

**Legal Opinion**

*In respect of land admeasuring Ac. 9-09 ½ gts in various Survey nos. 167(P), 220(P), 226, 227, 228, 217, 218(P), 219 (P), situated at Kollur Village, Ramchandrapuram Mandal, Sangareddy District, Telangana State.*

**For**

**ANVITA BUILD PRO LLP**

To,

ANVITA BUILD PRO LLP,

13<sup>th</sup> January 2024

Attention:

Sri. Bopanna Atchuta Rao,

Director

Dear Sir,

**COVERING MEMO TO THE REPORT**

This Title Due Diligence Report (hereinafter referred to as the “**Report**”) prepared by us and submitted herewith is based on a due diligence review of the documents provided in respect of land admeasuring Ac. 9-09 ½ gts in various Survey nos. 167(P), 220(P), 226, 227, 228, 217, 218(P), 219 (P), situated at Kollur Village, Ramchandrapuram Mandal, Sangareddy District, Telangana State. (Hereinafter referred to as the “**Subject Property**”) as made available to us review and the said Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers mentioned at the appropriate places in the Report.

This Report is based on the review of the documents provided to us in relation to the proposed Purchase/Development of the Subject Property for the purpose of our “**Client**”, ANVITA BUILD PRO LLP. On the instructions of and on behalf of the Client we have carried out the due diligence on the title of the Subject Property and are pleased to enclose herewith our Report on title.

This Report has been prepared exclusively for the benefit of the Client and is limited only for the aforesaid objective set forth by the Client.

**QUALIFICATIONS:**

Our Report is subject to the following qualifications: -

1. The scope of our Report is for the last 13 years.

2. The accuracy of the Report is necessarily dependent on the documents supplied being true, complete, accurate and not misleading.
3. We have primarily reviewed photocopies of the documents and were not provided with the originals to ascertain the veracity thereof.
4. We have not undertaken independent investigations in the Courts to ascertain, if any, litigation is pending involving any part of the Subject Property or the owner thereof.
5. It is not possible for us to ascertain that the documents and verbal confirmations supplied/provided to us fully disclose all relevant or material information in relation to the Subject Property.
6. The aggregate liability of Kochhar & Co. to the Client for any and all claims, losses, costs, or damages of any nature whatsoever, resulting from or in any way related to the professional services rendered with respect to the present due diligence exercise, shall not exceed the total professional fees Kochhar & Co. has received with respect to this Report/opinion.

#### **ASSUMPTIONS AND DISCLAIMERS**

All opinions and information in this Report are based on and subject to certain assumptions, including but not limited to that:

1. All signatures appearing on the reviewed documents are genuine.
2. The documents on which the Report relies remain accurate.
3. Subject to the aforesaid and based on the due diligence exercise conducted by us as above, we enclose herewith our Report /opinion on the due diligence for the sole and exclusive benefit of the Client. This Report may not be relied upon by any other person or used for any other purpose by any person other than our Client.
4. There is no pending litigation in respect of the Subject Property,

5. Names of parties are recorded in this Report are as per the Government records and the documents provided.
6. Documents provided to us are photocopies of the original documents.
7. Names of places and schedule of property are captured in the Report as per the documents provided.

**Disclaimers:**

1. We are not qualified to and have not made any assessment of the possible commercial or technical or financial consequences of any particular Document or of its significance or acceptability to you.
2. This Report covers only limited areas in view of the proposed Purchase/Development on the basis of the Documents. It does not cover any other areas.
3. This Report is confidential and intended only for the use of the Client. It should not be copied, disclosed, circulated, distributed, or referred to in correspondence or discussion with any other person except the Client to which it is addressed, without our prior written consent. We will not be answerable to any person to whom this Report may be shown or who may acquire a copy of it. Kochhar & Co accepts no responsibility to any persons other than the Client for any information contained in this Report or for any omission from it and shall not be liable for loss or damage to any other persons.
4. The Report is not intended to act in any way as a recommendation to proceed (or not to proceed) with the proposed transaction and any obligations that Kochhar & Co., incurs in connection with this Report shall be governed by the laws of India and the courts of Hyderabad, India shall have exclusive jurisdiction over any matter in relation to this Report.
5. Except with the prior written consent of Kochhar & Co, this Report is not to be referred to or quoted in whole or in part, in any prospectus, registration statement, offering circular, public filing, loan or other agreement or document; and this Report is not to be distributed, in whole or in part, to any person.

6. We disclaim all and any liability and/or responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any costs, charges, loss, penalties, or damages etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
7. This Report gives only a gist of certain issues and matters considered as important for the present purposes for the Client, based on our due diligence on best effort basis. The Report lists down only those issues which came to our notice during the due diligence exercise, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.
8. Our findings are based on the review of documents (all photocopies) as were made available to us by the management of Anvita Build Pro LLP, to which a team of our lawyers was given access to and the information provided to us orally and documents publicly available on the websites of concerned Government Departments, as were retrieved by us.

**List of documents scrutinized:**

<b>S.no</b>	<b>Description of documents</b>
1.	A copy of Letter bearing letter no. <b>88/L.A./ORRP/Unit- VII/2005</b> dated <b>14<sup>th</sup> August 2007</b> issued by the office of the Project Director & Special Collector, Outer Ring Road, HUDA Complex to the Collector and District Magistrate.
2.	A copy of Notice bearing file No. <b>25/2710/2007</b> dated <b>09<sup>th</sup> October 2007</b> issued by the <b>Land Survey and Revenue Department of Government of Andhra Pradesh.</b>
3.	A copy of Award Proceeding bearing proceeding no. <b>88/ORRP/L.A./Unit- VII/2005</b> dated <b>20<sup>th</sup> November 2007</b> issued by the Special Deputy Collector L.A. Unit-VII of Government of Andhra Pradesh.
4.	2986 of 1980 Ac. 2-30 gts in Survey no. 167/A Sattaiah.
5.	A copy of registered Sale Deed bearing document no. <b>3718 of 1985</b> dated <b>04<sup>th</sup> April 1985</b> executed by Chakali China Narasimha ("Vendor" therein) in favour of

	Madamula Galaiah (“Vendee” therein) in respect of land admeasuring Ac. 1-00 gts in Survey no. 167/EE, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
6.	A copy of registered Sale Deed bearing document no. <b>299 of 2004</b> dated <b>08<sup>th</sup> January 2004</b> executed by Anthamma (“Vendor” therein) in favour of Gopularam Veeraiah (“Vendee” therein) in respect of land admeasuring Ac. 0-04 gts in Survey no. 167/AA1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
7.	A copy of registered Agreement of Sale Cum General Power of Attorney bearing document no. <b>2718 of 2008</b> dated <b>21<sup>st</sup> February 2008</b> executed by G. Narasimha, G. Yadaiah, G. Krishna, P. Anatha Lakshmi, Chakali Shirisha (“Vendors/Executants” therein) in favour of VLCVSS Prasad (“Vendees/Attorney” therein) in respect of land admeasuring Ac. 0-11 gts in Survey nos. 166/EE3 and 167/EE5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
8.	A copy of Notice bearing letter no. <b>D/2896/2007</b> dated <b>___ April 2008</b> issued by the Office of Tahsildar, Ramachandrapuram Mandal of Government of Andhra Pradesh.
9.	A copy of Notice bearing letter no. <b>D/2896/2007</b> dated <b>03<sup>rd</sup> April 2008</b> issued by the Office of Tahsildar, Ramachandrapuram Mandal of Government of Andhra Pradesh.
10.	A copy of letter bearing letter no. <b>D/2896/2007</b> dated <b>02<sup>nd</sup> May 2008</b> issued by the Office of Tahsildar, Ramachandrapuram Mandal of Government of Andhra Pradesh.
11.	A copy of registered Sale Deed bearing document no. <b>10364 of 2008</b> dated <b>24<sup>th</sup> July 2008</b> executed by Gopularam. Narasimha, G. Yadaiah, G. Krishna, P. Anantha Laxmi, Chakali. Shirisha (“Vendors” therein) in favour of VLCVSS Prasad (“Vendee” therein) in respect of land admeasuring Ac. 0-11 gts in Survey nos. 166/EE3 and 167/EE5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
12.	A copy of registered Agreement of Sale Cum General Power of Attorney bearing document no. <b>223 of 2009</b> dated <b>02<sup>nd</sup> January 2009</b> executed by Madumula Galaiah, M. Laxmaiah, M. Jangaiah alias Raja Mallaiah, M. Sathaiah, M. Raj Malliah (“Vendors/Executors” therein) in favour of VLCVSS Prasad (“Vendee/Attorney” therein) in respect of land admeasuring Ac. 0-24 gts in Survey no. 167/EE2 out of total land admeasuring Ac. 1-03, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
13.	A copy of registered Sale Deed bearing document no. <b>10217 of 2011</b> dated <b>31<sup>st</sup> October 2011</b> executed by Gopularam Yadaiah, P. Padmamma, Ch. Eshwaramma, G. Raju, G. Manjula, S. Mallesh, S. Shiva Kumar, G. Narayana alias G. Narender, S. Mounika (“Vendors” therein) in favour of M/s. Aarthik Infra Projects Private Limited (“Vendee” therein) in respect of land admeasuring Ac. 0-07 in Survey no. 167/E6,

	situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
14.	A copy of registered Partition Deed bearing document no. <b>13540 of 2013</b> dated <b>20<sup>th</sup> June 2013</b> executed by M. Bhoopal Reddy, M. Narender Reddy, M. Sanjeeva Reddy, M. Ramchandra Reddy, M. Sita Rama Anji Reddy, M/s. 9M Developers Private Limited rep by its Managing Partner Mr. Boppana Atchuta Rao (" <b>Partners</b> ") in respect of land admeasuring Ac. 1-22 gts in Survey no. 226, Ac. 1-10 gts in Survey no. 227, Ac. 2-12 gts in Survey no. 228, Ac. 3-14 gts in Survey no. 217, Ac. 1-20 gts in Survey no. 218 and Ac. 1-00 gts in Survey no. 222/AA thus total land admeasuring Ac. 10-38 gts ( Alloted to Sr. Maddikunta Narender Reddy - Agricultural land admeasuring Ac. 1-14 $\frac{3}{4}$ land out of total land admeasuring Ac. 10-38 gts in Survey no. 226,227,228, 217, 218 and 222/AA), situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
15.	A copy of registered Sale Deed bearing document no. <b>13542 of 2013</b> dated <b>25<sup>th</sup> June 2013</b> executed by M/s.9M Developers Private Limited (" <b>Vendor</b> " therein) in favour of Maddikunta Narender Reddy (" <b>Vendee</b> " therein) in respect of land admeasuring Ac. 0-10.75 gts in Survey no. 226, 227, 228, 217, 218, 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
16.	A copy of Rectification Deed bearing document no. <b>21777 of 2017</b> dated <b>05<sup>th</sup> October 2017</b> executed by Gopularam Yadaiah, G. Krishna, P. Antha Lakshmi, Chakali. Shirisha and G. Lalitha (" <b>Vendors</b> " therein) in favour of Mandumula Galaiah (" <b>Purchaser</b> " therein) in respect of land admeasuring Ac. 1-00 gts in Survey no. 167/EE, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
17.	A copy of registered Sale Deed bearing document no. <b>26403 of 2017</b> dated <b>13<sup>th</sup> November 2017</b> executed by G. Yadaiah, G. Vinod Kumar, G. Mallesh alias G. Mallaiiah, C. Maheshwari, C. Renuka, G. Tejaswini, B. Umarani @ Laxmi, B. Bhulakshmi, C. Swaroopa, C. Laxmi, K. Swapna, B. Pandu, C. Kishtamma, C. Laxmi, C. Chandrakala (" <b>Vendors</b> " therein) in favour of G. Sattaiah, G. Bhanuchander, G. Vikram Teja (" <b>Vendees</b> " therein) in respect of land admeasuring Ac. 0-05 $\frac{1}{2}$ gts in Survey no. 220/AA1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
18.	A copy of registered Gift Deed bearing document no. <b>3236 of 2017</b> dated <b>02 March 2017</b> executed by G. Shankaraiah, G. Padmamma, M. Kalavathi (" <b>Donors</b> " therein) in favour of G. Kumar, G. Gnaneshwar, G. Srisailam, G. Lakshman (" <b>Donees</b> " therein) in respect of land admeasuring Ac. 0-11 gts in Surevy no. 220/AA3 and Ac. 0-09 gts in Survey no. 167/AA4, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

19.	A copy of registered Gift Deed bearing document no. 3235 of 2017 dated 02 <sup>nd</sup> March 2017 executed by G. Sammaiah alias Samaiah, C. Vasantha, C. Laxmi, K. Manjula ("Donor" therein) in favour of G. Narsimlu, G. Ramesh ("Donee" therein) in respect of land admeasuring Ac. 0-05 ½ gts in Surevy no. 220/AA5 and Ac. 0-08 gts in Survey no. 167/AA6, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
20.	A copy of registered Agreement of Sale Cum General Power of Attorney (With Possession) bearing document no. 3716 of 2018 dated 01 <sup>st</sup> February 2018 executed by Gopularam. Anjaneyulu ("Vendor/ Executant" therein) in favour of Kukunoor Raju Goud ("Vendee/ Attorney" therein) in respect of land admeasuring 484 Sq yds in Survey no. 167/A3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
21.	A copy of registered Sale Deed bearing document no. 3800 of 2019 dated 29 <sup>th</sup> January 2019 executed by Gopularam Anjaneyulu ("Vendor" therein) in favour of Sai Surya Developers ("Vendee" therein) in respect of land admeasuring Ac. 0-04 gts (484 Sq yds) in Survey no. 167/A3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
22.	A copy of registered Sale Deed bearing document no. 25842 of 2019 dated 13 <sup>th</sup> June 2019 executed by Gopularam Anthaiah, G. Santhoshimatha, C. Rajeshwari, Mandoomula Lavanya, C. Swetha, Mandumoola Padma, C. Puspama, C. Jayamma, D. Lakshmi ("Vendors" therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta ("Vendees" therein) in respect of land admeasuring Ac. 0-08 gts in Survey no. 167/A1/1 and Ac. 0-14 gts in Survey no. 219/A1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
23.	A copy of registered Sale Deed bearing document no. 25843 of 2019 dated 13 <sup>th</sup> June 2019 executed by G. Anjaneyulu, G. Prasad, G. Vikram Kumar, C. Padmamma, C. Padmamma, C. Narsamma, S. Shantamma ("Vendors" therein) in favour of M/s. Sai Surya Developers rep by their Proprietor k. Sathish Chandra Gupta ("Vendee" therein) in respect of land admeasuring Ac. 0-05 ½ gts in Survey no. 167/E4 and Ac. 0-03 gts in Survey no. 220/E4, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
24.	A copy of registered Sale deed bearing document no. 25844 of 2019 dated 13 <sup>th</sup> June 2019 executed by Gopularam Gnaneshwar ("Vendor" therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta ("Vendee" therein) in respect of land admeasuring Ac. 0-02 gts in Survey no. 167/AA4/2 and Ac. 0-03 gts in Survey no. 220/AA3/2 thus total land admeasuring Ac. 0-05 gts, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
25.	A copy of registered Sale Deed bearing document no. 30879 of 2019 dated 15 <sup>th</sup> July 2019 executed by Gopularam Anjaneyulu, G. Prem Sai, M. Padma, C. Pushpamma, C.

	Jayamma, D. Lakshmi (“Vendors” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“Vendee” therein) in respect of land admeasuring Ac. 0-04 gts (out of total Ac. 0-08 gts) in Survey no. 167/A3/1 and Ac. 0-13 gts in Survey no. 219/A3 thus total land admeasuring Ac. 0-17 gts, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
26.	A copy of registered Sale Deed bearing document no. <b>31126 of 2019</b> dated <b>16<sup>th</sup> July 2019</b> executed by Gopularam Pandu, G. Sudhakar, G. Krishna, G. Mahender, Chakali Padmamma, C. Padmamma, Sakali. Shantamma, C. Narsamma (“Vendors” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“Vendee” therein) in respect of land admeasuring Ac. 0-03 gts out of 0-10 gts in Survey no. 167/E3 and Ac. 0-03 gts in Survey no. 220/E3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
27.	A copy of registered Sale Deed bearing document no. <b>32352 of 2019</b> dated <b>22<sup>nd</sup> July 2019</b> executed by Gopularam Lakshamma, G. Pentaiah, G. Vijay Kumar, C. Ganga, G. Srinivas, G. Srikanth, G. Venkatesh, G. Sai Vamshi, G. Nandu, C. Susheela, C. Laxmi, C. Kavitha (“Vendors” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“Vendee” therein) in respect of land admeasuring Ac. 0-10 gts in Survey no. 219/AA1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
28.	A copy of Sale Deed bearing document no. <b>32360 of 2019</b> dated <b>22<sup>nd</sup> July 2019</b> executed by G. Pentaiah, G. Vijay Kumar, C. Ganga, G. Srinivas, G. Srikanth, G. Venkatesh, G. Vamshi, G. Nandu, C. Susheela, C. Laxmi, C. Kavitha (“Vendors” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor k. Sathish Chandra Gupta (“Vendees” therein) with respect to land admeasuring Ac. 0.04.50 gts in Survey no. 167/EE1/1, Ac. 0.04.50 gts in Survey no. 167/EE1/2, Ac. 0.04.25 gts in Survey no. 167/EE1/3, Ac. 0.04.25 gts in Survey no. 167/EE1/4, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
29.	A copy of registered Sale Deed bearing document no. <b>36559 of 2019</b> dated <b>20<sup>th</sup> August 2019</b> executed by Gopularam Indira, G. Priyanka, G. Jhansi, M. Padma, C. Pushpamma, C. Jayamma, D. Lakshmi (“Vendors” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“Vendees” therein) in respect of land admeasuring Ac. 0-08 Gts in Survey no. 167/A2/1 and Ac. 0-13 gts in Survey no. 219/A2 thus total land admeasuring Ac.0-21 gts, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
30.	A copy of Sale Deed bearing document no. <b>44755 of 2019</b> dated <b>1<sup>st</sup> October 2019</b> executed by G. Yadaiah, G. Narender, S. Mounika, C. Eshwaramma (“Vendor” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor k. Sathish Chandra Gupta (“Vendees” therein) in respect of land admeasuring Ac. 0.0500 gts in Survey no. 167/E6/1 and Ac. 0.0700 gts in Survey no. 220/E6 thus total land

	admeasuring Ac. 0.1200 gts, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
31.	A copy of registered Sale Deed bearing document no. <b>44162 of 2019</b> dated <b>14<sup>th</sup> October 2019</b> executed by G. Sathaiyah, G. Srinivas, G. Kumar, C. Indramma, C. Lavanya, C. Padmamma, C. Padmamma, C. Shathamma, C. Narsamma (“ <b>Vendors</b> ” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“ <b>Vendees</b> ” therein) in respect of land admeasuring Ac. 0-03 gts in Survey no. 220/E2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
32.	A copy of registered Sale Deed bearing document no. <b>1171 of 2020</b> dated <b>08<sup>th</sup> January 2020</b> executed by G. Jayamma, C. Andalu, C. Santhosha, C. Sujatha, K. Jyothi, Shiv Kumari, S. Surya Kumar, C. Uma Rani, P. Maheshwari (“ <b>Vendors</b> ” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“ <b>Vendees</b> ” therein) in respect of land admeasuring Ac. 0- 17. 50 in Survey no. 167/EE2 and Ac. 0-10 in Survey no. 219/ AA2 thus total land admeasuring Ac. 0-27.50 gts, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
33.	A copy of registered Sale Deed bearing document no. <b>54815 of 2019</b> dated <b>27<sup>th</sup> January 2020</b> executed by G. Lalitha, G. Yadaiah, G. Krishna, P. Anantha Lakshmi, C. Shirisha (“ <b>Vendors</b> ” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“ <b>Vendee</b> ” therein) in respect of land admeasuring Ac. 0-07 ½ gts in Survey no. 167/EE5/4, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
34.	A copy of registered Sale Deed bearing document no. <b>8282 of 2020</b> dated <b>27<sup>th</sup> February 2020</b> executed by Madumula Galaiyah, M. Laxmaiah, M. Jangaiah, M. Sataiah, M. Raj Malliah rep by AGPA holder VLCVSS Prasad (“ <b>Vendors</b> ” therein) in favour of VLCVSS Prasad (“ <b>Vendees</b> ” therein) in respect of land admeasuring Ac. 0-24 gts in Survey no. 167/EE4 A8 out of total land admeasuring Ac. 1-03, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
35.	A copy of registered Agreement of Sale – Cum- General Power of Attorney (With Possession) bearing document no. <b>19994 of 2020</b> dated <b>17<sup>th</sup> June 2020</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“ <b>Vendor/Executant</b> ” therein) in favour of M/s. Vipinam Avenues LLP rep by Mr. Umakanth Katta (“ <b>Vendee/Attorney</b> ” therein) in respect of land admeasuring Ac. 0-7 ½ gts (907.5 Sq yds) in Survey no. 167/EE5/4, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
36.	A copy of registered Agreement of Sale - Cum – General Power of Attorney (With Possession) bearing document no. <b>19995 of 2020</b> dated <b>17<sup>th</sup> June 2020</b> executed by M/s. Sai Surya Developers rep by their Proprietor k. Sathish Chandra Gupta

