as mentioned in schedule-II of the document. Accordingly the land owners were allotted 5 Flats and developer firm was allotted 10 Flats and the remaining 15 Flat shall be divided equally by the land owners and developer in a ratio of 50%:50%, as shown in schedule-II of the document.

5. It was further averred in the document that the land owners have duly authorized the developer firm by appointing it as their lawful agent to do all the acts and deeds mentioned in Clause No.12 (d) of the document, in respect of the built up area allotted to them including the proportionate undivided share in the site. The developer firm was authorized to enter into agreement of sale, receive the sale consideration, to sign and execute documents, to obtain financial assistance to complete the entire project from any nationalized or private or foreign banks or co-operative urban banks or LIC of India or TSFC or any such other financial institutions or individuals or firms or corporations etc., to execute valid mortgage deeds or surety or security or indemnify bonds or any such other instruments etc.,

6. At the outset I have gone through the original registered Sale Deed bearing No.5848/2009, Dated 26-10-2009 (Document No.2) of the office of Sub-Registrar, Kothagudem and its recitals reveal that Smt. Kurre Swapna, W/o Narla Kishore Kumar, R/o Paloncha, has purchased land to an extent of 888.88 Sq. Yards or 743.21 Sq. Meters (near H.No.8-1-75), bearing Plot Nos.5,6,11 and 12, in Sy.Nos.611 and 612, situated at Paloncha Town and Mandal, Khammam District, from one Smt. Vattiprolu Kavitha Rani, W/o Mahmad Ahmad Khan, R/o Paloncha, rep. by her Agreement of Sale cum General Power of Attorney holder Sri Mukkapati Venkateswara Rao, S/o Rama Rao, R/o Paloncha, for a valid consideration of Rs.11,11,500/-, through the above document. The vendor has conveyed the title and possession of the schedule property in favour of the vendee through the above document. The document was

registered Agreement of Sale cum General Power of Attorney Document bearing No.613/2006. The vendor has duly appointed Sri Mukkapati Venkateswara Rao as her GPA holder to manage the affairs of the property and to do all acts and deeds on her behalf and by the virtue of the power given under the GPA document the GPA holder has executed the above sale deed in his favour. As such the vendor was the absolute owner and possessor of the schedule property and she has got a valid marketable, salable and transferable title over the same and she has transferred the same in favour of the vendee.

7. I have gone through the registered Agreement of Sale cum General Power of Attorney Document bearing No.613/2006, Dated 30-06-2005/15-04-2006 (Document No.3) of the office of Sub-Registrar, Kothagudem and its recitals reveal that Sri Mukkapati Venkateswara Rao, S/o Rama Rao, R/o Paloncha has purchased dry land to an extent of Acs.1-00 gts in Sy. Nos.611 and 612 of Paloncha revenue village, Paloncha, Khammam District, from Smt. Vattiprolu Kavitha Rani, W/o Mahmad Ahmad Khan, R/o Paloncha, for valid consideration, through the above document. It was averred in the document that the vendor has paid the entire sale consideration to the vendee and delivered the possession of the property in favour of the vendee, but due to some unavoidable circumstances the vendor could not execute a regular sale deed in favour of the vendee appointing the vendee as his GPA holder authorizing to manage the affairs of the above property and also authorizing him to do all acts and deeds on his behalf in respect of the above property. The document was executed and registered as per law and as such is a valid document. It was also averred in the document that the vendor has earlier purchased the schedule property through two separate registered Sale Deeds bearing No.3251/1988 and 1253/1990.

8. I have gone through the Certified Copy of Registered Sale Deed bearing No.3251/1988, Dated 03-12-1988 (Document No.4) and its recitals reveal that Smt. Venda Kavithamma, has purchased land to an extent of Acs.1-23 gts in Sy.No.611 of Paloncha revenue village, from one Sri Jalagam Venkateswara Rao, S/o Perumallu, R/o Paloncha, through the above document, for valid consideration. The vendor has conveyed the title and possession of the above land with absolute rights to the vendee. The above registered sale deed was executed and registered as per law and as such it is a valid document. It was averred in the document that the vendor was the absolute owner and possessor of the schedule property and earlier he purchased the same through a registered sale deed bearing No.586/1984. As such the vendor has got a valid marketable and transferable title over the schedule property and he has transferred a valid title in favour of the vendee.

