

M. VENKATESHWAR REDDY
ADVOCATE

H. No.11-6-251/a
Pochammabagh Colony
Saroornagar
Hyderabad - 500035
Ph. No.9849173494
Date: 15-12-2025

Legal Scrutiny Report

1		Name of the Person seeking opinion		Indivara Constructions LLP,
	Sl. No .	Date	Name/ nature of the Document	In case of copies whether the original/Xerox was scrutinized by the Advocate
	1	---	Pahanies for the years 1995-96, 1996-97 and 1997-98	Xerox
	2	22-09-1997	Regd. Sale Deed No. 2825/ 1997	Xerox
	3	29-05-1999	Regd. Sale Deed No. 2185/ 1999	Xerox
	4	29-09-2000	Reg. AGPA D. No. 4485/ 2000	Xerox
	5	---	G. P. Lay out	Xerox
	6	06-12-2008	Regd. Sale Deed No. 5499/ 2000	Xerox
	7	02-09-2005	Regd. Release Deed Vide D. No. 9221/ 2005	Xerox
	8	16-10-2008	Reg. AGPA D. No. 3936/ 2008	Xerox
	9	12-11-2008	Regd. Sale Deed No. 4212/ 2008	Xerox
	10	20-09-2018	LRS Vide its proc. No. HMDAL111926/ LRS/ SKP/ Plg/ HMDA/ 2015-16	Xerox
	11	17-10-2025	Regd. Sale Deed No. 18014/ 2025	Xerox
	12	14-10-2025	Certificate of Incorporation of M/S. Indivara Constructions LLP	Xerox
	13	15-10-2025	LLP Agreement of M/S. Indivara Constructions LLP	Xerox




14	12-05-2025	Building Permission vide Proceeding No. 1145/HMDA/ SWBP/2025	Xerox
15	25-11-2025	Reg. Simple Mortgage Deed D. No. 20326/ 2025	Xerox
16	---	Prohibited Property List	Online
17	15-12-2025	E.C. App. No. 380931 issued by SRO. Gandipet 01.01.1983 to 14.12.2025	Online

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Plot bearing No. 20, admeasuring 562 Sq. yds, in part of Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Gandipet Mandal, Ranga Reddy District

North : Plot No.21,

South: Plot No.19,

East : 30' wide Road,

West: Neighbours House.

HISTORY OF PASSING TITLE:

It is seen from the Pahanies referred to at serial No. **1** above that Sri. G. Sahadev and G. Veera Arjun and 3 others were shown as pattadars and Possessors of the Land admeasuring Ac. 4.39 Gts, in Sy. No. 180, and after wards Sri. G. Sahadev and G. Veera Arjun were shown as pattadars and Possessors of the Land admeasuring Ac. 1.00 Gts, and Ac. 1.00 Gts, in Sy. No. 180/AA and 180/E respectively, situated at Kismathpur Village, Gandipet Mandal, Ranga Reddy District for the years 1995-96, 1996-97 and 1997-98.

It is seen from the Sale Deed referred to at serial No. **2** above that Sri. G. Sahadev and G. Veera Arjun sold away agricultural land admeasuring Ac. 2.00 Gts, in Sy. No. 180 Part, situated at Kismathpur

Village, Rajendranagar Mandal, Ranga Reddy District in favour of Smt. P. Sumithra for valid sale consideration vide Regd. Sale Deed No. 2825/1997, Registered at SRO. Rajendranagar.

It is seen from the Sale Deed referred to at serial No. **3** above that Smt. P. Sumithra sold away land admeasuring Ac. 2.00 Gts, in Sy. No. 180 Part, situated at Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District in favour of Sri. K. Shekar and Smt. K. Priya for valid sale consideration vide Regd. Sale Deed No. 2185/ 1999, Registered at SRO. Rajendranagar.

It is seen from the AGPA with possession referred to at serial No. **4** above that Sri. K. Shekar and Smt. K. Priya agreed to sell land admeasuring Ac. 2.00 Gts, in part of Sy. No. 180, situated at Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District and he executed an Agreement of Sale cum GPA in favour of Sri. B. Srinivas Reddy and Sri. K. Mahipal Reddy through Reg. AGPA D. No. 4485/2000, registered at the office of S.R.O. Rajendranagar by receiving entire sale consideration and delivered vacant possession to him. It is further seen from the said document that the land owner constituted the purchaser as her power of attorney holder conferring on him several powers including power of sale.

