



A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

LEGAL OPINION AND TITLE REPORT

Referred by: M/s. EIPL Constructions.

Name of the Owner/ Applicant: M/s. EIPL Constructions and Others

Whether the mortgagor/has/have marketable : (a) Yes

The Property can be offered by way of : (a) Equitable mortgage

(b) Registration of MDTD





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

REF: LEGAL OPINION: M/s. EIPL Constructions and Others

Dated: 04-12-2024

To,

M/s. EIPL Constructions,
Rep. by its Managing Partner
Sri. Kondapally Sridhar Reddy
Office at Plot No. 17, 18/Part, 27
and 28/Part, Sy. No. 159,
Gandipet Main Road, Narsingi Village
& Municipality, Gandipet Mandal,
Ranga Reddy District.

Dear Sir,

**SUB: TITLE REPORT AND LEGAL OPINION IN RESPECT OF
PROPERTY.**

DESCRIPTION OF SCHEDULE OF PROPERTY-I:

DAGPA Document No. 1079 of 2021

The Land admeasuring Ac.13.2545Gts., Survey Numbers 44/EE, 45/A, 24/2/UU, 44/AA, 45/AA, 44/U, Situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District, Telangana State which is bounded by:-

S. No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1.	44/EE	4.1855	Others:	Others:	Others:	Others:





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

			Land Belongs to P.Ranga Reddy	Land Belongs to T.G. Swarupa Rani	Land Belongs to Venkata Raji Reddy	Land Belongs to T.G. Swarupa Rani
2.	45/A	2.0200	Others: Land Belongs to P.Ranga Reddy	Others: Land Belongs to Rajendra Prasad	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to Raghuve er.V
3.	24/2/ UU	0.0300	Others: Land Belongs to P.Ranga Reddy	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to T.G. Swarupa Rani
4.	44/AA	0.2655	Others: Land Belongs to Raghuveer .V	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to T.G. Swarupa Rani	Others: Forest Land
5.	45/AA	3.3540	Others: Land Belongs to Raghuveer .V	Others: Land Belongs to Narsimha Reddy	Others: Land Belongs to Rajendra Prasad.V	Others: Forest Land
6.	44/U	2.1995	Others: Land	Others: Land	Others: Land	Others: Land





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

			Belongs to T.G. Swarupa Rani	Belongs to Narsimha Reddy	Belongs to Venkata Raji Reddy	Belongs to Rajendra Prasad V
--	--	--	---------------------------------------	---------------------------------	---	---------------------------------------

DESCRIPTION OF SCHEDULE OF PROPERTY-II:

DAGPA Document No. 1080 of 2021

All that land admeasuring Ac.4.2195Gts. in Survey Number 45/EE,
Situated at Bhaghmankhal Village, Maheshwaram Mandal, Ranga Reddy
District, and bounded as follows:

S.No.	Survey No.	Extent Transferred (Ac. Gts)	NORTH	SOUTH	EAST	WEST
1.	45/EE	4.2195	Others: Land Belongs to P.Ranga Reddy Brothers	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to T.G. Swarupa Rani	Others: Forest Land

DESCRIPTION OF SCHEDULE OF PROPERTY-III:

Sale Deed Document No. 2645 of 2022

All that Agricultural Land admeasuring Ac.4.2160 Gts. in Baghmankhal
Village, Maheshwaram Mandal, Ranga Reddy District having TD-cum-Pass
Book Number: T05160140062 within the limits of local body and bounded by:





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

S.No.	Survey No.	Extent Transferred (Ac. Gts)	NORTH	SOUTH	EAST	WEST
1.	44/A	3.0195	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to Narasimha Reddy	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to Rajendra Prasad Vallabhaneni
2.	45/E	1.1965	Others: Land Belongs to T.G. Swarupa Rani	Others: Land Belongs to Narasimha Reddy	Others: Land Belongs to Rajendra Prasad Vallabha neni	Others: Land Belongs to T.G. Swarupa Rani

(Hereafter referred to as “**SCHEDULE OF PROPERTY**”)





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

A. OBJECTIVE

The objective of this Title Report (“**Report**”) is to investigate the title to the property described in **Schedule** of this Report based on a review of the information and documents furnished to us, Photocopies of the documents furnished to us are listed along with Report.

B. LIMITATION OF SCOPE OF WORK

1. While performing the review, I have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity of the copies or extracts submitted to us with the originals thereof.
2. We have relied upon the provisions of relevant statutes and applicable judicial interpretations in force as on date, while preparing this Report. Such statutes and judicial interpretations are subject to change by subsequent legislative, regulatory, administrative and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
3. Our comments in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Property, as analyzed by me from the information and documents furnished to us. We have conducted an independent verification of such information or document.