	<p>("Vendor/Executant" therein) in favour of M/s. Vipinam Avenues LLP rep by Mr. Umakanth Katta ("Vendees/Attorney" therein) in respect of land admeasuring 605 Sq yds in Survey no. 167/E6/1 and 847 Sq yds in Survey no. 220/E6 thus total land admeasuring 1452 Sq yds , situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.</p>
37.	<p>A copy of registered Sale Deed bearing document no. <b>21400 of 2020</b> dated <b>18<sup>th</sup> August 2020</b> executed by Maddikunta Narender Reddy ("Vendor" therein) in favour of Boppana Atchuta Rao ("Vendee" therein) in respect of land admeasuring Ac. 0-06 gts in Survey no. 226,227,228,217,218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.</p>
38.	<p>A copy of registered Sale Deed bearing document no. <b>04 of 2020</b> dated <b>21<sup>st</sup> November 2020</b> executed by Gopularam Venkataiah, G. Mahesh ("Vendors" therein) in favour of Guduru Sai Puneeth ("Vendee" therein) in respect of land admeasuring Ac. 0-13 gts in Survey no.220/E5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.</p>
39.	<p>A copy of registered Sale Deed bearing document no. <b>8635 of 2021</b> dated <b>19<sup>th</sup> February 2021</b> executed by Boppana Atchuta Rao ("Vendor" therein) in favour of Aileni Thara Devi, Anil Kortalwar, Gona Ravinder Rao, Vandanapu Harika, Chinthalani Indrasena Reddy, Kaitha Bhaskar Reddy, Santosh Kotarki, Mupparapu Keerthi, Ruteesh Kailash, Durgam Nagendramma, Abinav Padakanti, Danda Vasubabu, Anugu Vidwan Reddy, Boppana Srikanta Babu ("Vendees" therein) ("Hereinafter referred to as Thara Devi and 13 others") in respect of land admeasuring 1936 Sq yds in Survey no. 220,226,227,228,217,218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.</p>
40.	<p>A copy of registered Development Agreement -Cum- Irrevocable General Power of Attorney bearing document no. <b>8636 of 2021</b> dated <b>19<sup>th</sup> February 2021</b> executed by Aileni Thara Devi, Anil Kortalwar, Gona Ravinder Rao, Vandanapu Harika, Chinthalani Indrasena Reddy, Kaitha Bhaskar Reddy, Santosh Kotarki, Mupparapu Keerthi, Ruteesh Kailash, Durgam Nagendramma, Abinav Padakanti, Danda Vasubabu, Anugu Vidwan Reddy, Boppana Srikanta Babu ("Land Owners" therein) ("Hereinafter referred to as Thara Devi and 13 others") in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Boppana Atchuta Rao ("Developer" therein) in respect of land admeasuring 1936 Sq yds in Survey nos. 220, 226,227,228,217,218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana.</p>
41.	<p>A copy of registered Agreement of Sale Cum General Power of Attorney (With Possession) bearing document no. <b>8477 of 2021</b> dated <b>18<sup>th</sup> February 2021</b> executed by Gopularam Raju, G.Sai Pavan Kumar, G. Sai Prasana, Chakali Eshwaramma ("Vendors/ Executants" therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta ("Vendees/Attorney" therein) in respect of land</p>

	admeasuring 726 Sq yds in Survey no. 220/E7, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
42.	A copy of registered Agreement of Sale Cum General Power of Attorney (With Possession) bearing document no. <b>8478 of 2021</b> dated <b>18<sup>th</sup> February 2021</b> executed by Gopularam Ramesh, G. Nikhitha, Chakali Rajamani, Chakali Jyothi, Chakali Padmamma, Chakali Padmamma, Sakali Shanthamma, C. Narsamma (“ <b>Vendors/ Executants</b> ” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“ <b>Vendees/Attorney</b> ” therein) in respect of land admeasuring 242 Sq yds in Survey no. 220/E/1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
43.	A copy of registered Agreement of Sale Cum General Power of Attorney (With Possession) bearing document no. <b>8479 of 2021</b> dated <b>18<sup>th</sup> February 2021</b> executed by Gopularam Chennaiah, C. Rajamani, C. Jyothi, C. Padmamma, C. Padmamma, Sakali Shantamma, C. Narsamma (“ <b>Vendors/ Executants</b> ” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“ <b>Vendees/Attorney</b> ” therein) in respect of land admeasuring 242 Sq yds in Survey no. 220/E/2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
44.	A copy of registered Sale Deed bearing document no. <b>8499 of 2021</b> dated <b>18<sup>th</sup> February 2021</b> executed by Gopularam. Raju, G.Sai Pavan Kumar, G. Sai Prasana, Chakali Eshwaramma, G. Ramesh, G. Nikhitha, Chakali Rajamani, Chakali Jyothi, Chakali Padmamma, Chakali Padmamma, Sakali Shantamma, Chakali Narsamma, G. Chennaiah, Chakali Rajmani, Chakali Jyothi, Chakali. Padmamma, Chakali Padmamma, Sakali Shantamma, Chakali Narsamma rep by their AGPA Holder M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“ <b>Vendors</b> ” therein) (“Hereinafter referred to as Gopularam Raju and 18 others) in favour of Sri. Boppana Atchuta Rao (“ <b>Vendee</b> ” therein) in respect of land admeasuring 726 Sqyds in Survey no. 220/E7, 242 Sq yds in Survey no. 220/E/1 and 242 Sq yds in Survey no. 220/E/2 thus total land admeasuring 1210 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
45.	A copy of registered cancellation of Agreement of Sale - Cum – General Power of Attorney (With Possession) bearing document no. <b>10890 of 2021</b> dated <b>04<sup>th</sup> March 2021</b> executed by M/s. Sai Surya Developers rep by their Proprietor k. Sathish Chandra Gupta (“ <b>One Part</b> ” therein) in favour of M/s. Vipinam Avenues LLP rep by Mr. Umakanth Katta (“ <b>Attorney</b> ” therein) with respect to land admeasuring 605 Sq yds in Survey no. 167/E6/1 and 847 Sq yds in Survey no. 220/E6 thus total land admeasuring 1452 Sq yds , situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
46.	A copy of registered cancellation of Agreement of Sale – Cum- General Power of Attorney (With Possession) bearing document no. <b>10891 of 2021</b> dated <b>04<sup>th</sup> March</b>

	<b>2021</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (" <b>One Part</b> " therein) in favour of M/s. Vipinam Avenues LLP rep by Mr. Umakanth Katta (" <b>Attorney</b> " therein) in respect of land admeasuring Ac. 0-07 ½ gts (907.5 Sq yds) in Survey no. 167/EE5/4, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
47.	A copy of registered Sale Deed bearing document no. <b>28476 of 2021</b> dated <b>29<sup>th</sup> July 2021</b> executed by M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (" <b>Vendors</b> " therein) in favour of Mr. Boppana Atchuta Rao (" <b>Vendee</b> " therein) in respect of land admeasuring 726 Sq yds in Survey no. 220/AA3/2 and 220/E3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
48.	A copy of registered Sale Deed bearing document no. <b>28522 of 2021</b> dated <b>30<sup>th</sup> July 2021</b> executed by Mr. Boppana Atchuta Rao (" <b>Vendor</b> " therein) in favour of Mr. Vegesna Raghavendra Aniketh Varma (" <b>Vendee</b> " therein) in respect of land admeasuring 726 Sq yds in Survey no. 220/AA3/2 and 220/E3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
49.	A copy of registered Development Agreement -Cum- Irrevocable General Power of Attorney bearing document no. <b>28523 of 2021</b> dated <b>30<sup>th</sup> July 2021</b> executed by Mr. Vegesna Raghavendra Aniketh Varma (" <b>Landowner</b> " therein) in favour of Anvita Build Pro LLP (" <b>Developer</b> " therein) in respect of land admeasuring 726 Sq yds in Survey no. 220/AA3/2 and 220/E3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
50.	A copy of registered Sale Deed bearing document no. <b>29576 of 2021</b> dated <b>06<sup>th</sup> August 2021</b> executed by M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (" <b>Vendors</b> " therein) in favour of Mr. Kallu Srinivas Reddy, K. Arvind Reddy, Medapalli Raghavendra Reddy, Gillella Suchithra, Narayana Aivelu (" <b>Vendees</b> " therein) in respect of land admeasuring Ac. 0-24 gts (2904 Sq yds) in Survey no. 219/A1 and 219/A2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
51.	A copy of registered Development Agreement- Cum- Irrevocable General Power of Attorney bearing document no. <b>29577 of 2021</b> dated <b>06<sup>th</sup> August 2021</b> executed by Mr. Kallu Srinivas Reddy, K. Arvind Reddy, Medapalli Raghavendra Reddy, Gillella Suchithra, Narayana Aivelu (" <b>Land Owners</b> " therein) in favour of Anvita Build Pro LLP rep by their Designated Partner Mr. B. Atchuta Rao (" <b>Developer</b> " therein) in respect of land admeasuring 2904 Sq yds in Survey nos. 219/A1 and 219/A2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
52.	A copy of registered Sale Deed bearing document no. <b>279 of 2021</b> dated <b>27<sup>th</sup> September 2021</b> executed by Sri. Guduru Sai Puneeth (" <b>Vendor</b> " therein) in favour

