

**B. RAVI  
ADVOCATE**

**OFF.: Flat No. 102, 1<sup>st</sup>  
floor, Temple View  
Residency, Opp. Bata  
Show Room, Lakdikapul,  
Hyderabad-500004**

To,  
M/s. Prime Villas PVT. LTD.,  
rep. by its Director  
Sri. Vikas Krothapalli

Date: 02-08-2025.

### **Title Investigation Report**

- 1. NAME OF THE OWNER :** M/s. Prime Villas PVT. LTD., rep. by its Director Sri. Vikas Krothapalli S/o Venkateswara Rao Krothapalli.

I, B.RAVI, Advocate, Hyderabad has investigated the title of /s. Prime Villas PVT. LTD., rep. by its Director Sri. Vikas Krothapalli S/o Venkateswara Rao Krothapalli in respect of immovable property Situated at Bollaram Village and Gram Panchayat, Jinnaram Mandal, Sanga Reddy District, on the basis of the title deed/s and other documents (more particularly described in Schedule below), Encumbrance Certificate, the discussions I had with the property owner, the Searches carried out by me in the Office of the Sub Registrar of Assurances. My report on the title is as under:-

### **2. DESCRIPTION OF ALL THAT PROPERTY:-**

All that the piece and parcel of land admeasuring Ac.4-37.73 Guntas (total land 23926 Sq. Yards), In Survey Nos.58, 83, 64,65, 67,68, 105, 106, 107,108,109,110,113,118,119,123 & 124, Situated at Bollaram Village and Gram Panchayat, Jinnaram Mandal, Sanga Reddy District and bounded by:-

NORTH : Layout with Housing Project belong to Vendor  
SOUTH : Neighbours Land  
EAST : Existing 40 Feet Wide Road  
WEST : Neighbours Land

### **3. LIST OF DOCUMENTS SCRUTINIZED FOR LEGAL OPINION:**

Sl. No.	Date of Document	Description of the Document	Original /Xerox
1.	-----	Pass Book & Title Deed No 565093, Patta	Xerox



		No. 179. Issued by M.R.O. Jinnaram, Sangareddy District	
2.	30-05-2018	Registered sale deed document No. 20140/2018	Xerox
3.	-----	Pass Book & Title Deed No 585232, Patta No. 178. Issued by M.R.O. Jinnaram, Sangareddy District	Xerox
4.	-----	Pass Book & Title Deed No 200273, Patta No. 164 Issued by M.R.O. Jinnaram, Sangareddy District	Xerox
5.	-----	Pass Book & Title Deed No 541266, Patta No. 7 issued by M.R.O. Jinnaram, Sangareddy District	Xerox
6.	24-04-2018	Registered sale deed document No. 15488/2018	Xerox
7.	-----	Pass Book & Title Deed No 565079, Patta No. 165 issued by M.R.O. Jinnaram, Sangareddy District	Xerox
8.	30-05-2018	Registered sale deed document No. 20766/2018	Xerox
9.	22-06-2001	Registered sale deed document No. 1780/2001	Xerox
10.	22-06-2001	Registered sale deed document No. 1779/2001	Xerox
11.	22-06-2001	Registered sale deed document No. 1782/2001	Xerox
12.	22-06-2001	Registered sale deed document No. 1778/2001	Xerox
13.	-----	Pattadar passbook No. T09060170091 with Khata No. 263 issued by Thasildar Jinnaram Mandal	Xerox
14.	01-10-2018	Registered development agreement coupled with general power of attorney deed document No.: 38357/2018	Xerox
15.	-----	pattadar passbook & title deed No. 541256 issued by Thasildar Jinnaram Mandal	Xerox
16.	16-11-1998	Registered sale deed document No. 1950/1998	Xerox
17.	14-06-1995	Registered sale deed document No. 1929/1995	Xerox
18.	14-06-1995	Registered sale deed document No. 1745/1995	Xerox
19.	25-09-1995	Registered sale deed document No. 2290/1995	Xerox
20.	13-05-2003	Registered sale deed document No. 1346/2003	Xerox
21.	-----	pattadar passbook No. T09080170101 with	Xerox





