

FROM THE DESK OF

B.NAGENDER RAO& ASSOCIATES

ADVOCATES

RESIDENCE CUM OFFICE:

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ADVOCATE & NOTARY

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Panel Advocate For: LIC Housing Finance Ltd., Can Fin Homes Ltd.

GIC Housing Finance Ltd., EDELWEISS HFL

Aadhar Housing Finance Ltd., Vastu HFL

Date: 18/01/2019

TO WHOM SOEVER IT MAY CONCERN

LEGAL OPINION

NAME OF THE APPLICANT : M/s. ELEMENTAL REALITY

Address and Identification of Property: -

All that the Flats in the Complex known as "ELEMENTAL EARTH WOODS", on Land admeasuring Ac.1-21 gts in Sy.Nos.111 (Ac.1-18 gts out of Ac.6-29 gts comprising of Ac.6-19 gts), 1/1 (Ac.0-10 gts) & 1/1 (Ac.0-03 gts), of Kokapet Village, Rajendranagar Mandat, Ranga Reddy District, Telangana State, and bounded as follows:-

Boundaries

NORTH : Raja Pushpa Canon Dale Villas in Sy.Nos.111 & 1/1
SOUTH : 120 Ft Pipe Line Road
EAST : Raja Pushpa Canon Dale Villas in Sy.Nos.111 & 1/1
WEST : Land of K.Sudhakar Reddy in Sy.No.1/1

Total extent of site as per document : Ac.1-21 gts
Total extent of site as per Plan : Ac.1-21 gts

Encumbrance Certificate from : 01/10/2007 to 21/10/2018
Encumbrance Certificate from : 01/10/2007 to 18/01/2019



II. LIST OF DOCUMENTS:-

Sl. No	Date of Document	Registered As Document No.	Nature of Document	Verified With	Parties to the Document		Extent/ Remarks
					Executants	In favour of	
1	1954-55 to 2007-08		Pahanies	Xerox	Tahsildar Rajendranagar Mandal	Sri.Bandoji, Janakibai & others	In Sy.Nos.111 (Ac.6-19 gts) & 1/1 (Ac.2-00 gts)
2		Patta No.282	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Smt.G.Pushpavathi	Ac.3-20 gts in Sy.No.1/1
3		Patta No.366	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Vijayanand	Ac.0-37 gts in Sy.No.111/A
4		Patta No.367	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Dayanand	Ac.0-37 gts in Sy.No.111/UU
5		Patta No.368	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Narsing Rao	Ac.0-37 gts in Sy.No.111/U
6		Patta No.369	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Eshwar	Ac.0-37 gts in Sy.No.111/EE
7		Patta No.370	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Sadanad	Ac.0-37 gts in Sy.No.111/RU
8		Patta No.371	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Ambaji	Ac.0-37 gts in Sy.No.111/E
9		Patta No.372	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Sri.Ramdas	Ac.0-37 gts in Sy.No.111/AA
10	24/10/03	8059/03	Sale Deed	Xerox	Sri.D.Rajendra Kumar & 21 others	Smt.Vontela Sumitha Reddy	Ac.1-34 gts in Sy.No.111
11	22/02/04	Proc.No.D/71 41/2008	ROR	Xerox	MRO Rajendranagar Mandal	Smt.Vontela Sumitha Reddy	Ac.1-34 gts in Sy.No.111
12	17/05/12	2520/12	Gift Settlement Deed	Xerox	Smt.Vontela Sumitha Reddy	Smt.Korpole Tanuja Reddy	Ac.1-20 gts in Sy.No.111/P
13	24/10/03	8060/03	Sale Deed	Xerox	Sri.D.Rajendra Kumar & 21 others	Smt.M.Gouri Reddy	Ac.1-34 gts in Sy.No.111
14	22/02/07	Proc.No.D/71 42/2008	ROR	Xerox	MRO Rajendranagar Mandal	Smt.G.Gowri	Ac.1-34 gts in Sy.No.111
15		Patta No.285	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Smt.G.Gowri	Ac.1-34 gts in Sy.No.111
16	15/06/12	2523/12	Gift Settlement Deed	Xerox	Smt.M.Gouri Reddy	Sri.Dr.M.Padmanabh Reddy	Ac.0-19 gts in Sy.No.111/P
17	15/06/12	2522/12	Gift Settlement Deed	Xerox	Smt.M.Gouri Reddy	Smt.M.Anjali Reddy	Ac.0-18 gts in Sy.No.111/P