I HAVE PERUSED AND SCRUTINIZED THE FOLLOWING COPIES OF DOCUMENTS

S. No.	Date	Description of Common Documents with names of parties/ Executed by/ in favour of	Xerox/ Original
1.	04.11.1981	Sale Deed executed by Sri Mohd. Jahangir and Sri Mohd. Ismail in favour of Smt. B. Eeramma vide Document No.	Xerox Copy





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

		1409 of 1981, SRO, Ibrahimpatnam.	
2.	-	Pattedar Pass Book bearing No.88682 and Title Deed Book bearing No.285753 with Patta No.77 of Smt. B. Eeramma, issued by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District	Xerox Copy
3.	03.05.1988	Sale Deed executed by Smt. B. Eeramma in favour of Smt. M. Sarojini vide Document No. 1185 of 1988, SRO, Ibrahimpatnam.	Xerox Copy
4.	12.04.1989	Rectification Deed executed by Smt. B. Eeramma in favour of Smt. M. Sarojini vide Document No. 933 of 1989, SRO, Ibrahimpatnam.	Xerox Copy
5.	23.07.2004	Gift Deed executed by Smt. B. Eeramma in favour of Sri B. Pandu Ranga Reddy vide Document No. 2544 of 2004, SRO, Maheshwaram.	Xerox Copy
6.	21.05.2005	Rectification Deed executed by Smt. B. Eeramma in favour of Sri B. Pandu Ranga vide Document No. 2536 of 2005, SRO, Maheshwaram.	Xerox Copy
7.	23.11.2004	Sale Deed executed by B. Pandu Ranga Reddy in favour of Sri Mandava Atchaiah vide Document No. 3577 of 2004, SRO, Maheshwaram.	Xerox Copy
8.	21.05.2005	Rectification Deed executed by B. Pandu Ranga Reddy in favour of Sri Mandava Atchaiah vide Document No. 2537 of 2005, SRO, Maheshwaram.	Xerox Copy
9.	03.05.1988	Sale Deed executed by Smt. B. Eeramma in favour of Sri M. Ashok vide Document No. 1186 of 1988, SRO, Ibrahimpatnam.	Xerox Copy
10.	-	Pattedar Pass Book bearing No.48582 and Title Deed Book bearing No.285781 with Patta No.1 of Sri M. Ashok, issued by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District	Xerox Copy
11.	03.05.1988	Sale Deed executed by Smt. B. Eeramma in favour of Devineni Padmaja vide Document No. 1184 of 1988,	Xerox Copy





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

		SRO, Ibrahimpatnam.	
12.	-	Pattedar Pass Book bearing No.48594 and Title Deed Book bearing No.285779 of D. Padmaja issued by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District	Xerox Copy
13.	03.05.1988	Sale Deed executed by Smt. B. Eeramma in favour of M. Anusha vide Document No. 1187 of 1988, SRO, Ibrahimpatnam.	Xerox Copy
14.	-	Pattedar Pass Book bearing No.48584 and Title Deed Book with Patta No.2 of M. Anusha by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District.	Xerox Copy
15.	12.04.1989	Sale Deed executed by Sri. B. Balreddy and 5 others in favour of M. Anusha vide Document No. 934 of 1989, SRO, Ibrahimpatnam	Xerox Copy
16.	16.04.2005	Sale Deed executed by Smt. M. Anusha in favour of Sri K. Laxman Rao, Sri P. Srinivas Rao and Sri P. Raghu Chander Rao vide Document No. 2619 of 2005, SRO, Maheshwaram	Xerox Copy
17.	26.05.2005	Sale Deed executed by Sri M. Atchaiah, Sri M. Ashok and Sri D. Padmaja in favour of Sri K. Laxman Rao, Sri P. Srinivas Rao and Sri P. Raghu Chander Rao vide Document No. 2620 of 2005, SRO, Maheshwaram	Xerox Copy
18.	08.09.2005	Sale Deed executed by Sri K. Laxman Rao, Sri P. Srinivas Rao and Sri P. Raghu Chander Rao in favour of Sri. Kumar Vijaya Vasanta Arekapudi vide Document No. 4701 of 2005, SRO, Maheshwaram.	Xerox Copy
19.	17.12.2009	Partition Cum Settlement Deed executed and entered among The Estate of Late Sri Kumar Vijaya Vasanta Arekapudi, represented by Smt. Aruna Arekapudi and 4 others vide Document No. 5728 of 2009, SRO, Maheshwaram	Xerox Copy





A.Purushotham Reddy

**Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad**

20.	17.12.2009	Sale Deed executed by Smt. Aruna Arekapudi in favour of Sri. Raghuvver Vallabhaneni vide Document No. 5731 of 2009, SRO, Maheshwaram.	Xerox Copy
21.	07.04.2010	R.O.R Mutation Proceedings Number B/98/2010, issued by Tahasildar, Maheswaram Mandal.	Xerox Copy
22.	12.05.2010	R.O.R Mutation Proceedings Number B/100/2010, issued by Tahasildar, Maheswaram Mandal.	Xerox Copy
23.	07.04.2011	R.O.R Mutation Proceedings Number B/99/2010, issued by Tahasildar, Maheswaram Mandal.	Xerox Copy
24.	07.04.2011	R.O.R Mutation Proceedings Number B/101/2010, issued by Tahasildar, Maheswaram Mandal.	Xerox Copy
25.	07.04.2011	R.O.R Mutation Proceedings Number B/102/2010, issued by Tahasildar, Maheswaram Mandal.	Xerox Copy
26.	22.03.2021	Gift Deed executed by Smt. Aruna Arekapudi in favour of Smt. Tatineni Gnana Swarupa Ranivide Document No. 603 of 2021, Tahsildar & Jt. Sub Registrar, Maheshwaram.	Xerox Copy
27.	28.04.2021	Gift Deed executed by Smt. Saritha Vallabhaneni in favour of Smt. Tatineni Gnana Swarupa Ranivide Document No. 919 of 2021, Tahsildar & Jt. Sub Registrar, Maheshwaram.	Xerox Copy
28.	05.05.2021	Gift Deed executed by Sri Vijay Bhaskar Rao Vallabhaneni in favour of Smt. Tatineni Gnana Swarupa Rani Document No. 978 of 2021, Tahsildar & Jt. Sub Registrar, Maheshwaram.	Xerox Copy
29.	-	Pattadar Pass Book and Title Deed vide its No. T05160140197 vide Khata No.60167 of Tatineni Gnana Swarupa Rani, issued by the Tahsildar, Maheshwaram Mandal, Ranga Reddy District.	Xerox Copy
30.	11.06.2021	Regd. Development Agreement Cum General Power of Attorney Document No. 1078 of 2021, Tahsildar & Jt. Sub Registrar, Maheshwaram.	Xerox Copy
31.	11.06.2021	Regd. Development Agreement Cum General Power of Attorney Document No. 1079 of 2021, Tahsildar & Jt. Sub	Xerox Copy





