

February 28, 2024

RS Pasuraa Tellapur Builders LLP
3rd Floor, G Square Building, Near Wells Fargo,
Raidurgam, Gachibowili
Hyderabad-500032.

Dear Sir,

Title Investigation Report in respect of situated at Kollur Village and Gram Panchayat, Ramchandrapuram Mandal, Sangareddy District Medak District in the State of Telangana.

I. List Of Documents Scrutinized:

Sl. No.	Description of document	Photo copy/ Original
1.	Registered Joint Development Agreement Cum General Power of Attorney dated 26.04.2022 bearing document no. 15679/2022 executed by M/s. Silpa Real Estates Private Limited and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Photo copy
2.	Registered Development Agreement Cum General Power of Attorney dated 05.07.2021 bearing document no. 25233/2021 executed by Sri. Morthala Srinivasa Reddy and another and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Photo copy
3.	Registered Sale Deed dated 05.07.2021 bearing document no. 25232/2021 executed by Sri. Morthala Srinivasa Reddy S/o. Sri. Venki Reddy Morthala and another in favour of M/s. R S Pasuraa Tellapur Builders LLP document was registered at the Office of Sub - Registrar of Assurances, Sangareddy.	Photo copy
4.	Registered Joint Development Agreement Cum General Power of Attorney dated 18.12.2021 bearing document no. 46330/2021	Photo copy



	executed by Sri. Samba Siva Reddy Madam S/o. Late Sri. Samada Reddy Madam and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	
5.	Registered Joint Development Agreement Cum General Power of Attorney dated 18.12.2021 bearing document no. 46331/2021 executed by Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy and another and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Photo copy
6.	Registered Joint Development Agreement Cum General Power of Attorney dated 23.08.2021 bearing document no. 45830/2021 executed by M/s. Silpa Real Estates Private Limited and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Photo copy
7.	Registered Joint Development Agreement Cum General Power of Attorney dated 23.08.2021 bearing document no. 45829/2021 executed by M/s. Silpa Real Estates Private Limited and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Photo copy
8.	Registered Joint Development Agreement Cum General Power of Attorney dated 24.02.2021 bearing document no. 45828/2021 executed by M/s. Silpa Real Estates Private Limited and 2 others and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Photo copy
9.	Registered Sale Deed dated 16.11.2021 bearing document no. 424/2021 executed by Smt. Pabbathi Bhargavi W/o. Sri. Pabbathi Prasanth Kumar in favour of M/s. R S Pasuraa Tellapur Builders LLP document was registered at the Office of Sub - Registrar of Assurances, Ramchandrapuram.	Photo copy
10.	Registered Sale Deed dated 20.06.2020 bearing document no. 16015/2020 executed by M/s. Ektha Prime Builders in favour of Sri. Morthala Srinivasa Reddy S/o. Sri. Venki Reddy Morthala and another document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
11.	Registered Sale Deed dated 18.10.2006 bearing document no. 24022/2006 executed by Sri. Mangalaram Ram Reddy S/o. Sri. Late Mangalaram Sharva Reddy in favour Sri. M. Mallikarjuna Reddy document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy



12.	Registered Sale Deed dated 18.10.2006 bearing document no. 24021/2006 executed by Sri. Mangalaram Laxma Reddy S/o. Sri. Late Mangalaram Sharva Reddy in favour Sri. M. Sambasiva Reddy S/o. Sri. Samada Reddy document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
13.	Registered Sale Deed dated 23.03.2006 bearing document no. 8283/2006 executed by Sri. Maddikunta Narayana Reddy S/o. Sri. Balarama Reddy in favour of M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
14.	Registered Deed of Rectification dated 26.11.2006 bearing document no. 7913/2006 executed by Sri. M. Ragunandan Reddy S/o. Late Sri. Maddikunta Veera Reddy in favour Sri. Mangalaram Ram Reddy and 7 others document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
15.	Registered Development Agreement of Sale Cum GPA (With Possession) dated 02.12.2005 bearing document no. 17805/2005 executed by Sri. Mangalaram Laxma Reddy S/o. Late Sri. Mangalaram Sharva Reddy in favour of Sri. G. Venkata Ramana Reddy S/o. Late G. V. Ganga Reddy and another document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
16.	Registered Sale Deed dated 02.09.2002 bearing document no. 5763/2002 executed by Sri. Mangalaram Venkat Reddy S/o. Sri. Mangalaram Sharva Reddy in favour M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
17.	Registered Agreement of Sale Cum General Power of Attorney dated 30.04.2002 bearing document no. 2773/2002 executed by Sri. Maddikunta Narayana Reddy S/o. Sri. Balarama Reddy in favour of M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
18.	Registered Sale Deed dated 22.08.2003 bearing document no. 7628/2003 executed by Sri. Kunturu Bujamma W/o. K. Rajamalla Reddy and another in favour of M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
19.	Registered Sale Deed dated 08.01.1998 bearing document no. 80/1998 executed by Sri. Kothakapu Anji Reddy S/o. Sri. Malla Reddy and another in favour of Sri. Kunturu Bujamma W/o. Sri.	Photo copy



	Raja Malla Reddy document was registered at the Office of Sub - Registrar of Assurances, Medak.	
20.	Record of Rights proceedings bearing No. B/7967/2019 dated on 30.12.2019 issued by Tahsildar & Recording Authority, Ramchandrapuram Mandal in favor M/s Silpa Ektha Joint Venture represented by its Partner Sri S. Ravi Chandra Kishore Reddy s/o Sri S.C Mohan Reddy	Photo copy
21.	Registered sale deed dated 06.03.2020 document bearing no.9889/2020 Executed by M/s Silpa Ektha Joint Venture represented by its Partner Sri S. Ravi Chandra Kishore Reddy s/o Sri S.C Mohan Reddy in favor of M/s Ektha Prime Builders represented by its Managing Partner Sri Musani Sreenivasa Reddy s/o Sri Musani Narayana Reddy and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.	Photo copy
22.	Registered sale deed dated 31.07.1997 bearing document no. 3308/1997 executed by 1. Maddikunta Ram Reddy s/o Sri Bal Reddy & 2. Sri Maddikunta Narayana Reddy s/o Sri Bal Reddy in favor of Sri Kuntur Narsimha Reddy s/o Sri Malla Reddy and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.	Photo copy
23.	Registered Sale Deed dated 20.10.1994 bearing document no. 6688/1984 executed by Sri. Maddikunta Veera Reddy S/o. Sri. Narayana Reddy in favour of Sri. Mangalaram Sathi Reddy S/o. Sri. Sharva Reddy and 3 others document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
24.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings No. 2100953490 in favour of M/s. Silpa Real Estate Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
25.	Proceedings of Nala Order dated 08.02.2021 bearing Proceedings No. 2100055649 in favour of Sri. Maddikunta Anantha Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
26.	Nala Summary dated 08.02.2021 bearing PPB No. T09210070001 in favour of Sri. Maddikunta Anantha Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy



27.	Proceedings of Nala Order dated 08.02.2021 bearing Proceedings No. 2100055737 in favour of Sri. Maddikunta Subhan Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
28.	Nala Summary dated 08.02.2021 bearing PPB No. T09210070113 and Khata No. 558 in favour of Sri. Maddikunta Subhan Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
29.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100953609 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
30.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100953770 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
31.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100739303 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
32.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100953770 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
33.	Proceedings of Nala Order dated 14.12.2021 bearing Proceedings No. 2101096460 in favour of Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
34.	Proceedings of Nala Order dated 14.12.2021 bearing Proceedings No. 2101125128 in favour of Sri. Malapati Vamsi Krishna S/o. Sri. Malapati Mallikharjuna Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
35.	Proceedings of Nala Order dated 14.12.2021 bearing Proceedings No. 2101096431 in favour of Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
36.	Proceedings of Nala Order dated 14.12.2021 bearing Proceeding No. 2101084301 in favour of Sri. M. Samba Siva Reddy Madam S/o. Sri. Samada Reddy Madam issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
37.	Pattadar pass book and Tittle Deed dated 01.12.2021 bearing no. T09210070054 Khatha No. 207 in Sy. No. 137/AA3/2 to an extent of Ac-0-25.00Gts.in favour of Sri. Malapati Vamsi Krishna S/o. Sri.	Photo copy



	Malapati Mallikharjuna Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	
38.	Pattadar pass book and Tittle Deed dated 03.11.2021 bearing no. T09210071619 Khatha No. 60391 in Sy. No. 137/AA1/2 to an extent of Ac-0-14.00Gts.in favour of Pabbathi Bhargavi issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
39.	Pattadar pass book and Tittle Deed dated 17.11.2021 bearing no. T09210071627 Khatha No. 60399 in Sy. No. 137/AA1/2 to an extent of Ac-0-14.00Gts.in favour of R S Pasuraa Tellapur Builders LLP issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
40.	Pattadar pass book and Tittle Deed dated 03.11.2021 bearing no. T09210071618 Khatha No. 60390 in Sy. No. 138/A1/2 to an extent of Ac-0-08.00Gts; and in Sy. No. 137/AA1/1/2 to an extent of Ac-0-12.00Gts.in favour of R S Pasuraa Tellapur Builders LLP issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
41.	Pattadar pass book and Tittle Deed dated 11.04.2018 bearing no. T09210070001 Khatha No. 1 in Sy. No. 137/A1to an extent of Ac-4-02.00Gts.in favour of Maddikunta Anantha Reddy S/o. Anji Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
42.	Pattadar pass book and Tittle Deed dated 11.04.2018 bearing no. T09210070113 Khatha No. 558 in Sy. No. 137/A2to an extent of Ac-4-02.00Gts.in favour of Maddikunta Subhan Reddy S/o. Anji Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
43.	Pattadar pass book and Tittle Deed dated 11.04.2018 bearing no. T09210070264 Khatha No. 1425 in Sy. No. 137/AA3 to an extent of Ac-0-35.00Gts; and in Sy. No. 138/A3 to an extent of Ac-0-19.00Gts.in favour of M. Mallikharjuna Reddy S/o. M. Koti Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
44.	Pattadar pass book and Tittle Deed dated 24.06.2018 bearing no. T09210070426 Khatha No. 1427 in Sy. No. 138/A4 to an extent of Ac-0-19.00Gts; and in Sy. No. 137/AA4 to an extent of Ac-0-35.00Gts.in favour of M. Sambasiva Reddy S/o. Samada Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy



45.	Pattadar pass book and Tittle Deed bearing no. 219929 Patta No. 522 in Sy. No. 137/A2 to an extent of Ac-0-35Gts; and in Sy. No. 138/A2 to and extent of Ac-0-19Gts; and in Sy. No. 137/AA2 to and extent of Ac-0-35Gts; and in Sy. No. 138/AA2 to and extent of Ac-0-19Gts. in favour of G. Venkata Reddy S/o. Sharva Reddy issued by Tahsildar, Ramchandrapuram Mandal, Medak District.	Photo copy
46.	Tittle Deed bearing No. 294170 Patta No. 176 in Sy. No. 138/AA to an extent of Ac-5-17Gts. in favour of M. Narayana Reddy S/o. M. Balarama Reddy issued by Tahsildar, Ramchandrapuram Mandal, Medak District.	Photo copy
47.	Pattadar pass book and Tittle Deed bearing no. 441485 Patta No. 1033 in Sy. No. 138/E to an extent of Ac-2-37Gts. in favour of Kunturu Narasimha Reddy S/o. Kunturu Malla Reddy issued by Tahsildar, Ramchandrapuram Mandal, Medak District.	Photo copy
48.	Docket Order dated 03.08.2021 bearing O.S. No. 182 of 2016.	Photo copy
49.	Grant of Environment Clearance dated 15.07.2022 in name of M/s. RS Pasuraa Tellapur Builders issued by State Environment Impact Assessment Authority (SEIAA), Telangana.	Photo copy
50.	No Objection Certificate dated 11.08.2022 bearing ACK. No. 459020002022 in name of RS Pasuraa Tellapur Builders, LLP issued by Telangana State Disaster Response & Fire Service Department.	Photo copy
51.	No Objection Certificate for Height Clearance dated 21.04.2022 bearing No. HYDE/SOUTH/B/041822/666929 in name of Sri. Amrik Singh issued by Airports Authority of India.	Photo copy
52.	Pahani's Partikas Sy. No. 137 1954-55, 1955-58, 1960-61, 1961-62, 1965-66, 1967-68, 1965-68, 1968-69, 1972-73, 1976-77, 1980-81, 1982-83, 1985-86, 1987-88, 1989-90, 1990-91, 1995-96, 1996-97, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2015-16, 2017-18, 2018-19, 2019-20; and Sy. No. 138 1960-61, 1961-62, 1965-66, 1967-68, 1968-69, 1972-73, 1976-77, 1980-81, 1982-83, 1985-86, 1987-88, 1989-90, 1990-91, 1995-96, 1996-97, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2015-16, 2017-18, 2018-19, 2019-20, situated at Kollur Village,	Photo copy



	Ramachandrapuram Mandal, Sanga Reddy District.	
53.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125825134 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
54.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125823956 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
55.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824279 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
56.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824156 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
57.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824985 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
58.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824749 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
59.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824618 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
60.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824367 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
61.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824445 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy



62.	Statement of Encumbrance Certificate dated 30.01.2024 bearing Statement No. 152254325 for the period of 29 years from 01.01.1983 to 29.01.2024.	Photo copy
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II. Description of the Property:

Schedule of Property - I
(As Per Registered JDAGPA Document no.15679/2022)

All that Immovable property being land measuring Acres 0-19 Guntas out of Acres 5-17 Guntas in Survey No. 138/AA, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: Land in Survey Nos. 137 & 138

SOUTH BY: Land in Survey No. 138 Part

EAST BY: Land in Survey No. 139

WEST BY: Land in Survey Nos. 115 & Survey No. 116.