	of K.Satish Chandra Gupta (“Vendee” therein) in respect of land admeasuring Ac.0-13 gts in Survey no. 220/E5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
53.	A copy of registered Deed of Rectification bearing document no. <b>2545 of 2022</b> dated <b>24<sup>th</sup> January 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta (“Vendor/Rectifier” therein) in favour of Mr. Kallu Srinivas Reddy, K. Arvind Reddy, Medapalli Raghavendra Reddy, Gillella Suchithra, Narayana Alivelu (“Vendee” therein) in respect of land admeasuring Ac. 0-11 gts (1331 Sq yds ) out of 1694 Sq yds) in Survey no. 219/A1 and Ac. 0-13 gts (1573 Sq yds) in Survey no. 219/A2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
54.	A copy of registered Sale Deed bearing document no. <b>143 of 2022</b> dated <b>12<sup>th</sup> February 2022</b> executed by G. Raju (“Vendor” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“Vendees” therein) with respect to land admeasuring Ac. 0-13 gt in Survey no. 167/E7, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
55.	A copy of registered Sale Deed bearing document no. <b>9907 of 2022</b> dated <b>14<sup>th</sup> February 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“Vendor” therein) in favour of K. Sai Santosh (“Vendee” therein) with respect of land admeasuring 1331 Sq yds in Survey no. 167/E7, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
56.	A copy of registered Sale Deed bearing document no. <b>6181 of 2022</b> dated <b>16<sup>th</sup> February 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor K. Sathish Chandra Gupta and K. Satish Chandra Gupta (“Vendor” therein) in favour of M/s. Sai Balaji Infra Projects rep by their Designated Partner Raja Sekhar Neravati (“Vendee” therein) in respect of total land admeasuring 302.5 Sq yds in Survey no. 219/AA1/1 , 302.5 Sq yds in Survey no. 219/AA1/2, 302.5 Sq yds in Survey no. 219/AA1/3, 302.5 Sq yds in Survey no. 219/AA1/4, 302.5 Sq yds in Survey no. 167/A3/1/2, 484 Sq yds in Survey no. 219/A3, 1573 Sq yds in Survey no. 220/E5 thus total land admeasuring 4840 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
57.	A copy of registered Sale Deed bearing document no. <b>7689 of 2022</b> dated <b>25<sup>th</sup> February 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“Vendor” therein) in favour of M/s. Hello Mobiles Private Limited rep by their authorized signatory Mr. C. Sharan, Sree Harsh (“Vendees” therein) in respect of land admeasuring 1210 Sq yds in Survey no. 219/AA2/1 and 363 Sq yds in Survey no. 220/E2/1 and 847 Sq yds in Survey no. 220/E6/1 thus total land admeasuring 2420 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.

58.	A copy of registered Gift Deed bearing document no. 214 of 2022 dated 03 <sup>rd</sup> March 2022 executed by G. Narayana ("Donor" therein) in favour of G. Sukanya ("Donee" therein) in respect of land admeasuring Ac. 0-03 gts in Survey no. 220/AA5, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.
59.	A copy of registered Gift Deed bearing document no. 215 of 2022 dated 03 <sup>rd</sup> March 2022 executed by G. Narayana ("Donor" therein) in favour of G. Vishnu Vardhan ("Donee" therein) in respect of land admeasuring Ac. 0-02.50 in Survey no. 220/AA5, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.
60.	A copy of registered Sale Deed bearing document no. <b>9905 of 2022</b> dated <b>14<sup>th</sup> March 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (" <b>Vendor</b> " therein) in favour of Sri. Boppan Atchuta Rao (" <b>Vendee</b> " therein) in respect of land admeasuring 968 Sq yds in Survey no. 167/A1/1, 363 Sq yds (out of 1694 Sq yds) in Survey no. 219/A1, 181.5 Sq yds (Out of 665.5 Sq yds) in Survey no. 167/E4, 544.5 Sq. yds in 167/EE1/1, 544.5 Sq yds in Survey no. 167/EE1/2, 514.25 Sq yds in Survey no. 167/EE1/3, 514.25 Sq yds in Survey no. 167/EE1/4, 968 Sq yds in Survey no. 167/A2/1, 605 Sq yds in Survey no. 167/E6/1, 907.5 Sq yds in Survey no. 167/EE5/4/2, 2117.5 Sq yds in Survey no. 167/EE2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
61.	A copy of registered Sale Deed bearing document no. <b>9906 of 2022</b> dated <b>14<sup>th</sup> March 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (" <b>Vendor</b> " therein) in favour of K. Kunjeti Krishna Pavan (" <b>Vendee</b> " therein) in respect to land admeasuring 242 Sq yds in Survey no. 167/E7 and 484 Sq yds in Survey no. 167/E4 thus total land admeasuring 726 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
62.	A copy of Sale Deed bearing document no. <b>240 of 2022</b> dated <b>14<sup>th</sup> March 2022</b> executed by G. Venkataiah (" <b>Vendor</b> " therein) in favour of K. Krishna Pavan (" <b>Vendee</b> " therein) in respect of land admeasuring Ac. 0-25 gts in Survey no. 167/E5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
63.	A copy of registered Development Cum Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. <b>13447 of 2022</b> dated <b>08<sup>th</sup> April 2022</b> executed by M/s. Sai Balaji Infra Projects rep by their Designated Partner Raja Sekhar Neravati (" <b>Land Owner</b> " therein) in favour of Anvita BuildPro LLP rep by their Designated Partner Mr. Atchuta Rao (" <b>Developer</b> " therein) in respect of land admeasuring 302.5 Sq yds in Survey no. 219/AA1/1, 302.5 Sq yds in Survey no. 219/AA1/2, 302.5 Sq yds in Survey no. 219/AA1/3, 302.5 Sq yds in Survey no. 219/AA1/4, 302.5 Sq yds in Survey no. 167/A3/1/2, 484 Sq yds in Survey no. 219/A3,

	1573 Sq yds in Survey no. 220/E5 thus total land admeasuring 4840 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
64.	A copy of registered Sale Deed bearing document no. <b>420 of 2022</b> dated <b>15<sup>th</sup> June 2022</b> executed by G. Lalitha (“Vendor” therein), G. Yadaiah, G. Krishna, P. Ananthalakshmi, C. Shirisha (“Consenting Parties” therein) in favour of M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“Vendee” therein) in respect of land admeasuring Ac. 0-05 gts in Survey no. 220/A1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
65.	A copy of registered Sale Deed bearing document no. <b>22033 of 2022</b> dated <b>17<sup>th</sup> June 2022</b> executed by M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“Vendors” therein) in favour of Y. Manjula, L. Umamaheswari, K. Venkata Rami Reddy, M. Suneetha, N. Manohar Reddy, N. Swetha (“Vendees” therein) in respect of land admeasuring 484 Sq yds in Survey no. 167/A3/1/1 and 363 Sq yds in Survey no. 220/E4, 242 Sq yds in Survey no. 167/AA4/2 and 605 Sq yds in Survey no. 220/A1 thus total land admeasuring 1694 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
66.	A copy of registered Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. <b>22034 of 2022</b> dated <b>17<sup>th</sup> June 2022</b> executed by Y. Manjula, L. Umamaheswari, K. Venkata Rami Reddy, M. Suneetha, N. Manohar Reddy, N. Swetha (“Landowners” therein) in favour of M/s. Anvita BuildPro LLP rep by their Designated Partner Sri. Boppana Atchuta Rao (“Developer” therein) with respect to land admeasuring 484 Sq yds in Survey no. 167/A3/1/1 and 363 Sq yds in Survey no. 220/E4 and 242 Sq yds in Survey no. 167/AA4/2 and 605 Sq yds in Survey no. 220/A1 thus total land admeasuring 1694 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
67.	A copy of registered Relinquishment of Joint Rights bearing document no. <b>25901 of 2022</b> dated <b>20<sup>th</sup> July 2022</b> executed by Chakali Rajmani, CH. Varalakshmi, C. Anusha (“Releasers” therein), N. Lalitha, N. Narsimlu, N. Ravi, N. Krishna (“Consenting Parties” therein) in favour of G. Sai Puneeth (“Releasee” therein) in respect of 3/5 <sup>th</sup> undivided share of the land, admeasuring 1573 Sq yds in Survey no. 220/E5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
68.	A copy of registered Relinquishment of Joint Rights bearig document no. <b>25902 of 2022</b> dated <b>20<sup>th</sup> July 2022</b> executed by G. Mahesh, C. Rajamani, Ch. Varalakshmi, C. Anusha (“Releasers” therein) and N. Lalith, N. Narsimulu, N. Ravi, N. Krishna (“Consenting Parties” therein) in favour of K. Krishna Pavan (“Releasee” therein) with respect to 4/5 <sup>th</sup> undivided share of land ,admeasuring 3025 Sq yds in Survey no. 167/E5, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

69.	A copy of registered Relinquishment of joint Rights bearing document no. <b>27275 of 2022</b> dated <b>20<sup>th</sup> July 2022</b> executed by G. Sai Prasanna, G. Sai Pavan, rep by their GPA vide file no. cc/3888/2022 dated 30 <sup>th</sup> July 2022 , G. Raju, C. Eshwamma (“ <b>Consenting Parties</b> ”) in favour of M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta (“ <b>Releasee</b> ” therein) with respect to 2/3 <sup>rd</sup> undivided share of the land, admeasuring 1573 Sq yds in Survey no. 167/E7, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
70.	A copy of registered General Power of Attorney bearing file no. <b>CC/3888/2022</b> dated <b>30<sup>th</sup> July 2022</b> executed by G. Sai Pavan Kumar (“ <b>Executant</b> ” therein) in favour of G. Raju (“ <b>Attorney</b> ” therein) in respect of 1/3 <sup>rd</sup> undivided share of the land admeasuring 1573 Sq yds in Survey no. 167/E7, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
71.	A copy of registered Special Power of Attorney bearing document no. <b>27275 of 2022</b> dated <b>30<sup>th</sup> July 2022</b> executed by G. Sai Prasanna (“ <b>Executant</b> ” therein) in favour of G. Raju (“ <b>Attorney</b> ” therein) in respect of 1/3 <sup>rd</sup> undivided share of the land admeasuring 1573 Sq yds in Survey no. 167/E7, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**TITLE FLOW:**

Upon perusal of the documents listed above, it is noted that the below mentioned persons (natural and legal) are the owners of the land as detailed below, having acquired the same as per the registered documents mentioned in column 5 of the table below:

Sl. No.	Name of the Owner	Area	Sy.No.	Title Deed
1.	Aileni Thara Devi, Anil Kortalwar, Gona Ravinder Rao, Vandanapu Harika, Chinthalani Indrasena Reddy, Kaitha Bhaskar Reddy, Santosh Kotarki, Mupparapu Keerthi, Ruteesh Kailash, Durgam Nagendramma, Abinav Padakanti, Danda Vasubabu, Anugu Vidwan Reddy, Boppana Srikanta Babu <b>(Under Joint ownership)</b>	1936 Sq yds	220,226, 227,228, 217,218 and 222/AA	<b>Sale Deed bearing document no. 8635 of 2021 dated 19<sup>th</sup> February 2021</b>

2.	Vegesna Raghavendra Aniketh Varma	726 Sq yds	220/AA3 /2 and 220/E3	Sale Deed bearing document 28522 of 2021
3.	Kallu Srinivas Reddy, K. Arvind Reddy, Medapalli Raghavendra Reddy, Gillella Suchithra, Narayana Alivelu	2904 Sq yds	219/A1 and 219/A2	Sale Deed bearing document no. 29576 of 2021 dated 06 <sup>th</sup> August 2021
4.	M/s. Sai Balaji Infra Projects rep by their Designated Partner Raja Sekhar Neravati	4840 Sq yds	219/AA1 /1 , 219/AA1 /2, 219/AA1 /3, 219/AA1 /4, 167/A3/1 /2, 219/A3, 220/E5	Sale Deed bearing document no. 6181 of 2022 dated 16 <sup>th</sup> February 2022
6.	Y. Manjula, L. Umamaheswari, K. Venkata Rami Reddy, M. Suneetha, N. Manohar Reddy, N. Swetha	1694 Sq yds	167/A3/1 /1 220/E4, 167/AA4 /2 220/A1	Sale Deed bearing document no. 22033 of 2022 dated 17 <sup>th</sup> June 2022
7.	Mrs. Sukanya	Ac. 0-03 gts /363 Sq yds	220/AA5	Gift Deed bearing document no. 214 of 2022 dated 03 <sup>rd</sup> March 2022
8.	Gopularam Narayana	Ac. 0-08 gts/ 968 Sq yds	167/AA7	Pattadar Passbook cum Title Deed bearing Passbook No.T09210070052, Khata No.193
8.	Lakshman	Ac.0- 03gts/36 3 Sq yds	220/AA3 /4	Gift Deed bearing document no. 3236 of 2017 dated 02 March 2017.
9.	Srisailam	Ac.0- 03gts/ 363 Sq yds	220/AA3 /3	Gift Deed bearing document no. 3236 of 2017 dated 02 March 2017.
10.	Gopularam Krishna	242 Sq yds	220/AA2 /AA	T09210070024, Khata No.82

11.	G. Narsimulu	Ac.0-02 ¾ gts/ 332.75 Sqyds	220/AA4 /1	<b>Gift Deed bearing document no. 3235 of 2017 dated 02 March 2017.</b>
12.	G. Ramesh	Ac.0-02 ¾ gts/ 332.75 Sq yds	220/AA4 /2	<b>Gift Deed bearing document no. 3235 of 2017 dated 02 March 2017.</b>
13.	Gopularam Sattamma	Ac. 0- 0550 gts/ 665.5 Sq yds	220/AA6	Pattadar Passbook cum Title Deed bearing Passbook No.T09210071700, Khata No.60475
14.	Vikram Teja	Ac.0.017 5 gts / 211.75 Sqyds	220/AA1 /1/1	<b>Sale Deed bearing document no.26403 of 2017 dated 13.11.2017</b>
15.	Bhanu Chander	Ac.0.017 5 gts/ 211.75 Sq yds	220/AA1 /1/2	<b>Sale Deed bearing document no.26403 of 2017 dated 13.11.2017</b>
16.	Sattaiah	Ac.0.02 gts/242 Sq yds	220/AA1 /2	<b>Sale Deed bearing document no.26403 of 2017 dated 13.11.2017</b>
17.	Hello Mobiles	2420 Sq yds	219/AA2 /1, 220/E2/1 220/E6/1	<b>Sale Deed bearing document no. 7689 of 2022 dated 25<sup>th</sup> February 2022</b>
18.	K. Sai Santosh	1331 Sq yds	167/E7	<b>Sale Deed bearing document no. 9907 of 2022 dated 14<sup>th</sup> February 2022</b>
19.	Kunjeti Krishna Pavan	726 Sq yds	167/E7 167/E4	<b>Sale Deed bearing document no. 9906 of 2022 dated 14<sup>th</sup> March 2022</b>
20.	K. Krishna Pavan	Ac. 0-25 gts/3025 sq.yds	167/E5	<b>Sale Deed bearing document no. 240 of 2022 dated 14<sup>th</sup> March 2022</b>

21.	Yerraguntla Hemalatha	1573 Sq yds	220/AA3 /1, 167/AA4 /1, 220/AA3 /4, 167/AA4 /4	Sale Deed bearing document no. 4715 of 2023 dated 22 <sup>nd</sup> May 2023
22.	Yerraguntla Hemalatha	1210 Sq yds	167/AA3 , 220/AA2 /A, 220/AA2 /AA	Sale Deed bearing document no. 4959 of 2023 dated 22 <sup>nd</sup> May 2023
23.	Yerraguntla Hemalatha	1452 Sq yds	167/AA1 , 167/AA1 , 167/AA2	Sale Deed bearing document no. 4961 of 2023 dated 24 <sup>th</sup> May 2023 Sale Deed bearing document no. 4962 of 2023 dated 24 <sup>th</sup> May 2023
24.	Yerraguntla Hemalatha	484 Sq yds	167/AA5	Sale Deed bearing document no. 4711 of 2023 dated 24 <sup>th</sup> May 2023
25.	Kumpatla Jyotsna	695.75 Sq yds in	167/AA6 /2, 220/AA4 /2,	Sale Deed bearing document no. 4968 of 2023 dated 24 <sup>th</sup> May 2023.
26.	Kumpatla Jyotsna	302.5 Sq.Yds	220/AA1 /1/2, 220/AA1 /1/1, 220/AA1 /2	Sale Deed bearing document no. 4971 of 2023 dated 24 <sup>th</sup> May 2023.
27.	Nagaruru Raghavendra	423.5 Sq yds	220/AA6	Sale Deed bearing document no. 4964 of 2023 dated 24 <sup>th</sup> May 2023
28.	Nagaruru Raghavendra	574.75 Sq yds,	167/AA6 /1, 220/AA4 /1	Sale Deed bearing document no. 4967 of 2023 dated 24 <sup>th</sup> May 2023

As such the abovenamed persons are the owners and in possession of a total extent of 30,613 square yards, situated in Sy.Nos. 167(P), 220(P), 226, 227, 228, 217, 218(P), 219 (P), situated at Kollur Village, Ramchandrapuram Mandal, Sangareddy District, Telangana State. (hereinafter referred to as "Project Land-A").

Further, the Subject Property was converted from agricultural use to non-agricultural use vide the proceedings as detailed below:

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Sl. No.	Conversion Proceeding Number & Date	Conversion Extent
1.	Procdgs.No.2200489848, dated 29-06-2022.	<b>Ac.0-12gts</b> (167/AA1-Ac.0-06gts, 167/AA2-Ac.0-06gts)
2.	1. Procdgs.No.2200485449, dated 16-05-2022. 2. Procdgs.No.2200485381, dated 16-05-2022.	<b>Ac.0-05 ½ gts</b> (220/AA5/2-Ac.0-03 gts, 220/AA5/1-Ac.0-02 1/2 gts)
3.	1. Procdgs.No.2200488219, dated 29-06-2022. 2. Procdgs.No.2200488241, dated 29-06-2022. 3. Procdgs.No.2200488195, dated 29-06-2022.	<b>Ac.0-05 ½ gts</b> (220/AA1/1/1-Ac.0-01 ¾ gts, 220/AA1/1/2-Ac.0-01 ¾ gts, 220/AA1/2-Ac.0-02gts)
4.	1. Procdgs.No.2200485658, dated 29-06-2022. 2. Procdgs.No.2200489853, dated 29-06-2022. 3. Procdgs.No.2200485849, dated 29-06-2022.	<b>Ac.0-07 gts</b> (220/AA3/1-Ac.0-02 gts, 167/AA4/3-Ac.0-02 gts) 220/AA3/3-Ac.0-03 gts)
5.	1. Procdgs.No.2200489859, dated 29-06-2022. 2. Procdgs.No.2200486030, dated 29-06-2022. 3. Procdgs.No.2200489856, dated 29-06-2022. 4. Procdgs.No.2200485946, dated 29-06-2022.	<b>Ac.0-1350 gts</b> (167/AA6/2-Ac.0-04 gts, (220/AA4/2-Ac.0-0275 gts, 167/AA6/1- Ac.0-04 gts) Ac.0-0275gts 220/AA4/1- Ac.0-04 gts)

6.	Procdgs.No.2200604466, dated 29-06-2022.	<b>Ac.0-05 1/2 gts</b> (220/AA6-Ac.0-05.50 gts)
7.	Procdgs.No.2200485495, dated 16-05-2022.	<b>Ac.0-08 gts</b> (167/AA7-Ac.0-08 gts)
8.	1. Procdgs.No.2200695427, dated 12-07-2022. 2. Procdgs.No.2200667411, dated 05-07-2022.	<b>Ac.0-12 gts</b> (167/AA3-Ac.0-06 gts) (220/AA2/A-Ac.0-03 gts) (220/AA2/AA-Ac.0-03 gts)
10.	1. Procdgs.No.2100139043, dated 16-02-2021. (G.Raju). 2. Procdgs.No.210013906, dated 16-02-2021. (G.Ramesh). 3. Procdgs.No.2100139076, dated 16-02-2021. (G.Chennaiah).	<b>Ac.0-10 gts</b> (220/EE7-Ac.0-06 gts, 220/E/1-Ac.0-02 gts, 220/E/2-Ac.0-02 gts)
11.	1. Procdgs.No.2100650348, dated 27-07-2021. (M/s. Sai Surya Developers).	<b>Ac.0-06 gts</b> (220/AA3/2-Ac.0-03 gts, 220/E3-Ac.0-03 gts)
12.	1. Procdgs.No.2100650348, dated 27-07-2021. (M/s. Sai Surya Developers).	<b>Ac.0-24 gts</b> (219/A1-Ac.0-11 gts, 219/A2- Ac.0-13 gts)
13.	1. Procdgs.No.2100650348, dated 27-07-2021. (M/s. Sai Surya Developers). 2. Procdgs.No.2101059483, dated 19-12-2021. (M/s. Sai Surya Developers). 3. Procdgs.No.2100909298, dated 29-09-2021. (K. Sathish Chandra Guptha).	<b>Ac.0-40 gts</b> (1. 219/A3-Ac.0-13 gts, 2. 219/A3/1/2- Ac.0-04 gts, 220/AA1/1,2,3,4-Ac.0-10Gts, 3. 220/E5-Ac.0-13gts)