18	15/06/12	2576/12	Gift Settlement Deed	Xerox	Smt.M.Gouri Reddy	Smt.Aishwarya Reddy	Ac.0-18 gts in Sy.No.111/P
19	24/10/03	8061/03	Sale Deed	Xerox	Sri.D.Rajendra Kumar & 21 others	Smt.S.Sobha Reddy	Ac.1-34 gts in Sy.No.111
20	25/11/03		Death Certificate	Xerox	Sarpanch Kokapet	Sri.Ramdas	Date of Death 08/11/96
21	25/11/03		Family Member Certificate	Xerox	Sarpanch Kokapet	Late Sri.Ramdas	Smt.D.Shakunthalabai (Wife), Sri.D.Ragundandan & Sri.D.Madhusudhan (2 Sons)
22	22/02/04	Proc.No.D/71 43/2008	ROR	Xerox	MRO Rajendranagar Mandal	Smt.S.Sobha Reddy	Ac.1-34 gts in Sy.No.111
23	07/10/04	7991/04	AGPA	Xerox	Smt.D.Shakunthalabai & 8 others	Sri.V.Devidhar Rao	Ac.0-33 ½ gts in Sy.No.111
24	19/05/05	5221/05	Sale Deed	Xerox	Smt.D.Shakunthalabai & 8 others through their AGA Holder Sri.V.Devidhar Rao	Smt.K.Gowthami Reddy	Ac.0-33 ½ gts in Sy.No.111
25	22/02/06	Proc.No.D/11 887/2008	ROR	Xerox	MRO Rajendranagar Mandal	Smt.G.Gowthami Reddy	Ac.0-37 gts in Sy.No.111
26		Patta No.286	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Smt.G.Gowthami Reddy	Ac.0-37 gts in Sy.No.111
27	28/11/03	8956/03	Sale Deed	Xerox	Smt.D.Shakunthalabai & 2 others	Sri.M.Nagaraju	Area 221 Sq.yds or Ac.0-1.83 gts on Plot Nos.3 & 4, in Sy.No.111
28	28/11/03	8957/03	Sale Deed	Xerox	Smt.D.Shakunthalabai & 2 others	Sri.Mukkala Suresh	Area 108 Sq.yds or Ac.0-0.90 gts on Plot No.24, in Sy.No.111
29	28/11/03	8958/03	Sale Deed	Xerox	Smt.D.Shakunthalabai & 2 others	Sri.Mukkala Veeresham	Area 108 Sq.yds or Ac.0-0.90 gts on Plot No.25, in Sy.No.111
30	08/08/05	8238/05	Sale Deed	Xerox	Sri.M.Nagaraju & 2 others	Smt.Gowtami Reddy	Area 437 Sq.yds on Plot Nos.3, 4, 25 & 26, in Sy.No.111
31	17/05/12	2521/12	Gift Settlement Deed	Xerox	Smt.K.Gowthami Reddy	Smt.K.Ratna	Ac.0-37 gts in Sy.No.111/P
32	06/02/12	1655/12	Memorandum of Partition	Xerox	Sri.Seri Prabhakar Reddy & 3 others	Sri.Seri Prabhakar Reddy & 3 others	Ac.1-34 gts in Sy.No.111
33	01/03/04	1766/04	Sale Deed	Xerox	Smt.Kanapuram Pushpamma	Smt.K.Ratna	Ac.0-10 gts in Sy.No.1/1
34	22/02/06	Proc.No.B/85 71/03	ROR	Xerox	MRO Rajendranagar Mandal	Smt.K.Ratna	Ac.0-10 gts in Sy.No.1/1
35		Patta No.284	Pattedar Pass Book	Xerox	MRO Rajendranagar Mandal	Smt.K.Ratna	Ac.0-10 gts in Sy.No.1/1
36	26/11/98	3805/98	Sale Deed	Xerox		Sri.K.Sudhakar Reddy	Ac.2-00 gts in Sy.No.1/1



37	06/11/15	5964/15	Gift Deed	Xerox	Sri.K.Sudhakar Reddy	Sri.Kuchakulla Rohit Reddy	Ac.0-01.5 gts in Sy.No.1/1
38	06/11/15	5965/15	Gift Deed	Xerox	Sri.K.Sudhakar Reddy	Smt.Kuchakulla Malavika Reddy	Ac.0-01.5 gts in Sy.No.1/1
39	24/03/17	Unregistered	Partnership Deed	Xerox	M/s. Elemental Realty	Sri.Kuchakulla Damodhar Reddy & 2 others	Sri.Kuchakulla Damodhar Reddy is the Managing Partner
40	28/04/17	5178/17	DGPA	Xerox	Smt.Vontela Sumitha Reddy & 12 others	M/s. Elemental Realty., Rep by its managing Partner Sri.Kuchakulla Damodhar Reddy	Ac.1-21 gts in Sy.Nos.111, 1/1
41	10/09/18	Appl.No.0046 75/SKP/R1/U 6/HMDA/0111 2017	construction permission	Xerox	HMDA	M/s. Elemental Realty., Rep by its managing Partner Sri.Kuchakulla Damodhar Reddy	1 Stilt + 3 (A-1 Building), 2 Cellar + 1Ground + 9 upper Floors