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

		Registrar, Maheshwaram.	
32.	11.06.2021	Regd. Development Agreement Cum General Power of Attorney Document No. 1080 of 2021, Tahsildar & Jt. Sub Registrar, Maheshwaram.	Xerox Copy
33.	12.08.2022	Regd. Cancellation of Development Agreement Cum General Power of Attorney Document No. 2619 of 2022, Tahsildar & Jt. Sub Registrar, Maheshwaram.	Xerox Copy
34.	17.07.2022	Regd. Sale Deed Document No. 2645 of 2022, Tahsildar & Jt. Sub Registrar, Maheshwaram	Xerox Copy
35.	-	Pattadar Pass Book and Title Deed vide its No. T0560140223 vide Khata No.60202 of EIPL Constructions, issued by the Tahsildar, Maheshwaram Mandal, Ranga Reddy District.	Xerox Copy
36.	18.11.2022	Nala Conversion vide Proceeding No.2200990780, issued by Tahsildar & Jt. Sub Registrar, Maheshwaram	Xerox Copy
37.	18.11.2022	Nala Conversion vide Proceeding No.2200990798, issued by Tahsildar & Jt. Sub Registrar, Maheshwaram	Xerox Copy
38.	28.11.2022	Nala Conversion vide Proceeding No.2200990708, issued by Tahsildar & Jt. Sub Registrar, Maheshwaram	Xerox Copy
39.	18.10.2024	Regd. Gift Settlement Deed For Public Purposes Document No. 17140 of 2024, SRO, Maheshwaram.	Xerox Copy
40.	18.10.2024	Regd. Mortgage Deed Document No. 17141 of 2024, SRO, Maheshwaram.	Xerox Copy

FLOW OF TITLE IN RESPECT OF SCHEDULE OF PROPERTY:

1. Originally, one Sri Mohammed Jahangir was the Pattedar, absolute owner and possessor in respect of the land totally admeasuring **Acres 26-35 Guntas** comprising of **Survey No.24** admeasuring **Acres 16-08 Guntas** and **Survey No.44** admeasuring **Acres 10-27 Guntas** and Sri Mohammed Ismail was the Pattedar, absolute owner and possessor in respect of the land admeasuring





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

Acres 11-39 Guntas in Survey No.45 of Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and the names of said two persons were shown in the Khasra Pahani of the year 1954-55, Sessala Pahani of the years 1955-58 and Pahani Patrikas of the years from 1961-62 to 1980-81.

2. Being the absolute owners of the land totally admeasuring Acres 22-26 Guntas comprising of Survey No.44 admeasuring Acres 10-27 Guntas and Survey No.45 admeasuring Acres 11-39 Guntas, situated at Baghmankhal Village, Sri Mohd. Jahangir and Sri Mohd. Ismail have alienated the same along with their family members in favour of one **Smt. B. Eeramma** through a **Sale Deed** dated **04-11-1981**, which was registered as document **No.1409 of 1981**, registered in the office of Sub- Registrar, Ibrahimpatnam and consequently, the name of said Smt. B. Eeramma was mutated in the revenue records as Pattedar and possessor in respect of the said land and further she was also issued with Pattedar Pass Book bearing No.88682 and Land Ownership Title Deed Book bearing No.285753 with Patta No.77 by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District.
3. Further observed that Smt. B. Eeramma, being the absolute owner and possessor of the land totally admeasuring Acres 22-26 Guntas in Survey No.44 and Survey No.45, situated at Bagh Mankhal Village, had in turn alienated, the same in favour of following persons through below-mentioned registered documents: -
 - a. Land totally admeasuring Acres 6-00 Guntas comprising of Survey No.44 admeasuring Acres 1-24 Guntas and Survey No.45 admeasuring Acres 4-16 Guntas in favour of one **Smt. M. Sarojini** through a Sale Deed which was registered as document **No.1185 of 1988** dated 03-05-





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

1998 and further executed a Rectification Deed dated 12-04-1989, which was registered as document **No.933 of 1989** both registered at the office of Sub-Registrar, Ibrahimpatnam.

