

K. P. JAGAN REDDY
Advocate

Plot No. 354/A, MLA Colony,
Road No. 12, Banjara Hills,
Hyderabad – 500 034.
Phone : 040-23552705

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Dt. 17-09-2025

LEGAL OPINION

Sub: Legal Scrutiny with regard to the title pertaining to open plotted land admeasuring **31547.68 Sq.Mtrs.** in Sy.No. 165/Part, 166/Part, 167/Part, 168/Part, 169/Part, 170/Part situated of **Annaram Village, Farooqnagar Mandal, Ranga Reddy District** (hereinafter referred to as '**Subject Property**').

Having gone through the documents furnished to me for rendering the legal opinion on the property stated in the subject mentioned above, I am herewith rendering my opinion on the title of **M/s. Nature Homes Projects, represented by its Partners 1) Mr. Vemana Chenchu Murali and 2) Shakambari Commercial Private Limited Rep. by Srikanth Jha** over the Subject Property.

The following documents are furnished for opinion.

1. ENTRIES IN REVENUE RECORDS:

On review of year wise Pahani Patrikas, we found the following year wise entries as against survey number pertaining to Property:

S. No.	Year	Sy. No.	Extent Ac. Gts.	Pattadar	Possessor
1.	1950	165 166 167 168 169 170	00-32 01-20 02-07 02-08 02-01 03-32	Venkata Narsimha Reddy	Begari Baliga P.T. (deleted by Tahsildar, Farooqnagar Mandal vide Proc. No. A/2373/2013)
2.	1954-55 Khasra Mafi Inam	165	00-32	Venkata Narsimha Reddy	PT Begari Chandraiah Begari Baliga


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		166	01-20	Venkata Narsimha Reddy	PT Begari Chandraiah Begari Baliga
		167	02-07	Venkata Narsimha Reddy	PT Begari Chandraiah Begari Baliga
		168	02-08	Venkata Narsimha Reddy	PT Begari Chandraiah Begari Baliga
		169	02-01	Venkata Narsimha Reddy	PT Begari Chandraiah Begari Baliga
		170	03-32	Venkata Narsimha Reddy	PT Begari Chandraiah Begari Baliga
3.	1960-61	165	00-32	Venkata Narsimha Reddy	
		166	01-20	Venkata Narsimha Reddy	
		167	02-07	Venkata Narsimha Reddy	
		168	02-08	Venkata Narsimha Reddy	
		169	02-01	Venkata Narsimha Reddy	
		170	03-32	Venkata Narsimha Reddy	
4.	1973-74	165	00-32	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Ramaiah Pedda Balaiah Chinna Balaiah
		166	01-20	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Baliga S/o. Jangaiah
		167	02-07	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Baliga S/o. Jangaiah


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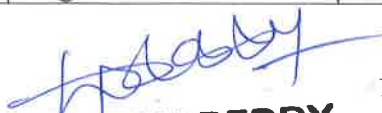
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		168	02-08	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Baliga S/o. Jangaiah
		169	02-01	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Baliga S/o. Jangaiah
		170	03-32	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Baliga S/o. Jangaiah
5.	1980-81	165	00-32	Sarala Devamma W/o. Venkata Narsimha Reddy	Begari Ramaiah Pedda Balaiah Chinna Balaiah
		166 Patta	01-20	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		167	02-07	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		168	02-08	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		169	02-01	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		170	03-32	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
6.	1984-85	165 Patta	00-32	Ramaiah Pedda Balaiah Chinna Balaiah	Own
		166	01-20	Begari Balaiah	Begari Balaiah


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				S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Narsaiah
		167	02-07	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		168	02-08	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		169	02-01	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		170	03-32	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
7.	1989-90 1994-95 1997- 2000 2005-06 2009-10	165 Patta	00-32	Ramaiah (00-11) S/o. Chandraiah Chinna Balaiah (00- 11) S/o. Jangaiah	Own
		166	01-20	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		167	02-07	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		168	02-08	Begari Balaiah	Begari Balaiah


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				S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Narsaiah
		169	02-01	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
		170	03-32	Begari Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna (Pattadars)	Begari Balaiah Narsaiah
8.	2024-25	165EE	00-10	M/s. Nature Home Projects	
		166A1	00-04	M/s. Nature Home Projects	
		168A	00-22	M/s. Nature Home Projects	
		168A1	00-22	M/s. Nature Home Projects	
		168AA1A	00-05	M/s. Nature Home Projects	
		168AA2	00-05	M/s. Nature Home Projects	
		168EA1	00-02	M/s. Nature Home Projects	
		168U	00-11	M/s. Nature Home Projects	
		168UUA	00-03	M/s. Nature Home Projects	
		168UUA	00-03	M/s. Nature Home Projects	
		169A	00-21	M/s. Nature Home Projects	
		169A1/2	00-02	M/s. Nature Home Projects	
		169AA2A	00-03	M/s. Nature Home Projects	

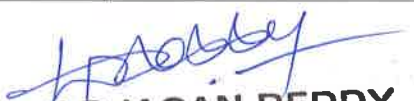

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		169AAA	00-03	M/s. Nature Home Projects	
		169EA1	00-01	M/s. Nature Home Projects	
		169UU1	00-11	M/s. Nature Home Projects	
		169UUA	00-03	M/s. Nature Home Projects	
		169UUA	00-02	M/s. Nature Home Projects	
		170A1/2	00-24	M/s. Nature Home Projects	
		170A2A	00-22	M/s. Nature Home Projects	
		170/AA/2	00-08	M/s. Nature Home Projects	
		170/U	00-09	M/s. Nature Home Projects	
		170/UUA	00-05	M/s. Nature Home Projects	
9.	2024-25	165A	00-11	Shakambari Commercial Private Limited	
		165U	00-02	Shakambari Commercial Private Limited	
		165UU	00-02	Shakambari Commercial Private Limited	
		165RU	00-01	Shakambari Commercial Private Limited	
		166A	00-02	Shakambari Commercial Private Limited	
		166AA	00-02	Shakambari Commercial Private Limited	
		166EA	00-18	Shakambari Commercial Private Limited	