Together with land and buildings thereon

Schedule of Property - II
(As per Registered DAGPA document no.25233/2021).

All that Immovable property being land measuring 1210 Sq. Yards (out of 2500 Square Yards belongs to land owner No.1), and 1210 square Yards (out of 2340 Square Yards belongs to Land owner no.2), thus total admeasuring 2420 Square Yards equivalent to Half Acre comprised in survey Nos. 137/AA1 and 138/A/1, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: Agriculture land of Narayana Reddy/others



SOUTH BY: Agriculture land of Narayana Reddy/others
EAST BY: Agriculture land of Venkat Reddy/others
WEST BY: 100'0" wide Road

Together with land and buildings thereon

Schedule of Property - III
(As per registered sale deed document no.25232/2021).

All that Immovable property being land measuring 1290 Sq. Yards (out of 2500 Square Yards belongs to land owner No.1), and 1130 square Yards (out of 2340 Square Yards belongs to Land owner no.2), thus total admeasuring 2420 Square Yards equivalent to Half Acre comprised in survey Nos. 137/AA1 and 138/A/1, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: Agriculture land of Narayana Reddy/others
SOUTH BY: Agriculture land of Narayana Reddy/others
EAST BY: Agriculture land of Venkat Reddy/others
WEST BY: 100'0" wide Road

Together with land and buildings thereon

Schedule of Property - IV
(As Per Registered JDAGPA document no.46331/2021)

All that Immovable property being land total measuring 6534 Sq. Yards or Ac. 1-14 Guntas i.e., (i) 1210 Sq. Yards or Acres 0-10 Guntas in Survey No. 137/AA3/1 (ii) 2299 Sq. Yards or Acres 0-19 Guntas in Survey Nos. 138/A3, (iii) 3025 Sq. Yards or Acres 0-25 Guntas in Survey No. 137/AA3/2, Situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana and bounded on:



NORTH BY: Land belongs to Ananth Reddy
SOUTH BY: Land belongs to Silpa Real Estates
EAST BY: Land belongs to Silpa Real Estates
WEST BY: Land belongs to Siva Reddy.

Together with land and buildings thereon

(It is observed Road details was not shown in the boundaries of the property schedule)

Schedule of Property - V
(As per Registered JDAGPA document no.45830/2021)

All that Immovable property being land measuring Acres 0-32 Guntas out of Acres 5-17 Guntas in Survey No. 138/AA, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: 100 Feet Road & Sy. No. 136
SOUTH BY: Survey No. 138 Part belongs to Landowner No. 1
EAST BY: Survey Nos. 135 & 139
WEST BY: 100 Feet Road, Survey Nos. 137, 138 Part, Sy. No. 16/1 & Survey No. 115.

Together with land and buildings thereon

Schedule of Property - VI
(As per Registered JDAGPA document no.45829/2021)

All that Immovable property being land measuring Acres 2-37 Guntas comprised in Survey No. 138/E, situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: Land belongs to owners



SOUTH BY: Land belongs to Ramchandraiah
EAST BY: Survey No. 139
WEST BY: Survey No. 115 & Neighbour's Land.

Together with land and buildings thereon

(It is observed Road details was not shown in the boundaries of the property schedule)

Schedule of Property - VII
(As per Registered JDAGPA document no.45828/2021)

All that Immovable property being land measuring Acres 8-16 Guntas (equivalent to 40656 Sq. Yards) (Comprising (i) Acres 0-07 Guntas (equivalent to 847 Sq. Yards) in Survey No. 137/AA2 (ii) Acres 4-05 Guntas (equivalent to 19965 Sq. Yards) out of Acres 5-17 Guntas in Survey No. 138/AA, Acres 0-19 Guntas (equivalent to 2299 Sq. Yards) 138/AA and (iii) Acres 1-32½ Guntas (equivalent to 8772.5 Sq. Yards) in Survey No. 137/A1 and Acres 1-32½ Guntas (equivalent to 8772.5 Sq. Yards) in Survey No. 137/A2, situated at Kollur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana and bounded on:

NORTH BY: 100 Feet Road & Sy. No. 136
SOUTH BY: Survey No. 138 Part
EAST BY: Survey Nos. 135 & 139
WEST BY: 100 Feet Road, Survey No. 137, 138 Part, Sy. No. 16/1 & Survey No. 115.

Together with land and buildings thereon



Schedule of Property - VIII
(As per Registered Sale Deed document no.424/2021)

All that the piece and parcel of land admeasuring 0-14.00 Guntas in survey no.137/AA1/2 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: land survey no.137.
SOUTH BY: land survey no.137 or 138.
EAST BY: land survey no.137
WEST BY: land survey no.137.

Together with land and buildings thereon

(It is observed Road details was not shown in the boundaries of the property schedule)

Schedule of Property - IX
(As per Registered Sale Deed document no.46330/2021)

All that Immovable Property beaing Eastren side of Land measuring 1694 Square Yards or Acre 0-14 Guntas (out of Ac.0-35 Guntas) comprised in survey no.137/AA/4 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana, and bounded on:

NORTH BY: Land Belongs to Silpa Real Estate (P) Ltd
SOUTH BY: Land Belongs to Anantha Reddy
EAST BY: Land Belongs to Mallikarjuna Reddy
WEST By: Remaining land belongs to Land Owner

Together with land and buildings thereon

(It is observed Road details was not shown in the boundaries of the property schedule)



III. Tracing of the title:

I. Title Flow based on Pahani/Revenue records Pahani Details:

The following are the Pahani record details of the Survey Nos. 137/A1, 137/A2, 137/AA2, 137/AA3/2, 137/AA3/1, 137/AA1 137/AA/4, 137/AA1 and 138/A/1 and 138/AA, 138/E, 138/AA, 138/A3, 138/AA of Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District:

Pahani Table

Pahanies with respect to Sy. Nos. 137 situated at **KOLLUR VILLAGE**, Ramachandrapuram Mandal, and Sangareddy District.

Kuntuuri or Kuntuuru

Sy. No. 137:

Year	Sy. No.	Extent	Pattadar	Possessor	Extent
1954-55	137	11-25	Maddikunta (name not ligable)	(name not ligable)	-
1955-58	137/A	08-4	Maddikunta Amsaiah	Maddikunta Amsaiah	-
1960-61	137AA	08-4	Maddikunta Amsaiah	Maddikunta Amsaiah	-
	137/AA	03-21	Maddikunta Malla Reddy	Shankaramma	-
1961-62	137/A	08-4	Maddikunta Ananth Reddy	Maddikunta Ananth Reddy	-
	137/AA	03-21	Maddikunta Malla Reddy	Maddikunta Malla Reddy	-
1965-66	137/A	03-21	Maddikunta Amsi Reddy	Maddikunta Amsi Reddy	-
	137/AA	01-35	Maddikunta Veera Reddy and Maddikunta Ram Reddy	Maddi Kunta Veera Reddy Maddikunta Narayana Reddy	-
1967-68	137/A	8-4	Maddikunta Amsi Reddy	Maddikunta Amsi Reddy	-
	137/AA	3-21	Maddikunta Veera Reddy S/o. Narayana Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	-
1968-69	137/A	08-4	Maddikunta Anji Reddy	Maddikunta Anji Reddy	-



	137/AA	3-21	Maddikunta Veera Reddy S/o. Narayana Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	-
1972-73	137/A	08-4	Maddikunta Anji Reddy	Maddikunta Anji Reddy	-
	137/AA	3-21	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
1976-77	137/A	8-04	Maddikunta Anji Reddy	Maddikunta Anji Reddy	-
	137/AA	3-21	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
1980-81	137/A	8-4	Maddikunta Anji Reddy	Maddikunta Anji Reddy	-
	137/AA	3-21	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
1982-83	137/A	08-4	Maddikunta Anji Reddy S/o. Mohan Reddy	Maddikunta Anji Reddy	-
	137/AA	3-21	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy	-
1985-86	137/A	8-04	Maddikunta Anji Reddy S/o. Mohan Reddy	Maddikunta Anji Reddy S/o. Mohan Reddy	8-00
	137/AA	3-21	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	3-21
1987-88	137/A	8-04	Maddikunta Anji Reddy	Maddikunta Anji Reddy	-
	137/AA	3-21	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
1989-90 ROR	137/A1	11-25 4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Maddikunta Ananth Reddy S/o. Anji Reddy	-
	137/A2	4-02	Maddikunta Subaan Reddy	Maddikunta Subaan	-



			S/o. Anji Reddy	Reddy S/o. Anji Reddy	
	137/AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	Mangalaram Sathi Reddy S/o. Sharva Reddy	-
	137/A	8-04	Maddikunta Anji Reddy	Maddikunta Anji Reddy	8-04
	137/AA	3-21	Maddikunta Veera Reddy S/o. Narayana Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	3-21
1990-91	137/A	8-04	Maddikunta Anji Reddy	Maddikunta Anji Reddy	8-04
	137/AA	3-21	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	0-35 ½ 0-35 ½ 0-35 0-35
1995-96	137 A1	11-25 4-02	M. Ananth Reddy S/o. Anji Reddy	M. Ananth Reddy	4-02
	137 A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	M. Subaan Reddy	4-02
	137 AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	M. Sathi Reddy	0-36
	137 AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	M. Venkat Reddy	0-35
	137 AA3	0-35	Mangalaram Ram Reddy S/o. Sharva Reddy	M. Ram Reddy	0-35
	137 AA4	0-35	Mangalaram Laxma Reddy, S/o. Sharva Reddy	M. Laxma Reddy	0-35
1996-97	137/A1	11-25 4-02	M. Ananth Reddy S/o. Anji Reddy	M. Ananth Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	M. Subaan Reddy	4-02
	137/AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	M. Sathi Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy	M. Venkat Reddy	0-35



			S/o. Sharva Reddy		
	137/AA3	0-35	Mangalaram Ram Reddy S/o. Sharva Reddy	M. Ram Reddy	0-35
	137/AA4	0-35	Mangalaram Laxma Reddy, S/o. Sharva Reddy	M. Laxma Reddy	0-35
2000-01	137	8-04	Not legible	Not legible	-
	137/AA	3-21	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	-
2002-03	137/A1	11-25 4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	Venkat Reddy	0-35
	137/AA4	0-35	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-35
	137/AA5	0-35	Mangalaram Laxma Reddy, S/o. Sharva Reddy	M. Laxma Reddy	0-35
2003.04	137/A1	11-25 4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	Venkat Reddy	0-35
	137/AA3	0-35	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-35
	137/AA4	0-35	Mangalaram Laxma Reddy, S/o. Sharva Reddy	M. Laxma Reddy	0-35
2004-05	137/A1	11-25	Maddikunta Ananth Reddy	Ananth Reddy	4-02



		4-02	S/o. Anji Reddy		
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	Venkat Reddy	0-35
	137/AA3	0-35	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-35
	137/AA4	0-35	Mangalaram Laxma Reddy, S/o. Sharva Reddy	M. Laxma Reddy	0-35
2005-06	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	Venkat Reddy	0-35
	137/AA3	0-35	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-35
	137/AA4	0-35	Mangalaram Laxma Reddy, S/o. Sharva Reddy	M. Laxma Reddy	0-35
2006-07	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Padmanabha Reddy S/o. Krishna Reddy Mangalaram Sathi Reddy S/o. Sharva Reddy	Padmanabhaa Reddy Sathi Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	Venkat Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy Ram Reddy	Mallikarjuna Reddy Ram Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	M. Samba Shiva Reddy Laxma Reddy	0-35
2007-08	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02



	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Padmanabha Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-36
	137/AA2	0-35	Mangalaram Venkat Reddy S/o. Sharva Reddy	Venkat Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	Mallikarjuna Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-35
2008-09	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/A2	0-36	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-35	Padmanabha Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-36
	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy	Represented by S. C. Mohan Reddy Venkat Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	Mallikarjuna Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-35
2009-10	137/A	11-25 4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/AA	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/A1	0-36	Padmanabha Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-36
	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	Represented by S. C. Mohan Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	Mallikarjuna Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-35
2010-11	137/A	11-25 4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/AA	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02