Description of the schedule of property:-

All that the Flats in the Complex known as "ELEMENTAL EARTH WOODS" on Land admeasuring Ac.1-21 gts in Sy.Nos.111 (Ac.1-18 gts out of Ac.6-29 gts comprising of Ac.6-19 gts), 1/1 (Ac.0-10 gts) & 1/1 (Ac.0-03 gts), of Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, Telangana State, and bounded as follows:-

Boundaries

NORTH : Raja Pushpa Canon Dale Villas in Sy.Nos.111 & 1/1
 SOUTH : 120 Ft Pipe Line Road
 EAST : Raja Pushpa Canon Dale Villas in Sy.Nos.111 & 1/1
 WEST : Land of K.Sudhakar Reddy in Sy.No.1/1

Tracing of Party's Title:-

Whereas from the recitals it confirms that Originally Sri.Bandoji was the sole absolute owner and peaceful possessor of Land admeasuring Ac.6-19 gts in Sy.No.111, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, which is evident from the Pahanies mentioned above, subsequent to his demised, his 7 Sons namely Ambaji, Eashwarji, Narsingrao, Dayanand, Sadanand, Vijayandana and Late Ramdas as his legal heirs inherited and succeeded to the above property each having Ac.0-37 gts as their respective share subsequently were also issued Pattedar Pass Books mentioned above.

Whereas one of the Son and 1/7th share holder Sri.Ambaji demised intestate leaving behind his Wife Smt.D.Geetha Bai, 2 Sons Sri.D.Rajender Kumar & Sri.D.Shyam Kumar and only Daughter D.Santhoshi as his legal heirs.



Whereas the above mentioned Pattedars Sri.D.Rajender Kumar & 20 others collectively sold Ac.1-34 gts out of Ac.5-22 gts, in Sy.Nos.111 (111/A, 111/E to 111/RU), in favour of Smt.Vontela Sumitha Reddy vide Registered Sale Deed bearing document No.8059/03 dt.24/10/03, Registered with the SRO Rajendranagar, got the her name mutated in the Revenue Records and the same is evident from the Pahanies & Pattedar Pass Book mentioned above.

Ac.1-20 gts

Likewise from the recitals it confirms that Smt.Vontela Sumitha Reddy who became the sole absolute owner and peaceful possessor of Land admeasuring Ac.1-34 gts out of Ac.5-22 gts, in Sy.Nos.111 (111/A, 111/E to 111/RU), Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, Gifted an extent of Land admeasuring Ac.1-20 gts out of Ac.1-34 gts in Sy.No.111/P, in favour of her Daughter Smt.Korpole Tanuja Reddy vide Registered Gift Settlement Deed bearing document No.2520/12 dt.15/06/12, Registered with the SRO Rajendranagar, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908, and Retained Land admeasuring Ac.0-14 gts for herself.

Ac.1-34 gts

Likewise Land owners Sri.D.Rajender Kumar & 20 others also Land admeasuring Ac.1-34 gts out of Ac.5-22 gts, in Sy.Nos.111 (111/A, 111/E to 111/RU), in favour of Smt.M.Gowri Reddy vide Registered Sale Deed bearing document No.8060/03 dt.24/10/03, Registered with the SRO Rajendranagar.

Ac.0-19 gts

Likewise from the recitals it confirms that Smt.M.Gowri Reddy Gifted an extent of Land admeasuring Ac.0-19 gts out of Ac.1-34 gts in Sy.No.111/P, in favour of her Husband Sri.Dr.M.Padmanabh Reddy vide Registered Gift Settlement Deed bearing document No.2523/12 dt.15/06/12, Registered with the SRO Rajendranagar, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908.

Ac.0-18 gts in Sy.No.111/P

Likewise from the recitals it confirms that Smt.M.Gowri Reddy also Gifted an extent of Land admeasuring Ac.0-18 gts out of Ac.1-34 gts in Sy.No.111/P, in favour of her Daughter M.Anjali Reddy vide Registered Gift Settlement Deed bearing document No.2522/12 dt.15/06/12, Registered with the SRO Rajendranagar, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908.



Ac.0-18 gts in Sy.No.111/P

Likewise from the recitals it confirms that Smt.M.Gowri Reddy also Gifted an extent of Land admeasuring Ac.0-18 gts out of Ac.1-34 gts in Sy.No.111/P, in favour of her Daughter M.Aishwarya Reddy vide Registered Gift Settlement Deed bearing document No.2576/12 dt.15/06/12, Registered with the SRO Rajendranagar, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908, and Retained Land admeasuring Ac.1-15 gts for herself.

