

G.MALLIKARJUN
ADVOCATE

H.No.1-7-941/2,
Ekashila Society,
Hunter Road,
Hanamkonda,
Warangal City & Dist.,
Cell No.98491-39530

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Date: 22-05-2018

To  
The Senior Manager,  
Asset Manager (HUB),  
Andhra Pradesh Grameena Vikasa Bank,  
Hanamkonda.

Sir,

Sub:- Scrutinisation of documents of M/s.Nandi Developers rep., by its Managing Partners 1) Sri Chinthakuntla Sudheer Reddy, S/o Vasu Devas Reddy, R/o H.No.1-7-899/2/1, Nandi Hills, Hunter Road, Hanamkonda, Warangal City & Dist., 2) Smt Togaru Uma Devi, W/o Jagan Mohan Reddy, R/o H.No.1-7-899/2/1, Nandi Hills, Hunter Road, Hanamkonda, Warangal City & Dist., 3) Ravula Vani, W/o Srinivas Reddy, R/o H.No.1-7-433, Revenue Colony, Hanamkonda, Warangal City & Dist.,

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01. Name of the Bank Branch which sought opinion with reference No. and date of branch letter on oral instructions. : Andhra Pradesh Grameena Vikas Bank, HUB, Hanamkonda, Warangal Dist.,
02. Name and address of the Advocate : G.Mallikarjun, Advocate.  
H.No.1-7-941/2, Ekashila Housing Society, Hunter Road, Hanamkonda.
03. Name and address of Loan applicant : M/s.Nandi Developers rep., by its Managing Partners:-  
1) Sri Chinthakuntla Sudheer Reddy, S/o Vasu Devas Reddy, R/o H.No.1-7-899/2/1, Nandi Hills, Hunter Road, Hanamkonda, Warangal City & Dist.,  
2) Smt Togaru Uma Devi, W/o Jagan Mohan Reddy, R/o H.No.1-7-899/2/1, Nandi Hills, Hunter Road, Hanamkonda, Warangal City & Dist.,  
3) Ravula Vani, W/o Srinivas Reddy, R/o H.No.1-7-433, Revenue Colony, Hanamkonda, Warangal City & Dist.,
04. Name and address of the person who is the present owner of the property : -do-

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05. If the loan applicant is different from the present owner of the property? How the property is arranged to give on security by the owner to the loan applicant. : No, the present owners of the property and the applicants are one and the same
06. Description of the property (give the details like S.No. extent, name of the Village and city and registered sub-Dist. if it contains buildings give door No. of building. : Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,  
H.No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
07. Description of the property (give the details like S.No. extent, name of the Village and city and registered sub-Dist. if it contains buildings give door No. of building. : Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,  
H.No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
08. Full Description of the property offered as security for creation : Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,  
H.No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
09. Description of flow of title of the mortgagor : The loan applicants/mortgagers acquired the title through Regd., Sale Deed and Regd., Development Agreement-cum-Irrevocable Power of Attorney in respect of above schedule property
10. What is the nature of the title of the owner i.e., Tenancy right full ownership occupancy right possessory right lease-hold of Govt. grants assigns of the patta : The loan applicants acquired all rights through Regd., Sale Deed and Regd., Development Agreement-cum-Irrevocable Power of Attorney in respect of the above property respectively.

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11. Trace briefly the history of property as can be made-out a from the listed document is the titled obtained any possible claim of minors. : No adverse interest by minors
12. The history of flow of the title to the property : The loan applicants acquired all rights through Regd., Sale Deed and Regd., Development Agreement-cum-Irrevocable Power of Attorney in respect of the above property respectively.
13. The possession of the mortgagor over the property offered as security in an un-hindered position (for more than 15 years) either through himself or through his relatives in title. : ---
14. Whether requisite property tax or land revenue or other statutory dues have been paid in respect of the property offered as the security upto date. : Since it is open plot
15. Whether land is effected by any revenue and tenancy legalization : -No-
16. Describe the period covered under encumbrances certificate and also about the encumbrances if any reflected therein. : Encumbrance Certificate No.10054/2018 during period from 01-01-1989 to 14-05-2018
17. Whether the property holding mortgagor on the proposed mortgagor is within the ceiling limits prescribed under the urban land (ceiling and Regulations Act 1976). : -No-
18. Whether the proposed mortgagor comes under the income tax purview. : -Yes-
19. Whether the land is converted from Agricultural to residential or commercial. : Originally the property is open plot
20. Whether the proposed mortgagor's property comes within the purview of ceiling limits. : -No-
21. Whether there are any subsisting charges, liens, claims attachments or pending litigation discloses inspection of the documents. : -No-

