

**TITLE SCRUTINY REPORT**

**PREFACE:**

This title scrutiny is undertaken as per the requisition M/s Raja Pushpa Properties Pvt Ltd, with regard to the title of the following companies/ individuals in respect of the respective parcels of contiguous land total admeasuring Ac.23-31 gts out of Ac.25-02 gts in Sy.Nos.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217 & 272 and entitlement of M/s Rajapushpa Properties Pvt. Ltd. to develop an extent of Ac.9-12.60 Gts thereof entrusted by C.Aravind Babu, C.Bhaskara Jyothi, M.Venkaiah, Smt. M.Jayasree, M.Bhaskere Rao, M.Sandeep Vardhan, Budati Shekar Reddy and A.Venkata Narsa Reddy to it for development in Sy.Nos.206, 211 to 215,217 & 272 by integrating the same with the land admeasuring Ac.14-18.40 gts. owned and possessed by it in Sy.Nos.206 to 215 & 217/P situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District, detailed below (hereinafter collectively referred to as the "project land"):

Item No.	Name of the Land Owner	Sy.No.	Extent Ac. Gts.	
Item No.I	M/s Rajapushpa Properties Pvt. Ltd.	207	04-38	
		208	01-36	
		209	01-11	
		210	00-24	
		Sub Total		
Item No.II	M/s Rajapushpa Properties Pvt. Ltd.	206	6-38	
		214	0-30	
		215	0-33	
		217	0-13	
	C.Aravind Babu Cherukuru Bhaskara Jyoti	206	1-31	
		214	0-15	
		215	0-17	
		217	0-15	
	Sub Total			11-32
	Item No.III	M/s Rajapushpa Realty LLP.	211	0-29
212			0-02	
213			0-0 2 ½	
M.Venkaiah		211	0-02	
M.Venkaiah		212	1-07.90	

	Smt.M.Jayasree	213	0-17 ½
	M.Bhaskara Rao	213	0-06
	M.Sandeep Vardhan	213	0-09
	Budati Shekar Reddy	213	0-04
	A.Venkata Narasa Reddy	213	0-10
	M.Bhaskara Rao M.Venkaiah	272	0-20
	Sub Total		3-29.90
	Land left out for Road widening	209,210, 211, 213 & 272	0-19.90
	GRAND TOTAL		23-31

In pursuance of the requisitioning of title scrutiny, we have verified and scrutinized the documents furnished to us the details of which are given in Annexure - I appended hereunder by categorizing project land total admeasuring Ac.23-31 gts into three parts for convenience sake.

**PART – I LAND:**

Name of the Land Owner	SY NO.	EXTENT AC-GTS
M/s Rajapushpa properties Pvt Ltd	207	04-38
	208	01-36
	209	01-11
	210	00-24
Total		08-29

**FLOW OF TITLE OF PART – I LAND:**

Land admeasuring Ac.5-04 gts. in Sy.No.207, Ac. 2-03 gts. in Sy.No.208, Ac.1-14 gts. in Sy.No.209 and Ac.0-26 gts. in Sy.No.210 total admeasuring Ac.9-07 gts. situated at Narsingi village, Rajendernagar mandal, R.R.District was originally patta land of Bantu Kashaiah. The name of Bantu Kasaiah was recorded as pattedar and possessor in the Khasra Pahani for the year 1954-55 in respect of the same. Apparently upon the death of said original pattedar Bantu Kasaiah, his three



sons viz. Bantu Komaraiah, Bantu Sathaiah and Bantu Venkataswamy jointly succeeded to land admeasuring Ac.9-07 gts. in Sy.Nos.207, 208, 209 & 210 and accordingly their names were mutated in the revenue records. The pahanies for the years 1974-75 and 1985-86 reflect their names as pattedars and possessors. Said three sons of Bantu Kashaiah namely Bantu Komaraiah, Sathaiah and Venkat Swamy died leaving behind them their respective legal heirs detailed below:

Legal heirs of Komaraiah	Legal heirs of Sathaiah	Legal heirs of Venkataswamy
Gyanenshwar Ashok Ramesh Venkatesh	Mallesh Balraj Srisailam	Subhash Krishna Ravi

The respective legal heirs of Bantu Komaraiah, Sathaiah and Venkatswamy having thus succeeded to land total admeasuring Ac.9-07 gts. jointly sold the entire extent of Ac.9-07 gts. through a registered sale deed bearing document No.4286 of 2003 dated 26-06-2003 to Motaparthi Venkata Somaiah Chowdary; Motaparthi Priyanka, and Motaparthi Neal. Some of their respective children joined them in execution of said registered sale deed. A registered Ratification deed bearing document No.758 of 2011 dated 16-03-2011 was executed by the other family members including on behalf of minors ratifying the sale made under registered sale deed bearing document No.4286 of 2003 dated 26-06-2003.