Ac.1-34 gts in Sy.Nos.111 (111/A, 111/E to 111/RU)

Likewise Land owners Sri.D.Rajender Kumar & 20 others also Land admeasuring Ac.1-34 gts out of Ac.5-22 gts, in Sy.Nos.111 (111/A, 111/E to 111/RU), in favour of Smt.S.Sobha Reddy vide Registered Sale Deed bearing document No.8061/03 dt.24/10/03, Registered with the SRO Rajendranagar.

Ac.0-33 ½ gts in Sy.No.111

Whereas from the recitals it confirms that Originally Sri.D.Ramdasji was the sole absolute owner and peaceful possessor of Land admeasuring Ac.0-34 gts, in Sy.No.111, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, which is evident from the Pahanies & Pattedar Pass Book mentioned above, subsequent to his death on 18/11/96, and his Wife Smt.D.Shakunthalabai, and 2 Sons Sri.D.Ragundandan & Sri.D.Madhusudhan, and along with their Family Members Smt.Mamatanandan, Smt.Sunanda, (Seethal, Harshavardha, Sumeeran all are minors aged about of 9, 7 & 5 Years under the Guardianship of their Mother Smt.Mamatanandan & Badruvardhan & 1 Year under the Guardianship of their Mother Smt.Sunanda), as consenting Parties collectively sold the same for a consideration in favour of Sri.V.Devidhar Rao vide Registered AGPA bearing document No.7991/04 dt.07/10/04, Registered with the SRO Rajendranagar, and through the above AGPA Holder sold the same in favour of Smt.K.Gouthami Reddy vide Registered Sale Deed bearing document No.5221/05 dt.19/05/05, Registered with the SRO Rajendranagar.

Plot Nos.3 & 4, area 221 Sq.yds or Ac.0-1.83 gts, in Sy.No.111

Likewise Smt.D.Shakunthalabai, along with his 2 Sons Sri.D.Ragundandan & Sri.D.Madhusudhan collectively converted the above land into Plots & sold Plot Nos.3 & 4, area 221 Sq.yds or Ac.0-1.83 gts, in Sy.No.111, in favour of Sri.M.Nagaraju vide Registered Sale Deed bearing document No.8956/03 dt.28/11/03, Registered with the SRO Rajendranagar.

Plot No.24, area 108 Sq.yds or Ac.0-0.90 gts, in Sy.No.111 (Ac.0-1.83 gts)

Likewise Smt.D.Shakunthalabai, along with his 2 Sons Sri.D.Ragundandan & Sri.D.Madhusudhan collectively also sold Plot No.24, area 108 Sq.yds or Ac.0-0.90 gts, in Sy.No.111, in favour of Sri.Mukkala Suresh vide Registered Sale Deed bearing document No.8957/03 dt.28/11/03, Registered with the SRO Rajendranagar.



Plot No.25, area 108 Sq.yds or Ac.0-0.90 gts, in Sy.No.111 (Ac.0-0.90 gts)

Likewise Smt.D.Shakunthalabai, along with his 2 Sons Sri.D.Ragundandan & Sri.D.Madhusudhan collectively also sold Plot No.25, area 108 Sq.yds or Ac.0-0.90 gts, in Sy.No.111, in favour of Sri.Mukkala Veeresham vide Registered Sale Deed bearing document No.8958/03 dt.28/11/03, Registered with the SRO Rajendranagar.

Plot Nos.3, 4, 25 & 26, total area 437 Sq.yds or Ac.0-03.612 gts)

Whereas from the recitals it confirms that Sri.M.Nagaraju (owner for Plot Nos.3 & 4, area 221 Sq.yds or Ac.0-1.83 gts), Sri.Mukkala Suresh (owner for Plot No.24, area 108 Sq.yds or Ac.0-0.90 gts) & Sri.Mukkala Veeresham (owner for Plot No.25, area 108 Sq.yds or Ac.0-0.90 gts), clubbed their above Properties of Plot Nos.3, 4, 25 & 26, total area 437 Sq.yds or Ac.0-03.612 gts), in Sy.No.111, collectively sold the same in favour of Smt.Gowtami Reddy vide Registered Sale Deed bearing document No.8238/05 dt.08/08/05, Registered with the SRO Rajendranagar.