	137/AA1	0-36	Padmanabha Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-36
	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	Represented by S. C. Mohan Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	Mallikarjuna Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-35
2011-12	137/A	4-25 4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Ananth Reddy	4-02
	137/AA	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Subaan Reddy	4-02
	137/AA1	0-36	Padmanabha Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-36
	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	Represented by S. C. Mohan Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	Mallikarjuna Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-35
2015-16	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Maddikunta Ananth Reddy S/o. Anji Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Maddikunta Subaan Reddy S/o. Anji Reddy	4-02
	137/AA1	0-36	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-36
	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-35
2017-18	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Maddikunta Ananth Reddy S/o. Anji	4-02



				Reddy	
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Maddikunta Subaan Reddy S/o. Anji Reddy	4-02
	137/AA1	0-36	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-36
	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-35
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-35
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-35
2018-19	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-35
	137/AA1	0-36	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-36
	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-35
	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Maddikunta Ananth Reddy S/o. Anji Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Maddikunta Subaan Reddy S/o. Anji Reddy	4-02
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-35
2019-20	137/AA2	0-35	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-35
	137/AA1	0-36	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-36



	137/AA4	0-35	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-35
	137/A1	4-02	Maddikunta Ananth Reddy S/o. Anji Reddy	Maddikunta Ananth Reddy S/o. Anji Reddy	4-02
	137/A2	4-02	Maddikunta Subaan Reddy S/o. Anji Reddy	Maddikunta Subaan Reddy S/o. Anji Reddy	4-02
	137/AA3	0-35	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-35

Pahanies with respect to Sy. No. 138 situated at **KOLLUR VILLAGE**, Ramachandrapuram Mandal, Sangareddy District.
Kuntuuri or Kuntuuru
Sy. No. 138:

Year	Sy. No.	Extent	Pattadar	Possessor	Extent
1960-61	138AA	1-35	Maddikunta Malla Reddy	Maddikunta Malla Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy	Maddikunta Veera Reddy	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1961-62	138/AA	1-35	Maddikunta Malla Reddy	Maddikunta Malla Reddy	
	138/AA	5-17	Maddikunta Ananth Reddy	Maddikunta Ananth Reddy	-
	138/E	5-17	Maddikunta (Not legible)	Maddikunta (Not legible)	-
1965-66	138/AA	1-35	Maddikunta Veera Reddy Balarama Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy Balarama Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1967-68	138/AA	1-35	Maddikunta Veera Reddy S/o. Narayana Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy Narayana Reddy Subaan	Maddikunta Veera Reddy Narayana Reddy Subaan	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1968-69	138/A	08-4	Maddikunta Anji Reddy	Maddikunta Anji Reddy	-
	138/AA	3-21	Maddikunta Veera Reddy S/o. Narayana Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	-



	138/E	3-21	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1972-73	138/A	1-35	Maddikunta Ram Reddy S/o. Narayana Reddy	Maddikunta Ram Reddy S/o. Narayana Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1976-77	138/A	1-35	Maddikunta Ram Reddy S/o. Narayana Reddy	Maddikunta Ram Reddy S/o. Narayana Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1980-81	138/A	1-35	Maddikunta Ram Reddy S/o. Narayana Reddy	Maddikunta Ram Reddy S/o. Narayana Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1982-83	138/A	1-35	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
	138/AA	5-17	Maddikunta Narayana Reddy S/o. Balarama Reddy	Maddikunta Narayana Reddy S/o. Balarama Reddy	-
	138/E	3-37	Maddikunta Ram Reddy S/o. Balarama Reddy	Maddikunta Ram Reddy S/o. Balarama Reddy	-
	138/EE	1-20	Maddikunta Narayana Reddy	Maddikunta Narayana Reddy	-
1985-86	138/A	1-35	Maddikunta Ram Reddy S/o. Narayana Reddy	Maddikunta Ram Reddy S/o. Narayana Reddy	-
	138/AA	5-17	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	-
	138/E	5-17	Maddikunta Ram Reddy	Maddikunta Ram Reddy	-
1987-88	138/A	1-35	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	Maddikunta Veera Reddy S/o. Maddikunta Narayana Reddy	1-35
	138/AA	5-17	Maddikunta Ram Reddy S/o. Balarama Reddy	Maddikunta Ram Reddy S/o. Balarama Reddy	5-13
	138/E	1-37	Ram Reddy Raagula Raamchandraiah	Ram Reddy Raagula Raamchandraiah	0-17 0-20



			S/o. Jangaiah	S/o. Jangaiah	
	138/E1	1-00	Narayana Reddy S/o. Balarama Reddy Raagula Ramchandraiah	Narayana Reddy S/o. Balarama Reddy Raagula Raamchandraiah	0-00 1-00
	138/E2	1-00	Narayana Reddy Raagula Raamchandraiah	Narayana Reddy Raagula Raamchandraiah	1-00
	138/E3	1-20	Narayana Reddy Raagula Raamchandraiah	Narayana Reddy Raagula Raamchandraiah	1-20
1989-90	138/E	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	-
	138/A	1-35	Maddikunta Veera Reddy S/o. Narayana Reddy	Maddikunta Veera Reddy S/o. Narayana Reddy	1-35
	138/AA	5-17	Maddikunta Veera Reddy S/o. Balarama Reddy	Maddikunta Veera Reddy S/o. Balarama Reddy	5-17
	138/E	1-37	Maddikunta Ram Reddy	Maddikunta Ram Reddy	1-37
	138/E1	1-00	Maddikunta Narayana Reddy	Maddikunta Narayana Reddy	1-00
	138/E2	1-00	Narayana Reddy Raagula Raamchandraiah	Narayana Reddy Raagula Raamchandraiah	1-00
	138/E3	1-20	Narayana Reddy Raagula Raamchandraiah	Narayana Reddy Raagula Raamchandraiah	1-20
1990-91	138/A	1-35	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	-
	138/AA	5-17	Maddikunta Narayana Reddy S/o. Balarama Reddy	Maddikunta Narayana Reddy S/o. Balarama Reddy	-
	138/E	1-37	Ram Reddy	Ram Reddy	-
	138/E1	1-00	Maddikunta Narayana Reddy	Maddikunta Narayana Reddy	-
	138/E2	1-00	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	-
	138/E3	1-20	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	-
1995-96	138 A1	12- 29 0-18	Mangalaram Sathi Reddy S/o. Sharva Reddy	M. Sathi Reddy	0-18



	A2	0-19	M. Venkat Reddy S/o. Sharva Reddy	M. Venkat Reddy	0-19
	A3	0-19	M. Ram Reddy S/o. Sharva Reddy	M. Ram Reddy	0-19
	A4	0-19	Mangalaram Laxma Reddy S/o. Sharva Reddy	M. Laxma Reddy	0-19
	AA	5-17	M. Narayana Reddy S/o. Balarama Reddy	M. Narayana Reddy	5-17
	E1	1-19	M. Ram Reddy S/o. Balarama Reddy	M. Ram Reddy	1-19
	E2	1-18	M. Narayana Reddy S/o. Balarama Reddy	M. Ram Reddy	1-18
	E3	2-20	Raagula Raamchandraiah S/o. Jangaiah	R. Raamchandraiah	2-20
1996-97	138/A1	12-29 0-18	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-18
	138/A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138/A3	0-19	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-19
	138/A4	0-19	Mangalaram Laxma Reddy S/o. Sharva Reddy	Laxma Reddy	0-19
	AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
2000-01	138/A	1-35	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	Mangalaram Sathi Reddy S/o. Sharva Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy Mangalaram Ram Reddy S/o. Sharva Reddy Mangalaram Laxma Reddy S/o. Sharva Reddy	0-18 ½ 0-18 ½ 0-19 0-19
	138/AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138/E	1-37	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	1-37
	138/E1	1-00	Maddikunta. Narayana	Narayana Reddy	1-00



			Reddy S/o. Balarama Reddy		
	138/E2	1-00	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah	1-00
	138/E3	1-20	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	1-20
2002-03	138/A1	12-19 0-18	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-18
	138/A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138/A3	0-19	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-19
	138/A4	0-19	Mangalaram Laxma Reddy S/o. Sharva Reddy	Laxma Reddy	0-19
	138/AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138/E	2-27	Kuntuuri Narsimha Reddy, S/o. Malla Reddy	Narsimha Reddy	2-37
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2003-04	138/A1	12-19 0-18	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-18
	138/A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138/A3	0-19	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-19
	138/A4	0-19	Mangalaram Laxma Reddy S/o. Sharva Reddy	Laxma Reddy	0-19
	138/AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138/E	2-37	Kuntuuri Narsimha Reddy, S/o. Malla Reddy	Narsimha Reddy	2-37
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2004-05	138/A1	12-19 0-18	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-18



	138/A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138/A3	0-19	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-19
	138/A4	0-19	Mangalaram Laxma Reddy S/o. Sharva Reddy	Laxma Reddy	0-19
	138/AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138/E	2-37	Kuntuuri Narsimha Reddy, S/o. Malla Reddy	Narsimha Reddy	2-37
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2005-06	138 A1	12-29 0-18	Mangalaram Sathi Reddy S/o. Sharva Reddy	Sathi Reddy	0-18
	138 A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138 A3	0-19	Mangalaram Ram Reddy S/o. Sharva Reddy	Ram Reddy	0-19
	138 A4	0-19	Mangalaram Laxma Reddy S/o. Sharva Reddy	Laxma Reddy	0-19
	138 AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138 E	2-37	Kuntuuri Narsimha Reddy, S/o. Malla Reddy	Narsimha Reddy	2-37
	138 EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2006-07	138/A1	0-18	M. Padmanabhaa Reddy S/o. Krishna Reddy M. Sathi Reddy S/o. Sharva Reddy	M. Padmanabhaa Reddy Sathi Reddy	0-18
	138/A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138/A3	0-19	M. Mallikaarjun Reddy S/o. Kishta Reddy M. Ram Reddy	M. Mallikaarjun Reddy M. Ram Reddy	0-19
	138/A4	0-19	M. Samba Shivva Reddy S/o. Samudaa Reddy	M. Samba Shivva Reddy	0-19



			M. Laxma Reddy S/o. Sharva Reddy	Laxma Reddy	
	138/AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138/E	2-37	Kuntuuri Narsimha Reddy, S/o. Malla Reddy	Narsimha Reddy	2-37
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2007-08	138/A1	0-18	M. Padmanabhaa Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-18
	138/A2	0-19	Mangalaram Venkat Reddy, S/o. Sharva Reddy	Venkat Reddy	0-19
	138/A3	0-19	M. Mallikarjuna Reddy S/o. Kishta Reddy	M. Mallikarjuna Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-19
	138/AA	5-17	Maddikunta. Narayana Reddy S/o. Balarama Reddy	Narayana Reddy	5-17
	138/E	2-37	Kuntuuri Narsimha Reddy, S/o. Malla Reddy	Narsimha Reddy	2-37
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2008-09	138/A1	0-18	M. Padmanabhaa Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-18
	138/A2	0-19	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy Mangalaram Venkat Reddy S/o. Sharva Reddy	Rep. by S. C. Mohan Reddy Venkat Reddy	0-19
	138/A3	0-19	Mallikarjuna Reddy S/o. Kishta Reddy	Mallikarjuna Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-19
	138/AA	5-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy Maddikunta Narayana Reddy S/o. Balarama Reddy	Rep. by S. C. Mohan Reddy Narayana Reddy	5-17
	138E	2-37	Messers. Shilpa Real	Rep. by S. C. Mohan	2-37



			Estate Pvt. Ltd. Rep. by, S. Mohan Reddy Kunturri Narsimha Reddy S/o. Malla Reddy	Reddy Narsimha Reddy	
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2009-10	138/A1	12-29 0-18	M. Padmanabhaa Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-18
	137/A2	0-19	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy	Rep. by S. C. Mohan Reddy	0-19
	138/AA3	0-19	Mallikarjuna Reddy S/o. Kishta Reddy	Mallikarjuna Reddy	0-19
	138/AA4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-19
	138/AA	5-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy	Rep. by S. C. Mohan Reddy	5-17
	138/E	2-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy	Rep. by S. C. Mohan Reddy	2-17
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2010-11	138 A1	12-29 0-18	M. Padmanabhaa Reddy S/o. Krishna Reddy	Padmanabhaa Reddy	0-18
	138 A2	0-19	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy	Rep. by S. C. Mohan Reddy	0-19
	138 A3	0-19	Mallikarjuna Reddy S/o. Kishta Reddy	Mallikarjuna Reddy	0-19
	138 A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-19
	138 AA	5-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Pratap Reddy	Rep. by, S. Pratap Reddy	5-17
	138 E	2-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. C. Mohan Reddy	Rep. by, S. C. Mohan Reddy	2-17
	138 EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2011-12	138/A1	12-	M. Padmanabhaa Reddy	Padmanabhaa Reddy	0-18