Pursuant to the said registered sale deed, the entries in the revenue records were mutated in favour of the said purchasers vide Proceedings No. No.D/815/2004 dated 16-06-2004 and accordingly pattedar pass books and title deeds with respective Khata numbers detailed below were issued in their favour:-

Name of the purchaser	Sy.No.	Extents Ac. Gts.	Khata No.



M.Venkata Somaiah Chowdary	207	1-28	479
	208	0-28	
	209	0-18	
	210	0-08	
Sub Total		3-02	
M.Priyanka	207	1-28	480
	208	0-28	
	209	0-18	
	210	0-09	
Sub Total		3-03	
M.Neal	207	1-28	481
	208	0-27	
	209	0-18	
	210	0-09	
Sub Total		3-02	
GRAND TOTAL		9-07	

The names of said purchasers from original land holders viz. M.Venkata Somaiah Chowdary, M.Priyanka and M.Neal were consistently recorded as pattedars and possessors in the subsequent pahanies including the pahanies for the years 2017-18, 2018-19, and 2019-20 in respect of the respective parcels of land purchased by them total admeasuring Ac.9-07 gts. in Sy.Nos.207, 208, 209 and 210 of Narsingi village, evidencing their conclusive title in respect of Part-I land.

Motaparthi Venkata Somaiah Choudary, M.Priyanka and M.Neal filed suit in O.S.No. 83 of 2010 on the file of the I Addl. Senior Civil Judge, R.R.District against Bantu Gnaneshwar and others seeking perpetual injunction to restrain them from interfering with their peaceful possession of land total admeasuring Ac.9-07 gts. in Sy.Nos. 207, 208, 209 and 210 of Narsingi village and the same was decreed ex-parte vide Judgment and Decree dated 28-02-2011.

Smt.Golla Kashi Bai, daughter of Bantu Venkataswamy and sister of executant Nos.12, 13 & 14 of the registered sale deed No.4286 of 2003 dated



26-06-2003, filed suit vide O.S.No.194 of 2020 on the file of the V Additional District Judge, Rangareddy District at L.B.Nagar seeking partition and separate possession of land total admeasuring Ac.09-07 Gts and for allotment of 1/6<sup>th</sup> share therein. However subsequently Smt.Golla Kashi Bai, sole plaintiff in the suit ratified the sale of said land made through registered sale deed No.4286 of 2003, by executing registered Ratification Deed No.8369 of 2020 dated 21-12-2020, and she also undertook to unconditionally withdraw the suit in O.S.No.194 of 2020. Her two real sisters M.Vasanth and M.Anasuya as well as her cousin Smt. A.Ramulamma arrayed as party defendants 1, 2 and 6 respectively in the said suit and the respective children of executants No.10, 3 and 4 of registered sale deed No.4286 of 2003, who were minors at the time of execution of Ratification deed No.758 of 2011 dated 16-03-2011 have also ratified the said sale deed through registered Ratification Deeds bearing document Nos.1669 of 2021 dated 21-01-2021 and 1668 of 2021, 1667 of 2021 & 1666 of 2021 all dated 11-01-2021 respectively. Thus the dispute in O.S.No.194 of 2020 stood amicably resolved and settled.

Sri Motaparthi Venkataiah Somaiah Chowdary, M.Priyanka and M.Neal thus being the absolute owners and possessors of respective parcels of land total admeasuring Ac.9-07 Gts in Sy.Nos.207, 208, 209 & 210 of Narsingi village, sold the same to M/s Rajapushpa Properties Pvt. Ltd. through two registered sale deeds dated 25-08-2020 registered on 23-12-2020 at SRO / Gandipet as detailed below:

Sale Deed No.	Sy.No.	Extent
8380 of 2020 Dated 25-08-2020	207	Ac.1-35 Gts
	208	Ac.1-11 Gts
8382 of 2020 Dated 23-12-2020	207	Ac.3-09 Gts
	208	Ac.0-32 Gts
	209	Ac.1-14 Gts
	210	Ac.0-26 Gts
	Total	Ac.9-07 gts



Upon survey & demarcation of land total admeasuring Ac.9-07 gts in Sy.No.207 to 210 shortfall of land to an extent of Ac.0-18 Gts thereof as detailed below was found. Thus an extent of Ac.8-29 Gts (Part-I Land) is found to be physically available on ground:

Sy.No.	Extent as per Revenue Records	Actual extent available on ground	Extent of shortfall
207	Ac.05-04 gts	Ac.04-38 gts	Ac.0-06 gts
208	Ac.02-03 gts	Ac.01-36 gts.	Ac.0-07 gts
209	Ac.01-14 gts	Ac.01-11 gts	Ac.0-03gts
210	Ac.00-26 gts	Ac.00-24 gts	Ac.0-02 gts
Total	Ac.09-07 gts	Ac.08-29 gts	Ac.0-18 gts

**CONCLUSION:**

Having scrutinized the documents pertaining to Part - I land furnished to us, we are of the considered opinion that flow of title in favour of M/s Rajapushpa Properties Pvt. Ltd. is clear, absolute and said company has marketable title over Part-I land total admeasuring Ac.08-29 gts in Sy.Nos.207, 208, 209 & 210 as detailed below, situated at Narsingi village, Gandipet Mandal, Rangareddy District, Telangana State:

SY NO.	EXTENT AC-GTS
207	04-38
208	01-36
209	01-11
210	00-24
Total	08-29



**PART-II LAND:**

Name of the Land Owner(s)	SY NO.	EXTENT AC-GTS
M/s Rajapushpa Properties Pvt. Ltd.	206	3-38
	214	0-30
	215	0-33
	217	0-13
M/s Rajapushpa Asset Management LLP	206	2-00
Sri Dasireddy Srinivas reddy	206	1-00
C.Aravind Babu Cherukuru Bhaskara Jyoti	206	1-31
	214	0-15
	215	0-17
	217	0-15
Actual land available	Total	11-32

**FLOW OF TITLE OF PART-II LAND:**

A careful scrutiny of the documents listed herein above shows that land total admeasuring Ac.17-07 Gts consisting Ac.8-36 gts in Sy No.206, Ac.1-13gts in Sy.No. 214, Ac.1-10 gts in Sy.No.215, Ac.1-21 gts in Sy.No.217, Ac.1-22 gts in Sy.No.220, Ac.0-06 gts in Sy.No.221, Ac.1-03 gts in Sy.No.222, Ac.0-18 gts in Sy.No.223 and Ac.0-38 gts in Sy.No.224 situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District was originally patta land of Shaik Mehaboob. The name of Shaik Mehaboob was recorded as pattadar & possessor in the Khasra Pahani for the year 1954-55 and in subsequent pahanies upto the year 2002-03. Consequent to the death of Shaik Mehaboob, his wife Wazir Bee and daughter Putli Begum succeeded him.

Putli Begum filed suit vide OS No.98 of 1972 on the file of the Munsif Magistrate, Ranga Reddy District against her mother Wazir Bee and Mohd Wazir, the Cultivator thereof seeking partition and separate possession of the land total



admeasuring Ac.17-07 Gts, wherein a Preliminary Decree for partition was passed dividing the same among Putli Begam, Wazir Bee & Mohd.Wazir. The First Appeal filed thereon vide AS No.188 of 1975 on the file of the Additional Chief Judge-cum-Special Judge for SPE and ACB, Hyderabad was dismissed by confirming the said Preliminary Decree for partition.

Putli Begum filed Second Appeal vide SA No.386 of 1980 before the Hon'ble High Court challenging the judgment and decree made in AS No.188 of 1975 on the ground that the said judgment was contrary to the rules of succession and inheritance under the Muslim Personal Law. The said Second Appeal was partly allowed by allotting 1/8<sup>th</sup> share to Wazir Bee and 7/8<sup>th</sup> share to Putli Begum. Upon intestate death of Wazir Bee, Putli Begum being her only legal heir succeeded to the share of Wazir Bee also and thus Putli Begum became the absolute owner and possessor of entire extent of Ac.17-07 gts. Pursuant to court order in E.P.No.21 of 1995 in I.A.No.147 of 1986 in O.S.No.98 of 1972 possession was delivered on 08-03-1995. Accordingly entries in the revenue records were mutated in favour of Putli Begum vide proceedings No.775/96 dated 03.06.1996 and pattedar pass book and title deed vide Khata No.231 were issued in her favour.