- b. Land totally admeasuring Acres 0-26 Guntas comprising of Survey No.44 admeasuring Acres 0-11 Guntas and Survey No.45 admeasuring Acres 0-15 Guntas in favour of her son viz., **Sri B.Pandu Ranga Reddy** through a Gift Settlement Deed dated 23-07-2004, which was registered as document **No.2544 of 2004** and further executed a Rectification Deed dated 21-05-2005, which was registered as document No.2536 of 2005 both with the office of Sub-Registrar, Maheshwaram.
- c. Land totally admeasuring Acres 5-00 Guntas comprising of Survey No.44 admeasuring Acres 2-10 Guntas (Out of Ac.10-27 Guntas) and Survey No.45 admeasuring Acres 2-30 Guntas (Out of Ac. 11-39 Guntas) in favour of one **Sri M. Ashok** through a Sale Deed document **No.1186 of 1988** dated 03-05-1998, registered in the office of Sub-Registrar, Ibrahimpatnam and consequently, the name of said Sri M. Ashok was also mutated in the revenue records as Pattedar and possessor in respect of the said land and further he was also issued with Pattedar Pass Book bearing No.48582 and Land Ownership Title Deed Book bearing No.285781 with Patta No.1 and the same has been issued by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District.
- d. Land totally admeasuring Acres 6-00 Guntas comprising of Survey No.44 admeasuring Acres 3-06 Guntas (Out of Ac.10-27 Guntas) and Survey No.45 admeasuring Acres 2-34 Guntas (Out of Ac. 11-39 Guntas) in





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

favour of one Kum. Devineni Padmaja through a Sale Deed **No.1184 of 1988** dated 03-05-1998 registered in the office of Sub-Registrar, Ibrahimpatnam and consequently, the name of said D. Padmaja was mutated in the revenue records as Pattedar and possessor in respect of the said land and further she was also issued with Pattedar Pass Book bearing No.48594 and Land Ownership Title Deed Book bearing No.285779 by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District.

- e. Land totally admeasuring Acres 5-00 Guntas comprising of Survey No.44 admeasuring Acres 3-01 Guntas (Out of Ac.10-27 Guntas) and Survey No.45 admeasuring Acres 1-39 Guntas(Out of Ac. 11-39 Guntas) in favour of one Kum. M. Anusha through a Sale Deed **document No.1187 of 1988** dated 03-05-1988 registered in the office of Sub-Registrar, Ibrahimpatnam and consequently, the name of said Kum. M. Anusha was mutated in the revenue records as Pattedar and possessor in respect of the said land admeasuring Acres 5-00 Guntas and also other extent of land admeasuring Acres 0-03.75 Guntas in Survey No.24/Part which was purchased by her from Sri B. Balreddy and 5 others through a Sale Deed document **No.934 of 1989** dated 12- 04-1989 registered in the office of Sub-Registrar, Ibrahimpatnam and further she was also issued with Pattedar Pass Book bearing No.48584 and Land Ownership Title Deed Book with Patta No.2 by the Mandal Revenue Officer, Maheshwaram Mandal, Ranga Reddy District.
4. Being the absolute owner, Sri B.Pandu Ranga Reddy has sold the total land admeasuring Acres 0-26 Guntas in Survey No.44 and 45 in favour of one **Sri Mandava Atchaiah** through a Sale Deed document **No.3577 of 2004** dated 23-





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

11-2004 and has also executed a Rectification Deed document **No.2537 of 2005** dated 21-05-2005, both registered in the office of Sub-Registrar, Maheshwaram. It is also observed that the name of said Sri Mandava Atchaiah was mutated in the revenue records as Pattedar and possessor in respect of the said land admeasuring Acres 0- 26 Guntas in Survey No.44 and 45 and also land totally admeasuring Acres 6-00 Guntas comprising of Survey No.44 admeasuring Acres 1-24 Guntas and Survey No.45 admeasuring Acres 4-16 Guntas acquired by way of succession from his mother viz., Smt. M. Sarojini as mentioned supra vide Proceedings bearing No. ROR/3683/96, dated 05-11-1996 issued by the Mandal Revenue Officer, Maheshwaram Mandal and further she was also issued with Pattedar Pass Book and Land Ownership Title Deed Book bearing No.285778 with Patta No.65 in respect of the land totally admeasuring Acres 6-26 Guntas comprising of Survey No.44 admeasuring Acres 2-10 Guntas and Survey No.45 admeasuring Acres 4-16 Guntas.

5. It is further observed that by way of an Agreement dated 25-04-2005, the neighboring landowners viz., Sri Sama Srinivas Reddy and others who were having easementary rights of road/passage/access to their respective lands have in turn also provided access/road/passage to the lands in Survey Nos.44 & 45 belonging to above said Sri Mandava Atchaiah.
6. Thus, in the above manner, the following persons became the Pattedars, absolute owners and possessors of below-mentioned respective extents of land totally admeasuring Acres 22-29.75 Guntas in Survey No.24, 44 & 45 (Parts):-

Name of Pattedar	Survey No.	Extent of Land (in Acres-Guntas)





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

M.Anusha	24	0-03.75
	44	3-01
	45	1-39
M. Atchaiah	44	2-10
	45	4-16
M.Ashok	44	2-10
	45	2-30
D.Padmaja	44	3-06
	45	2-34
	Total:	22-29.75