		29 0-18	S/o. Krishna Reddy		
	138/A2	0-19	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Mohan Reddy	Rep. by S. C. Mohan Reddy	0-19
	138/A3	0-19	Mallikarjuna Reddy S/o. Kishta Reddy	Mallikarjuna Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy	0-19
	138AA	5-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. Pratap Reddy	Rep. by, S. Pratap Reddy	5-17
	138/E	2-17	Messers. Shilpa Real Estate Pvt. Ltd. Rep. by, S. C. Mohan Reddy	Rep. by, S. C. Mohan Reddy	2-17
	138/EE	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raamchandraiah	2-20
2015-16	138/A1	0-18	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-18
	138/A2	0-19	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-19
	138/A3	0-19	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-19
	138/AA	5-17	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	5-17
	138/E1	2-37	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	2-37
	138/E2	2-2	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	2-2
2017-18	138/A1	0-18	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-18
	138/A2	0-19	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-19



	138/A3	0-19	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-19
	138/AA	5-17	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	5-17
	138/E1	2-37	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	2-37
	138/E2	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	2-20
2018-19	138//AA	5-17	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	5-17
	138/A1	0-18	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-18
	138/A3	0-19	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy S/o. Samudaa Reddy	M. Samba Shiva Reddy S/o. Samudaa Reddy	0-19
	138/E2	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	2-20
	138/AA2	0-19	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-19
	138/E1	2-37	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	2-37
2019-20	138/AA	5-17	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	5-17
	138/A1	0-18	M. Padmanabha Reddy S/o. Krishna Reddy	M. Padmanabha Reddy S/o. Krishna Reddy	0-18
	138/A3	0-19	M. Mallikarjuna Reddy S/o. Koti Reddy	M. Mallikarjuna Reddy S/o. Koti Reddy	0-19
	138/A4	0-19	M. Samba Shiva Reddy	M. Samba Shiva Reddy	0-19



			S/o. Samudaa Reddy	S/o. Samudaa Reddy	
	138/E2	2-20	Raagula Raamchandraiah S/o. Jangaiah	Raagula Raamchandraiah S/o. Jangaiah	2-20
	138/A2	0-19	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	0-19
	138/E1	2-37	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	M/s. Shilpa Real Estate Private Limited Represented by S. C. Mohan Reddy	2-37

Title Flow:

1. On perusal of Registered sale deed dated 20.10.1984 document no.6688/1984 that Sri Maddikunta Veera Reddy s/o Sri Narayana Reddy has sold the land admeasuring Ac.1-30 gts in survey no.137/AA and Ac.3-26 gts in survey no.138/A/AA total admeasuring Ac.5-16 guntas situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of 1.Sri Mangalaram Sathi Reddy s/o Sri Sharaba Reddy, 2. Sri Mangalaram Venkat Reddy s/o Sri Sharaba Reddy, 3.Sri Mangalaram Ram Reddy s/o Sri Sharaba Reddy and 4.Sri Mangalaram Laxma Reddy s/o Sri Sharaba Reddy vide registered sale deed document no.6688/1984 dated 20.10.1984 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However, Pattadar Pass Book & Title Deed Book in the name of Sri Maddikunta Veera Reddy s/o Sri Narayana Reddy was not submitted our perusal).*
2. Thereafter, it is observed from registered Agreement of Sale Cum General Power of Attorney (with possession) dated 15.12.2005 document bearing no.18934/2005 that Sri Mangalaram Sathi Reddy s/o Sri Sharaba Reddy is absolute owner of the land admeasuring Ac.0-36 guntas in survey no.137/AA1 and Ac.0-18 gts in survey no.138/A/1 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District. *(However, Pattadar Pass Book & Title Deed Book in the name of Sri Mangalaram Sathi Reddy was not submitted our perusal)*



3. After, Sri Mangalaram Sathi Reddy s/o Sri Sharaba Reddy died in the year 2003 leaving behind his wife and his four sons 1.Smt Rajamma w/o Late Sri Mangalaram Sathi Reddy, 2. Sri Mangalaram Manikya Reddy s/o Late Sri Mangalaram Sathi Reddy, 3.Sri Managalaram Sharba Reddy s/o Mangalaram Sathi Reddy, 4.Sri Mangalaram Damodar Reddy s/o Late Sri Mangalaram Sathi Reddy and 5. Mangalaram Sudhakar Reddy s/o Late Sri Mangalaram Sathi Reddy are legal heirs of the land admeasuring Ac.0-36 guntas in survey no.137/AA1 and Ac.0-18 gts in survey no.138/A/1 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District. *(However, Death Certificate of Sri Mangalaram Sathi Reddy and Pattadar Pass Book & Title Deed Books in the names 1.Smt Rajamma w/o Late Sri Mangalaram Sathi Reddy, 2. Sri Mangalaram Manikya Reddy s/o Late Sri Mangalaram Sathi Reddy, 3.Sri Managalaram Sharba Reddy s/o Mangalaram Sathi Reddy, 4.Sri Mangalaram Damodar Reddy s/o Late Sri Mangalaram Sathi Reddy and 5. Mangalaram Sudhakar Reddy s/o Late Sri Mangalaram Sathi Reddy and Legal heir Certificate in respect of Family Member Certificate of Late Sri Mangalaram Sathi Reddy Shall be submitted)*
4. On perusal of registered Deed of Rectification dated 26.11.2005 bearing document no.7913/2006 that Sri M Raghunandan Reddy s/o Late Sri Maddikunta Veera Reddy has executed deed of Rectification *said Principal registered sale deed document no.6688/1984 dated 20.10.1984 the area of Ac.5-16 gts was Mentioned in two Survey Numbers i.e., Ac.1-30 gts in survey no.137/AA and Ac.3-26 gts., in survey no.138/A/AA thus total area Ac.5-16 gts though the actual area remained as Ac.5-16 guntas., the area and survey numbers in each parcel of land were entered wrongly by mistake. The correct survey numbers and the areas is Ac.3-21 gts in survey no.137/AA and Ac.1-35 gts in survey no.138/A/AA thus the total admeasuring Ac.5-16 guntas and the same requires rectification accordingly and hence this deed of rectification executed in favor of 1. Sri Mangalaram Ram Reddy s/o Late Sri Mangalaram Sharba Reddy, 2. Sri Mangalaram Laxma Reddy s/o Late Sri Mangalaram Sharba Reddy, 3.Sri Mangalaram Venkat Reddy s/o Late Sri Mangalaram Sharba Reddy, 4.Smt Rajamma w/o Late Sri Mangalaram Sathi Reddy, 5. Sri Mangalaram Manikya Reddy s/o Late Sri Mangalaram Sathi Reddy, 6.Sri Mangalaram Sharba Reddy s/o Mangalaram Sathi Reddy, 7.Sri Mangalaram Damodar Reddy s/o Late Sri*



Mangalaram Sathi Reddy and 8. Mangalaram Sudhakar Reddy s/o Late Sri Mangalaram Sathi Reddy vide registered Deed of Rectification document bearing no. 7913/2006 dated 26.11.2005 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O).

a). Sathi Reddy Land admeasuring Ac.1-14 Guntas

5. Thereafter, 1.Smt Rajamma w/o Late Sri Mangalaram Sathi Reddy, 2. Sri Mangalaram Manikya Reddy s/o Late Sri Mangalaram Sathi Reddy, 3.Sri Mangalaram Sharba Reddy s/o Mangalaram Sathi Reddy, 4.Sri Mangalaram Damodar Reddy s/o Late Sri Mangalaram Sathi Reddy and 5. Sri Mangalaram Sudhakar Reddy s/o Late Sri Mangalaram Sathi Reddy have jointly executed registered Agreement of Sale Cum General Power of Attorney (with possession) in respect of land admeasuring Ac.0-36 guntas in survey no.137/AA1 and Ac.0-18 gts in survey no.138/A/1 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of 1.Smt Dr A. Sandya Reddy w/o Sri A. Narender Reddy and 2. Smt Batchu Archana w/o Sri Batchu Ravinder vide Registered Agreement of Sale Cum General Power of Attorney (with possession) document bearing no.18934/2005 dated 15.12.2005, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O).
6. Subsequently, Smt Rajamma w/o Late Sri Mangalaram Sathi Reddy, 2. Sri Mangalaram Manikya Reddy s/o Late Sri Mangalaram Sathi Reddy, 3.Sri Mangalaram Sharba Reddy s/o Mangalaram Sathi Reddy, 4.Sri Mangalaram Damodar Reddy s/o Late Sri Mangalaram Sathi Reddy and 5. Mangalaram Sudhakar Reddy s/o Late Sri Mangalaram Sathi Reddy are represented by their Agreement of Sale Cum General Power of Attorney (with possession) holders 1.Smt Dr A. Sandya Reddy w/o Sri A. Narender Reddy and 2. Smt Batchu Archana w/o Sri Batchu Ravinder have jointly sold the land admeasuring Ac.0-36 guntas in survey no.137/AA1 and Ac.0-18 gts in survey no.138/A/1 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Sri M. Padmanabha Reddy s/o Late M. Krishna Reddy vide registered sale deed document no.24024/2006 dated 18.10.2006, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However is Mutation Proceedings in the name*



of Sri M. Padmanabha Reddy s/o Late M. Krishna Reddy (relevant sale deed document no. 24024/2006) was not submitted our perusal).

Registered Joint Development Agreement Cum General Power of Attorney document bearing no.46330/2021

b). Mangalaram Laxma Reddy Land admeasuring Ac.1-14 Guntas

7. Thereafter, Sri Mangalaram Laxma Reddy s/o Late Sri Mangalaram Sharva Reddy has executed registered Agreement of Sale Cum General Power of Attorney (with possession) in respect of land admeasuring Ac.0-35 guntas in survey no.137/AA/4 and Ac.0-19 gts in survey no.138/A/4 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Sri G. Venkat Ramana Reddy s/o Late G.V. Ganga Reddy and 2. Sri A. Narender Reddy s/o Late A. Raghava Reddy vide Registered Agreement of Sale Cum General Power of Attorney (with possession) document bearing no.17805/2005 dated 02.12.2005, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However Mutation Proceedings & Pattadar Pass Book and Title deed book in the name of Sri Mangalaram Laxma Reddy s/o Late Sri Mangalaram Sharva Reddy was not submitted our perusal)*
8. Subsequently, Sri Mangalaram Laxma Reddy represented by their registered Agreement of Sale Cum General Power of Attorney (with possession) holders Sri G. Venkat Ramana Reddy s/o Late G.V. Ganga Reddy and 2. Sri A. Narender Reddy s/o Late A. Raghava Reddy have jointly sold the land admeasuring Ac.0-35 guntas in survey no.137/AA/4 and Ac.0-19 gts in survey no.138/A/4 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Sri M Sambasiva Reddy s/o Sri M Samada Reddy vide registered sale deed document bearing no.24021/2006 dated 18.10.2006, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However Mutation Proceedings in the name of Sri M Sambasiva Reddy s/o Sri M Samada Reddy was not submitted our perusal)*



it is observed that the property is an ancestral property in the hands of Sri Laxma Reddy, however, he Individually add the land extent in favor of M Sambasiva Reddy., in view of the same there may be claims in further from his family memebersor or Coparceners.

9. On perusal of Pattadar Pass Book and Title deed bearing no.T09210070426 vide Patta No.1427 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring Ac.0-35 guntas in survey no.137/AA4 and Ac.0-19 guntas insurvey no.138/A4 total admeasuring Ac.1-14 guntas and reflecting along with other survey numbers and extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in favor of **M Sambasiva Reddy s/o Sri M Samada Reddy.**
10. Thereafter, Sri. Samba Siva Reddy Madam S/o. Late Samada Reddy Madam has entered into Joint Development Agreement cum General Power of Attorney executed in favour of M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Sri. Pabbathi Prasanth Kumar in respect of land measuring 1694 Sq. Yards or Acres 0-14 Guntas (out of Ac. 0-35 Guntas), comprised in Survey No. 137/AA/4, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana vide registered Joint Development Agreement Cum General Power of Attorney document bearing no.46330/2021 dated 18.12.2021., On the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flat/Villas and the owner shall be entitled to 31500 sft of the saleable area out of the saleable area in the Project to constructed on the schedule Property and the Developer shall be entitled to retain the balance salable area in the Project to be constructed on the Project land along with the Proportionate parking units in the Project and the Proportionate undivided share of land towards Developers Share excluding the owner share and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy., It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.