Ac.0-37 gts in Sy.No.111/P

Whereas from the recitals it confirms that Smt.Gowtami Reddy who became the sole absolute owner and peaceful possessor of Land admeasuring Ac.0-33 ½ gts & Plot Nos.3, 4, 25 & 26, total area 437 Sq.yds or Ac.0-03.612 gts), in Sy.No.111, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, Gifted an extent of Land admeasuring Ac.0-37 gts in Sy.No.111/P, in favour of her Mother Smt.K.Ratna vide Registered Gift Settlement Deed bearing document No.2521/12 dt.17/05/12, Registered with the SRO Gandipet, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908.

Ac.1-34 gts in Sy.No.111

Whereas from the recitals it confirms that Originally Sri.Seri Prabhakar Reddy, Smt.Seri Sobha Reddy, Sri.Seri Abhilash Reddy & Sri.Seri Arthi Reddy were the absolute owners and peaceful possessors of Land admeasuring Ac.1-34 gts in Sy.No.111, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, having acquitted the same through their ancestral Property.

Whereas from the recitals it confirms that Sri.Seri Prabhakar Reddy, Smt.Seri Sobha Reddy, Sri.Seri Abhilash Reddy & Sri.Seri Arthi Reddy who were the absolute owners and peaceful possessors of Land admeasuring Ac.1-34 gts in Sy.No.111, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, collectively entered in a Deed of Partition dividing their individual extents by metes and bounds vide Registered Deed of Partition bearing document No.1655/12 dt.06/02/12, Registered with the SRO Rajendranagar.

As per the above Partition Deed bearing Schedule-A Property Land admeasuring Ac.1-34 gts in Sy.Nos.111 (111/A, 111/E to 111/RU), has fallen to the joint Land owners share Sri.Seri Prabhakar Reddy, Smt.Seri Sobha Reddy, Sri.Seri Abhilash Reddy & Sri.Seri Arthi Reddy.



As per the above Partition Deed bearing Schedule-B Property Land admeasuring Ac.0-24 gts out of Ac.1-34 gts in Sy.Nos.111 (111/A, 111/E to 111/RU), has fallen to the Land owner share Sri.Seri Prabhakar Reddy.

As per the above Partition Deed bearing Schedule-C Property Land admeasuring Ac.0-18 gts out of Ac.1-34 gts in Sy.Nos.111 (111/A, 111/E to 111/RU), has fallen to the Land owner share Smt.Seri Sobha Reddy.

As per the above Partition Deed bearing Schedule-D Property Land admeasuring Ac.0-16 gts in Sy.Nos.111 (111/A, 111/E to 111/RU), has fallen to the Land owner share Sri.Seri Abhilash Reddy.

As per the above Partition Deed bearing Schedule-E Property Land admeasuring Ac.0-16 gts in Sy.Nos.111 (111/A, 111/E to 111/RU), has fallen to the Land owner share Sri.Seri Arthi Reddy (Minor aged about of 17 Years under the Guardianship of his Father Sri.Seri Prabhakar Reddy).

Ac.0-10 gts in Sy.No.1/1

Whereas from the recitals it confirms that Originally Smt.Kanapuram Pushpamma W/o Sri.Sreeramulu @ Shivaram was the sole absolute owner and peaceful possessor of Land admeasuring Ac.3-20 gts, in Sy.No.1/1, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, having acquitted the same through her ancestral Property which is evident from the Pahanies & Pattedar Pass Book mentioned above.

Whereas from the recitals it confirms that Smt.Kanapuram Pushpamma W/o Sri.Sreeramulu @ Shivaram who was the sole absolute owner and peaceful possessor of Land admeasuring Ac.3-20 gts, in Sy.No.1/1, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, sold an extent of Land admeasuring Ac.0-10 gts out of Ac.3-20 gts in Sy.No.1/1, in favour of Smt.K.Ratna vide Registered Sale Deed bearing document No.1766/04 dt.01/03/04, Registered with the SRO Rajendranagar, got her name mutated in the Revenue Records and the same is evident from the Pahanies mentioned above.

Ac.0-01.5 gts in Sy.No.1/1

Whereas from the recitals it confirms that Originally Sri.K.Sudhakar Reddy S/o Late Sri.K.Ramachandra Reddy was the Pattedar sole absolute owner and peaceful possessor of Land admeasuring Ac.2-00 gts in Sy.No.1/1, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, having purchased the Same vide Registered Sale Deed bearing document No.3805/98 dt.26/11/98, Registered with the SRO Rajendranagar, got the his name mutated in the Revenue Records and the same is evident from the Pahanies & Pattedar Pass Book mentioned above.