		Khata No. 278 issued by Thasildar Jinnaram Mandal	
22	-----	pattadar passbook No. T09060170100 with Khata No. 277 issued by Thasildar Jinnaram Mandal	Xerox
23	-----	pattadar passbook No. T09060170160 with Khata No. 839 issued by Thasildar Jinnaram Mandal	Xerox
24	-----	pattadar passbook No. T09060170161 with Khata No. 840 issued by Thasildar Jinnaram Mandal	Xerox
25	-----	pattadar passbook No. 95821 with patta No. 0304 issued by MRO Jinnaram Mandal	Xerox
26	25-10-2018	Registered development agreement coupled with general power of attorney deed document No.: 41721/2018	Xerox
27	29-12-2000	Registered sale deed document No. 2835/2000	Xerox
28	07-12-2006	Registered gift settlement deed document No. 9402/2006	Xerox
29	07-12-2006	Registered gift settlement deed document No. 9400/2006	Xerox
30	07-12-2006	Registered gift settlement deed document No. 9401/2006	Xerox
31	-----	pattadar passbook No. T09060170158 with patta no. 837 issued by Thasildar Jinnaram Mandal	Xerox
32	-----	pattadar passbook No. T09060170159 with patta no. 838 issued by Thasildar Jinnaram Mandal	Xerox
33	22-11-2018	Registered development agreement coupled with general power of attorney deed document No.: 46318/2018	Xerox
34	-----	pattadar passbook No. T09060170052 with patta no. 129 issued by Thasildar Jinnaram Mandal	Xerox
35	-----	pattadar passbook No. T09060170069 with patta no. 172 issued by Thasildar Jinnaram Mandal	Xerox
36	-----	pattadar passbook No. T09060170043 with patta no. 116 issued by Thasildar Jinnaram Mandal	Xerox
37	-----	pattadar passbook No. T09060170064 with patta no. 163 issued by Thasildar Jinnaram Mandal	Xerox
38	-----	pattadar passbook No. T09060170064 with patta no. 163 issued by Thasildar Jinnaram	Xerox



		Mandal	
39	-----	pattadar passbook No. 541411 with patta no. 61 issued by Thasildar Jinnaram Mandal	Xerox
40	05-01-2019	Registered development agreement coupled with general power of attorney deed document No.: 743/2019	Xerox
41		pattadar passbook No. T09060170009 with patta no. 18 issued by Thasildar Jinnaram Mandal	Xerox
42		pattadar passbook No. T09060170025 with patta no. 47 issued by Thasildar Jinnaram Mandal	Xerox
43	27-11-2021	Registered development agreement with general power of attorney deed document No.: 43231/2021	Xerox
44	-----	Pattadar pass book no. T09060170111 with patta no. 296 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
45	-----	Pattadar pass book no. T09060170083 with patta no. 203 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
46	-----	Pattadar pass book no. T09060170112 with patta no. 297 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
47	-----	Pattadar pass book no. T09060170113 with patta no. 298 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
48	-----	Pattadar pass book no. T09060170017 with patta no. 34 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
49	-----	Pattadar pass book no. T09060170107 with patta no. 292 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
50	-----	Pattadar pass book no. T09060170003 with patta no. 6 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
51	29-11-2021	Registered development agreement with general power of attorney deed document No.: 43503/2021	Xerox
52	19-03-2022	Registered exchange deed document No.	Xerox





		10642/2022	
53	-----	Pattadar Pass Book no. T09060170167 with patta no. 1261 issued by Mandal Revenue Officer, Jinnaram Mandal, Sanga Reddy District	Xerox
54	14-03-2022	Land Conversion vide Prco. No. 2200280675 issued by Tahsildar & Sub Registrar Office, Jinnaram	Xerox
55	13-04-2022	Registered development agreement coupled with general power of attorney deed document No.: 14081/2021	Xerox
56	11-03-2025	Registered mortgage deed document No. 1757/2025	Xerox
57	25-03-2025	Building Permission for Construction vide Application No. 009812/LO/HMDA/2539/SKP/2024 issued by Commissioner, Bollaram Municipality	Xerox
58	27-06-2025	Online E.C. No.: 197469400 for the period from 01-01-1983 to 26-06-2024 issued by the Sub Registrar- Sangareddy	Xerox

#### 4. TRACING OF TITLE:-

##### Tracing for sale deed document No. 20140/2018:-

Originally, Pagadala Lakshmaiah Alias Mangali Lakshmaiah was the absolute owner and peaceful possessor of all that the agricultural land admeasuring Ac. 0-04 gts., in survey No. 110/C, by the virtue of Pass Book & Title Deed No 565093, Patta No. 179. Issued by M.R.O. Jinnaram, Sangareddy District

1. Sri. Pagadala Lakshmaiah Alias Mangali Lakshmaiah, S/o. Late Pagadala Rajaiah, 2. Smt. Pagadala Sakunthala D/o. Pagadala Lakshmaiah, W/o Sri. Pagadala Srinivas, 3. Smt. Pagadala Vijayamma D/o. Pagadala Lakshmaiah, W/o Pagadala Srinivas, (Vendor No.2 & Vendor No.3 are the Legal heirs of Vendor No.1) executed registered sale deed document No. 20140/2018 registered on 30-05-2018 and registered before sub registrar-Sangareddy, in favour of M/s. Prime Villas PVT. LTD., rep. by its Director Sri. Vikas Krothapalli S/o Venkateswara Rao Krothapalli, in respect of all that the agriculture Land bearing in Survey Nos. 110/C, admeasuring Ac.0-04 Guntas, or equivalent to 484.0 square yards, Situated at Bollaram Village and Gram Panchayat, Jinnaram Mandal, Sanga Reddy District, for valuable sale consideration.