7. Further observed that Smt. M.Anusha has executed a Sale Deed dated 16th April, 2005 conveying total land admeasuring 5-03.75 Guntas comprising of Survey No.24 admeasuring Acres 0-03.75 Guntas, Survey No.44 admeasuring Acres 3-01 Guntas and Survey No.45 admeasuring Acres 1-39 Guntas in favour of **Sri K.Laxman Rao, Sri P. Srinivas Rao and Sri P. Raghu Chander Rao**. The Sale Deed has been registered as document No.2619 of 2005, in the office of Sub-Registrar, Maheshwaram.
8. Further observed that Sri M. Atchaiah, Sri M. Ashok and Sri D. Padmaja have executed a Sale Deed dated 16th April, 2005 conveying the total land admeasuring 17-26 Guntas comprising of Survey No.44 admeasuring Acres 07-26 Guntas and Survey No.45 admeasuring Acres 10-00 Guntas in favour of **Sri K. Laxman Rao, Sri P. Srinivas Rao and Sri P. Raghu Chander Rao**. The said Sale Deed has been registered as Document No. 2620 of 2005, registered in the office of Sub-Registrar, Maheshwaram.





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

9. Being the absolute owner, Sri K.Laxman Rao, Sri P.Srinivasa Rao and Sri P.Raghu Chander Rao have executed a Sale Deed dated 8th September, 2005 conveying the total land admeasuring Acres 22-29 ³/₄ Guntas comprising of Ac.17.26 Guntas in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45 and land admeasuring Ac. 5-03 ³/₄ Guntas forming parts of Sy. No. 44, 45 & 24/2/VUU in favour of **(1) Sri Kumar Vijaya Vasanta Arekapudi, (2) Sri Vijay Bhaskar Rao Vallabhaneni, (3) Smt. Saritha Vllabhaneni, (4) Smt. Aruna Arekapudi and (5) Sri Rajendra Prasad Vallabhaneni.**The said Sale Deed has been registered as Document No. **4701 of 2005**, registered in the office of Sub-Registrar, Maheshwaram.
10. One of the five owners, Sri Kumar Vijaya Vasanta Arekapudi, transferred his rights and interests in the aforementioned land through a Revocable Trust Agreement dated 25-09-2008. Additionally, through a Last Will and Testament executed on the same date, which was subsequently probated on 28-09-2008 (as per the Probate Order dated 08-10-2008), he appointed his wife, Smt. Aruna Arekapudi, as the Executrix of the Will. Consequently, Smt. Aruna Arekapudi became the trustee, owner, and possessor of a portion of the said land/estate left by her husband.
11. Subsequently, the Estate of Late Sri Kumar Vijaya Vasanta Arekapudi, represented by Smt. Aruna Arekapudi and 4 others have been divided, distributed and partitioned among themselves in relation to the above said larger extent of land totally admeasuring Acres 22-29.75 Guntas in Survey Nos. 24, 44 & 45 of Baghmankhal Village with metes and bounds and further got executed a Partition cum Settlement Deed dated 17-12-2009 among themselves duly allotting and allocating the respective extents of land mentioned therein i.e., Acres 4-21.95 Guntas each, which was registered as **Document No.5728 of 2009** with office Sub-Registrar, Maheshwaram.

Below are the sharing ratios of the land:





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

Land allotted to the Estate of Late Sri. Vijaya Vasanta Kumar Arekapudi:

The Agricultural dry land admeasuring Ac.3-35.4 Guntas in Sy. Nos. 45 and common passage share of Ac.0-26.55 Guntas., in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District.

Land allotted to the Sri. Vijaya Bhasker Rao Vallabhaneni:

The Agricultural dry land admeasuring Ac.3-35.4 Guntas in Sy. Nos. 44 and 24 (Part) and common passage share of Ac.0-26.55 Guntas., in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District.

Land allotted to the Smt. Saritha Vallabhaneni:

The Agricultural dry land admeasuring Ac.1-35.4 Guntas in Sy. Nos. 44 (Part), land admeasuring Ac.2-02 Guntas in Sy. No. 45 (Part) and common passage share of Ac.0-26.55 Guntas., in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District.

Land allotted to the Smt. Aruna Arekapudi:

The Agricultural dry land admeasuring Ac.3-35.4 Guntas in Sy. Nos. 45 and common passage share of Ac.0-26.55 Guntas., in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District.

Land allotted to the Sri. Rajendraprasad Vallabhaneni:





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

The Agricultural dry land admeasuring Ac.3-35.4 Guntas in Sy. Nos. 45 and common passage share of Ac.0-26.55 Guntas., in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District.

12. Thus, **Smt. Aruna Arekapudi** becomes the absolute owner of the land to the extent of Ac.3-35.4 Guntas., in Sy. No. 45 along with common passage share of Ac.0-26.55 Guntas., in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District having acquire the same from the aforementioned Partition cum Settlement Deed.
13. Being the absolute owner, Smt. Aruna Arekapudi has executed a Sale Deed dated 17.12.2009 conveying the agricultural land admeasuring Ac.4-21.95 Guntas., situated in Survey No. 45 in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **Sri Raghuv eer Vallabhaneni**. The said Sale Deed is registered as Document **No. 5731 of 2009**, registered in the office of Sub-Registrar, Maheshwaram.
14. Further, observed that Sri Raghuv eer Vallabhaneni has applied and obtained permission to mutate his name in Records of Rights in lieu of his predecessors vide proceedings No. B/98/2010 dated 07.04.2010 in relation to the land to an extent of Ac 4-21.95 Guntas in Sy. Nos. 24, 44 and 45, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and the same has been issued by Tahasildar, Maheshwaram Mandal.
15. Furthermore, observed that Smt. Saritha Vallabhaneni has applied and obtained permission to mutate her name in Records of Rights in lieu of his predecessors vide proceedings No. B/100/2010 dated 17.05.2010 in relation to the land to an extent of Ac 4-21.95 Guntas in Sy. Nos. 24, 44 and 45, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and the same has been issued by Tahasildar, Maheshwaram Mandal.