Whereas from the recitals it confirms that Sri.K.Sudhakar Reddy S/o Late Sri.K.Ramachandra Reddy who was the Pattedar sole absolute owner and peaceful possessor of Land admeasuring Ac.2-00 gts in Sy.No.1/1, Situated at Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, Gifted an extent of Land admeasuring Ac.0-01.5 gts in Sy.No.1/1, in favour of his Grand Son Sri.Kuchakulla Rohit Reddy vide Registered Gift Settlement Deed bearing document No.5964/15 dt.06/11/15, Registered with the SRO Gandipet, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908.

Ac.0-01.5 gts in Sy.No.1/1

Likewise from the recitals it confirms that Sri.K.Sudhakar Reddy also Gifted an extent of Land admeasuring Ac.0-01.5 gts in Sy.No.1/1, in favour of his Grand Daughter Kuchakulla Malavika Reddy vide Registered Gift Settlement Deed bearing document No.5965/15 dt.06/11/15, Registered with the SRO Gandipet, with all Rights of Alienation and Possession, and the above Gift Deed is in accordance with Section-122 of the Transfer of Property Act 1882 and the same is registered under Section-17 of the Registration Act of 1908.

Ac.1-21 gts

Whereas from the recitals it confirms that Smt.Vontela Sumitha Reddy (owner for Ac.0-14 gts contributed Land area Ac.0-03.03 gts), Smt.Korpole Tanuja Reddy (owner for Ac.1-34 gts contributed Land area Ac.0-12.91 gts), Smt.M.Gowri Reddy (owner for Ac.1-15 gts contributed Land area Ac.0-04.09 gts), Sri.Dr.M.Padmanabh Reddy (owner for Ac.0-19 gts contributed Land area Ac.0-04.09 gts), M.Anjali Reddy (owner for Ac.0-18 gts contributed Land area Ac.0-03.89 gts), M.Aishwarya Reddy (owner for Ac.0-18 gts contributed Land area Ac.0-03.89 gts), Smt.S.Sobha Reddy (owner for Ac.1-12 gts contributed Land area Ac.0-03.89 gts), Sri.Seri Prabhakar Reddy (owner for Ac.0-24 gts contributed Land area Ac.0-05.17 gts), Sri.Seri Abhilash Reddy (owner for Ac.0-16 gts contributed Land area Ac.0-03.45 gts) & Sri.Seri Arthi Reddy (owner for Ac.0-16 gts contributed Land area Ac.0-3.45 gts), Smt.K.Ratna (owner for Ac.1-07 gts contributed Land area Ac.0-10.15 gts), Sri.Kuchakulla Rohit Reddy (owner for Ac.0-1.5 gts) & Kuchakulla Malavika Reddy (owner for Ac.0-1.5 gts), clubbed their above Properties of Land admeasuring Ac.1-21 gts out of Ac.6-29 gts in Sy.Nos.111 & 1/1, and collectively entered in a DGPA with the Developer M/s. Elemental Reality., Rep by its Managing Partner Sri.Kuchakulla Damodhar Reddy for Land admeasuring Ac.1-21 gts vide Registered DGPA bearing document No.5178/117 dt.28/04/17, Registered with the SRO Gandipet, for the construction of Apartments, decided to share the plinth area in the ratio of 36%:64%, and obtained construction permission for the construction consisting of Block A-2 to A-1) construction of 1 Stilt + 3 (A-1 Building), 2 Cellar + 1Ground + 9 upper Floors (A-1 Building), from HMDA, vide Appl.No.004675/SKP/R1/U6/HMDA/01112017 dt.10/09/18, and the same was Released by Panchayat Secretary Kokapet G.P., on 08/10/18.



As per the above DGPA bearing Flat No. E on Seventh Floor, has fallen to the Land owner share Smt.Vontela Sumitha Reddy.

As per the above DGPA bearing Flat No. E on First Floor, Flat No. A on Second Floor, Flat Nos. G, H on Third Floor, Flat Nos. D, G Seventh Floor, has fallen to the Land owner share Smt.Korpole Tanuja Reddy.

As per the above DGPA bearing Flat No. B on Fifth Floor, has fallen to the Land owner share Smt.M.Gowri Reddy.

As per the above DGPA bearing Flat No. B on Seventh Floor, has fallen to the Land owner share Sri.Dr.M.Padmanabh Reddy.

As per the above DGPA bearing Flat No. C on First Floor, has fallen to the Joint share of the Land owners Sri.Dr.M.Padmanabh Reddy & Smt.M.Gowri Reddy.

As per the above DGPA bearing Flat No. C on Fifth Floor, has fallen to the Land owner share M.Anjali Reddy.

As per the above DGPA bearing Flat No. C on Fifth Floor, has fallen to the Land owner share M.Aishwarya Reddy.

As per the above DGPA bearing Flat No. E on Fifth Floor, has fallen to the Joint share of the Land owners M.Aishwarya Reddy & M.Anjali Reddy.