Registered Joint Development Agreement Cum General Power of Attorney document bearing no.46331/2021

b). Mangalaram Ram Reddy Land admeasuring Ac.1-14 Guntas

11. Thereafter, Sri Mangalaram Ram Reddy s/o Late Sri Mangalaram Sharva Reddy has executed registered Agreement of Sale Cum General Power of Attorney (with possession) in respect of land admeasuring Ac.0-35 guntas in survey no.137/AA/3 and Ac.0-19 gts in survey no.138/A/3 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Sri G. Venkat Ramana Reddy s/o Late G.V. Ganga Reddy and 2. Sri A. Narender Reddy s/o Late A. Raghava Reddy vide Registered Agreement of Sale Cum General Power of Attorney (with possession) document bearing no.17804/2005 dated 02.12.2005, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However Mutation Proceedings & Pattadar Pass Book and Title deed book in the name of Sri Mangalaram Ram Reddy s/o Late Sri Mangalaram Sharva Reddy not submitted our perusal)*
12. Subsequently, Sri Mangalaram Ram Reddy s/o Late Sri Mangalaram Sharva Reddy represented by their registered Agreement of Sale Cum General Power of Attorney (with possession) holders Sri G. Venkat Ramana Reddy s/o Late G.V. Ganga Reddy and 2. Sri A. Narender Reddy s/o Late A. Raghava Reddy have jointly sold the land admeasuring Ac.0-35 guntas in survey no.137/AA/3 and Ac.0-19 gts in survey no.138/A/3 total admeasuring Ac.1-14 gts situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Sri M. Mallikarjun Reddy s/o Sri M. Koti Reddy vide registered sale deed document bearing no.24022/2006 dated 18.10.2006, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However Mutation Proceedings is in the name of Sri M. Mallikarjun Reddy s/o Sri M. Koti Reddy (relevant sale deed document bearing no.24022/2006) was not submitted our perusal).*



13. On perusal of Pattadar Pass Book and Title deed bearing no.T09210070264 vide Patta No.1425 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring Ac.0-35 guntas in survey no.137/AA3 and Ac.0-19 guntas insurvey no.138/A3 total admeasuring Ac.1-14 guntas and reflecting along with other survey numbers and extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in favor of Sri M. Mallikarjun Reddy s/o Sri M. Koti Reddy.
14. Pattadar pass book and Tittle Deed dated 01.12.2021 bearing no. T09210070054 Khatha No. 207 in Sy. No. 137/AA3/2 to an extent of Ac-0-25.00Gts.in favour of Sri. Malapati Vamsi Krishna S/o. Sri. Malapati Mallikarjuna Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.
15. Thereafter, 1. Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy, 2. Sri. Malapati Vamsi Krishna S/o. Malapati Mallikarjuna Reddy have jointly entered into Joint Development Agreement Cum General Power of Attorney executed in favour of M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Sri. Pabbathi Prasanth Kumar s/o Sri Pabbati Venkat Mohan Rao land measuring 6534 Sq. Yards or Ac. 1-14 Guntas i.e., (i) 1210 Sq. Yards or Acres 0-10 Guntas in Survey No. 137/AA3/1 (ii) 2299 Sq. Yards or Acres 0-19 Guntas in Survey No. 138/A3 (iii) 3025 Sq. Yards or Acres 0-25 Guntas in Survey No. 137/AA3/2, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana vide registered Joint Development Agreement Cum General Power of Attorney document dated 18.12.2021 bearing no.46331/2021, On the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flat/Villas and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.



C). Land admeasuring Ac.0-35 Guntas insurvey no.137/AA2 and Ac.0-19 guntas insurvey no.138/A2 total land admeasuring Ac.1-14 guntas

16. On perusal of Pattadar Pass Book bearing no.219929 vide Patta No.522 issued by Mandal Revenue officer Ramchandrapuram Mandal in respect of in respect of land admeasuring Ac.0-35 Guntas insurvey no.137/AA2 and Ac.0-19 guntas insurvey no.138/A2 total land admeasuring Ac.1-14 guntas situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in favor of Sri Mangalaram Venkat Reddy s/o Late Sri Mangalaram Sharva Reddy.
17. On perusal of Title Deed bearing no.219929 vide Patta No.522 issued by Mandal Revenue officer Ramchandrapuram Mandal in respect of in respect of land admeasuring Ac.0-35 Guntas insurvey no.137/AA2 and Ac.0-19 guntas in survey no.138/A2 total land admeasuring Ac.1-14 guntas situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in favor of Sri Mangalaram Venkat Reddy s/o Late Sri Mangalaram Sharva Reddy.
18. Thereafter, Sri Mangalaram Venkat Reddy s/o Late Sri Mangalaram Sharva Reddy has sold the land admeasuring Ac.1-14 gts in survey no 137/AA2 & 138/A2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of M/s Silpa Real Estates (P) Limited vide registered sale deed document bearing no.5763/2002 dated 05.09.2002, and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O). *(However Mutation Proceedings in the name of Sri Mangalaram Venkat Reddy s/o Late Sri Mangalaram Sharva Reddy not submitted our perusal).*
19. On perusal of Village land account (2) Register of Change C.C. Registered no.1/1996 in the year 1992-1993 of situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District issued by Mandal Revenue officer Ramchandrapuram Mandal, it is observed that Sri Maddikunta Anji Reddy is absolute owner of the land admeasuring Ac.8-04 guntas in survey no.137/A along with other survey numbers and extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District.



20. After, that Sri Maddikunta Anji Reddy is died, after his Legal heirs Sri Maddikunta Anantha Reddy s/o Sri Anji Reddy and Sri Maddikunta Subhan Reddy s/o Sri Anji Reddy are pattadars in respect of land admeasuring Ac.8-04 guntas in survey no.137/A along with other survey numbers and extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District vide Village land account (2) Register of Change C.C. Registered no.1/1996 in the year 1992-1993 issued by Mandal Revenue officer Ramchandrapuram Mandal. *(However Sri Maddikunta Anji Reddy death Certificate and Pattadar Pass Book and Title deed in the name of Maddikunta Anji Reddy was not submitted our perusal).*
21. Thereafter, Sri Maddikunta Anantha Reddy s/o Sri Anji Reddy has obtained Pattadar Pass Book & Title Deed bearing no.T09210070001 vide Patta No.1 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring Ac.4-02 guntas in survey no.137/A1 along with other survey numbers and extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District.
22. Thereafter, Sri Maddikunta Subhan Reddy s/o Sri Anji Reddy has obtained Pattadar Pass Book & Title Deed bearing no.T09210070001 vide Patta No.1 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring Ac.4-02 guntas in survey no.137/A1 along with other survey numbers and extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District.

Registered Joint Development Agreement Cum General Power of Attorney document bearing no.45828/2021

23. Thereafter, 1. M/s. Silpa Real Estates Private Limited 2. Sri. Maddikunta Anantha Reddy S/o. Sri. M. Anji Reddy 3. Sri. Maddikunta Subhan Reddy S/o. Sri. M. Anji Reddy have jointly entered into Joint Development Agreement Cum General Power of Attorney executed in favour of M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Sri Pabbati Venkata Mohan Rao s/o Sri P. Subba Rao in respect of land measuring Acres 8-16 Guntas (equivalent to 40656 Sq. Yards) (comprising (i) Acres 0-07 Guntas (equivalent to 847 Sq. Yards) in Survey No. 137/AA2 (ii) Acres 4-05 Guntas (equivalent to 19965 Sq. Yards) out of Acres 5-17 Guntas in Survey No. 138/AA, Acres 0-19 Guntas (equivalent to 2299 Sq. Yards) 138/AA and (iii) Acres 1-32½ Guntas (equivalent to 8772.5 Sq.



Yards) in Survey No. 137/A1 and Acres 1-32½ Guntas (equivalent to 8772.5 Sq. Yards) in Survey No. 137/A2, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana vide registered Joint Development Agreement Cum General Power of Attorney dated 24.02.2021 document bearing no.45828/2021., on the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flats/Villas and the owner shall be entitled to 88667 sft of the saleable area out of the saleable area in the Project to constructed on the schedule Property and the Developer shall be entitled to retain the balance salable area in the Project to be constructed on the Project land along with the Proportionate parking units in the Project and the Proportionate undivided share of land towards Developers Share excluding the owner share and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy. It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.

Registered Joint Development Agreement Cum General Power of Attorney document bearing no.45829/2021

24. On perusal of registered sale deed dated 31.07.1997 documents no. 3308/1997 that 1. Maddikunta Ram Reddy s/o Sri Bal Reddy & 2. Sri Maddikunta Narayana Reddy s/o Sri Bal Reddy have jointly sold the land admeasuring 1. Ac.1-19 guntas in survey no.138/E and Survey no.Ac.1-18 guntas in survey no.138/E total land admeasuring Ac.2-37 Guntas situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Sri Kuntur Narsimha Reddy s/o Sri Malla Reddy and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy. (However, Pattadar Pass Book bearing no.219751 vide Patta No.409 issued by MRO Ramchandrapuram in favor of Sri Maddikunta Ram Reddy s/o Sri Bal Reddy and Pattadar Pass Book bearing no.294174 vide Patta No.180 issued by MRO Ramchandrapuram in favor of Sri Maddikunta Narayana Reddy s/o Sri Bal Reddy was not submitted our perusal).
25. On perusal of Title Deed Book & Pattadar Pass Book bearing no.441485 vide Patta No.1033 issued by Revenue Divisional officer Sanga Reddy, reflecting in respect of land admeasuring Ac.2-37 guntas in survey no.138/E situated at



Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in favor of Sri Kunturu Narsimha Reddy s/o Late Sri Malla Reddy.

26. On perusal of registered sale deed dated 08.01.1998 document bearing no.80/1998, that 1.Sri Kothkapu Anji Reddy S/o Sri Malla Reddy & 2. Sri Kothakapu Anusuja w/o Sri Laxma Reddy have jointly executed in respect of land admeasuring Ac.0-26 guntas in survey no.119/AA and Ac.0-26 guntas in survey no.119/AA/2 total admeasuring Ac.1-12 Guntas situated at Kolluru village & Gramapanchayat, Ramchandrapuram Mandal, Medak District (present District Sanga Reddy) in favor of Smt Kunturu Bujjamma w/o Late Sri K. Rajamalla Reddy vide registered sale deed document bearing no. 80/1998 dated 08.01.1998 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.
27. Thereafter, 1. Smt Kunturu Bujjamma w/o Late Sri K. Rajamalla Reddy and 2. Sri Kunturu Narsimha Reddy s/o Late Sri K. Rajamalla Reddy have jointly sold the land admeasuring Ac.1-12 guntas in survey no. 119/AA & Ac.2-37 guntas 138/E total admeasuring Ac.4-09 guntas situated at Kollur Village, Ramchandrapuram Mandal, Ranga Reddy District executed in favor of M/s Silpa Real Estate (P) Ltd represented by its Managing Director S.C. Mohan Reddy s/o S.K Chenna Reddy vide registered sale deed document no.7628/2003 dated 22.08.2003 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy. *(However Mutation Proceedings is in the name M/s Silpa Real Estate (P) Ltd not submitted our perusal).*
28. Thereafter, M/s. Silpa Real Estates Private Limited has entered into Joint Development Agreement Cum General Power of Attorney executed in favour of M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Sri. Pabbathi Prasanth Kumar in respect of land measuring Acres 2-37 Guntas comprised in Survey No. 138/E, situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in the State of Telangana vide registered Joint Development Agreement Cum General Power of Attorney document bearing no.45829/2021 dated 23.08.2021., On the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flats/Villas and the owner shall be entitled to 88667 sft of the saleable area out of the saleable area in the Project to constructed on the schedule Property and the Developer shall be entitled to retain the balance salable area in the Project to be constructed on the



Project land along with the Proportionate parking units in the Project and the Proportionate undivided share of land towards Developers Share excluding the owner share and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy., It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.

Joint Development Agreement Cum General Power of Attorney document bearing no.15679/2022, (link registered sale deed document no.8283/2006).

29. On perusal of Title Deed Book bearing no.294170 vide Patta No.176 issued by Revenue Divisional officer Sanga Reddy, reflecting in respect of land admeasuring Ac.5-17 guntas in survey no.138/AA along with other survey numbers an extent situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in favor of Maddikunta Narayana Reddy s/o Sri Bal Ram Reddy. *(However, Pattadar Pass Booin the name of Sri Maddikunta Narayanareddy s/o Sri Bal Ram Reddy was not submitted our perusal).*
30. Thereafter, Sri Maddikunta Narayanareddy s/o Sri Bal Ram Reddy has executed Registered Agreement of Sale Cum General Power of Attorney in respect of land admeasuring Ac.5-17 guntas in survey no.138/AA situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of M/s Silpa Real Estates (P) Ltd vide represented by its M.D. Sri S.C. Mohan Reddy s/o S. K Chenna Reddy vide Registered Agreement of Sale Cum General Power of Attorney document bearing no.2773/2002 dated 30.04.2002 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.
31. Subsequently, Sri Maddikunta Narayanareddy s/o Sri Bal Ram Reddy has sold the land admeasuring Ac.5-17 guntas in survey no.138/AA situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of M/s Silpa Real Estates (P) Ltd vide represented by its M.D. Sri S.C. Mohan Reddy s/o S. K Chenna Reddy vide Registered sale deed document bearing no.8283/2006 dated 23.03.2006 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.