14.	<ol style="list-style-type: none"> <li>1. Procdgs.No.2100650348, dated 27-07-2021. (M/s. Sai Surya Developers).</li> <li>2. Procdgs.No.2100994768, dated 12-11-2021. (M/s. Sai Surya Developers).</li> <li>3. Procdgs.No.2101089641, dated 09-12-2021. (M/s. Sai Surya Developers).</li> <li>4. Procdgs.No.2101059483, dated 09-12-2021. (M/s. Sai Surya Developers).</li> <li>5. Procdgs.No.2200284765, dated 14-03-2022. (M/s. Sai Surya Developers).</li> </ol>	<p><b>Ac.0-72Gts</b> (1. 219/A1-Ac.0-3gts, 2. 167/EE5/4/2-Ac.0-0750Gts, 3.167/EE/1/2-Ac.0-0450Gts, 167/EE/1/3-Ac.0-0425Gts, 167/EE1/4-Ac.0-0425Gts, 167/E6/1-Ac.0-05Gts, 167/AA1/1-Ac.0-08Gts, 4.167/EE2-Ac.0-1750Gts, 167/EE1/1-Ac.0-450Gts, 167/A2/1-Ac.008Gts, 5. 167/E4-Ac.0550Gts)</p>
15.	<ol style="list-style-type: none"> <li>1. Procdgs.No.2200465117, dated 10-05-2022. (M/s. Sai Surya Developers).</li> <li>2. Procdgs.No.2200413136, dated 25-04-2022. (M/s. Sai Surya Developers).</li> <li>3. Procdgs.No.2200561479, dated 07-06-2022. (M/s. Sai Surya Developers).</li> <li>4. Procdgs.No.2200603728, dated 16-06-2022. (M/s. Sai Surya Developers).</li> </ol>	<p><b>Ac.0-14gts</b> (1. 167/A3/1/1-Ac.0-04gts, 2. 220/E4-Ac.0-03gts, 3. 167/A4/2-Ac.0-02gts, 4. 220/A1-Ac.0-05gts)</p>
16.	<ol style="list-style-type: none"> <li>1. Procdgs.No.2100952686, dated 23-10-2021. (M/s. Sai Surya Developers).</li> <li>2. Procdgs.No.2100650348, dated 27-07-2021. (M/s. Sai Surya Developers).</li> </ol>	<p><b>Ac.0-20gts</b> (1.219/AA2-Ac.0-10gts, 220/E2-Ac.0-03gts, 2.</p>

		220/E6-Ac.0-07Gts)
17.	Procdgs.No.2200284765, dated 14-03-2022. (M/s. Sai Surya Developers).	<b>Ac.0-06gts</b> (167/E4-Ac.0-04gts, 167/E7-Ac.0-02gts)
18.	Procdgs.No.2200284765, dated 14-03-2022. (M/s. Sai Surya Developers).	<b>Ac.0-13gts</b> (167/E7-Ac.0-13gts)
19.	Procdgs.No.2200381958, dated 18-04-2022. (K. Krishna Pavan).	<b>Ac.0-25gts</b> (167/E5-Ac.0-25gts)
20-A.	Procdgs.No.2300298276, dated 19.04.2023 (V.L.C.V.S.S Prasad)	<b>Ac.0-24gts</b> (167/EE4/1-Ac.0-24gts)
20-B.	Procdgs.No.2300298276, dated 19.04.2023 (V.L.C.V.S.S Prasad)	<b>Ac.0-0550gts</b> (167/EE5/1-Ac.0-0550gts)
21.	Procdgs.No.2300305798, dated 05.05.2023 (Artika Infra Projects Private Limited)	<b>Ac.0-07gts</b> (167/E6/2-Ac.0-0700gts)
22.	Procdgs.No.2200485771, dated 29-06-2022.	<b>Ac.0-03gts</b> (220/AA3/4-Ac.003gts)
23.	Procdgs.No.2300224469, dated 24-03-2023.	<b>Ac.0-08gts</b> (167/EE5/4/1-Ac.008gts)

The above listed land owners in respect of the Project Land – A entered into Development Agreements cum Irrevocable General Power of Attorney (DAIGPA) with Anvita BuildPro LLP, a registered Limited Liability Partnership Firm registered under the LLP Act, 2008 (“the Developer”), as detailed below:

**DAIGPA No. I: 8636 of 2021-Land admeasuring 1936 Sq yds belonging to Aileni Thara Devi and Others:**

Aileni Thara Devi, Anil Kortalwar, Gona Ravinder Rao, Vandanapu Harika, Chinthalani Indrasena Reddy, Kaitha Bhaskar Reddy, Santosh Kotarki, Mupparapu Keerthi, Ruteesh Kailash, Durgam Nagendramma, Abinav Padakanti, Danda Vasubabu, Anugu Vidwan Reddy, Boppana Srikanta Babu executed a Development Agreement -Cum- Irrevocable General Power of Attorney bearing document no. **8636 of 2021** dated **19<sup>th</sup> February 2021** in favour of M/s. Anvita Buildpro LLP rep by their Designated Partner Boppana Atchuta Rao in respect of land admeasuring 1936 Sq yds in Survey nos. 220, 226,227,228,217,218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana to develop the land into Residential Apartment Complex.

**DAIGPA No. II: 28523 of 2021-Land admeasuring 726 Sq yds or Ac.0-06gts belonging to Mr. Vegesna Raghavendra Aniketh Varma:**

Mr. Vegesna Raghavendra Aniketh Varma executed a Development Agreement -Cum- Irrevocable General Power of Attorney bearing document no. **28523 of 2021** dated **30<sup>th</sup> July 2021** in favour of Anvita Build Pro LLP to develop the land admeasuring 726 Sq yds in Survey no. 220/AA3/2 and 220/E3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No. III: 29577 of 2021-Land admeasuring 2904 Sq yds belonging to Mr. K. Srinivas Reddy and Others:**

Mr. Kallu Srinivas Reddy, K. Arvind Reddy, Medapalli Raghavendra Reddy, Gillella Suchithra, Narayana Aivelu executed a Development Agreement- Cum- Irrevocable General Power of Attorney bearing document no. **29577 of 2021** dated **06<sup>th</sup> August 2021** in favour of Anvita Build Pro LLP rep by their Designated Partner Mr. B. Atchuta Rao to develop the land admeasuring 2904 Sq yds in Survey nos. 219/A1 and 219/A2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No. IV: 13447 of 2022- Land admeasuring 4840 Sq.yds belonging to M/s. Sai Balaji Infra Projects rep by their Designated Partner Raja Sekhar Neravati:**

M/s. Sai Balaji Infra Projects rep by their Designated Partner Raja Sekhar Neravati executed a Development Cum Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **13447 of 2022** dated **08<sup>th</sup> April 2022** in favour of Anvita BuildPro LLP rep by their Designated Partner Mr. Atchuta Rao to develop the land admeasuring 302.5 Sq yds in Survey no. 219/AA1/1 , 302.5 Sq yds in Survey no. 219/AA1/2, 302.5 Sq yds in Survey no. 219/AA1/3, 302.5 Sq yds in Survey no. 219/AA1/4, 302.5 Sq yds in Survey no. 167/A3/1/2, 484 Sq yds in Survey no. 219/A3, 1573 Sq yds in Survey no. 220/E5, total land admeasuring 4840 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No. V: 22034 of 2022-Land admeasuring 1694 Sq yds belonging to Y. Manjula and Others:**

Y. Manjula, L. Umamaheswari, K. Venkata Rami Reddy, M. Suneetha, N. Manohar Reddy, N. Swetha entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **22034 of 2022** dated **17<sup>th</sup> June 2022** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Atchuta Rao to develop the land admeasuring 484 Sq yds in Survey no. 167/A3/1/1 and 363 Sq yds in Survey no. 220/E4 and 242 Sq yds in Survey no. 167/AA4/2 and 605 Sq yds in Survey no. 220/A1, total land admeasuring 1694 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No. VI: 1929 of 2023-Land admeasuring 1089 Sq yds belonging to Gopularam Narayana and Others:**

Gopularam Narayana, Gopularam Sukanya (Owners), Gopularam Vishnu Vardhan Rao, Chakali Padma (Consenting Parties) entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **1929 of 2023** dated **21<sup>st</sup> April 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Atchuta Rao to develop the land admeasuring 968 Sq.yds in Survey no. 167/AA7 and 121 Sq yds in Survey no. 220/5AA/2, total land admeasuring 1089 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No.VII: 4716 of 2023-Land admeasuring 242 Sq yds belonging to Gopularam Lakshman and Another:**

Gopularam Lakshman, Gopularam Srisailam entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **4716 of 2023** dated **22<sup>nd</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Atchuta Rao to develop the land admeasuring 121 Sq.yds in Survey no. 220/AA3/4 and 121 Sq yds in Survey no. 220/AA3/3, total land admeasuring 242 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No.VIII: 4960 of 2023-Land admeasuring 242 Sq yds belonging to Gopularam Krishna:**

Gopularam Krishna entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **4960 of 2023** dated **24<sup>th</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Anup to develop the land admeasuring 242 Sq yds in Survey no.220/AA2/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No. IX: 4969 of 2023-Land admeasuring 363 Sq yds belonging to Gopularam Narsimulu and Another:**

Gopularam Narsimhulu and Gopularam Ramesh entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **4969 of 2023** dated **24<sup>th</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Anup to develop the land admeasuring Ac.0-02gts in Survey no.220/AA4/1, Ac.00-01gts in Survey no.220/AA4/2, total land admeasuring Ac.00-03gts or 363 Sq yds in Survey nos. 220/AA4/1, 220/AA4/2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No. X: 4965 of 2023-Land admeasuring 242 Sq yds belonging to Gopularam Sattamma:**