It is seen from the Document referred to at serial No. **5** above that above said land owners divided above said land as house plots and got lay out permission from Kismathpur Grampanchayath.

It is seen from the Sale Deed referred to at serial No. **6** above that Sri. K. Shekar and Smt. K. Priya Rep. by AGPA holder Sri. B. Srinivas Reddy and Sri. K. Mahipal Reddy sold away Plot No. 20, admeasuring 562 Sq. yds, in part of Sy. No. 180, situated at Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District in favour of Sri. Vishnu




Vardhan and Sri. Venkatesh A. Somanlkar for valid sale consideration vide Regd. Sale Deed No. 5499/ 2000, Registered at SRO. Rajendranagar.

It is seen from the Release Deed referred to at serial No. **7** above that Sri. Vishnu Vardhan release his undivided his half share in Plot No. 20, admeasuring 281 Sq. yds, out of 562 Sq. yds, in part of Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District in favour of Sri. Venkatesh A. Somanlkar for valid sale consideration vide Regd. Release Deed Vide D. No. 9221/ 2005, Registered at SRO. Rajendranagar.

It is seen from the AGPA with possession referred to at serial No. **8** above that Sri. Venkatesh A. Somanlkar agreed to sell Plot No. 20, admeasuring 562 Sq. yds, in part of Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District and he executed an Agreement of Sale cum GPA in favour of Sri. K. Narsimha Reddy through Reg. AGPA D. No. 3936/ 2008, registered at the office of S.R.O. Gandipet by receiving entire sale consideration and delivered vacant possession to him. It is further seen from the said document that the land owner constituted the purchaser as her power of attorney holder conferring on him several powers including power of sale.

It is seen from the Sale Deed referred to at serial No. **9** above that Sri. Venkatesh A. Somanlkar Rep. by AGPA holder Sri. K. Narsimha Reddy sold away Plot No. 20, admeasuring 562 Sq. yds, in part of Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District in favour of Sri. T. Ravinder Reddy for valid sale consideration vide Regd. Sale Deed No. 4212/ 2008, Registered at SRO. Gandipet.



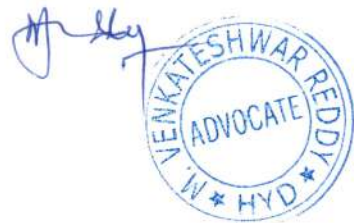
It is seen from the Document referred to at serial No. **10** above that the Metropolitan Commissioner, HMDA, regularized an unapproved Lay-Out Plot No. 20, admeasuring 562 Sq. yds, in Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District Vide its proc. No. HMDAL111926/ LRS/ SKP/ Plg/ HMDA/ 2015-16 by collecting necessary penal charges from Sri. T. Ravinder Reddy.

It is seen from the Sale Deed referred to at serial No. **11** above that Sri. T. Ravinder Reddy sold away Plot No. 20, admeasuring 562 Sq. yds, in part of Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Gandipet Mandal, Ranga Reddy District in favour of M/S. Indivara Constructions LLP for valid sale consideration vide Regd. Sale Deed No. 18014/ 2025, Registered at SRO. Gandipet.

It is seen from the Certificate of Incorporation referred to at serial No. **12** above that M/S. Indivara Constructions LLP., Incorporated under LLP Act Vide LLP Identification No. ACS-0496.

It is seen from the LLP Agreement referred to at serial No. **13** above that Sri. K. Manivardhan Reddy and Mrs. B. Harika as Designated Partners Mr. Chevella Maheswar Reddy and Mr. M. Raghu as partners formed a Limited liability partnership under the name and style of M/S. Indivara construction LLP and Sri. K. Manivardhan Reddy and Mrs. B. Harika authourise to sign sale Deeds and agreements, to deal with all Govt. Departments and corporations Etc., on behalf of the Partnership Firm.

It is seen from the Document referred to at serial No. **14** above is the building Permission vide Proceeding No. 1145/HMDA/SWBP/2025 issued by the HMDA in favour of M/S. Indivara Constructions LLP for construction of Residential building 1Stilt + 5 upper floors on Plot



No.20, admeasuring 562 Sq. yds, in Part of Sy. No. 180, situated at Kismathpur Village, Gandipet Mandal, Ranga Reddy District.