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

16. Further observed that Sri Rajendraprasad Vallabhaneni has applied and obtained permission to mutate his name in Records of Rights in lieu of his predecessors vide proceedings No. B/99/2011 dated 07.04.2011 in relation to the land to an extent of Ac 4-21.95 Guntas in Sy. Nos. 24, 44 and 45, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and the same has been issued by Tahasildar, Maheshwaram Mandal. (need to verify extent from Partition Deed).
17. Furthermore, observed that Smt. Aruna Arekepudi has applied and obtained permission to mutate her name in Records of Rights in lieu of his predecessors vide proceedings No. B/101/2010 dated 17.04.2011 in relation to the land to an extent of Ac 4-21.95 Guntas in Sy. Nos. 24, 44 and 45, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and the same has been issued by Tahasildar, Maheshwaram Mandal.
18. Furthermore, observed that Sri. Vijaya Bhasker Vallabhaneni has applied and obtained permission to mutate his name in Records of Rights in lieu of his predecessors vide proceedings No. B/102/2010 dated 17.04.2011 in relation to the land to an extent of Ac 4-21.95 Guntas in Sy. Nos. 24, 44 and 45, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and the same has been issued by Tahasildar, Maheshwaram Mandal.
19. Further, said Sri Vijay Bhaskar Rao Vallabhaneni has executed a Gift Deed dated 05-05-2021 conveying the land to an extent of Ac. 4-21.95 Guntas, comprising the land to an extent of Ac. 3-35.4 Guntas in Sy. No. 44 and 24 (Part) and the land to an extent of Ac. 0-26.55 Guntas out of total common passage area of Ac. 3-12.75 Guntas in Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **Smt. Tatineni Gnana Swarupa Rani**. The said Gift Deed has been registered as document No. 978 of 2021, in office of the Sub-Registrar, Maheshwaram.





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

20. Further, said Smt. Saritha Vallabhaneni has executed a Gift Deed dated 28-04-2021 conveying the land to an extent of Ac.4-21.95 Guntas., comprising the land to an extent of Ac. 1-33.4 Guntas in Sy. No. 44 (Part), land to an extent of Ac. 2-02 Guntas in Sy. No. 45 (Part) and the land to an extent of Ac. 0-26.55 Guntas out of total common passage area of Ac. 3-12.75 Guntas in Sy. Nos. Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **Smt. Tatineni Gnana Swarupa Rani**. The said Gift Deed has been registered as document No. **919 of 2021**, in the office of the Sub-Registrar, Maheshwaram.
21. Further, said Smt. Aruna Arekapudi executed a Gift Deed dated 22.03.2021 conveying the land to an extent of Ac.4-21.95 Guntas., comprising the land to an extent of Ac. 3-35.4 Guntas in Sy. No. 45 and the land to an extent of Ac. 0-26.55 Guntas out of total common passage area of Ac. 3-12.75 Guntas in Sy. Nos. Sy. Nos. 44/E, 44/EE, 45/E & EE, 44, 45, 24/2/VUU, situated in Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **Smt. Tatineni Gnana Swarupa Rani**. The said Gift Deed has been registered as document No. **603 of 2021**, in the office of the Sub-Registrar, Maheshwaram.
22. Smt. Tatineni Gnana Swarupa Rani has obtained the Pattadar Pass Book and Title Deed vide its No. T05160140197 vide Khata No. 60167 in respect of the Agricultural Land to an extent of Ac. 13.2545 Gts. in Survey Numbers 24/2/UU, 44/U, 44/EE, 44/AA, 45/AA, 45/A situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District, Telangana State and the same has been issued by the Tahsildar, Maheshwaram Mandal, Ranga Reddy District
23. Thus, in the above manner, Smt. Tatineni Gnana Swarupa Rani became the absolute owner and possessor of the land totally admeasuring Acres 13- 25.45 Guntas comprising of:





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

- a. Survey No.24/2/UU admeasuring Acres 00-03.00 Guntas,
- b. Survey No.44/U admeasuring Acres 02-19.95 Guntas,
- c. Survey No.44/EE admeasuring Acres 04-18.85 Guntas,
- d. Survey No.44/AA admeasuring Acres 00-26.55 Guntas,
- e. Survey No.45/AA admeasuring Acres 03-35.40 Guntas and
- f. Survey No.45/A admeasuring Acres 02-02.00 Guntas of Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District, Telangana.