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		166EEA	00-11	Shakambari Commercial Private Limited	
		166EEAA	00-11	Shakambari Commercial Private Limited	
		166UU	00-10	Shakambari Commercial Private Limited	
		167A2	00-03	Shakambari Commercial Private Limited	
		167A3	00-03	Shakambari Commercial Private Limited	
		167AA	00-15	Shakambari Commercial Private Limited	
		167EA	00-11 ½	Shakambari Commercial Private Limited	
		167EAA	00-11 ½	Shakambari Commercial Private Limited	
		167U/1	00-07	Shakambari Commercial Private Limited	
		167U/2	00-08	Shakambari Commercial Private Limited	
		167U/3	00-07	Shakambari Commercial Private Limited	
		168EA/3	00-01	Shakambari Commercial Private Limited	
		169A1/1/2	00-09	Shakambari Commercial Private Limited	


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		169AA2AA	00-01 ½	Shakambari Commercial Private Limited	
		169AAAA	00-01 ½	Shakambari Commercial Private Limited	
		169EA/3	00-02	Shakambari Commercial Private Limited	
		170/AA1	00-04	Shakambari Commercial Private Limited	
		170/AA2	00-04	Shakambari Commercial Private Limited	
		170/EA/1/1	00-02	Shakambari Commercial Private Limited	
10.	1979-80 Old ROR	165	00-32	Sarala Devamma W/o. Venkata Narsimha Reddy Ramaiah Pedda Balaiah Chinna Balaiah Chanugomula Lakshmaiah	Ramaiah (00-11) Chinna Balaiah (00-11) Chanugomula Laxmaiah (00-10) R.No. 1018/85 C/738/85 RDO File No. 2545/78
		166	01-20	Balaiah S/o. Ramaiah Narsaiah S/o. Sayanna Ramaiah (00-30) S/o. Chandraiah Smt. Chanugomula Ramamma W/o. Pedda Balaiah	Balaiah (00-08) S/o. Ramaiah RDO File No. 2545/78 Ramaiah R.No. 1448/84 C/2963/86 Smt. Chanugomula Ramamma (00-22)
		167	02-07	Narsaiah (00-06) S/o. Sayanna Ramaiah (00-15)	Narsaiah Ramaiah Ramamma


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				S/o. Chandraiah Smt. Chanugomula Ramamma (00-23) W/o. Pedda Balaiah Smt. Chanugomula Narsamma (00-21) Chinna Narsaiah (00-22)	Narsamma Chinna Narsaiah RDO File No. 2545/78
		168	02-08	Balaiah (01-04) S/o. Ramaiah Narsaiah (00-22) S/o. Sayanna Ch. Pedda Narsaiah (00-05) S/o. Jangaiah Ch. Masaiah (00-11) S/o. Sayanna Ch. Chinna Narsaiah (00-06) S/o. Jangaiah	Balaiah Narsaiah Ch. Pedda Narsaiah Ch. Masaiah Ch. Chinna Narsaiah RDO File No. 2545/78
		169	02-01	Balaiah (01-01) S/o. Ramaiah Narsaiah (00-19) S/o. Sayanna Ch. Pedda Narsaiah (00-05) S/o. Jangaiah Ch. Masaiah (00-11) S/o. Sayanna Ch. Chinna Narsaiah (00-05) S/o. Jangaiah	Balaiah Narsaiah Ch. Pedda Narsaiah Ch. Masaiah Ch. Chinna Narsaiah RDO File No. 2545/78
		170	03-32	Balaiah (01-36) S/o. Ramaiah Narsaiah (01-07) S/o. Sayanna Ch. Pedda Narsaiah (00-10) S/o. Jangaiah Ch. Masaiah (00-09) S/o. Sayanna Ch. Chinna Narsaiah	Balaiah Narsaiah Ch. Pedda Narsaiah Ch. Masaiah Ch. Chinna Narsaiah RDO File No. 2545/78

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				(00-10) S/o. Jangaiah	
11.	1989-90 (New ROR)	165/A	00-11	Ramaiah	Ramaiah
		165/AA	00-05	Ch. Balaiah S/o. Jangaiah	Ch. Balaiah
		165/E	00-01	Chinna Balaiah	Chinna Balaiah
		165/EE	00-02	Ch. Narsimlu S/o. Narsaiah	Ch. Narsimlu
		165/U	00-02	Ch. Krishnaiah S/o. Narsaiah	Ch. Krishnaiah
		165/RU	00-10	Ch. Ramchandraiah S/o. Laxmaiah	Ch. Ramchandraiah
		166/A	00-08	Yadaiah S/o. Balaiah Ch. Narsimlu S/o. Ramaiah K. Satyanarayana S/o. Balaiah	Yadaiah Narsimlu K. Satyanarayana
		166/AA	00-30	Ramaiah S/o. Chandraiah	Ramaiah
		166/E	00-22	Smt. Ch. Ramamma W/o. Pedda Balaiah	Smt. Ch. Ramamma
		167/A	00-06	Sayanna S/o. Narsaiah Ramulu S/o. Narsaiah	Sayanna Ramulu
		167/AA	00-15	Ramaiah S/o. Chandraiah	Ramaiah
		167/E	00-23	Ch. Ramamma W/o. Pedda Balaiah	Ch. Ramamma
		167/EE	00-21	Ch. Narsamma	Ch. Narsamma
		167/U	00-22	Chinna Narsaiah	Chinna Narsaiah
		168/A	01-04	Narsaiah S/o. Balaiah Yadaiah S/o. Balaiah	Narsaiah Yadaiah
		168/AA	00-11	Sayanna S/o. Narsaiah Ramulu	Sayanna Ramulu