  
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22. Is the property effected by any local laws/special enactments either totally or partially. : -No-
23. Whether the proposed mortgage property owning to the embargo created under such special enactments is limited restricted : -No-
24. Whether the latest title deed through which proposed guarantor derived title to the property as also the immediately proceeding title deeds are available in original if not state the reasons therefore. : Yes, the Regd., Sale Deed and Regd., Development Agreement-cum-Irrevocable Power of Attorney is available with the loan applicants
25. Whether an agent sought mortgage to be created under a power of attorney: : -No-
26. Whether the property offered as security belong to the firm of partnership firm. : -No-
27. Whether the property comes under devolution of property by a will : -No-
28. Whether the property comes under companies/society/ Association. : -No-
29. Whether the mortgagor by deposit of title deed (original) is possible on the strength of the document produced for security? : The Mortgage by deposit of title deeds is possible at the time of passing of the loan
30. Whether the property to be mortgaged is a flat/apartment in residential or commercial complex. : The property to be mortgaged originally it is open land.

### SCRUTINY REPORT

#### I. DESCRIPTION OF DOCUMENTS SCRUTINISED

| Sl. No. | Date of Document | Name of Document | Whether Original/<br>Certified/true<br>copy/Photostat |
|---------|------------------|------------------|-------------------------------------------------------|
|---------|------------------|------------------|-------------------------------------------------------|

#### LINK DOCUMENTS OF BATHULA SAROJA INFAVOUR OF NANDI DEVELOPERS

|    |            |                                                                                                                                                                                                                                                                                                                                                                   |          |
|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. | 03-07-2017 | Regd., Sale Deed vide Doc.No.5420/2017 executed by Bathula Saroja infavour M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula inrespect of the Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., | Original |
|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

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2. 16-03-2007 Regd., Sale Deed vide Original  
Doc.No.3164/2007 executed by Jangili Raja Narsaiah infavour Bathula Saroja inrespect of the Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
3. 12-04-2006 Regd., Sale Deed vide Original  
Doc.No.3431/2006 executed by Nallani Chakravarula Chudamani infavour of Jangili Raja Narsaiah inrespect of the Open Plot No.16 to an extent of 355-50 Sq. Yards or 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
4. 12-07-1967 Regd., Sale Deed vide Original  
Doc.No.1354/1967 executed by Thiruvarangam Venkatram Narsamma infavour of Nallani Chakravarthula Chudamani inrespect of the Open Plot No.16 to an extent of 355-50 Sq. Yards or 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,

**LINK DOCUMENTS OF LANKA NEERAJA INFAVOUR OF NANDI DEVELOPERS**

5. 03-06-2017 Regd., Development Agreement-cum- Irrevocable Power of Attorney vide Original  
Doc.No.3552/2017 executed by Lanka Neeraja infavour of M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani inresepect of H.No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
6. 16-08-1996 Regd., Sale Deed vide Original  
Doc.No.2407/1996 executed by Pinishetti Vittal Lakshmi Padmavathi infavour of Lanka Neeraja inresepect of Open Plot to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,
7. 12-07-1967 Regd., Sale Deed vide Original  
Doc.No.1355/1967 executed by Thiruwarangam Venkataram Narsamma infavour of Pinishetti Vittal Lakshmi Padmavathi inresepect of Open Plot to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,

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- |     |            |                                                                                                                                                                                   |                |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 8.  | 19-05-2018 | House Tax Payment Receipt issued by the Greater Municipal Corporation, Warangal on the name of Lanka Neeraja in respect of H.No.1-7-1365                                          | Original       |
| 9.  | 19-05-2018 | Property Tax Assessment issued by the Greater Municipal Corporation, Warangal on the name of Lanka Neeraja in respect of H.No.1-7-1365 vide File No.E/7/288816/2018               | Original       |
| 10. | 19-05-2018 | Ownership Certificate issued by the Greater Municipal Corporation, Warangal on the name of Lanka Neeraja in respect of H.No.1-7-1365 vide File No.E/7/288816/2018                 | Original       |
| 11. | 01-04-2018 | Apartment Construction Permission issued by the Municipal Corporation, Warangal vide Roc.No.3006/8500/W38/2017 for construction of the apartment infavour of M/s.Nandi Developers | Original       |
| 12. | 15-05-2018 | E.C.No.10054/2018 for a period from 01-01-1989 to 14-05-2018                                                                                                                      | Certified copy |
| 13. | 15-05-2018 | Search Reports issued by the Sub-Registrar, Warangal                                                                                                                              | Original       |