It is seen from the Simple Mortgage Deed referred to at serial No. **15** above that M/S. Indivara Constructions LLP mortgaged Flat Nos. 102 East Facing, in First floor, Apartment Known as "Srinilayam" with a plinth area of 1237 Sft., Undivide share of land admeasuring 56.2 Sq. yds, in favour of Metroplolitan Commissioner, HMDA vide Reg. Simple Mortgage Deed D. No. 20326/ 2025 in Compliance of GO. M.S. No. 86 MA etc.

16. I have verified the status of the subject property from the list of prohibited properties available in the matter in the online portal of the State Govt. and confirm that the subject property is not identified as prohibited property in the said portal.

ENCUMBRANCE CERTIFICATE:

It is seen from the entries in Certificate of encumbrance on property referred to at serial No. **17** above that the property under question is free from all encumbrances.


M. VENKATESHWAR REDDY
ADVOCATE



Hence, as seen from the aforesaid documents M/S. Indivara Construction LLP has got absolute, clear and marketable title in respect of the Plot No. 20, admeasuring 562 Sq. yds, in part of Sy. No. 180, situated at Fine Arts Colony, Kismathpur Village, Gandipet Mandal, Ranga Reddy District.



above opinion is given on the basis of Xerox copies of the documents submitted by the party.


M. VENKATESHWAR REDDY

ADVOCATE





Registration & Stamps Department

Government of Telangana

STATEMENT OF ENCUMBRANCE ON PROPERTY

Application Number: 380931

Statement Number: 212934390

Having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

Village: KISMATPUR, Ward - Block: 0 - 0, Plot Number: 20 , Survey Number: 180, Door Number: 180, Plot No.19, EAST: 30 WIDE ROAD, WEST: NEIGHBOURS HOUSE

Search has been made in Book 1 and in the indexes relating to 42 years from 01-01-1983 to 14-12-2025 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	Description of the Property	Registration Date	Execution Date	Nature of Deed	Market Value	Consideration Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
	VILL/COL: KISMATPUR/REST ALL W-B: 0-0 SURVEY: 180 PLOT: 20 HOUSE: 0-0- EXTENT: 562SQ.Yds Boundaries: [N]: PLOT NO.21 [S] PLOT NO.19 [E]: 30' WIDE ROAD [W]: NEIGHBOURS HOUSE Link Doct: 3936/2008 Book-1 of SRO 1525 Link Doct: 9221/2005 Book-1 of SRO 1518 Link Doct: 5499/2000 Book-1 of SRO 1518 Link Doct: 4212/2008 Book-1 of SRO 1525 Link Doct: 4485/2000 Book-1 of SRO 1518	(R) 17-10-2025 (E) 17-10-2025 (P) 17-10-2025		0101 Sale Deed		Mkt.Value:Rs. 3821600 Cons.Value:Rs. 11400000	1.(EX)TOOM RAVINDER REDDY 2.(CL)M/s. INDIVARA CONSTRUCTIONS LLP,(R/P) BY KOTHUR MANIVARDHAN REDDY (Designated Partner) REPRESENTED BY KOTHUR MANIVARDHAN REDDY	0/0 18014/2025 [1] of SRO GANDIPET(1525)
1/6								
2/6	VILL/COL: KISMATPUR/KISMATPUR, W-B: 0-0 SURVEY: 180/P PLOT: 20 HOUSE: / EXTENT: 562SQ.Yds Boundaries: [N]: PLOT NO.21 [S] PLOT NO.19 [E]: 30' ROAD [W]: NEIGH'LAND	(R) 12-11-2008 (E) 11-11-2008 (P) 12-11-2008		0101 Sale Deed		Mkt.Value:Rs. 955400 Cons.Value:Rs. 3975000	1.(EX)IVENKATESH A. SOMNALKAR REP BY:K NARSIMHA REDDY 2.(CL)T.RAVINDER REDDY	0/0 CD_Volume: 13 4212/2008 [@] of SRO GANDIPET(1525)
3/6	VILL/COL: KISMATPUR/KISMATPUR, W-B: 0-0 SURVEY: 180/PART PLOT: 20 HOUSE: / EXTENT: 562SQ.Yds Boundaries: [N]: PLOT NO.21 [S] PLOT NO.19 [E]: 30' ROAD [W]: NEIGHBOURS LAND	(R) 18-10-2008 (E) 16-10-2008 (P) 18-10-2008		0111 AGREEMENT OF SALE CUM GPA		Mkt.Value:Rs. 955400 Cons.Value:Rs. 956000	1.(EX)IVENKATESH A.SOMNALKAR 2.(CL)K.NARSIMHA REDDY	0/0 CD_Volume: 13 3936/2008 [@] of SRO GANDIPET(1525)
4/6	VILL/COL: KISMATPUR/RIDER RATE W-B: 0-0 SURVEY: 180 PLOT: 20 HOUSE: 0 EXTENT: 281SQ.Yds Boundaries: [N]: PLOT NO 21 [S] PLOT NO 19 [E]: 30' WIDE ROAD [W]: NEIGHBOUR'S LAND Link Doct: 5499/2000 Book-1 of SRO 1518	(R) 02-09-2005 (E) 02-09-2005 (P) 02-09-2005		0501 Release (co-parceners - Family Members)		Mkt.Value:Rs. 84300 Cons.Value:Rs. 84500	1.(RR)K. VISHNU VARDHAN 2.(RE)IVENKATESH .A. SOMNALKAR	0/0 CD_Volume: 285 9221/2005 [@] of SRO RAJENDRA NAGAR(1518)
5/6	VILL/COL: KISMATPUR/Rest of the area W-B: 0-0 SURVEY: 180 PLOT: 20 HOUSE: . EXTENT: 562SQ.Yds Boundaries: [N]: PLOT NO.21 [S] PLOT NO.19 [E]: 30'FT WIDE ROAD [W]: NEIGHBOUR'S LAND Link Doct: 4485/2000 Book-1 of SRO 1518	(R) 06-12-2000 (E) 06-12-2000 (P) 06-12-2000		0101 Sale Deed		Mkt.Value:Rs. 112400 Cons.Value:Rs. 112500	1.(EX)KONDURI SHEKHAR 2.(EX)KONDURI PRIYA 3.(EX)BOTH ARE REP BY AGMT CUM GPA REPRESENTED BY B.SRINIVAS REDDY, K.MAHIPAL REDDY 4.(CL)K.VISHNU VARDHAN 5.(CL)IVENKATESH A.SOMNALKAR	0/0 CD_Volume: 1518_0024 5499/2000 [1] of SRO RAJENDRA NAGAR(1518)
	VILL/COL: KISMATPUR/KISMATPUR W-B: 0-0 SURVEY: 180 EXTENT: 80 Guntas Boundaries: [N]: SY.NO.181 &	(R) 29-09-2000		0111			1.(EX)KONDURI SHEKHAR	0/0