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				S/o. Narsaiah	
		168/E	00-11	Ch. Bheemamma W/o. Thimmaiah	Ch. Bheemamma
		168/EE	00-05	Ch. Pedda Narsaiah S/o. Jangaiah	Ch. Bheemamma
		168/U	00-11	Ch. Kishtamma W/o. Jangaiah	Ch. Kishtamma
		168/UU	00-06	Ch. Chinna Narsaiah S/o. Jangaiah	Ch. Chinna Narsaiah
		169/A	01-01	Narsaiah S/o. Balaiah Yadaiah S/o. Balaiah	Narsaiah Yadaiah
		169/AA	00-10	Ch. Bheemamma W/o. Thimmaiah	Ch. Bheemamma
		169/E	00-05	Ch. Pedda Narsaiah S/o. Jangaiah	Ch. Pedda Narsaiah
		169/EE	00-11	Cherukupalli Kishtamma W/o. Jangaiah	Cherukupalli Kishtamma
		169/U	00-05	Ch. Chinna Narsaiah S/o. Jangaiah	Ch. Chinna Narsaiah
		169/UU	00-09	Sayanna S/o. Narsaiah Ramulu S/o. Narsaiah	Sayanna Ramulu
		170/A	01-36	Narsaiah S/o. Balaiah Yadaiah S/o. Balaiah Byagari Narsaiah S/o. Balaiah	Narsaiah Yadaiah Byagari Narsaiah
		170/AA	00-18	Sayanna S/o. Narsaiah Ramulu S/o. Narsaiah	Sayanna Ramulu
		170/E	00-19	Ch. Bheemamma W/o. Thimmaiah	Ch. Bheemamma
		170/EE	00-10	Ch. Pedda Narsaiah S/o. Jangaiah	Ch. Pedda Narsaiah


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		170/U	00-09	Cherukupalli Kishtamma W/o. Jangaiah	Cherukupalli Kishtamma
		170/UU	00-10	Ch. Chinna Narsaiah S/o. Jangaiah	Ch. Chinna Narsaiah

2. SALE DEEDS

Sl. No.	Document Number & Date	Vendor	Vendee	Survey Number	Extent
1.	AoS cum GPA 10060/2017 31-08-2017	1) S. Sayanna @ Sailu 2) S. Ramulu Both S/o. Narsaiah (Ancestral)	S. Krishnaiah S/o. Ramaiah	167/A2 167/A3	00-03 00-03 00-06
2.	AoS cum GPA 11920/2017 11-10-2017	1) Ch. Laxmamma @ Byagari Laxmamma W/o. Bavaiah 2) Tadakalla Chandramma W/o. Giraiah (Ancestral)	Ankam Pedda Kumar S/o. Anjaiah	166/EEAA 167/EAA 166/EEA 167/EA	00-11 00-11 ½ 00-11 00-11 ½ 01-05
3.	Sale Deed 752/2015 28-01-2015	S. Vidya Latha W/o. Narsimulu (Sucession)	Bokka Krishnaiah S/o. Ramulu	165A 166AA 166U 166EA 166AA 167AA	00-11 00-02 00-10 00-18 00-02 00-15 01-18
4.	Sale Deed 2674/2018 09-02-2018	Bokka Krishnaiah S/o. Ramulu Link Doc. No. 752/2015	M/s. Nature Home Projects Rep.by V.C. Murali	165A 166AA 166U 166EA 166AA 167AA	00-11 00-02 00-10 00-18 00-02 00-15 01-18

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5.	Sale Deed 3351/2018 17-02-2018	1) S. Ramulu 2) S. Sailu S/o. Narsaiah (Ancestral)	M/s. Nature Home Projects Rep.by V.C. Murali	169/AA2AA 170/AA2 169/AAAA 170/AA1	00-01 ½ 00-04 00-01 ½ 00-04 00-11
6.	Sale Deed 3846/2018 19-02-2018	1) Ch. Laxmamma 2) T. Chandramma (AoS cum GPA 11920/2017) 3) A. Pedda Kumar	Vekatesh Bheemavarapu S/o. Adiseshaiah Naidu B.	166/EEAA 167/EAA 166/EEA 167/EA	00-11 00-11 ½ 00-11 00-11 ½ 01-05
7.	Sale Deed 14864/2018 28-05-2018	S. Sayanna S. Ramulu S/o. Narsaiah (AoS cum GPA 10060/2017) S. Krishnaiah S/o Ramaiah	M/s. Nature Home Projects Rep.by V.C. Murali	167/A2 167/A3	00-03 00-03 00-06
8.	AoS cum GPA 15053/2018 08-08-2018	S. Narsimlu S/o. Narsaiah Smt. S. Vijaya D/o. Sayanna S. Shiva Kumar S/o. S. Narsimlu (Ancestral)	M/s. Nature Home Projects Rep.by V.C. Murali	165U 165UU 170	00-02 00-02 00-04 00-08
9.	AoS cum GPA 15054/2018 08-08-2018	Vekatesh Bheemavarapu S/o. Adiseshaiah Naidu B. Link Doc. No. 3846/2018	M/s. Nature Home Projects Rep.by V.C. Murali	166/EEAA 167/EAA 166/EEA 167/EA	00-11 00-11 ½ 00-11 00-11 ½ 01-05
10.	Sale Deed 63/2022 05-01-22	S. Narsimlu S/o. Narsaiah Rep. by V.C. Murali Link Doc. No. 15053/2018	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	165U	00-02