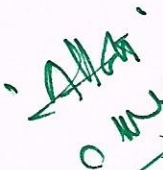
9. I have perused the Certified Copy of registered Rectification Deed 98/1991, Dated 29-01-1991 of the office Sub-Registrar, Kothagudem (Document No.5) and its recitals reveals that Smt. Vattiprolu Kavitha Rani, has purchased land to an extent of Acs.1-23 gts in Sy.No.611 of

executed by the vendor and except that the document does not affect the title of the property.

10. I have gone through the Certified Copy of Registered Sale Deed bearing No.586/1984, Dated 08-08-1984 (Document No.6) and its recitals reveal that Sri Jalagam Venakteswara Rao, S/o Perumallu, R/o Paloncha, has purchased land to an extent of Acs.1-23 gts in Sy.No.611 of Paloncha revenue village, from one Sri Desaboina Tirupathaiah, S/o Mallaiah, R/o Paloncha, through the above document, for valid consideration. The vendor has conveyed the title and possession of the above land with absolute rights to the vendee. The above registered sale deed was executed and registered as per law and as such it is a valid document. It was averred in the document that the vendor was the absolute owner and possessor of the schedule property. As such the vendor has got a valid marketable and transferable title over the schedule property and he has transferred a valid title in favour of the vendee.

11. I have gone through the Certified Copy of Registered Sale Deed bearing No.1253/1990, Dated 23-11-1990 (Document No.7) and its recitals reveal that Smt. Vattiprolu Kavitha Rani, W/o Mahmad Ahmed Khan, has purchased land to an extent of Acs.3-07 gts in Sy.No.612 of Paloncha revenue village, from one Sri Rodda Gopaiah, S/o Ramaiah, R/o Paloncha, through the above document, for valid consideration. The vendor has conveyed the title and possession of the above land with absolute rights to the vendee. The above registered sale deed was executed and registered as per law and as such it is a valid document. It was averred in the document that the vendor was the absolute owner and possessor of the schedule property and earlier he has purchased the same through a registered sale deed bearing No.378/1978. As such the vendor has got a valid marketable and transferable title over the schedule property and he has transferred a valid title in favour of the vendee.

12. I have gone through the Certified Copy of Registered Sale Deed bearing No.378/1978, Dated 23-11-1990 (Document No.8) and its recitals reveal that Sri Rodda Gopaiah, S/o Ramaiah, has purchased land to an extent of Acs.3-07 gts in Sy.No.612 of Paloncha revenue village, from one Sri Guljarimal, S/o Laxminarayana, R/o Paloncha, through the above document, for valid consideration. The vendor has conveyed the title and possession of the above land with absolute rights to the vendee. The above registered sale deed was executed and registered as per law and as such it is a valid document. It was averred in the document that the vendor was the absolute owner and possessor of the schedule property. As such the vendor has got a valid marketable and transferable title over the schedule property and he has transferred a valid title in favour of the vendee.

 13. I have gone through the Xerox Copy of registered Simple Mortgage Deed bearing No.4098/2018, Dated 20-07-2018 (Document No.9) of the office of Sub-Registrar, Kothagudem

favour of the Paloncha Municipal Council, through the above document, till they get occupancy certificate after construction the building as per the sanctioned plan without any deviations.

14. The Xerox Copy of registered Transfer by Gift, bearing No.250/2019,Dated 17-04-2019 (Document No.10) of the office of Sub-Registrar,Kothagudem,reveals that Smt.Kurra Swapna,W/o Narla Kishore Kumar,R/o Paloncha, has transferred site to an extent of 44.32 Sq.Yards or 37.06 Sq.Meters on the eastern side and western side out of the site admeasuring 888.88 Sq.Yards,bearing Plot Nos.5,6,11 and 12,in Sy.Nos.611 and 612,situated at Paloncha Town and Mandal,Bhadradi Kothagudem District,for road widening, in favour of the Municipal Council,Paloncha,Bhadradi Kothagudem District, through the above document.

15.The Building Permit Order, issued by the Commissioner, Paloncha Municipality, 3022/W7/2018/0618,Dated 25-01-2019 (Document No.11) reveals the municipality has sanctioned required construction permission to the intending mortgagor Smt.Kurra Swapna,W/o Narla Kishore Kumar, for construction of Residential Complex with Stilt + 5 Floors,in the schedule property-I, after collecting the prescribed fee and the municipality has also approved the plan attached to the proceedings.