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I. DESCRIPTION OF THE PROPERTY (SCHEDULE)

ITEM NO.1:-

The Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., which is within the following boundaries:-

EAST	:	H.No.1-7-1553 & 1-7-1552 of Venkata Swamy & Raji Reddy
WEST	:	Property of Vendees
NORTH	:	H.No.1-7-1550 of Shekar
SOUTH	:	30 Feet Wide Road

ITEM NO.2:-

The House bearing Municipal No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., which is within the following boundaries:-

EAST	:	Open Plot of Bathula Sarojana
WEST	:	V.B.Susheel Rao
NORTH	:	Plot of Venkata Narayana
SOUTH	:	30 Feet Wide Road

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LINK DOCUMENTS OF BATHULA SAROJA INFAVOUR OF NANDI DEVELOPERS

I have examined and scrutinized the documents listed above. From the documents referred at above, it is evident that one Thiruvarangam Venkatram Narsamma was the absolute owner and possessor of the Open Plot to an extent of 18,392 Sq. Yards 15,378 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,

The said Thiruvarangam Venkatram Narsamma sold away the Open Plot No.16 to an extent of 355-50 Sq. Yards or 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Sale Deed vide Doc.No.1354/1967 on 12-07-1967 to one Nallani Chakravarthula Chudamani for her family and financial necessities for a valid sale consideration and after receiving the entire sale consideration the vendor delivered the possession to the purchaser.

The said Nallani Chakravartula Chudamani sold away the Open Plot No.16 to an extent of 355-50 Sq. Yards or 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Sale Deed vide Doc.No.3431/2006 on 12-04-2006 to one Jangili Raja Narsaiah for her family and financial necessities for a sale consideration of Rs.4,80,000/- and after receiving the entire sale consideration the vendor delivered the possession to the purchaser.

The said Jangili Raja Narsaiah sold away the Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Sale Deed vide Doc.No.3164/2007 on 16-03-2007 to one Bathula Saroja for his family and financial necessities for a sale consideration of Rs.5,32,500/- and after receiving the entire sale consideration the vendor delivered the possession to the purchaser.

The said Bathula Saroja sold away the Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Sale Deed vide Doc.No.5420/2017 on 03-07-2017 to M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani for her family and financial necessities for a sale consideration of Rs.17,75,000/- and after receiving the entire sale consideration the vendor delivered the possession to the purchaser.


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LINK DOCUMENTS OF LANKA NEERAJA INFAVOUR OF NANDI DEVELOPERS

I have examined and scrutinized the documents listed above. From the documents referred at above, it is evident that one Thiruvarangam Venkatram Narsamma was the absolute owner and possessor of the Open Plot to an extent of 18,392 Sq. Yards 15,378 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,

The said Thiruvarangam Venkatram Narsamma sold away the Open Plot to an extent of 355-50 Sq. Yards or 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Sale Deed vide Doc.No.1354/1967 on 12-07-1967 to one Pinisetty Vittal Lakshmi for her family and financial necessities for a valid sale consideration and after receiving the entire sale consideration the vendor delivered the possession to the purchaser.

The said Pinisetty Vittal Lakshmi sold away the Open Plot to an extent of 355-50 Sq. Yards or 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Sale Deed vide Doc.No.2407/1996 on 16-08-1996 to one Lanka Neeraja for her family and financial necessities for a valid sale consideration and after receiving the entire sale consideration the vendor delivered the possession to the purchaser. Later the said Lanka Neeraja constructed the house in the purchased plot and the Municipal Corporation, Warangal allotted the Ho.No.1-7-1365 and entered her name the records of the Municipal Corporation, Warangal and regularly paying the house tax to the GWMC.

Later the said Lanka Neeraja entered into Development Agreement with M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani in respect of the House bearing Municipal No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., through Regd., Development Agreement-cum-Irrevocable Power of Attorney vide Doc.No.3552/2017 on 03-06-2017 with share the ratio at a proportionate of 43% and 57% over the land and built-up areas in and over the proposed residential building complex respectively. After the execution of Development Agreement the M/s.Nandi Developers dismantled the H.No.1-7-1365.