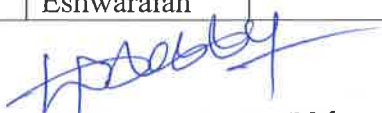
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11.	Sale Deed 64/2022 05-01-2022	Cherukupalli Laxmamma Rep. by GPA V.C. Murali Link Doc. No. 15054/2018	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	166EEA 167EA	00-11 00-11 ½ 00-22 ½
12.	Sale Deed 65/2022 05-01-22	S. Vijaya Rep. by GPA V.C. Murali Link Doc. No. 15053/2018	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	165UU	00-02
13.	Sale Deed 1551/2022 03-04-2022	T. Chandramma Rep. by GPA V.C. Murali Link Doc. No. 15054/2018	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	166EEA 167EA	00-11 00-11 ½ 00-22 ½
14.	Sale Deed 1552/2022 03-04-2022	S. Shiva Shankar Rep. by GPA V.C. Murali Link Doc. No. 15053/2018	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	170E/AA/1	00-04
15.	Sale Deed 1410/2024 22-04-2024	S. Bharat S/o. Jangaiah (Ancestral)	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	169/AA1/1	00-09
16.	Sale Deed 1415/2024 22-04-2024	Pothula Prasad S/o. P. Narsimha	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam	169/EAA/3 168EA/3	00-02 00-01 00-03
17.	Sale Deed 12705/2017 27-10-2017	Smt. Gyarolla Shanthamma W/o. Yadaiah (Self Acquired) Link Doc. No. 8626/2014	K. Chandrashekar S/o. K. Eshwaraiah	168/A 168/AA1A 168/AA/2 169/A 169/AA2/A 169/AA/A 170/A2/A	00-22 00-05 00-05 00-21 00-03 00-03 00-22 02-01
18.	Sale Deed 13554/2017 14-11-2017	S. Ramchandraiah S/o. Laxmaiah (Succession)	K. Chandrashekar S/o. K. Eshwaraiah	165/EE 164/U	00-10 00-07 00-17


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19.	Sale Deed 1819/2018 30-01-2018	Sanugomula Narsimulu S/o. Narsaiah (Virasath) B/5380/17 24-09-2017	K. Chandrashekar S/o. K. Eshwaraiah	168/UUA 169/UUA 170/UUA	00-03 00-03 00-05 00-11
20.	Rectification Deed 17240/2018 03-08-2018	Sanugomula Narsimulu S/o. Narsaiah (Rectifying the year from 2017 to 2018 in Doc. No. 1819/2018)	K. Chandrashekar S/o. K. Eshwaraiah	168/UUA 169/UUA 170/UUA	00-03 00-03 00-05 00-11
21.	Sale Deed 7523/2018 18-04-2018	Gyarola yadaiah S/o. Balaiah Smt. Cherukupally Kistamma W/o. Ch. Pedda Jangaiah (Succession)	K. Chandrashekar S/o. K. Eshwaraiah	140/RU 141/U 142A6 166A1 168A1 169A1 170A1 168U	00-01 00-08 ½ 00-01 00-04 00-22 00-20 00-24 00-11 02-11 ½
22.	Sale Deed 9498/2018 04-05-2018	Smt. S @ Sangamolla Rani S/o. Narsaiah S @ S. Shiva Shankar S/o. Narsimulu (Succession) Proc. No. 2678/18 20-04-2018	K. Chandrashekar S/o. K. Eshwaraiah	168 169 168 169	00-03 00-02 00-02 00-01 00-08
23.	Sale Deed 16191/2018 24-08-2018	Smt. Cherukupally Kistamma W/o. Ch. Pedda Jangaiah (Succession)	K. Chandrashekar S/o. K. Eshwaraiah	169/UU1 170/U	00-11 00-09 00-20
24.	Sale Deed 602/2020 09-01-2020	G. Yadaiah S/o. Balaiah (Succession)	K. Chandrashekar S/o. K. Eshwaraiah	170A1/1 170AA1	00-02 00-08 00-10

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25.	Sale Deed 2867/2021 15-03-2021	K. Chandrashekar S/o. Eshwaraiah Link Doc. No. 12705/2017 13554/2017 1819/2018 7523/2018 9498/2018 16191/2018 602/2020	P. Chandrashekar Sahasrabdi Real Estates	169UUA 168/UUA 170/AA2A 168A 169AA2A 169EAA/1 170AA1/2 169AA1/2 170/UUA 168U 169UU1 166AA1 166EA1 169UUAA 169/AA 168AA/A 169AAA 170AA2 165EE 168AA2 168A1 168UUAA 170U	00-02 00-03 00-22 00-22 00-03 00-01 00-24 00-02 00-05 00-11 00-11 00-04 00-02 00-03 00-21 00-05 00-03 00-08 00-10 00-05 00-22 00-03 00-09 05-01
26.	Sale Deed 926/2024 11-03-2024	Sahasrabdi Real Estates Rep. by Poosa Chandrashekar Link Doc. No. 2867/2021	M/s. Nature Home Projects Rep.by V.C. Murali	170/UUA 168/UUA 170/U 169/UU1 169/A 170/AA/2 170/AA2A 169/UUA 170/A1/2 169/EA/1 169/A2A 169/AAA 169/A1/2	00-05 00-02 00-09 00-11 00-21 00-08 00-22 00-03 00-24 00-01 00-03 00-03 00-02 02-34
27.	Sale Deed 930/2024 11-03-2024	Sahasrabdi Real Estates Rep. by Poosa Chandrashekar	M/s. Nature Home Projects Rep.by V.C. Murali	168U 165EE 168UUA 168AA	00-11 00-10 00-03 00-22