24. It is observed that, being the absolute owner, Sri. Rajendra Prasad Vallabhaneni executed a Development Agreement cum General Power of Attorney dated 11th June, 2021 in relation to the land admeasuring **Ac.4.2160Gts.** in Survey Numbers 45/E, 44/A, situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **M/s. EIPL Constructions**, Represented by its partner, Sri Kondapally Sridhar Reddy. The said Development Agreement cum General Power of Attorney has been registered as Document **No. 1078 of 2021**, registered in the office of Tasildar & Jt. Sub-Registrar of Maheshwaram.

25. Further it is observed that, Smt. Tatineni Gnana Swarupa Rani being the absolute owner of the land admeasuring **Ac.13.2545Guntas** in Survey Nos.S44/EE, 45/A, 24/2/UU, 44/AA, 45/AA, 44/U situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District has executed a Development Agreement cum General Power of Attorney dated 11th June, 2021 in relation to the above-mentioned land in favour of **M/s. EIPL Constructions**, Represented by its partner, Sri Kondapally Sridhar Reddy. The said Development Agreement cum General Power of Attorney has been registered as Document **No. 1079 of 2021**, and registered in the office of Tasildar & Jt. Sub-Registrar of Maheshwaram.





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

26. It is further observed that, being the absolute owner Sri. Raghuveer Vallabhaneni has executed a Development Agreement cum General Power of Attorney dated 11th June, 2021 in relation to the land admeasuring Ac.4.2195 Gts. in Survey Numbers 45/EE, situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **M/s. EIPL Constructions**, Represented by its partner, Sri Kondapally Sridhar Reddy. The said Development Agreement cum General Power of Attorney has been registered as Document **No. 1080 of 2021**, registered in the office of Tasildar & Jt. Sub-Registrar of Maheshwaram.
27. It is observed that, Sri. Rajendra Prasad Vallabhaneni executed a Cancellation of Development Agreement cum General Power of Attorney dated 12.08.2022 cancelling the Registered Development Agreement cum General Power of Attorney bearing Document No. 1078 of 20021, registered in the office of Tasildar & Jt. Sub-Registrar of Maheshwaram in favour of **M/s. EIPL Constructions**. The said Cancellation of Development Agreement cum General Power of Attorney was registered as Document No. **2619 of 2022**, registered in the office of Tasildar & Jt. Sub-Registrar of Maheshwaram.
28. It is further observed that, being an absolute owner, Sri. Rajendra Prasad Vallabhaneni has executed a Sale Deed dated 17th July 2022 conveying the agricultural land admeasuring Ac.4.2160Gts. in Survey Numbers 45/E, 44/A situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District in favour of **M/s. EIPL Constructions**, Represented by its partner, Sri Kondapally Sridhar Reddy. The said Sale Deed was registered as Document No. **2645 of 2022**, and registered in the office of Tasildar & Jt. Sub-Registrar of Maheshwaram.
29. Furthermore, being the absolute owner, M/s. EIPL Constructions has obtained the Pattadar Pass Book and Title Deed Vide its **No. T05160140223** vide Khata No.60202 in respect of the Agricultural Land to an extent of **Ac.4.2160Gts.** in Survey Numbers **45/E, 44/A**, situated at Baghmankhal Village, Maheshwaram





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

Mandal, Ranga Reddy District, Telangana State and the same has been issued by the Tahsildar, Maheshwaram Mandal, Ranga Reddy District.

30. It is further observed that, M/s. EIPL Constructions, represented by its partner, Sri Kondapally Sridhar Reddy has applied and obtained permission for conversion of Agricultural Land into Non-Agricultural in relation to the total land to an extent of Ac. 13.2545 Guntas comprising the land to an extent of Ac.0.0300Gts. in the Survey No. 24/2/UU, land to an extent of Ac.0.2655Gts. in the Survey No. 44/AA, land to an extent of Ac.4.1855Gts. in the Survey No. 44/EE, land to an extent of Ac.2.1995Gts. in the Survey No. 44/U, land to an extent of Ac.2.0200Gts. in the Survey No. 45/A, land to an extent of Ac.3.3540Gts. in the Survey No. 45/AA, situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District vide Proceeding No. **2200990780** dated 18.11.2022, and the same has been issued by the office of Tasildar & Jt. Sub-Registrar of Maheswaram.
31. It is further observed that, M/s. EIPL Constructions, represented by its partner, Sri Kondapally Sridhar Reddy has applied and obtained permission for conversion of Agricultural Land into Non-Agricultural in relation to the land to an extent of Ac.4.2195Gts. in the Survey No. 45/EE, situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District vide Proceeding No. **2200990798** dated 18.11.2022, and the same has been issued by the office of Tasildar & Jt. Sub-Registrar of Maheswaram.
32. It is further observed that, M/s. EIPL Constructions, represented by its partner, Sri Kondapally Sridhar Reddy has applied and obtained permission for conversion of Agricultural Land into Non-Agricultural in relation to the total land to an extent of Ac. 4.2160 Guntas comprising the land to an extent of Ac.3.0195Gts. in the Survey No. 44/A and land to an extent of Ac.1.1965Gts. in the Survey No. 45/E, situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District vide Proceeding No. **2200990708** dated





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

28.11.2022, and the same has been issued by the office of Tasildar & Jt. Sub-Registrar of Maheshwaram.