As per the above DGPA bearing Flat No. D on Third Floor, has fallen to the Land owner share Smt.S.Sobha Reddy.

As per the above DGPA bearing Flat No. A on Fourth Floor, Flat No. D Sixth Floor, has fallen to the Land owner share Sri.Seri Prabhakar Reddy.

As per the above DGPA bearing Flat No. G on Fourth Floor, Flat No. G on Fifth Floor, has fallen to the Land owner share Sri.Seri Abhilash Reddy.

As per the above DGPA bearing Flat No. H on Fifth Floor, has fallen to the Land owner share Sri.Seri Arthi Reddy.

As per the above DGPA bearing Flat No. E on Sixth Floor, has fallen to the Joint share of the Land owners Smt.S.Sobha Reddy & Sri.Seri Arthi Reddy.

As per the above DGPA bearing Flat Nos. A, F on Seventh Floor, Flat Nos. D, E on Eighth Floor, has fallen to the Land owner share Smt.K.Ratna.

As per the above DGPA bearing Flat No. A on Third Floor, has fallen to the Land owner share Sri.Kuchakulla Rohit Reddy.



As per the above DGPA bearing Flat No. F on Third Floor, has fallen to the Land owner share Kuchakulla Malavika Reddy.

As per the above DGPA bearing Flat Nos. A, B, C, D, E, F, G, H on Ground Floor, Flat Nos. A, B, D, F, G, H on First Floor, Flat Nos. B, C, D, E, F, G, H on Second Floor, Flat Nos. B, C, E on Third Floor, Flat Nos. B, C, D, E, F, H on Fourth Floor, Flat Nos. A, F on Fifth Floor, Flat Nos. A, B, C, F, G, H on Sixth Floor, Flat Nos. C, H on Seventh Floor, Flat Nos. A, B, C, F, G, H on Eighth Floor, has fallen to the Developer share M/s. Elemental Reality.

Since the said Property is existent since 1955 and hence the Land owners Smt.Vontela Sumitha Reddy, Smt.Korpole Tanuja Reddy, Smt.M.Gowri Reddy, Sri.Dr.M.Padmanabh Reddy, M.Anjali Reddy, M.Aishwarya Reddy, Smt.S.Sobha Reddy, Sri.Seri Prabhakar Reddy, Sri.Seri Abhilash Reddy, Sri.Seri Arthi Reddy, Smt.K.Ratna, Sri.Kuchakulla Rohit Reddy & Kuchakulla Malavika Reddy and the DGPA Holder M/s. Elemental Reality., Rep by its Managing Partner Sri.Kuchakulla Damodhar Reddy has got clear title over the Property and hence the **applicants/prospective purchases** shall have **"good and clear marketable title"** over the Flats in the Complex known as "ELEMENTAL EARTH WOODS", on Land admeasuring Ac.1-21 gts in Sy.Nos.111 (Ac.1-18 gts out of Ac.6-29 gts comprising of Ac.6-19 gts), 1/1 (Ac.0-10 gts) & 1/1 (Ac.0-03 gts), of Kokapet Village, Rajendranagar Mandal, Ranga Reddy District, Telangana State, Subject to fulfillment of following terms & Conditions.

1. Original Registered Sale Deed for the Respective flat property in favour of **applicants/ prospective purchasers** to be executed by the DGPA Holder M/s. Elemental Reality., Rep by its Managing Partner Sri.Kuchakulla Damodhar Reddy, Representing the Land owners Land owners Smt.Vontela Sumitha Reddy, Smt.Korpole Tanuja Reddy, Smt.M.Gowri Reddy, Sri.Dr.M.Padmanabh Reddy, M.Anjali Reddy, M.Aishwarya Reddy, Smt.S.Sobha Reddy, Sri.Seri Prabhakar Reddy, Sri.Seri Abhilash Reddy, Sri.Seri Arthi Reddy, Smt.K.Ratna, Sri.Kuchakulla Rohit Reddy & Kuchakulla Malavika Reddy for their Respective Share of flats.
2. Encumbrance Certificate till date.
3. Attested copies of link documents.