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		Link Doc. No. 2867/2021		168EA/1 168A1/AA 166A1 168UUA 168A 168A2	00-02 00-05 00-04 00-03 00-22 00-05 02-07
28.	Sale Deed 2519/2024 09-07-2024	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam Link Doc. No. 63/2022 64/2022 65/2022	Shakambari Commercial Private Limited Rep. by Srikanth Jha	165U 167EA 166EAA 165UU 166EEA	00-02 00-11 ½ 00-11 00-02 00-11 00-37 ½
29.	Sale Deed 2684/2024 19-07-2024	Kovuri Shiva Kumar S/o. K. Prabhu Rajyam Link Doc. No. 1551/2022 1552/2022 1410/2024 1415/2024	Shakambari Commercial Private Limited Rep. by Srikanth Jha	167EA 169/A1/1/2 168EA/3 169EAA/3 170EAA/1/1	00-11 ½ 00-09 00-01 00-02 00-02 00-25 ½
30.	Sale Deed 2696/2024 19-07-2024	Smt. S. Gayathri W/o. S. Vijay Kumar (Ancestral)	Shakambari Commercial Private Limited Rep. by Srikanth Jha	165/RU	00-01
31.	Sale Deed 2697/2024 19-07-2024	S. Narsimulu S/o. Narsaiah (Ancestral)	Shakambari Commercial Private Limited Rep. by Srikanth Jha	167/U1	00-07
32.	Sale Deed 2698/2024 19-07-2024	S. Vijay Kumar S/o. Narsaiah (Ancestral)	Shakambari Commercial Private Limited	167/U/3	00-07

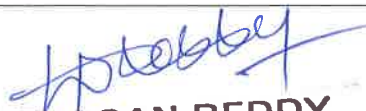

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			Rep. by Srikanth Jha		
33.	Sale Deed 2700/2024 19-07-2024	Smt. S. Vijaya W/o. S. Krishnaiah (Ancestral)	Shakambari Commercial Private Limited Rep. by Srikanth Jha	167UU/2	00-08
34.	Sale Deed 3288/2024 03-09-2024	M/s. Nature Home Projects Rep.by V.C. Murali Link Doc. No. 2674/2018	Shakambari Commercial Private Limited Rep. by Srikanth Jha	166A 166UU 165A 166AA 167AA	00-02 00-10 00-11 00-02 00-15 01-00
35.	Sale Deed 3325/2024 04-09-2024	M/s. Nature Home Projects Rep.by V.C. Murali Link Doc. No. 14864/2018 3351/2018	Shakambari Commercial Private Limited Rep. by Srikanth Jha	170AA2 170AA1 167AA2 169AA2AA 166EAA 169AAA 167AA3	00-04 00-04 00-03 00-01 ½ 00-18 00-01 ½ 00-03 00-35

3. PROCEEDINGS AND PASSBOOKS:

1.		Copy of Occupancy Rights Certificate issued by Revenue Divisional Officer, Mahabubnagar in File No. D.Dis.No. I.A./2545/78 U/s. 7 of the A.P. (T.A.) Abolition of Inams Act 1955 in favour of Sri Pedda Balaiah S/o. Lachaiah, Sri Ramaiah S/o. Chandraiah and Sri Chinna Balaiah S/o. Jangaiah in respect of lands admeasuring Acres 00-32 Guntas in Sy.No. 165, Acres 01-20 Guntas in Sy.No. 166, Acres 02-07 Guntas in Sy.No. 167, Acres 02-08 Guntas in Sy.No. 168, Acres 02-01 Guntas in Sy.No. 169, Acres 03-33 Guntas in Sy.No. 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District.
2.		Copies of Old & New Pattadar Pass Books and Title Deeds of T. Chandramma W/o. Giraiah, Cherukupalli Laxmamma W/o. Bhavaiah


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		S. Narsimulu S/o. Narsaiah S. Vijaya W/o. Krishnaiah S. Vijay Kumar S/o. Narsaiah S. Gayathri W/o. Vijay Kumar Pothula Prasad S/o. Pothula Narsimha Bokka Krishnaiah S/o. Ramulu S. Ramulu S/o. Narsaiah Cherukupally Kishtamma W/o. Jangaiah S. Sayanna S/o. Narsaiah in respect of Subject Lands situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District.
3.	18-09-2015	Copy of Mutation Proceedings vide Proceedings No. B/2518/15 issued by Tahsildar, Farooqnagar Mandal mutating the document No. 752/2015 from S. Vidya Latha to Bokka Krishnaiah in respect of land admeasuring Acres 01-18 Guntas in Sy.Nos. 165, 166 & 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District.
4.	20-04-2018	Copies of Virasat/Succession Proceedings No. B/2678/18 issued by Tahsildar, Farooqnagar Mandal from S. Narsimlu S/o. Thimmaiah in favour of S. Shiva Shankar, S. Shiva Leela and S. Laxmi in respect of land admeasuring Acres 00-07 Guntas in Sy.No. 168, Acres 00-06 Guntas in Sy.No. 169 and Acres 00-07 Guntas in Sy.No. 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District.
5.	20-03-2021	Copy of New Pattadar passbook cum Title Deed vide Passbook No. T05060270406 vide Khata No. 60097 in the name of K. Chandrashekar S/o. Eshwaraiah, in respect of land admeasuring Acres 05-20 Guntas in Sy.Nos. 79/A2/AA 165, 165 Part to 170 Part situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District issued by Telangana Government. (Purchase)
6.	17-08-2021	Copy of New Pattadar passbook cum Title Deed vide Passbook No. T05060270534 vide Khata No. 60284 in the name of Sahasrabdi Real Estates Rep. by Poosa Chandrashekar in respect of land admeasuring Acres 05-01 Guntas in Sy.Nos. 165 Part to 170 Part situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District issued by Telangana Government. (Purchase)