Putli Begum along with her family members sold the entire land admeasuring Ac.17-07 gts to Vallabhaneni Subba Rao, Vallabhaneni Venkat Rao, Motaparthi Lakshmi Kumari, Vallabhaneni Swarnalatha, Cherukuru Bhaskara Jyothi and Cherukuru Aravind Babu as detailed below:-

Sale deed document & date	Extent Ac-Gts	Sy No
2438/1996	1-13	214
24.07.1996	1-10	215
	1-21	217
Total	4-04	



2328/1996 17.07.1996	4-00	206
2313/1996 17.07.1996	4-36	206
2452/1996 24.07.1996	1-22	220
	0-06	221
	1-03	222
	0-18	223
	0-38	224
Total	4-07	
Grand Total	17-07	

Pursuant to the said registered sale deeds entries in the revenue records have been mutated in favour of said purchasers vide proceedings No.E/3540/99 dated 06.08.1999 and accordingly pattedar pass books and title deeds with respective Khata numbers were issued in their favour as detailed below:

Name of the purchaser	Sy.No.	Extents Ac. Gts.	Khata No.
Sri Vallabhaneni Subha Rao	206/A	1-19	358
	214/A	0-09	
	215/A	0-08	
	217/A	0-11	
	220/A	0-11	
	221/A	0-01	
	222/A	0-07	
	223/A	0-03	
	224/A	0-06	
	2-35		
Sri Vallabhaneni Venkat Rao	206/AA	1-19	359
	214/AA	0-09	
	215/AA	0-08	
	217/AA	0-11	
	220/AA	0-11	
	221/AA	0-01	
	222/AA	0-07	
	223/AA	0-03	
	224/AA	0-06	
	2-35		

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Smt. Motaparti Lakshmi Kumari	206/E	1-19	360
	214/E	0-09	
	215/E	0-08	
	217/E	0-10	
	220/E	0-11	
	221/E	0-01	
	222/E	0-07	
	223/E	0-03	
	224/E	0-06	
		2-34	
Smt. Vallabhaneni Swarna Latha	206/EE	1-19	361
	214/EE	0-09	
	215/EE	0-08	
	217/EE	0-10	
	220/EE	0-11	
	221/EE	0-01	
	222/EE	0-07	
	223/EE	0-03	
	224/EE	0-06	
		2-34	
Smt. Cherukuru Bhaskara Jyothi	206/U	1-19	362
	214/U	0-08	
	215/U	0-08	
	217/U	0-10	
	220/U	0-11	
	221/U	0-01	
	222/U	0-07	
	223/U	0-03	
	224/U	0-06	
		2-33	
Smt. Cherukuru Aravinda Babu	206/UU	1-19	363
	214/UU	0-09	
	215/UU	0-08	
	217/UU	0-10	
	220/UU	0-11	
	221/UU	0-01	
	222/UU	0-07	
	223/UU	0-03	
	224/UU	0-06	
		2-34	



Vallabhaneni Subba Rao thus being the absolute owner & possessor of undivided 1/6<sup>th</sup> share (i.e. Ac.2-35 gts) out of land total admeasuring Ac.17-07 gts, bequeathed his entire share therein in favour of his daughter Motaparty Lakshmi Kumari through registered Will deed bearing document No.51/2004 dated 05.06.2004.

Similarly Vallabhaneni Venkata Rao having become the absolute owner & possessor of undivided 1/6<sup>th</sup> share (i.e.Ac.2-35 gts) out of land total admeasuring Ac.17-07 gts in turn gifted an extent of Ac.0-39 gts thereof in Sy.Nos.220, 221, 222, 223, 224 & 217 to his sister Cherukuru Bhaskara Jyothi through a registered gift deed bearing document No.4483 of 2007 dated 23.04.2007. He gifted his remaining undivided extent of Ac.1-36 gts in Sy.Nos.206, 214 & 215 to his another sister Motaparty Lakshmi Kumari through registered gift deed bearing document No.1421 of 2008 dated 11-04-2008.

As per notification in AP Gazette R.R.No.31 dated 20-05-2004, the land acquisition Officer & Special Deputy Collector (L.A) Unit-VI,ORR, HUDA, Hyderabad acquired an extent of Ac.0-07 gts out of Ac.1-19 gts in Sy.No.206 from Cherukuru Aravid Babu for outer ring road, by paying compensation of Rs.1,12,205/- to him.

C. Bhaskara Jyoti, C.Aravind Babu, Motaparty Lakshmi Kumari and V.Swarna Lata thus being the absolute owners and possessors of respective parcels of land total admeasuring Ac.17-00 gts of land in Sy.Nos.206, 214, 215, 217, 220, 221, 222, 223 and 224 of Narsingi Village and having received entire sale consideration in respect of Ac.5-00 Gts thereof, jointly executed registered Agreement of Sale-cum-General Power of Attorney bearing document No.8263 of 2007 dated 23.08.2007 in favour of M/s Mali Florex Limited in respect of Ac.5-00 gts comprising of entire extents i.e. Ac.4-07 gts in Sy.Nos.220, 221, 222, 223 & 224 and Ac.0-33 gts in



Sy.No.217, thereby duly authorizing M/s Mali Florex Limited to deal with the said land. Exercising the authorities granted there under a registered sale deed bearing document No.8414 of 2007 dated 23.08.2007 has been executed in favour of M/s Belmont Estate Developers Limited in respect of said land admeasuring Ac.5-00 gts of Narsingi Village, Gandipet Mandal, Ranga Reddy District.