3.(CL)KSRINIVAS REDDY
4.(CL)K.MAHIPAL REDDY
GPA
Mkt.Value:Rs. 300000
Cons.Value:Rs. 300000

(P) 29-09-2000

NEIGHBOUR'S LAND
ik Doct: 2185/1999 Book-1 of SRO 1518

also been made in Pending document database and found that the following pending document(s) is/are there affecting the given property

Description of the Property

VILL/COL: KISMATPUR/RESIDENTIAL-2 W-8: 0-0 SURVEY: 183 PLOT: 60 HOUSE: 0-0-
EXTENT: 100SQ.Yds BUILT: OSQ. FT Boundries: [N]: 25&e"-0&e3 Wide Road [S] Plot No.59
[E]: Eastern Part of H.No.4-116/2/60 [W]: Plot No.64

Pending. Date
Exe. Date
Pres. Date

Nature &
Mkt. Value
Con. Value

00101

Sale Deed
Mkt.Value:Rs. 680000
Cons.Value:Rs. 680000

(PN) 04-12-2025
(E) 04-12-2025
(P) 04-12-2025

Name of Parties
Executant (EX)
&
Claimants (CL)

- 1.(CL)GUNNA PREETHAM REDDY
- 2.(EX)G. GOVERDHAN REDDY
- 3.(EX)CHILUMULA SAI KISHOR
- 4.(EX)S. SRINIVAS
- 5.(EX)PITTALA BUVANGA

Pending Doct No./Year
Pending Reason
Check Slip No./Year
[Schedule No.]

757/2025
1.Scrutiny

21777/2025 [1] of SRO GANDIPET(1525)

s Report is for information only.
ndaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
encumbrances shown in the Encumbrance are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.
ase system responds by "Data Not Found", for confirmation approach SRO concern.
ult: '6 out of 6 are included in the statement.'



Handwritten signature of M. Venkateshwar Reddy.