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7.	12-03-2024	Copy of New Pattadar passbook cum Title Deed vide Passbook No. T05060270536 vide Khata No. 60286 in the name of M/s. Nature Home Projects Rep.by V.C. Murali in respect of land admeasuring Acres 05-01 Guntas in Sy.Nos. 165 Part to 170 Part situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District issued by Telangana Government. (Purchase)
8.	27-07-2024	Copy of New Pattadar passbook cum Title Deed vide Passbook No. T05060270692 vide Khata No. 60543 in the name of Shakambari Commercial Private Limited in respect of land admeasuring Acres 04-01 Guntas in Sy.Nos. 165 Part to 170 Part situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District issued by Telangana Government. (Purchase)
9.	12-11-2024	Copy of NALA conversion Proceedings No. 2400747672 issued by Tahsildar, Farooqnagar Mandal, Ranga Reddy District from Agriculture Purpose to Non-Agricultural Purpose in respect of land admeasuring Acres 05-01 Guntas in Sy.Nos. 165 Part to 170 Part situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in the name of M/s. Nature Home Projects Rep.by V.C. Murali
10.	12-11-2024	Copy of NALA conversion Proceedings No. 2400747674 issued by Tahsildar, Farooqnagar Mandal, Ranga Reddy District from Agriculture Purpose to Non-Agricultural Purpose in respect of land admeasuring Acres 04-01 Guntas in Sy.Nos. 165 Part to 170 Part situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in the name of Shakambari Commercial Private Limited
11.	10-09-2025	Copy of approval of draft layout letter of Open Plots in respect of land in Sy.No. 165/Part, 166/Part, 167/Part, 168/Part, 169/Part, 170/Part situated of Annaram Village, Farooqnagar Mandal, Ranga Reddy District to an extent of 31547.68 Sq.Mts. by Office of Gram Panchayat, Annaram vide File No. 003801/HMDA/01110/SWDL/SKP1/2025, in favour of M/s. NATURE HOME PROJECTS, REP BY VEMANA CHENCHU MURALI AND ANOTHER
12.	21-05-2025	Online copy of Encumbrance Certificate

4. FLOW OF TITLE


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1. That as per the revenue records originally one Sri Venkata Narsimha Reddy was the Inamdar/Pattadar and Sri Pedda Balaiah S/o. Lachaiiah, Sri Ramaiah S/o. Chandraiah and Sri Chinna Balaiah S/o. Jangaiah were possessors and tenants in respect of lands admeasuring Acres 00-32 Guntas in Sy.No. 165, Acres 01-20 Guntas in Sy.No. 166, Acres 02-07 Guntas in Sy.No. 167, Acres 02-08 Guntas in Sy.No. 168, Acres 02-01 Guntas in Sy.No. 169, Acres 03-32 Guntas in Sy.No. 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District and they were granted Occupancy Rights Certificate by the Revenue Divisional Officer, Mahabubnagar in File No. D.Dis.No. I.A./2545/78 U/s. 7 of the A.P. (T.A.) Abolition of Inams Act 1955, by virtue of the above Certificate they were pattadars and possessors of Subject Lands.
2. That as per the revenue records, pahanis and pattadar passbooks S. Sayanna @ Sailu and S. Ramulu both S/o. Narsaiah being the absolute owners and possessors by virtue of Virasat/Succession alienated the Agricultural Land admeasuring Ac. 00-06 Gts. in Sy.No. 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of S. Krishnaiah S/o. Ramaiah vide registered Agreement of Sale cum GPA bearing Document Nos. 10060/2017 dated 31-08-2017.
3. That as per the revenue records, pahanis and pattadar passbooks Ch. Laxmamma @ Byagari Laxmamma W/o. Bavaiah and Tadakala Chandamma W/o. Giraiah being the absolute owners and possessors by virtue of Virasat/Succession alienated the Agricultural Land admeasuring Ac. 01-05 Gts. in Sy.Nos. 166 & 167, situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Ankam Pedda Kumar S/o. Anjaiah vide registered Agreement of Sale cum GPA bearing Document Nos. 11920/2017 dated 11-10-2017.
4. That as per the revenue records, pahanis and pattadar passbooks S. Vidya Latha W/o. Narsimulu being the absolute owner and possessor by virtue of Virasat/Succession alienated the total Agricultural Land admeasuring Ac. 01-18 Gts. in sy.Nos. 165, 166, 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Bokka Krishnaiah S/o. Ramulu vide registered

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Sale Deed bearing Document Nos. 752/2015 dated 28-01-2015 in turn Bokka Krishnaiah S/o. Ramulu alienated the total Agricultural Land admeasuring Ac. **01-18 Gts.** in sy.Nos. 165, 166, 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of M/s. Nature Home Projects Rep.by V.C. Murali vide registered Sale Deed bearing Document Nos. 2674/2018 dated 09-02-2018.