32. Thereafter, M/s. Silpa Real Estates Private Limited have jointly entered into Joint Development Agreement Cum General Power of Attorney executed in favour of M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Smt. Bhargavi Yakkali W/o. Sri. Pabbathi Prasanth Kumar land measuring Acres 0-19 Guntas out of Acres 5-17 Guntas in Survey No. 138/AA, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana vide registered Joint Development Agreement Cum General Power of Attorney document bearing no.15679/2022 dated 26.04.2022., On the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flats/Villas and the owner shall be entitled to 88667 sft of the saleable area out of the saleable area in the Project to constructed on the schedule Property and the Developer shall be entitled to retain the balance salable area in the Project to be constructed on the Project land along with the Proportionate parking units in the Project and the Proportionate undivided share of land towards Developers Share excluding the owner share and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy., It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.

Joint Development Agreement Cum General Power of Attorney document bearing no.45830/2021

33. Thereafter, M/s. Silpa Estates Private Limited has entered into Joint Development Agreement Cum General Power of Attorney executed in favour of M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Sri. Pabbathi Prasanth Kumar in respect of land measuring Acres 0-32 guntas out of Acres 5-17 Guntas in Survey No. 138/AA, situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, Telangana vide registered Joint Development Agreement Cum General Power of Attorney document bearing no.45830/2021 dated 23.08.2021., On the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flats/Villas and the owner shall be entitled to 88667 sft of the saleable area out of the saleable area in the Project to constructed on the schedule Property and the Developer shall be entitled to retain the balance salable area in the Project to be constructed on the Project land along with the Proportionate parking units in the Project and the Proportionate undivided share of land towards Developers Share excluding the



owner share and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy., It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.

Registered sale deed document no.424/2021

34. On perusal of 1-B Namuna(ROR) (specimen copy) dated 02.11.2021 in respect of Land admeasuring Ac.0-14 gts in survey no. 137/AA1/2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District reflecting in the name of M/s Shilpa Ektha Joint Venture.
35. On perusal of Registered sale deed dated 02.11.2021 document bearing no.395/2021 that M/s Shilpa Ektha Joint Venture represented by Sri Singareddy Ravi Chandra Kishore Reddy has sold the land admeasuring Ac.0-14 gts in survey no. 137/AA1/2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of Smt Pabbathi Bhargavi w/o Sri Pabbathi Prashanth Kumar Registered sale deed document bearing no.395/2021 dated 02.11.2021 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy., *(Howeve, Pattadar Pass Book & Title deed / Mutation Proceedings in the name of M/s Shilpa Ektha Joint Venture documents was not submitted our perusal).*
36. On perusal of Pattadar Pass Book and Title deed document bearing no.T09210071619 vide Katha No.60391 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring in survey no.Ac.0-14 gts in survey no.137/AA1/2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District issued in favor of Smt Pabbathi Bhargavi w/o Sri Pabbathi Prashanth Kumar.
37. Thereafter, Smt Pabbathi Bhargavi w/o Sri Pabbathi Prashanth Kumar has sold the land admeasuring Ac.0-14 gts in survey no.137/AA1/2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of M/s R S Pasura Tellapur Builders LLP represented by Pabbathi Prasanth Kumar



vide registered sale deed document no.424/2021 dated 16.11.2021 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.

38. On perusal of Pattadar Pass Book and Title deed document bearing no.T09210071627 vide Katha No.60399 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring Ac.0-14 gts in survey no.137/AA1/2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District issued in favor of M/s R S Pasura Tellapur Builders LLP represented by Pabbathi Prasanth Kumar.

39. On perusal of Pattadar Pass Book and Title deed document bearing no.T09210071618 vide Katha No.60390 issued by Tahsildar Ramchandrapuram Mandal, in respect of land admeasuring Ac.0-12 gts in survey no.137/AA1/1/2 & Ac.0-08 gts in survey no.138/A1/2 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District issued in favor of M/s R S Pasura Tellapur Builders LLP represented by Pabbathi Prasanth Kumar.

Registered Development Agreement Cum General Power of Attorney document bearing no.25233/2021 & Registered sale deed document no.25232/2021.

40. On perusal of the Record of Rights proceedings bearing No. B/7967/2019 dated on 30.12.2019 issued by Tahsildar & Recording Authority, Ramchandrapuram Mandal that land to an extent of Ac. 0-18 Guntas in survey no.138/A1 and Ac.0-36 Guntas in survey no.137/AA1 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District has been mutated in favor M/s Silpa Ektha Joint Venture represented by its Partner Sri S. Ravi Chandra Kishore Reddy s/o Sri S.C Mohan Reddy in respect of property purchased vide document no. 1634/2013., (However registered sale deed document no.1634/2013 dated 28.01.2013 was not submitted our perusal).

41. On perusal of Registered sale deed dated 06.03.2020 document bearing no.9889/2020 it is observed that M/s Silpa Ektha Joint Venture represented by its Partner Sri S. Ravi Chandra Kishore Reddy s/o Sri S.C Mohan Reddy has sold the land admeasuring 4840 Square Yards in survey no.137/AA1 and 138/A/1



or equivalent to Ac.1-00 gts (out of Ac.1-14 gts) Remaining 14 Guntas affected by 100 feet road situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of M/s Ektha Prime Builders represented by its Managing Partner Sri Musani Sreenivasa Reddy s/o Sri Musani Narayana Reddy vide registered sale deed document no.9889/2020 dated 06.03.2020 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy having the purchased the same vide registered sale deed document no.1634/2013 dated 28.01.2013.

42. Thereafter, M/s Ektha Prime Builders represented by its Managing Partner Sri Musani Sreenivasa Reddy s/o Sri Musani Narayana Reddy has sold the land admeasuring 4840 Square Yards in survey no.137/AA1 and 138/A/1 or equivalent to Ac.1-00 gts (out of Ac.1-14 gts) Remaining 14 Guntas affected by 100 feet road situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of 1. Sri Morthala Srinivas Reddy s/o Sri Venki Reddy Morthala and 2. Smt Morthala Padmavathi w/o Sri Morthala Srinivas Reddy vide Registered sale deed document no.16015/2020 dated 20.06.2020 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.

43. Thereafter, Sri Morthala Srinivas Reddy s/o Sri Venki Reddy Morthala and 2. Smt Morthala Padmavathi w/o Sri Morthala Srinivas Reddy have jointly sold the land admeasuring 1290 Square Yards (out of 2500 Square Yards belongs to Landowner No.1) in survey no.137/AA1 and admeasuring 1130 Square Yards (out of 2340 Square Yards belongs to Land owner no.2 in survey no. 138/A/1 total admeasuring 2420 Square Yards situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District executed in favor of **M/s RS Pasuraa Tellapur Builders LLP represented by its Partner Smt Bhargavi Yakkali w/o Sri Pabbathi Prasanth Kumar** vide Registered sale deed document no.25232/2021 dated 05.07.2021 and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy (R.O).

44. Thereafter, 1. Sri Morthala Srinivas Reddy s/o Sri Venki Reddy Morthala and 2. Smt Morthala Padmavathi w/o Sri Morthala Srinivas Reddy have jointly entered into Development Agreement Cum General Power of Attorney executed in favor of **M/s RS Pasuraa Tellapur Builders LLP represented by its Partner Smt**



Bhargavi Yakkali w/o Sri Pabbathi Prasanth Kumar in respect land admeasuring 1210 Square Yards (out of 2500 Square Yards belongs to Land owner No.1), and 1210 Square Yards (out of 2340 Square Yards belongs to Landowner No.2), Thus total admeasuring 2420 Square Yards equivalent to half Acre comprised in survey nos.137/AA1 and 138/A/1 situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District, Telangana and the 1. Sri Morthala Srinivas Reddy s/o Sri Venki Reddy Morthala and 2. Smt Morthala Padmavathi w/o Sri Morthala Srinivas Reddy are shall entitled 45000 Square feet of the saleable area, out of the total saleable area in the Project to be constructed in terms of Annexure-B on the Schedule Property, along with the Proportionate Undivided share of land vide Registered Development Agreement Cum General Power of Attorney document bearing no.25233/2021 dated 05.07.2021., On the terms and conditions that M/s. RS Pasuraa Tellapur Builders LLP shall develop the land into residential Flats/Villas and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy., It is further observed that the Developer has been given power to create mortgage on the Developer's share of property including development rights in favor of Banks and Financial Institutions and the same is referred under Clause 11 (11.1(d)) of the said document.

45. *On perusal of Docket Order dated 03.08.2021, O.S. No.182/2016 in the Court of the Additional District Judge (F.T.C) at Sanga Reddy and the the Petitioner/ Plaintiffs have voluntary accepted for Settlement and receipt of the said amount the respondents/defendant No.7 towards full and final settlement respect of land in Sy No.138/E, (138/E1 and 138/E2) extent Ac.02-37 Guntas situated at Kollur village, and Ramchandrapuram Mandal, Sanga Reddy District, it is pryed that this Hon'ble court my bepleased to record the compromise in the terms of of the compromise the suit filed by the plaintiffs may be dismissed against the defendant no.7, without costs in respect of land in Sy No.138/E, (138/E1 and 138/E2) extent Ac.02-37 Guntas situated at Kollur village, and Ramchandrapuram Mandal, Sanga Reddy District i.e., part of suit schedule Property., in view of Compromise the plaintiffs shall not claim any right or title in respect of land in Sy No.138/E, (138/E1 and 138/E2) extent Ac.02-37 Guntas of land they are admitting the defendant no.7 is absolute owner and possessor of the said Property.*



46. On perusal of the land conversion proceedings dated 08.02.2019 bearing Proceedings No. 2100055649 issued by Tahsildar & Joint Sub Registrar officer Ramchandrapuram, that Sri Maddikunta Ananth Reddy has obtained land conversion proceedings for change of land use from agricultural use to non-agricultural use in respect of land to an extent of Ac.1-3250 Guntas (out of 4-0200 Guntas) in survey no.137/A/1 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District in the State of Telangana.
47. On perusal of the land conversion proceedings dated 08.02.2019 bearing Proceedings No. 2100055737 issued by Tahsildar & Joint Sub Registrar officer Ramchandrapuram, that Sri Maddikunta Subhan Reddy has obtained land conversion proceedings for change of land use from agricultural use to non-agricultural use in respect of land to an extent of Ac.1-3250 Guntas (out of 4-0200 Guntas) in survey no.137/A/2 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District in the State of Telangana.
48. On perusal of the land conversion proceedings dated 13.12.2021 bearing Proceedings No. 2100953609 issued by Tahsildar & Joint Sub Registrar officer Ramchandrapuram, that M/s Silpa Real Estates Private Limited represented by S Ravi Chandra Kishore Reddy has obtained land conversion proceedings for change of land use from agricultural use to non-agricultural use in respect of land to an extent of Ac.5-17 guntas in survey no.138/AA situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District in the State of Telangana.
49. On perusal of the land conversion proceedings dated 13.12.2021 bearing Proceedings No. 2100953770 issued by Tahsildar & Joint Sub Registrar officer Ramchandrapuram, that M/s Silpa Real Estates Private Limited represented by S Ravi Chandra Kishore Reddy has obtained land conversion proceedings for change of land use from agricultural use to non-agricultural use in respect of land to an extent of Ac.0-19 guntas in survey no.138/A/2 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District in the State of Telangana.



50. On perusal of the land conversion proceedings dated 13.12.2021 bearing Proceedings No. 2100739303 issued by Tahsildar & Joint Sub Registrar officer Ramchandrapuram, that M/s Silpa Real Estates Private Limited represented by S Ravi Chandra Kishore Reddy has obtained land conversion proceedings for change of land use from agricultural use to non-agricultural use in respect of land to an extent of Ac.0-07guntas (out of Ac.0-3500 guntas) in survey no.138/AA/2 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District in the State of Telangana.

Summary of Land Extent held by M/s. RS Pasura Tellapur Builders LLP.