Gopularam Sattamma entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **4965 of 2023** dated **24<sup>th</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Anup to develop the land admeasuring 242 Sq yds in Survey nos. 220/AA6, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No.XI: 4972 of 2023-Land belonging to G. Sattaiah, G. Banuchander and G. Vikram Teja:**

Gopularam Sattaiah, Gopularam Bhanu Chander, Gopularam Vikram Teja entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **4972 of 2023** dated **24<sup>th</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Anup to develop the land admeasuring 121 Sq yds in Survey no.220/AA1/1/2, 121 Sq yds in Survey no.220/AA1/1/1, 121 Sq yds in Survey no.220/AA1/2, total land admeasuring 363 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No.XII: 5095 of 2023-Land belonging to Yerraguntla Hemalatha and Others:**

Yerraguntla Hemalatha, Kumpatla Jyotsna, Nagaruru Raghavendra entered into a Development Agreement – Cum- Irrevocable General Power of Attorney bearing document no. **5095 of 2023** dated **25<sup>th</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Anup to develop the land admeasuring 484 Sq yds in Survey no.167/AA5, 242 Sq yds in Survey no.220/AA3/1, 363 Sq yds in Survey no.167/AA4/1, 242 Sq yds in Survey no.220/AA3/4, 242 Sq yds in Survey no.167/AA4/4, 242 Sq yds in Survey no.220/AA3/3, 242 Sq yds in Survey no.167/AA4/3, 726 Sq yds in Survey no.167/AA3, 363 Sq yds in Survey no.220/AA2/A, 121 Sq yds in Survey no.220/AA2/AA, 484 Sq yds in Survey no.167/AA1, 242 Sq yds in Survey no.167/AA1, 726 Sq yds in Survey no.167/AA2, 484 Sq yds in Survey no.167/AA6/2, 211.75 Sq yds in Survey no.220/AA4/2, 90.75 Sq yds in Survey no.220/AA1/1/2, 90.75 Sq yds in Survey no.220/AA1/1/1, 121 Sq yds in Survey

no.220/AA1/2, 484 Sq yds in Survey no.167/AA6/1, 90.75 Sq yds in Survey no.220/AA4/1, 423.5 Sq yds in Survey no.220/AA6, total land admeasuring 6715.5 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No.XIII: 5094 of 2023-Land belonging to Hello Mobiles and Others:**

M/s. Hello Mobiles (P) Limited rep. by its authorized signatory Mr. Kota Sai Santosh, Kota Sai Santosh and Krishna Pavan Kunjeti entered into a Development Agreement – Cum-Irrevocable General Power of Attorney bearing document no. **5094 of 2023** dated **25<sup>th</sup> May 2023** in favour of M/s. Anvita Build Pro LLP rep by their Designated Partner Sri. Boppana Anup to develop the land admeasuring 1210 Sq yds in Survey no.219/AA2/1, 363 Sq yds in Survey no.220/E2/1, 847 Sq yds in Survey no.220/E6/1, 1331 Sq yds in Survey no.167/E7, 242 Sq yds in Survey no.167/E7, 484 Sq yds in Survey no.167/E4, 3025 Sq yds in Survey no.167/E5, total land admeasuring 7502 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State into Residential Apartment Complex.

**DAIGPA No.XIV: 7721 of 2023-Land admeasuring 928 Sq yds belonging to Mr. Vegesna Raghavendra Aniketh Varma:**

Vegesna Raghavendra Aniketh Varma executed a Development Agreement -Cum- Irrevocable General Power of Attorney bearing document no. **7721 of 2023** dated **21<sup>st</sup> June 2023** in favour of M/s. Anvita Buildpro LLP rep by their Designated Partner Boppana Anup in respect of land admeasuring 968 Sq yds in Survey no. 167/EE5/4/1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State to develop the land into Residential Apartment Complex.

Further, an extent of land admeasuring 14,883 square yards in various sub-divisions of Sy.Nos. 220, 219, 166 and 167 situated in Kollur Village, Ramachandrapuram Mandal, Sangareddy District (hereinafter referred to as “the Project Land-B”) is owned by Sri Boppana Atchuta Rao and Boppana Anup by virtue of registered sale deeds, as morefully described hereunder:

**Sale Deed No. I: 9905 of 2022-Land admeasuring 8228 Sq yds belonging to Mr. Boppana Atchuta Rao:**

M/s. Sai Surya Developers rep by their Proprietor Mr. K. Satish Chandra Gupta executed a Sale Deed bearing document no. **9905 of 2022** dated **14<sup>th</sup> March 2022** in favour of Sri. Boppan Atchuta Rao in respect of land admeasuring 968 Sq yds in Survey no. 167/A1/1, 363 Sq yds (out of 1694 Sq yds) in Survey no. 219/A1, 181. 5 Sq yds (Out of 665.5 Sq yds) in Survey no. 167/E4, 544.5 Sq. yds in 167/EE1/1, 544.5 Sq yds in Survey no. 167/EE1/2, 514.25 Sq yds in Survey no. 167/EE1/3, 514. 25 Sq yds in Survey no. 167/EE1/4, 968 Sq yds in Survey no. 167/A2/1, 605 Sq yds in Survey no. 167/E6/1, 907.5 Sq yds in Survey no. 167/EE5/4/2, 2117.5

Sq yds in Survey no. 167/EE2, total admeasuring 8228 Sq.yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**Sale Deed No. II: 1927 of 2023-Land admeasuring 544.5 Sq.yds belonging to Mr. Boppana Atchuta Rao:**

Gopularam Sukanya and Gopularam Vishnu Vardhan Rao (Owners) and Chakali Padma and 4 Others (Consenting Parties) executed a Sale Deed bearing document no. 1927 of 2023 dated 21<sup>st</sup> April 2023 in favour of Boppana Atchuta Rao in respect of land admeasuring 302.5 Sq yds in Survey no. 220/AA5/1, 220/AA5/2, total land admeasuring 544.5 Sq yds, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**Sale Deed No. III: 4429 of 2023-Land admeasuring 847 Sq.yds belonging to Mr. Boppana Atchuta Rao:**

M/s. Aarthik Infra Projects Private Limited executed a Sale Deed bearing document no. 4429 of 2023 dated 19<sup>th</sup> May 2023 in favour of Boppana Atchuta Rao in respect of land admeasuring Ac. 0-07 gts or 847 Sq yds in Survey no. 167/EE6/2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**Sale Deed No. IV: 4430 of 2023-Land admeasuring Ac.0-24gts/2904 Sq.yds belonging to Mr. Boppana Atchuta Rao:**

VLCVSS Prasad executed a Sale Deed bearing document no. 4430 of 2023 dated 19<sup>th</sup> May 2023 in favour of Boppana Atchuta Rao in respect of land admeasuring Ac. 0-24 gts/2904 Sq yds in Survey no. 167/EE4/1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**Sale Deed No. V: 4431 of 2023-Land admeasuring 665.5 Sq.yds belonging to Mr. Boppana Atchuta Rao:**

VLCVSS Prasad executed a Sale Deed bearing document no. 4431 of 2023 dated 19<sup>th</sup> May 2023 in favour of Boppana Atchuta Rao in respect of land admeasuring Ac. 0-0550 gts or 665.5 Sq yds in Survey no. 167/EE5/1, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**Sale Deed No. VI: 7723 of 2023-Land admeasuring 1694 Sq.yds belonging to Mr. Boppana Anup:**

Gopularam Lalitha (Owner) and Gopularam Yadaiah and 4 Others (Consenting Parties) executed a Sale Deed bearing document no. 7723 of 2023 dated 21<sup>st</sup> June 2023 in favour of Boppana Anup in respect of land admeasuring 1694 Sq yds in Survey no. 219/AA3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

**SEARCH REPORT:**

**I. ENCUMBRANCES RELATING TO THE SUBJECT PROPERTY**

We have conducted online search on best efforts basis on the website of Telangana Stamps and Registrations and found the below transactions against the Subject Property:

1. We have identified a Registered Mortgage Deed bearing document no.24087 of 2023 dated 24<sup>th</sup> November 2023, executed by Anvita BuildPro LLP in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) in respect of land admeasuring Ac. 284560 Sq yds in Survey nos. 167, 217, 218, 219, 220, 222/AA, 226, 227, 228, situated at situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
2. We have identified a Registered Mortgage Deed bearing document no. 11539/2023 dated 22<sup>nd</sup> July 2023 executed by M/s. Anvita Build Pro LLP and Bopanna Atchuta Rao in favour of State Bank of India in respect of land admeasuring 10018 Sq yds in Survey no. 217/P, 218/P, situated at situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
3. We have identified a Registered Supplemental/Ratification Deed bearing document no. 8323/2023 dated 27<sup>th</sup> June 2023 executed by Anthamma, B. Bhulakshmi, CH. Swaroopa, CH. Lakshmi in favour of G. Veeraiah in respect of land admeasuring 484 Sq yds in Survey no. 167/B/1, situated at situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana executed against document no.299 of 2004.
4. We have identified a Supplemental/Ratification Deed bearing document no. 4717 of 2023 dated 22<sup>nd</sup> May 2023 executed by G. Mallika and Others in favour of M/s. Sai Surya Developers in respect of land admeasuring 605 Sq yds in Survey no. 167/P, 220/P, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, executed against document no.25844 of 2019.
5. We have identified a Registered Cancellation Deed bearing document no. 10893/2021 dated 04<sup>th</sup> March 2021 executed by M/s Sai Surya Developers represented by K. Sathish Chandra Gupta in favour of M/s Vipinum Avenues LLP rep. by Umakanth Katta in respect of land admeasuring 2117.5 Sq yds in Survey no. 167/D2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.