5. That as per the revenue records, pahanis and pattadar passbooks 1) S. Ramulu, 2) S. Sailu both S/o. Narsaiah being the absolute owner and possessor by virtue of Virasat/Succession alienated the total Agricultural Land admeasuring Ac. **00-11 Gts.** in sy.Nos. 169 and 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of M/s. Nature Home Projects Rep.by V.C. Murali vide registered Sale Deed bearing Document Nos. 3351/2018 dated 17-02-2018.
6. That as per the revenue records, pahanis and pattadar passbooks Ch. Laxmamma, T. Chandramma and A. Pedda Kumar being the absolute owners and possessors by virtue of Agreement of Sale cum GPA Doc. No. 11920/2017 alienated the total Agricultural Land admeasuring Ac. **01-05 Gts.** in sy.Nos. 166 and 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Venkatesh Bheemavarapu S/o. Adiseshaiah Naidu B. vide registered Sale Deed bearing Document Nos. 3846/2018 dated 19-02-2018.
7. That as per the revenue records, pahanis and pattadar passbooks S. Sayanna S. Ramulu S/o. Narsaiah and S. Krishnaiah S/o Ramaiah being the absolute owners and possessors by virtue of Agreement of Sale cum GPA Doc. No. 10060/2017 alienated the total Agricultural Land admeasuring Ac. **00-06 Gts.** in sy.No. 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of M/s. Nature Home Projects Rep.by V.C. Murali vide registered Sale Deed bearing Document Nos. 14864/2018 dated 28.05.2018.
8. That as per the revenue records, pahanis and pattadar passbooks S. Narsimlu S/o. Narsaiah, Smt. S. Vijaya D/o. Sayanna, S. Shiva Kumar S/o. S. Narsimlu being

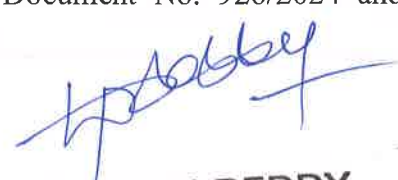
the absolute owners and possessors by virtue of Virasat/Succession alienated the total Agricultural Land admeasuring Ac. **00-08** Gts. in Sy.Nos. 165 and 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of M/s. Nature Home Projects Rep.by V.C. Murali vide registered AoS cum GPA bearing Document Nos. 15053/2018 dated 08.08.2018.

9. That Venkatesh Bheemavarapu S/o. Adisheshaiah Naidu B. being the absolute owner and possessor by virtue of Sale Deed Doc. No. 3846/2018 alienated the total Agricultural Land admeasuring Ac. **01-05** Gts. in Sy.Nos. 166 and 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of M/s. Nature Home Projects Rep.by V.C. Murali vide registered AoS cum GPA bearing Document Nos. 15054/2018 dated 08.08.2018.
10. That 1) S. Narsimlu 2) S. Vijaya, 3) S. Shiva Shankar Rep. by their GPA Holder V.C. Murali being the absolute owners and possessors by virtue of Agreement of Sale cum GPA Doc. Nos. 15053/2018 alienated the total Agricultural Land admeasuring Ac. **00-08** Gts. in Sy.Nos. 165 and 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Kovuri Shiva Kumar S/o. K. Prabhu Rajyam vide registered Sale Deed bearing Document Nos. 63/2022 and 65/2022 dated 05.01.2022 and 1552/2022 dated 03.04.2022.
11. That Cherukupalli Laxamma and T. Chandramma Rep. by their GPA Holder V.C. Murali being the absolute owners and possessors by virtue of Agreement of Sale cum GPA Doc. Nos. 15054/2018 alienated the total Agricultural Land admeasuring Ac. **01-05** Gts. in Sy.Nos. 166 and 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Kovuri Shiva Kumar S/o. K. Prabhu Rajyam vide registered Sale Deed bearing Document Nos. 64/2022 dated 05.01.2022 and 1551/2022 dated 03.04.2022.
12. That as per the revenue records, pahanis and pattadar passbooks S. Bharat S/o. Jangaiah and Pothula Prasad S/o. P. Narsimha being the absolute owners and possessors by virtue of Virasat/Succession alienated the total Agricultural Land admeasuring Ac. **00-12** Gts. in Sy.Nos. 168 and 169 situated at Annaram Village,

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Farooqnagar Mandal, Ranga Reddy District in favour of Kovuri Shiva Kumar S/o. K. Prabhu Rajyam vide registered Sale Deed Document Nos. 1410/2024 and 1415/2024 dated 22.04.2024.

13. That as per the revenue records, pahanis and pattadar passbooks Smt. Gyarolla Shanthamma W/o. Yadaiah, S. Ramchandraiah S/o. Laxmaiah, Sanugomula Narsimulu S/o. Narsaiah, Gyarola Yadaiah S/o. Balaiah, Smt. Cherukupally Kistamma W/o. Ch. Pedda Jangaiah, Smt. S @ Sangamolla Rani S/o. narsaiah S @ S. Shiva Shankar S/o. Narsimulu, Smt. Cherukupally Kistamma W/o. Ch. Pedda Jangaiah, G. Yadaiah S/o. Balaiah being the absolute owners and possessors by virtue of Virasat/Succession alienated the total Agricultural Land admeasuring Ac. **05-38½** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of K. Chandrashekar S/o. K. Eshwaraiah vide various registered Sale Deed Document Nos. 12705/2017, 13554/2017, 1819/2018, 7523/2018, 9498/2018, 16191/2018 and 602/2020.
14. That K. Chandrashekar S/o. K. Eshwaraiah being the absolute owner and possessor by virtue of registered Sale Deed Doc. Nos. 12705/2017, 13554/2017, 1819/2018, 7523/2018, 9498/2018, 16191/2018 and 602/2020 alienated the total Agricultural Land admeasuring Ac. **05-01** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of P. Chandrashekar, Sahasrabdi Real Estates vide registered Sale Deed bearing Document Nos. 2867/2021 dated 15.03.2021.
15. That Sahasrabdi Real Estates Rep. by Poosa Chandrashekar being the absolute owner and possessor by virtue of registered Sale Document No. 2867/2021 dated 15.03.2021 alienated the total Agricultural Land admeasuring Ac. **05-01** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of M/s. Nature Home Projects Rep.by V.C. Murali vide registered Sale Deed bearing Document No. 926/2024 and 930/2024 dated 11.03.2024.