Sl.No.	DAGPA/Sale Deed	Sy. No.	Extent	Share
1.	Joint Development Agreement Cum General Power of Attorney Doc. No. 15679/2022	138/AA	Acres 0-19 Guntas out of Acres 5-17 Guntas	
2.	Development Agreement Cum General Power of Attorney Doc. No. 25233/2021	137/AA 1 & 138/A/ 1	land measuring 1210 Sq. Yards (out of 2500 Square Yards belongs to land owner No.1), and 1210 square Yards (out of 2340 Square Yards belongs to Land owner no.2), thus total admeasuring 2420 Square Yards equivalent to Half Acre comprised in survey Nos. 137/AA1 and 138/A/1.	
3.	Sale Deed Doc. No. 25232/2021	137/AA 1 & 138/A/	land measuring 1290 Sq. Yards (out of 2500 Square Yards belongs to land	



		1	owner No.1), and 1130 square Yards (out of 2340 Square Yards belongs to Land owner no.2), thus total admeasuring 2420 Square Yards equivalent to Half Acre comprised in survey Nos. 137/AA1 and 138/A/1.	
4.	Joint Development Agreement Cum General Power of Attorney Doc. No. 46331/2021	137/AA 3/1, 138/A3 137/AA 3/2	land total measuring 6534 Sq. Yards or Ac. 1-14 Guntas i.e., (i) 1210 Sq. Yards or Acres 0-10 Guntas in Survey No. 137/AA3/1 (ii) 2299 Sq. Yards or Acres 0-19 Guntas in Survey Nos. 138/A3, (iii) 3025 Sq. Yards or Acres 0-25 Guntas in Survey No. 137/AA3/2,	
5.	Joint Development Agreement Cum General Power of Attorney Doc. No. 45830/2021	138/AA	Acres 0-32 Guntas out of Acres 5-17 Guntas	
6.	Joint Development Agreement Cum General Power of Attorney Doc. No. 45829/2021	138/E	Acres 2-37 Guntas comprised	



7.	Joint Development Agreement Cum General Power of Attorney Doc. No. 45828/2021	137/AA 2 138/AA 138/AA 137/A1 137/A2	Acres 8-16 Guntas (equivalent to 40656 Sq. Yards) (Comprising (i) Acres 0-07 Guntas (equivalent to 847 Sq. Yards) in Survey No. 137/AA2 (ii) Acres 4-05 Guntas (equivalent to 19965 Sq. Yards) out of Acres 5-17 Guntas in Survey No. 138/AA, Acres 0-19 Guntas (equivalent to 2299 Sq. Yards) 138/AA and (iii) Acres 1-32½ Guntas (equivalent to 8772.5 Sq. Yards) in Survey No. 137/A1 and Acres 1-32½ Guntas (equivalent to 8772.5 Sq. Yards) in Survey No. 137/A2	
8.	Sale Deed Doc. No. 424/2021	137/AA 1/2	0-14.00 Guntas	
9.	Sale Deed Doc. No. 46330/2021	137/AA /4	1694 Square Yards or Acre 0-14 Guntas (out of Ac.0-35 Guntas) comprised	



IV. Remarks:

Further document requirements of RS Pasura Tellapur Builders LLP situated at Kollur Village, Ramchandrapuram Mandal, Sanga Reddy.

1. Pattadar Pass Book & Title deed No.Y-219909 vide Patta No.492 issued by Mandal Revenue officer Ramchandrapuram Mandal in favor of Mangalaram Laxma Reddy (reflecting in registered AGPA document no.17805/2005).
2. Mutation proceedings in the name of in the name of Sri M. Sambashiva Reddy (relevant registered sale deed document no.24021/2006), if available.
3. Death Certificate & Family Member Certificate of Sri Mangalaram Sathi Reddy (relevant registered sale deed document no.24024/2006).
4. Legal heir certificate of Sri Maddikunta Balram Reddy (relevant 8283/2006 Sri Maddikunta Narayana Reddy extent Ac.5-17 Guntas in survey no.138/AA). (Since ancestral property in the hands of Sri Maddikunta Narayan Reddy S/o Balram Reddy has sold the entire property without making family members as party to the transaction).

Joint Pattadars in survey no. 137/AA land Extnet Ac.3-21 gts		
Maddikunta Veera Reddy	Survey No.137/AA	Ac.1-30.5 gts
Maddikunta Narayana Reddy	Survey No.137/AA	Ac.1-30.5 gts
Total		Ac.3-21 gts



Joint Pattadars in survey no. 138/A land Extnet Ac.1-35 gts		
Maddikunta Veera Reddy	Survey No.138/A	Ac.0-37.5 gts
Maddikunta Narayana Reddy	Survey No.138/A	Ac.0-37.5 gts
Total		Ac.1-35 gts

Joint Pattadars in survey no. 138/AA land Extnet Ac.5-17 gts		
Maddikunta Veera Reddy	Survey No.138/AA	Ac.2-28.5 gts
Maddikunta Narayana Reddy	Survey No.138/AA	Ac.2-28.5 gts
Total		Ac.5-17 gts

1. Sri Veera Reddy having the land admeasuring Ac.5-16.5 guntas

Maddikunta Veera Reddy	Survey	Ac.1-30.5 gts
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	No.137/ AA	
	Survey No.138/ A	Ac.0-37.5 gts
	Survey No.138/ AA	Ac.2-28.5 gts
Total admeasuring		Ac.5-16.5 gts

Sri Veera Reddy has sold the land in Survey No. 137/AA land extent Ac.1-30 gts and Survey no.138/A/AA extent Ac.3-36 gts Total land admeasuring Ac.5-16 Guntas. (Relevant vide Registered Sale deed document no. 6688/1984)

And

2. Sri Maddikunta Narayana Reddy having the land admeasuring Ac.5-16.5 gts

Maddikunta Veera Reddy	Survey No.137/ AA	Ac.1-30.5 gts
	Survey No.138/ A	Ac.0-37.5 gts
	Survey No.138/ AA	Ac.2-28.5 gts
Total admeasuring		Ac.5-16.5 gts



Sri Maddikunta Narayana Reddy has sold the land in Survey No. 138/AA land extent Ac. 5-17 guntas (relevant vide Registered Sale deed document no. 8283/2006).

In view of the same, amendment register extracts referring the split of joint pattas reflecting the entitlement by both Sri Veera Reddy and Sri Narayan Reddy shall be submitted in support of sale deeds executed by aforesaid individuals.

5. Since the properties are ancestral properties, Family members (verified through family member's certificate issued by competent authority) who have not joined the transaction earlier and further all the family members shall execute ratification deeds to confirm the title over the property in favor of present owners.
6. Mutation proceedings in the name of M/s Silpa Real Estate Private Ltd (relevant registered sale deed document no.8283/2006).
7. Registered Sale deed No.1634/2013 (reflecting in registered sale deed 9889/2020).
8. Mutation proceedings in the name of in the name of Sri Morthala Srinivas Reddy s/o Sri Venki Reddy Morthala and 2.Smt Morthala Padmavathi w/o Sri Morthala Srinivas Reddy (relevant registered sale deed document no.16015/2020)
9. Death Certificate of Sri K Rajamalla Reddy (relevant registered sale deed document no.7628/2003).
10. Legal heir certificate of Sri K Rajamalla Reddy (relevant registered sale deed document no.7628/2003).
11. Pattadar Pass Book & Title Deed No.13 Y2211 (reflecting in registered sale deed documents no. 7628/2003)
12. How did Silpa Ektha Joint Venture purchase the land extent Ac.0-14 Guntas in survey no.137/AA1/2 sold through Document 395/2021?
13. Since the property is an ancestral property all the Family members of present owners shall join as party to the transactional documents to be registered.

V. Encumbrances:

1. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125825134 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 424/2021 and 4392/2019 are relevant to this schedule property.



2. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125823956 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 15679/2022, 8283/2006 and 8283/2006 are relevant to this schedule property.
3. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824279 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 25232/2021 and 16015/2020 are relevant to this schedule property.
4. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824156 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 25233/2021 and 16015/2020 are relevant of this schedule property.
5. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824985 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 45828/2021, 8286/2006, 5763/2002 and 5763/2002 are relevant of this schedule property.
6. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824749 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 45829/2021, 7628/2003 and 7628/2003 are relevant of this schedule property.
7. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824618 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 45830/2021, 8283/2006 and 8283/2006 are relevant of this schedule property.
8. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824367 for the period of 40 years from 01.01.1983 to 23.01.2023 on best-efforts basis and noted that the relevant transaction documents are: 46330/2021 and 24021/2006 are relevant of this schedule property.
9. Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824445 for the period of 40 years from 01.01.1983 to 23.01.2023, on best-efforts basis and noted that the relevant transaction documents are: 46331/2021, 481/2021 and 24022/2006 are relevant of this schedule property.
10. Statement of Encumbrance Certificate dated 30.01.2024 bearing Statement No. 152254325 for the period of 29 years from 01.01.1983 to 29.01.2024, on best-efforts



basis and noted that the relevant transaction documents are: 18125/2023, 15679/2022, 46331/2021, 46330/2021, 45830/2021, 45829/2021 and 45828 2021 are relevant of this schedule property.

It is further observed from aforesaid Statement of Encumbrance Certificates that there are no adverse transactions found against schedule property.

VI. Searches:

Searches at Sub Registrar of Assurances:

Online Searches Conducted on best efforts basis at Joint Sub-Registrar of Assurances, Sanga Reddy, on 23.01.2024 and details of document bearing no. 25232/2021, 25233/2021 and 45828/2021, has been verified and there is no prohibition on the said property.

Court searches:

Court Search is conducted in www.ecourts.gov.in website, on best efforts basis has been carried and the O.S. No.182/2016 District Court Sanga Reddy, Petitioner R.Suheela and another V/s M. BuchiReddy 7 others respondents case pending against the Borrower/Mortgagor.

It is obereved Docket Order dated 03.08.2021, O.S. No.182/2016 in the Court of the Additional District Judge (F.T.C) at Sanga Reddy and the the Petioner/ Plaintiffs have voluntary accepatad for Settlement and receipt of the said amount the respondents/defendant No.7 towards full and final settlement respect of land in Sy No.138/E, (138/E1 and 138/E2) extent Ac.02-37 Guntas situated at Kollur village, and Ramchandrapuram Mandal, Sanga Reddy District, it is pryed that this Hon'ble court my bepleased to record the compromise in the terms of of the compromise the suit filed by the plaintiffs may be dismissed against the defendant no.7, without costs in respect of land in Sy No.138/E, (138/E1 and 138/E2) extent Ac.02-37 Guntas situated at Kollur village, and Ramchandrapuram Mandal, Sanga Reddy District i.e., part of suit schedule Property.



VII. Conclusion of Report:

On perusal of the above documents and what stated above, I am of the opinion that M/s. RS Pasuraa Tellapur Builders LLP represented by its Partner Sri Pabbati Venkata Mohan Rao s/o Sri P. Subba Rao has / have clear, marketable and free from encumbrances title as owner to Schedule VIII, Schedule IX of the Schedule Property described hereinabove; that 1. Sri Morthala Srinivas Reddy s/o Sri Venki Reddy Morthala, 2. Smt Morthala Padmavathi w/o Sri Morthala Srinivas Reddy, 3. M/s. Silpa Estates Private Limited, 4. M/s. Silpa Real Estates Private Limited, 5. Sri. Maddikunta Anantha Reddy S/o. Sri. . M. Anji Reddy 6. Sri. Maddikunta Subhan Reddy S/o. Sri. M. Anji Reddy, 7. Sri Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy, 8. Sri. Malapati Vamsi Krishna S/o. Malapati Mallikharjuna Reddy and 9. **M Sambasiva Reddy s/o Sri M Samada Reddy** have clear, marketable and free from encumbrances title as owners to Schedule I to Schedule VII, of the Schedule Property described hereinabove and M/s. RS Pasuraa Tellapur Builders LLP has clear and marketable development rights over same., M/s. RS Pasuraa Tellapur Builders LLP can create valid and enforceable as per applicable laws of Telangana.


K V Ravi Mohan
Advocate


Prepared by: M Shekhar



Note: This Opinion is client privileged, confidential and not meant for public circulation or dissemination. This Report has been prepared based on documents submitted to us and the assumption that all documents and information furnished to us by the Owner is genuine and authentic and in full force and effect and the Owner has made full and complete disclosure of all facts relating to the Property. Searches conducted at SRO/Tahsildar Office are on best efforts basis.