6. Registered Cancellation Deed bearing document no. 10893/2021 dated 04<sup>th</sup> March 2021 executed by M/s Sai Surya Developers represented by K. Sathish Chandra Gupta in favour of M/s Vipinum Avenues LLP rep. by Umakanth Katta in respect of land admeasuring 2117.5 Sq yds in Survey no. 167/D2, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
7. Registered Agreement of Sale Cum General Power of Attorney bearing document no. 19993/2020 dated 17<sup>th</sup> June 2020 executed by M/s Sai Surya Developers represented by K. Sathish Chandra Gupta in favour of M/s Vipinum Avenues LLP rep. by Umakanth Katta in respect of land admeasuring 1210 Sq yds in Survey no. 219/B2 and 2117.5 Sq yds in Survey no. 167/D2, situated at situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
8. We have identified a Registered Cancellation Deed of Agreement of Sale cum GPA bearing document no. 10892/2020 dated 18<sup>th</sup> Feb 2020 executed by M/s. Sai Surya Developers in favour of M/s. Vipinum Avenues LLP in respect of land admeasuring 605 Sq.yds n Survey no. 167/P and 220/P, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana cancelling AGPA bearing document no.7033 of 2020.
9. We have identified a Registered Agreement of Sale cum GPA bearing document no. 7033/2020 dated 18<sup>th</sup> Feb 2020 executed by M/s. Sai Surya Developers in favour of M/s. Vipinum Avenues LLP in respect of land admeasuring 605 Sq.yds n Survey no. 167/P and 220/P, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
10. We have identified a Registered Rectification Deed bearing document no.13117 of 2013 dated 20<sup>th</sup> June 2013 executed by M. Sanjeeva Reddy, M. Ramachandra Reddy, M. Sita Rama Anji Reddy, M. Narayana Reddy, Mallaiahgari Raja Mani@Padmamma and Ramireddygari Satyamma in favor of M/s. 9M Developers Private Limited in respect of land admeasuring Ac.3-19 1/4gts in Survey nos. 226,227,228, 217, 218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State, has been allotted to Sr. Maddikunta Narender Reddy.
11. We have identified a Registered Sale Deed bearing document no.5691/2013 dated 06<sup>th</sup> April 2013 executed by M. Sanjeeva Reddy, M. Ramchandra Reddy, M. Sita Rama Anji Reddy, M. Narayanareddy, M. Abhilash Reddy and M. Harshavardhan Reddy in favor of M/s. 9M Developers Private Limited in respect of land admeasuring Ac.1.14

3/4gts in Survey nos. 226,227,228, 217, 218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.

12. We have identified a Registered Sale Deed bearing document no.5554 of 2013 dated 05<sup>th</sup> April 2013 executed by M. Sanjeeva Reddy, M. Ramachandra Reddy, M. Sita Rama Anji Reddy, M. Narayana Reddy, Mallaiahgari Raja Mani@Padmamma and Ramireddygari Satyamma in favor of M/s. 9M Developers Private Limited in respect of land admeasuring Ac.3-18 3/4gts in Survey nos. 226,227,228, 217, 218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
13. We have identified a Registered Sale Deed bearing document no.5553 of 2013 dated 05<sup>th</sup> April 2013 executed by M. Narayana Reddy and Meghamala, M. Sanjeeva Reddy, M. Ramachandra Reddy, M. Sita Rama Anji Reddy in favor of M/s. 9M Developers Private Limited in respect of land admeasuring Ac.0-25gts in Survey nos. 226,227,228, 217, 218 and 222/AA, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State.
14. We have identified a Registered Release Deed bearing document no. 14034/2008 dated 8<sup>th</sup> Oct 2008 executed by Shyam Sunder Sharma in favour of V.L.C.V.S.S Prasad in respect of land admeasuring Ac. 0-10 gts n Survey no. 167/EE4 and 168/A, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
15. We have identified a Registered Sale Deed bearing document no. 14898/2006 dated 17<sup>th</sup> June 2006 executed by G. Chinna Narsimha, G. Yadagiri, G. Krishna, P. Laxmi, Premeela in favour of V.S.L. Prasad and Shyam Sunder Sharma in respect of land admeasuring Ac. 0-20 gts n Survey no. 167/EE4 and 168/A, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
16. We have identified a Registered Sale Deed bearing document no. 7765/2005 dated 24<sup>th</sup> June 2005 executed by G. Veeraiah in favour of G. Krishna in respect of land admeasuring Ac. 0-02 gts n Survey no. 167/AA3, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.
17. We have identified a Registered Sale Deed bearing document no. 7763/2005 dated 24<sup>th</sup> June 2005 executed by G. Krishna in favour of G. Veeraiah in respect of land admeasuring Ac. 0-03 gts n Survey no. 220, situated at Kolluru Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana.

18. We have identified a Registered Deposit of Title Deeds bearing document no. 12234 of 2023 dated 22<sup>nd</sup> July 2023 executed by M/S. Anvita Build Pro LLP in favour of State Bank of India in respect of Survey nos. 217, 218, 222/AA, 226, 227, 228, and flats bearing nos. 1014, 1015, 1016, 1017, 1101, 1102, 1103, 1106, 1108, 1110, 1111, 1113, 1114, 115, 1116, 1117, 1118, 1201, 1202, 1203, 812, 813, 818, 901, 903, 909, 913, 914, 918, 1001, 1006, 1007, 704, 707, 803, 807, 808, 809, 810, 903, 1012, 1111, 1112, 509, 510, 512, 602, 610, 611, 612, 702, 703, 910, 911, 912, 210, 307, 402, 407, 409, 410, 407, 409, 410, 502, 503, 404, 507, 707, 708, 802, 805, 806, 808, 817, 902, 904, 905, 906, 908, 504, 505, 608, 701, 705, 712, 713, 717, 801, 804, 809, 810, 811, 605, 606, 609, 610, 611, 612, 613, 618, 702, 703, 704, 706, 1410, 1413, 1414, 1415, 1416, 1417, 1418, 302, 305, 311, 312, 401, 207, 212, 306, 312, 313, 401, 402, 406, 410, 411, 412, 413, 1408, 1409, 1411, 1412, 1308, 1309, 1310, 1311, 1312, 1401, 1403, 1404, 1405, 1406, 1208, 1209, 1211, 1212, 1301, 1303, 1304, 1305, 1306, 1307, 1105, 1106, 1107, 1108, 1109, 1203, 1204, 1206, 1207, 1001 to 1002, 1006, 1007, 1009, 1010, 1011, 1101, 1103, 1104, 706, 712, 801, 802, 804, 806, 811, 812, 901, 912, 403, 404, 405, 406, 408, 501, 506, 508, 601, 604, 701, 705, 201, 203, 205, 211, 301, 303, 305, 404, 407, 408, 409, 416, 503, 1205, 1207, 1208, 1209, 1210, 1211, 1213, 1214, 1215, 1216, 1218, 1301, 1303, 1305, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314 to 1318, 1403, 1404, 1406 to 1409, 501, 502, 507 to 512, 517, 601 to 604.

## II. PROHIBITED PROPERTIES

We have carried out searches on the IGRS website of the Registration Department of Telangana Government and found that Survey nos. 167/^C4, 217, 218, 222, 226, 227, 228 are listed in the prohibited properties. However, the Sub-registrar has issued the clearance certificate for the subject land in Survey nos. 167/^C4 vide letter dated 30.01.2024. As such, 167/^C4 vide document no. 9905 of 2022, and 5094 of 2023 of R.O. Patancheru is not prohibited for Registration.

**KCo. Comment:** We Suggest that the client may also procure clearance for the land in Survey nos. 217, 218, 222, 226, 227, 228 forming part of the Villa Project.

## III. CERSAI SEARCH REPORT

We have conducted online Asset based search on best efforts basis on 13<sup>th</sup> January 2024 on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) to find any charges listed against the Subject Property and found that there is an equitable mortgage registered against the Subject Property in respect of flat no. 404, area admeasuring 1500 in Survey nos. 167, 219, 220, 226, 227, 228, 217, 218, 222/AA in building named IVANA Block-A in project name Anvita Build Pro LLP for an amount of Rs. 6743000/-

#### IV. LAND ZONING

We have carried out online search on 13<sup>th</sup> January 2024 on the website of HMDA – 2031 on best efforts basis for ascertaining the Land Use with respect to the Subject Property and the Subject Property is for Multiple Use and we noticed that there is 30 m wide road passing through the Survey no. 217, 222 and Outer Ring Road is passing through Survey no. 167.

Opinion: From an analysis of the documents provided for our perusal and the search report above, we are of the opinion that subject to our observations in the Search Report (i.e., Encumbrance search and Prohibited Property search):

- A) the persons viz., Aileni Thara Devi, Anil Kortalwar, Gona Ravinder Rao, Vandanapu Harika, Chinthalani Indrasena Reddy, Kaitha Bhaskar Reddy, Santosh Kotarki, Mupparapu Keerthi, Ruteesh Kailash, Durgam Nagendramma, Abinav Padakanti, Danda Vasubabu, Anugu Vidwan Reddy, Boppana Srikanta Babu (**Under Joint ownership**) Vegesna Raghavendra Aniketh Varma Kallu Srinivas Reddy, K. Arvind Reddy, Medapalli Raghavendra Reddy, Gillella Suchithra, Narayana, Alivelu, M/s. Sai Balaji Infra Projects, Y. Manjula, L. Umamaheswari, K. Venkata Rami Reddy, M. Suneetha, N. Manohar Reddy, N. Swetha, Mrs. Sukanya, Gopularam Narayana, Lakshman, Srisailam, Gopularam Krishna, G. Narsimulu, G. Ramesh, Gopularam Sattamma, Vikram Teja, Bhanu Chander, Sattaiah, Hello Mobiles K. Sai Santosh, Kunjeti Krishna Pavan, K. Krishna Pavan, Yerraguntla Hemalatha, Yerraguntla Hemalatha, Kumpatla Jyotsna, Nagaruru Raghavendra are the owners of the Project Land -A and having acquired legal ownership and possession of the Project Land-A entered into Development Agreements cum Irrevocable General Power of Attorney (as enumerated above) with the Developer namely Anvita BuildPro LLP.,
- B) further Boppana Atchuta Rao and Boppana Anup the owners of the Project Land-B, having acquired legal and marketable title as detailed above.

We are given to understand that the Developer along with the Project Land-B owners is intending to develop a residential project on the Project Land-A and Project Land-B together, in accordance with the applicable laws, rules and regulations. As such, the Anvita Buildpro LLP is the Developer and is having development rights in respect of the Subject Property as per the various DAIGPAs entered into with the Project Land-A owners as per the terms and conditions including the area sharing ratio, as agreed thereunder.

For Kochhar & Co.,



P.V. Aruna Kumari  
Advocate