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16. That Kovuri Shiva Kumar S/o. K. Prabhu Rajyam, being the absolute owner and possessor by virtue of registered Sale Document No. 63/2022, 64/2022, 65/2022, 1551/2022, 1552/2022, 1410/2024 and 1415/2024 alienated the total Agricultural Land admeasuring Ac. **01-23** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Shakambari Commercial Private Limited Rep. by Srikanth Jha vide registered Sale Deed bearing Document No. 2519/2024 dated 09.07.2024 and 2684/2024 dated 19.07.2024.
17. That as per the revenue records, pahanis and pattadar passbooks Smt. S. Gayathri W/o. S. Vijay Kumar, S. Narsimulu S/o. Narsaiah, S. Vijay Kumar S/o. Narsaiah, Smt. S. Vijaya W/o. S. Krishnaiah, being the absolute owners and possessors by virtue of Virasat/Succession alienated the total Agricultural Land admeasuring Ac. **00-23** Gts. in Sy.Nos. 165 and 167 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Shakambari Commercial Private Limited Rep. by Srikanth Jha vide various registered Sale Deed Document Nos. 2696/2024, 2697/2024, 2698/2024 and 2700/2024 dated 19-07-2024.
18. That M/s. Nature Home Projects Rep.by V.C. Murali, being the absolute owner and possessor by virtue of registered Sale Document No. 2674/2018, 14864/2018 and 3351/2018 alienated the total Agricultural Land admeasuring Ac. **01-35** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in favour of Shakambari Commercial Private Limited Rep. by Srikanth Jha vide registered Sale Deed bearing Document No. 3288/2024 dated 03-09-2024 and 3325/2024 dated 04-09-2024.
19. That the copy of the New Pattadar Passbook cum Title Deed issued by Government of Telangana in Dharani Portal reveals that Shakambari Commercial Private Limited Rep. by Srikanth Jha from Dharani vide Khata No. 60543 and Passbook No. T0506270692 is the pattadar and possessor of land in Sy.Nos. 165 to 170 total land admcausing Ac. **04-01** Gts. situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District.

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20. That the copy of the New Pattadar Passbook cum Title Deed issued by Government of Telangana in Dharani Portal reveals that M/s. Nature Home Projects Rep.by V.C. Murali from Dharani vide Khata No. 60286 and Passbook No. T0506270536 is the pattadar and possessor of land in Sy.Nos. 165 to 170 total land admeasuring Ac. **05-01** Gts. situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District.
21. That the copy of NALA Proceedings No. 2400747674 dated 12-11-2024 issued by Tahsildar, Farooqnagar Mandal, reflects and reveals that conversion of land from agriculture to non-agriculture in respect of land admeasuring Ac **04-01** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in the name of Shakambari Commercial Private Limited Rep. by Srikanth Jha.
22. That the copy of NALA Proceedings No. 2400747672 dated 12-11-2024 issued by Tahsildar, Farooqnagar Mandal, reflects and reveals that conversion of land from agriculture to non-agriculture in respect of land admeasuring Ac **05-01** Gts. in Sy.Nos. 165 to 170 situated at Annaram Village, Farooqnagar Mandal, Ranga Reddy District in the name of M/s. Nature Home Projects Rep.by V.C. Murali.
23. That the Copy of Layout Permission for draft layout of Open Plots in respect of land in Sy.No. 165/Part, 166/Part, 167/Part, 168/Part, 169/Part, 170/Part situated of Annaram Village, Farooqnagar Mandal, Ranga Reddy District to an extent of 31547.68 Sq.Mts. by Office of Gram Panchayat, Annaram vide File No. 003801/HMDA/01110/SWDL/SKP1/2025 dated 10-09-2025, in favour of M/s. NATURE HOME PROJECTS, REP BY VEMANA CHENCHU MURALI AND ANOTHER

5. ENCUMBRANCE CERTIFICATE:

That the online copy of Encumbrance Certificate dated 21-05-2025 reflects and reveals that except the documents referred in this record no other documents are


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reflected with respect to Property i.e., land admeasuring Acres **09-02** Guntas in Sy.Nos. 165 to 170 of Annaram Village, Farooqnagar Mandal, Ranga Reddy District.

6. OPINION:

Subject to the comments and observations set out above and on the basis of documents review and clarifications provided to us in respect of the Property we are of the opinion that 1) **M/s. Nature Home Projects Rep.by V.C. Murali** and 2) **Shakambari Commercial Private Limited Rep. by Srikanth Jha** are the absolute owners and possessors of open plotted land to an extent of 31547.68 Sq.Mts. in Sy.Nos. 165/Part, 166/Part, 167/Part, 168/Part, 169/Part, 170/Part situated of Annaram Village, Farooqnagar Mandal, Ranga Reddy District.

K.P. JAGAN REDDY

Advocate

Date : 17-09-2025
Place : Hyderabad

K.P.JAGAN REDDY
ADVOCATE
Plot No: 354-A.MLA Colony,
Road No: 12, Banjara Hills,
Hyderabad - 500 034.