(B.NAGENDER RAO)
Advocate

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STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :18-01-2019 18:03:41

Application No :291885

Statement No :36574323

Sri/Smt. Name not mentioned having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: KOKAPET OR KOKAPET, SURVEY NO: 1/1,111, Bounded by NORTH :RAJA PUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1, SOUTH :120 FEET PIPE LINE ROAD, EAST : RAJA PUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1, WEST :LAND OF K.SUDHAKAR REDDY IN SY NO 1/1

Search has been made in Book 1 and in the indexes relating thereto S.R.O. GANDIPET for 12 years from 01-10-2007 to 17-01-2019 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]
1/4	VILL/COL: KOKAPET/REST ALL W-B: 0-0 SURVEY: 111 1/1 EXTENT: 1670.57SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ELEMENTAL EARTHWOODS IN SY.NO.111 AND 1/1 [S] 120 FEET PIPE LINE ROAD [E]: RAJAPUSHPA CANNON DALE VILLAS IN SY.NO.111 AND 1/1 [W]: LAND OF K.SUDHAKAR REDDY IN SY.NO.1/1 Link Doct:5178/2017 of SRO 1525	(R) 17-07-2018 (E) 17-07-2018 (P) 17-07-2018	0306 Gift in f/o Local Bodies (G.O Mkt.Value:Rs. 10023420 Cons.Value:Rs. 10023500	1.(DE)THE GRAMPANCHAYT KOKAPET 2.(DR)M/S ELEMENTAL REALTY (R/P) KUCHAKULLA DAMODHAR REDDY	0/0 6786/2018 [1] of SRO GANDIPET(1525)
2/4	VILL/COL: KOKAPET/REST ALL W-B: 0-0 SURVEY: 111 1/1 EXTENT: 1304SQ.Mts BUILT: 0SQ. FT Boundires: [N]: RAJAPUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1 [S] 120 FEET PIPE LINE ROAD [E]: RAJA PUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1 [W]: LAND OF K.SUDHAKAR REDDY IN SY NO 1/1 Link Doct:5178/2017 of SRO 1525	(R) 14-06-2018 (E) 14-06-2018 (P) 14-06-2018	0205 Mortgage deed by Co- operative Mkt.Value:Rs. 9356722 Cons.Value:Rs. 21054000	1.(ME)HMDA 2.(MR)VONTELA SUMITHA REDDY & OTHERS 3.(MR)M/S ELEMENTAL REALTY (R/P) KUCHAKULLA DAMODHAR REDDY	0/0 5553/2018 [1] of SRO GANDIPET(1525)
3/4	VILL/COL: KOKAPET/REST ALL W-B: 0-0 SURVEY: 111 1/1 EXTENT: 652SQ.Mts BUILT: 0SQ. FT Boundires: [N]: RAJAPUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1 [S] 120 FEET PIPE LINE ROAD [E]: RAJA PUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1 [W]: LAND OF K.SUDHAKAR REDDY IN SY NO 1/1 Link Doct:5178/2017 of SRO 1525	(R) 14-06-2018 (E) 14-06-2018 (P) 14-06-2018	0205 Mortgage deed by Co- operative Mkt.Value:Rs. 4678361 Cons.Value:Rs. 10527000	1.(MR)VONTELA SUMITHA REDDY & OTHERS 2.(MR)M/S ELEMENTAL REALTY (R/P) KUCHAKULLA DAMODHAR REDDY 3.(ME)HMDA	0/0 5552/2018 [1] of SRO GANDIPET(1525)
4/4	VILL/COL: KOKAPET/REST ALL W-B: 0-0 SURVEY: 1/1 111 EXTENT: 7381SQ.Yds Boundires: [N]: RAJA PUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1 [S] 120 FEET PIPE LINE ROAD [E]: RAJA PUSHPA CANNON DALE VILLAS IN SY NO 111 & 1/1 [W]: LAND OF K.SUDHAKAR REDDY IN SY NO 1/1	(R) 11-08-2017 (E) 28-04-2017 (P) 03-08-2017	0110 Development Agreement Cum GPA Mkt.Value:Rs. 44286000 Cons.Value:Rs. 93172960	1.(EX)VONTELA SUMITHA REDDY 2.(EX)KORPOLE TANUJA REDDY 3.(EX)M.GOURI REDDY 4.(EX)PADMANABH REDDY 5.(EX)ANJALI REDDY (R/P) SPA PADMANABH REDDY 6.(EX)AISHWARYA REDDY 7.(EX)S.SOBHA REDDY 8.(EX)S.PRABHAKAR REDDY 9.(EX)S.ABHILASH REDDY (R/P) S.PRABHAKAR REDDY 10.(EX)S.ARTHI REDDY (R/P) S.PRABHAKAR REDDY 11.(EX)K.RATNA 12.(EX)K.ROHIT REDDY 13.(EX)K.MALAVIKA REDDY 14.(CL)ELEMENTAL REALTY (R/P) KUCHAKULLA DAMODHAR REDDY	0/0 5178/2017 [1] of SRO GANDIPET(1525)

Disclaimer:

1.This Report is for Information only.

2.Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

3.The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.

4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.

5.In case system responds by "Data Not Found", for confirmation approach SRO concern.

6.Result : '4 out of 108 are included in the statement.'

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