As per the Regd., Sale Deed vide Doc.No.5420/2017 on 03-07-2017 said M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani are the absolute owners and possessors of the Open Plot No.16 to an extent of 355-00 Sq.

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Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., and as per Regd., Development Agreement-cum-Irrevocable Power of Attorney vide Doc.No.3552/2017 on 03-06-2017 M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani are the absolute owners and possessors of the House bearing Municipal No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., thus the M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani are the absolute owners and possessors of the total extent of 710-50 Sq. Yards in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist., and later the said M/s.Nandi Developers rep., by its Managing Partners Sri Chinthakuntla Sudheer Reddy, Smt Togaru Uma Devi, Smt Ravula Vani are the absolute owners and possessors of the obtained the Apartment Construction Permission from the Greater Municipal Corporation, Warangal vide File No.3006/8500/W38/2017, dt:01-04-2018 for construction of the residential apartment (G+4).

The Encumbrance Certificate in respect of subject property. This document contains one entry pertaining the transaction covered by document No.1. This document further reveals that the subject property is free from all types of encumbrances and charges, mortgages etc., On perusal of the above documents I am of the opinion that the applicants in title are in continuous, uninterrupted possession and enjoyment of the property, as such the applicants have got a marketable title.

In the following loan account, I went to the Sub-Registrar Office and verified and made search at Sub-Registrar Office for the above document Sl.No.1. I have paid the requisite fee to the Sub-Registrar.

Therefore, after scrutinizing the documents referred to above at Sl.Ns.1 to 13 I am in the considered opinion that the proposed mortgagors have got title and ownership on all the documents referred to above shows that the proposed mortgagors are the absolute owners and possessors of the schedule property vide document mentioned at Item No.I(1)(5) and they are in peaceful possession and enjoyment of the schedule property. Hence the proposed mortgagors are having valid, clear, absolute and marketable title subsisting on the schedule property and they can create registered/equitable mortgage of the schedule property in favour of Bank and the opinion is presented for final decision of your authority.

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SEARCH REPORT

Name of the Bank : Andhra Pradesh Grameena Vikas Bank
Name of the Branch : HUB
Name of the Unit/Borrower : Nandi Developers
Particulars of the document (Under Equitable Mortgage) submitted by the Branch

Description of the property	Document No.	Nature of Document	Date of Execution	Executants	Claimant	Office of the Sub-Registrar	Book No.	Vol.No.
Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,	5420/2017	Sale Deed	04-07-2017	Bathula Saroja	Nandi Developers rep., by its Partners	Joint Sub-Registrar, Warangal		
H.No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,	3552/2017	Development Agreement-cum-IGPA	03-05-2017	Lanka Neeraja	Nandi Developers rep., by its Partners	Joint Sub-Registrar, Warangal		


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GENERAL SEARCH
REPORT BASING ON THE CERTIFICATE OF ENCUMBRANCE ON PREOPRTY ISSUED BY THE REGISTRATION AUTHORITY

Certificate No.	Office the Certificate issued by	Period of Search mode	Description of the property	Doc.No.	Date of Execution	Nature of document	Name of the parties executants	Name of the parties claimant	Vol.No.
10054/2018	Sub-Registrar Warangal	01-01-1989 To 14-05-2018	Open Plot No.16 to an extent of 355-00 Sq. Yards or 296-81 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,	5420/2017	04-07-2017	Sale Deed	Bathula Saroja	Nandi Developers rep., by its Partners	
			H.No.1-7-1365 along with open place to an extent of 355-50 Sq. Yards 297-25 Sq. Meters in Sy.No.1022 situated at Balasamudram, Hanamkonda, Warangal City & Dist.,	3552/2017	03-05-2017	Development Agreement-cum-IGPA	Lanka Neeraja	Nandi Developers rep., by its Partners	


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REPORT

My Search on 15-05-2018 at Sub-Registrar at Warangal vide Receipt No.58 SS No.13038/2018 reveals that above entries in the document genuine and Registered by the Sub-Registrar, Warangal. I confirm and certify that the above information are true and correct as per records maintain above office. Warangal.

I confirm and certify that the above information is true and correct as per records maintained at the above office.

Place: Warangal

Date: 12-05-2018


G. MANIKUMAR
(G. MANIKUMAR)
Adv. ADITYA BHARAT
Ady. Aditya Bhara
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