16.A partnership deed,Dated 01-01-2018 (Document No.12) is executed among 1.Mallela Ravichandra,S/o Venkaiah,R/o Paloncha,2.Mallela Ravikanth,S/o Srinivasa Rao,R/o Sarapaka,3.Kaja Sarath,S/o Seethaiah,R/o Hyderabad,4.Sri Mallela Srikanth,S/o Srinivasa Rao,R/o Sarapaka and 5.Sri Suryadevara Avinash,S/o Nageswara Rao,R/o Chunchupalli,Kothagudem,on 01-01-2018 and its recitals reveal that they have constituted into a partnership firm under the name and style of M/s KARTHIKEYA CONSTRUCTIONS,PALONCHA, with an intention to carrying business of development of sites like construction of buildings, flats through development agreement or through in the sites on its own.It was also averred in the deed that the partnership firm also undertake business of converting the land into plots and also carrying the contract works taken from the state and central governments and local bodies or other contractors on sub-contract basis obtained either in the name of the firm and or in the name of any of the partners and aslo carry allied businesses or other businesses as per the convenient of the partners from time to time.It was agreed that Sri Mallela Ravichandra,the First Partner shall be the Managing Partner of the firm and the bank account of the firm shall also be opened in the name of firm shall be operated by the Managing Partner.

17.The Acknowledgment of Registration of Firm, Dated 24-02-2018 (Document No.13) issued by, the Registrar of Firms,Khammam,reveals that the firm "M/s Karthikeya Constructions,Plaoncha" was registered with the above authority vide Registration No.79/2018

As such flow of title of their proposed vendor for a period of 40 years is traced through the above said documents..

5. ENCUMBERANCES ON THE PROPERTY

18.The Certificate of Encumbrance bearing No.229/2019,Dated 31.01.2019 (Document No.14) issued by the office of the Sub-Registrar, Kothagudem, in respect of above stated Property for a period of 29 years, i.e., from 01.01.1990 to 30-01-2019 and the entries in the E.C.reflecting the above stated registered sale deed covered transaction and except revealing the transaction covered under the above stated registered document show that there are no encumbrances over the schedule property.

SEARCH CERTIFICATE

19.The Search Certificate bearing No.97/2019,Dated 31-01-2019 (Document No.15) issued by the office of Sub-Registrar,Kothagudem,reveals that the registered Development Agreement cum General Power of Attorney Document was executed and registered as per law and as such is a genuine document.

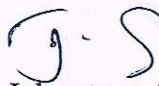
OBSERVATIONS AND OPINION

I am of the considered opinion that the land owners and developer Smt.Kurre Swapna,W/o Narla Kishore Kumar, Age:36 years, Occ:Business, R/o H.No.6-2-7, Gattaigudem, Paloncha Town and Mandal, Bhadradri Kothagudem, rep.by her registered Agreement of Sale cum General Power of Attorney Holder M/s Sri Karthikeya Constructions, a Regd.Firm bearing Regn.No.79/2018, having its registered office at H.No.16-1-152 and 153, Market Area, Swathi School Road, Paloncha Town and Municipality, Paloncha Mandal, Bhadradri Kothagudem District, rep.by its managing partner Sri Mallela Ravichandra, S/o Venkaiah, R/o Paloncha and M/s Sri Karthikeya Constructions, a Regd.Firm bearing Regn.No.79/2018, having its registered office at H.No.16-1-152 and 153, Market Area, Swathi School Road, Paloncha Town and Municipality, Paloncha Mandal, Bhadradri Kothagudem District, rep.by its managing partner Sri Mallela Ravichandra, S/o Venkaiah, R/o Paloncha, are having valid title salable, transferable and marketable over the schedule property. I also certify that the schedule property is free from encumbrances

The above opinion is rendered by perusing original of Registered Document and Xerox copies of link documents and E, C.

New Paloncha

26-02-2019

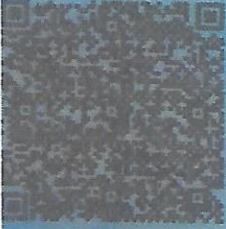
 26/2/19
Jalasutram Shivaram Prasad
J. SHIVARAM PRASAD
B.Com., L.L.B
Advocate & Notary
H.No. 16-1-60, Brahmin Street


DISTANT SURGEON

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADPFS4686J



नाम / Name

SRI KARTHIKEYA CONSTRUCTIONS

निगमन/गठन की तारीख
Date of Incorporation / Formation

01/01/2018

13032018

A.H.K.
CHC
CIVIL ASSISTANT SURGEON
C.H.C PALONCHA
Bhadradi Kothagudem (Dist
Pin 507 115.