Annexure

Original documents to be obtained at the time of creation of Mortgage

Sl. No.	Description of document	Photo copy/ Original
1.	Registered Joint Development Agreement Cum General Power of Attorney dated 26.04.2022 bearing document no. 15679/2022 executed by M/s. Silpa Real Estates Private Limited and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Original
2.	Registered Development Agreement Cum General Power of Attorney dated 05.07.2021 bearing document no. 25233/2021 executed by Sri. Morthala Srinivasa Reddy and another and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Original
3.	Registered Sale Deed dated 05.07.2021 bearing document no. 25232/2021 executed by Sri. Morthala Srinivasa Reddy S/o. Sri. Venki Reddy Morthala and another in favour of M/s. R S Pasuraa Tellapur Builders LLP document was registered at the Office of Sub - Registrar of Assurances, Sangareddy.	Original
4.	Registered Joint Development Agreement Cum General Power of Attorney dated 18.12.2021 bearing document no. 46330/2021 executed by Sri. Samba Siva Reddy Madam S/o. Late Sri. Samada Reddy Madam and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Original
5.	Registered Joint Development Agreement Cum General Power of Attorney dated 18.12.2021 bearing document no. 46331/2021 executed by Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy and another and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Original
6.	Registered Joint Development Agreement Cum General Power of Attorney dated 23.08.2021 bearing document no. 45830/2021 executed by M/s. Silpa Real Estates Private Limited and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Original
7.	Registered Joint Development Agreement Cum General Power of Attorney dated 23.08.2021 bearing document no. 45829/2021	Original



	executed by M/s. Silpa Real Estates Private Limited and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	
8.	Registered Joint Development Agreement Cum General Power of Attorney dated 24.02.2021 bearing document no. 45828/2021 executed by M/s. Silpa Real Estates Private Limited and 2 others and M/s. RS Pasuraa Tellapur Builders LLP registered at the Office of Sub Registrar of Assurances, Sangareddy.	Original
9.	Registered Sale Deed dated 16.11.2021 bearing document no. 424/2021 executed by Smt. Pabbathi Bhargavi W/o. Sri. Pabbathi Prasanth Kumar in favour of M/s. R S Pasuraa Tellapur Builders LLP document was registered at the Office of Sub - Registrar of Assurances, Ramchandrapuram.	Original
10.	Registered Sale Deed dated 20.06.2020 bearing document no. 16015/2020 executed by M/s. Ektha Prime Builders in favour of Sri. Morthala Srinivasa Reddy S/o. Sri. Venki Reddy Morthala and another document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
11.	Registered Sale Deed dated 18.10.2006 bearing document no. 24022/2006 executed by Sri. Mangalaram Ram Reddy S/o. Sri. Late Mangalaram Sharva Reddy in favour Sri. M. Mallikarjuna Reddy document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
12.	Registered Sale Deed dated 18.10.2006 bearing document no. 24021/2006 executed by Sri. Mangalaram Laxma Reddy S/o. Sri. Late Mangalaram Sharva Reddy in favour Sri. M. Sambasiva Reddy S/o. Sri. Samada Reddy document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
13.	Registered Sale Deed dated 23.03.2006 bearing document no. 8283/2006 executed by Sri. Maddikunta Narayana Reddy S/o. Sri. Balarama Reddy in favour of M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
14.	Registered Deed of Rectification dated 26.11.2006 bearing document no. 7913/2006 executed by Sri. M. Ragunandan Reddy S/o. Late Sri. Maddikunta Veera Reddy in favour Sri. Mangalaram Ram Reddy and 7 others document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
15.	Registered Development Agreement of Sale Cum GPA (With	Photo



	Possession) dated 02.12.2005 bearing document no. 17805/2005 executed by Sri. Mangalaram Laxma Reddy S/o. Late Sri. Mangalaram Sharva Reddy in favour of Sri. G. Venkata Ramana Reddy S/o. Late G. V. Ganga Reddy and another document was registered at the Office of Sub - Registrar of Assurances, Medak.	copy
16.	Registered Sale Deed dated 02.09.2002 bearing document no. 5763/2002 executed by Sri. Mangalaram Venkat Reddy S/o. Sri. Mangalaram Sharva Reddy in favour M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
17.	Registered Agreement of Sale Cum General Power of Attorney dated 30.04.2002 bearing document no. 2773/2002 executed by Sri. Maddikunta Narayana Reddy S/o. Sri. Balarama Reddy in favour of M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
18.	Registered Sale Deed dated 22.08.2003 bearing document no. 7628/2003 executed by Sri. Kunturu Bujamma W/o. K. Rajamalla Reddy and another in favour of M/s. Silpa Real Estates Private Limited document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
19.	Registered Sale Deed dated 08.01.1998 bearing document no. 80/1998 executed by Sri. Kothakapu Anji Reddy S/o. Sri. Malla Reddy and another in favour of Sri. Kunturu Bujamma W/o. Sri. Raja Malla Reddy document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
20.	Record of Rights proceedings bearing No. B/7967/2019 dated on 30.12.2019 issued by Tahsildar & Recording Authority, Ramchandrapuram Mandal in favor M/s Silpa Ektha Joint Venture represented by its Partner Sri S. Ravi Chandra Kishore Reddy s/o Sri S.C Mohan Reddy	Photo copy
21.	Registered sale deed dated 06.03.2020 document bearing no.9889/2020 Executed by M/s Silpa Ektha Joint Venture represented by its Partner Sri S. Ravi Chandra Kishore Reddy s/o Sri S.C Mohan Reddy in favor of M/s Ektha Prime Builders represented by its Managing Partner Sri Musani Sreenivasa Reddy s/o Sri Musani Narayana Reddy and the document was registered at Joint Sub-	Photo copy



	Registrar of Assurances, Sanga Reddy.	
22.	Registered sale deed dated 31.07.1997 bearing document no. 3308/1997 executed by 1. Maddikunta Ram Reddy s/o Sri Bal Reddy & 2. Sri Maddikunta Narayana Reddy s/o Sri Bal Reddy in favor of Sri Kuntur Narsimha Reddy s/o Sri Malla Reddy and the document was registered at Joint Sub-Registrar of Assurances, Sanga Reddy.	Photo copy
23.	Registered Sale Deed dated 20.10.1994 bearing document no. 6688/1984 executed by Sri. Maddikunta Veera Reddy S/o. Sri. Narayana Reddy in favour of Sri. Mangalaram Sathi Reddy S/o. Sri. Sharva Reddy and 3 others document was registered at the Office of Sub - Registrar of Assurances, Medak.	Photo copy
24.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings No. 2100953490 in favour of M/s. Silpa Real Estate Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
25.	Proceedings of Nala Order dated 08.02.2021 bearing Proceedings No. 2100055649 in favour of Sri. Maddikunta Anantha Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
26.	Nala Summary dated 08.02.2021 bearing PPB No. T09210070001 in favour of Sri. Maddikunta Anantha Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
27.	Proceedings of Nala Order dated 08.02.2021 bearing Proceedings No. 2100055737 in favour of Sri. Maddikunta Subhan Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
28.	Nala Summary dated 08.02.2021 bearing PPB No. T09210070113 and Khata No. 558 in favour of Sri. Maddikunta Subhan Reddy S/o. Sri. Anji Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
29.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100953609 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
30.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100953770 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
31.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100739303 in favour of M/s. Slipa Real Estates Private Limited	Photo copy



	issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	
32.	Proceedings of Nala Order dated 13.12.2021 bearing Proceedings no. 2100953770 in favour of M/s. Slipa Real Estates Private Limited issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
33.	Proceedings of Nala Order dated 14.12.2021 bearing Proceedings No. 2101096460 in favour of Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
34.	Proceedings of Nala Order dated 14.12.2021 bearing Proceedings No. 2101125128 in favour of Sri. Malapati Vamsi Krishna S/o. Sri. Malapati Mallikharjuna Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
35.	Proceedings of Nala Order dated 14.12.2021 bearing Proceedings No. 2101096431 in favour of Sri. Malapati Mallikharjuna Reddy S/o. Sri. Malapati Koti Reddy issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
36.	Proceedings of Nala Order dated 14.12.2021 bearing Proceeding No. 2101084301 in favour of Sri. M. Samba Siva Reddy Madam S/o. Sri. Samada Reddy Madam issued by Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram.	Photo copy
37.	Pattadar pass book and Tittle Deed dated 01.12.2021 bearing no. T09210070054 Khatha No. 207 in Sy. No. 137/AA3/2 to an extent of Ac-0-25.00Gts.in favour of Sri. Malapati Vamsi Krishna S/o. Sri. Malapati Mallikharjuna Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
38.	Pattadar pass book and Tittle Deed dated 03.11.2021 bearing no. T09210071619 Khatha No. 60391 in Sy. No. 137/AA1/2 to an extent of Ac-0-14.00Gts.in favour of Pabbathi Bhargavi issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
39.	Pattadar pass book and Tittle Deed dated 17.11.2021 bearing no. T09210071627 Khatha No. 60399 in Sy. No. 137/AA1/2 to an extent of Ac-0-14.00Gts.in favour of R S Pasuraa Tellapur Builders LLP issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
40.	Pattadar pass book and Tittle Deed dated 03.11.2021 bearing no. T09210071618 Khatha No. 60390 in Sy. No. 138/A1/2 to an extent of Ac-0-08.00Gts; and in Sy. No. 137/AA1/1/2 to an extent of Ac-0-12.00Gts.in favour of R S Pasuraa Tellapur Builders LLP issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
41.	Pattadar pass book and Tittle Deed dated 11.04.2018 bearing no.	Photo



	T09210070001 Khatha No. 1 in Sy. No. 137/A1 to an extent of Ac-4-02.00Gts.in favour of Maddikunta Anantha Reddy S/o. Anji Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	copy
42.	Pattadar pass book and Tittle Deed dated 11.04.2018 bearing no. T09210070113 Khatha No. 558 in Sy. No. 137/A2 to an extent of Ac-4-02.00Gts.in favour of Maddikunta Subhan Reddy S/o. Anji Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
43.	Pattadar pass book and Tittle Deed dated 11.04.2018 bearing no. T09210070264 Khatha No. 1425 in Sy. No. 137/AA3 to an extent of Ac-0-35.00Gts; and in Sy. No. 138/A3 to an extent of Ac-0-19.00Gts.in favour of M. Mallikharjuna Reddy S/o. M. Koti Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
44.	Pattadar pass book and Tittle Deed dated 24.06.2018 bearing no. T09210070426 Khatha No. 1427 in Sy. No. 138/A4 to an extent of Ac-0-19.00Gts; and in Sy. No. 137/AA4 to an extent of Ac-0-35.00Gts.in favour of M. Sambasiva Reddy S/o. Samada Reddy issued by Tahsildar, Ramchandrapuram Mandal, Sangareddy District.	Photo copy
45.	Pattadar pass book and Tittle Deed bearing no. 219929 Patta No. 522 in Sy. No. 137/A2 to an extent of Ac-0-35Gts; and in Sy. No. 138/A2 to and extent of Ac-0-19Gts; and in Sy. No. 137/AA2 to and extent of Ac-0-35Gts; and in Sy. No. 138/AA2 to and extent of Ac-0-19Gts. in favour of G. Venkata Reddy S/o. Sharva Reddy issued by Tahsildar, Ramchandrapuram Mandal, Medak District.	Photo copy
46.	Tittle Deed bearing No. 294170 Patta No. 176 in Sy. No. 138/AA to an extent of Ac-5-17Gts. in favour of M. Narayana Reddy S/o. M. Balarama Reddy issued by Tahsildar, Ramchandrapuram Mandal, Medak District.	Photo copy
47.	Pattadar pass book and Tittle Deed bearing no. 441485 Patta No. 1033 in Sy. No. 138/E to an extent of Ac-2-37Gts. in favour of Kunturu Narasimha Reddy S/o. Kunturu Malla Reddy issued by Tahsildar, Ramchandrapuram Mandal, Medak District.	Photo copy
48.	Docket Order dated 03.08.2021 bearing O.S. No. 182 of 2016.	Photo copy
49.	Grant of Environment Clearance dated 15.07.2022 in name of M/s. RS Pasuraa Tellapur Builders issued by State Environment Impact Assessment Authority (SEIAA), Telangana.	Photo copy



50.	No Objection Certificate dated 11.08.2022 bearing ACK. No. 459020002022 in name of RS Pasuraa Tellapur Builders, LLP issued by Telangana State Disaster Response & Fire Service Department.	Photo copy
51.	No Objection Certificate for Height Clearance dated 21.04.2022 bearing No. HYDE/SOUTH/B/041822/666929 in name of Sri. Amrik Singh issued by Airports Authority of India.	Photo copy
52.	Pahani's Partikas for the Years 1954-55, 1955-58, 1960-61, 1961-62, 1965-66, 1967-68, 1965-68, 1968-69, 1972-73, 1976-77, 1980-81, 1982-83, 1985-86, 1987-88, 1989-90, 1990-91, 1995-96, 1996-97, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2015-16, 2017-18, 2018-19, 2019-20; and Sy. No. 138 1960-61, 1961-62, 1965-66, 1967-68, 1968-69, 1972-73, 1976-77, 1980-81, 1982-83, 1985-86, 1987-88, 1989-90, 1990-91, 1995-96, 1996-97, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2015-16, 2017-18, 2018-19, 2019-20 in survey nos.137 & 138 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District.	Photo copy
53.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125825134 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
54.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125823956 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
55.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824279 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
56.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824156 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
57.	Online Statement of Encumbrance Certificate dated 24.01.2023	Photo



	bearing Statement No. 125824985 for the period of 40 years from 01.01.1983 to 23.01.2023	copy
58.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824749 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
59.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824618 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
60.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824367 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
61.	Online Statement of Encumbrance Certificate dated 24.01.2023 bearing Statement No. 125824445 for the period of 40 years from 01.01.1983 to 23.01.2023	Photo copy
62.	Statement of Encumbrance Certificate dated 30.01.2024 bearing Statement No. 152254325 for the period of 29 years from 01.01.1983 to 29.01.2024.	Photo copy