33. It is observed that, being the absolute owners, Smt. Tatineni Gnana Swarupa Rani and Sri. Raghuvver Vallabhaneni rep. by their DGPA Holder, M/s. EIPL Constructions and M/s. EIPL Constructions have executed a Gift Settlement Deed for Public Purpose dated 18.10.2024 conveying the Road affected Land area to an extent of 2271.17 Sq. Yards or equivalent to 1898.99 Sq. Meters (Out of land total admeasuring area 109989 Sq. Yards or Ac. 22-29 Gnts.) in Survey Nos. 24/2/UU, 44/A, 44/AA, 44/EE, 44/U, 45/A, 45/AA, 45/E & 45/EE, situated at Baghmankhal Village under Thukkuguda Municipality, Maheshwaram Mandal, Ranga Reddy District in favour of **The Commissioner, Thukkuguda Municipality, Maheshwaram Mandal, Ranga Reddy District**. The said Gift Deed has been registered as Document No. **17140 of 2024**, registered at the office of Sub-Registrar of Maheshwaram.

34. It is observed that, Smt. Tatineni Gnana Swarupa Rani and Sri. Raghuvver Vallabhaneni rep. by their DGPA holder, M/s. EIPL Constructions and M/s. EIPL Constructions has executed a Mortgage Deed dated 18.10.2024 conveying the Villa/Plot Nos. 66, 67, 68 & 69 (total 4 Number of Villas/plots), admeasuring to an extent of 3569 Sq. Yards (or) 2984.21 Sq. Meters along with built up area of 29680.00 Sq. Feet (or) equivalent to 2757.36 Sq. Meters, in Survey Nos. 24/2/UU, 44/A, 44/AA, 44/EE, 44/U, 45/A, 45/AA, 45/E & 45/EE situated at Baghmankhal Village under Thukkuguda Municipality, Maheshwaram Mandal, Ranga Reddy District in favour of **Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Ameerpet, Hyderabad, Telangana**. The said Mortgage Deed has been registered as Document No. **17141 of 2024**, registered at the office of Sub-Registrar of Maheshwaram.

35. It is further observed that M/s. EIPL Constructions has obtained Layout with Housing under Gated Community (with Compound Wall) in Sy. Nos.





A.Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

24/2/UU, 44/A, 44/AA, 44/EE, 44/U, 45/A, 45/AA, 45/E & 45/EE, situated at Baghmankhal Revenue Village, under Thukkuguda Municipality, Maheshwaram Mandal vide Permit No. 007483/LO/HMDA/1804/SMD/2024 dated 30.10.2024 and the same has been issued by Commissioner, HMDA.

A. LITIGATION:

We have not been provided with the details of any cases filed relating to the Schedule of Property and have been informed that there are no cases pending.

B. LAND USE:

As per the Documents, the aforementioned schedule of the Property falls under Residential Purpose as the same has been converted vide Proceedings **2200990780** dated 18.11.2022, Proceedings No. **2200990798** dated 18.11.2022 and Proceedings No. **2200990708** dated 28.11.2022, all are issued by the office of Tasildar & Jt. Sub-Registrar of Maheshwaram and the same has been issued by the Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy District.

C. LAND CEILING:

I have not been provided details of land ceiling and have been instructed that there is no ceiling in respect of the Schedule of Property.

D. STATUTORY APPROVALS & LICENSES

- Conversion from Agricultural to Non-Agriculture land has been obtained from the competent Authority under NALA Act, 2006.





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

- Layout with Housing under Gated Community (with Compound Wall) has been obtained from the competent Authority.

E. CHARGES/ENCUMBRANCES:

Encumbrances: I have not been provided with a copy of the encumbrance certificate.

G. OPINION

Based on the documents provided to us and subject to our observations as set out in the foregoing parts of this Report, we are of the opinion that:

OPINION & CERTIFICATE OF TITLE

I have examined the copies of Title Deed documents in respect of the Schedule of Property and that the document of title over the property in the opinion is valid evidence of Right, title and Interest and I further certify that:

1. I have examined the documents in detail, taking into account all the Guidelines and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I do not find anything adverse which would prevent the Title Holders from entering into any type of transaction including but not limited to sale etc.
3. Minor/(s) and his / their interest in the property - No Minor is Applicable in respect of schedule of the property.
4. I certify that based on the documents provided to me and obtained to me, I am of the opinion that:





A. Purushotham Reddy
Standing Counsel to Indian Oil Corporation, Hyderabad.
and Panel Advocate for Corporation Bank, Hyderabad

M/s. E.I.P.L. Constructions and others acquires the developmental rights in relation to the land to an extent of Ac.13.2545 Guntas in Survey Nos.S 44/EE, 45/A, 24/2/UU, 44/AA, 45/AA, 44/U and land to an extent of Ac.4.2195 Gts. in Survey Numbers 45/EE, situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District and it has also acquired ownership rights in relation to the agricultural land admeasuring Ac.4.2160 Gts., in Survey Numbers 45/E, 44/A situated at Baghmankhal Village, Maheshwaram Mandal, Ranga Reddy District, Telangana State.

I further certify that the Title Deeds intended to be deposited, relating to the property referred hereinabove in the Schedule as security by way of creating equitable mortgage and the documents of title referred to hereinabove are perfect evidence of title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage and subject to compliance with the observations made hereinafter.



(A.PURUSHOTHAM REDDY)

ADVOCATE

Enrolment No.AP/2515/2003