Consequent to execution of the registered AGPA bearing document No.8263 of 2007 in respect of her share (i.e. Ac.0-34 gts out of Ac.2-34 gts) along with other co-shares, an extent of Ac.2-00 gts comprising of Ac.1-19 gts, Ac.0-09 gts, Ac.0-08 gts and Ac.0-04 gts in Sy.Nos.206, 214, 215 & 217 respectively remained with Smt. Vallabhaneni Swarnalatha and she gifted said extent of Ac.2-00 gts to her sister Motaparty Lakshmi Kumari through registered Gift Deed bearing document No.1877 of 2008 dated 15-04-2008.

Pursuant to the said registered documents executed by Vallabhaneni Subha Rao, Vallabhaneni Venkat Rao and Vallabhaneni Swarna Latha in favour of Motaparthi Lakshmi Kumari, the entries in the revenue records were mutated in favour of Motaparthi Lakshmi Kumari vide Proceedings No. D/295/2016 dated 09-02-2018 and accordingly pattedar pass book was issued vide Khata No.883.

Similarly pursuant to the Gift deed executed by Vallabhaneni Venkat Rao in favour of Cherukuru Bhaskar Jyothi, the entries in the revenue records were mutated in her favour vide Proceedings No. D/296/2016 dated 09-02-2018 and accordingly pattedar pass book was issued vide Khata No.882.

As an extent of Ac.0-02 gts in Sy.No.206 and Ac.0-02 gts in sy.No.215 was still reflecting in the name of Sri Shaik Mahaboob in the revenue records though entire extent belonging to Shaik Mahaboob has been sold by his daughter Putli Begum and others, upon application dated 29-02-2020 made by M.Lakshmi Kumari



and two others, Tahasildar Gandipet mandal passed Orders directing the VRO to delete the name of Sri Shaik Mahaboob in respect of said extents vide Memo dated 23-08-2020 in File No.B/445/2020.

Thus Sri Motaparty Lakshmi Kumari C.Bhaskara Jyoti and C.Aravind Babu remained to be the absolute owners and possessors of respective extents of land total admeasuring Ac.12-00 gts. detailed below:

Smt. Motaparti Lakshmi Kumari	206/A	1-21
	206/AA	1-19
	206/E	1-19
	206/EE	1-19
	214/A	0-09
	214/AA	0-09
	214/E	0-09
	214/EE	0-09
	215/A	0-09
	215/AA	0-08
	215/E	0-08
	215/EE	0-08
	217/A	0-11
	217/E	0-02
	8-00	
Smt. Cherukuru Bhaskara Jyothi	206/U	1-19
	214/U	0-08
	215/U	0-09
	217/AA	0-10
		2-06
Smt. Cherukuru Aravinda Babu	206/UU	1-12
	214/UU	0-09
	215/UU	0-08
	217	0-05
		1-34

Motaparty Lakshmi Kumari, C.Aravind Babu and Cherukuru Bhaskara Jyoti being the absolute owners and possessors of Ac.8-00 Gts, Ac.2-06 Gts and Ac.1-34



Gts, respectively, executed the following registered sale deed(s) / AGPA all dated 25-08-2020 registered on 21-12-2020 at SRO / Gandipet, in favour of M/s Rajapushpa Properties Pvt Ltd:

Executant Name	Sale Deed / AGPA No.	Sy.No.	Extent Ac. Gts.
Motaparty Lakshmi Kumari	8378 of 2020	206	1-38
		214	0-36
		215	0-33
		217	0-13
		Total	4-00
	8379 of 2020 (AGPA)	206/P	4-00
C.Aravind Babu Cherukuru Bhaskara Jyoti	8381 of 2020	206	0-20
			0-20

Consequent to the sale of Ac.0-20 Gts each in Sy.No.206 in favour of M/s Rajapushpa Properties Pvt. Ltd., C.Aravind Babu and Cherukuru Bhaskara Jyoti remained to be the absolute owners and possessors of respective parcels of the land total admeasuring Ac. 3-00 gts. detailed below:

Name	Sy.No.	Extent Ac. Gts.
C.Aravind Babu	206	0-32
	214	0-09
	215	0-08
	217	0-05
Cherukuru Bhaskara Jyothi	206	0-39
	214	0-08
	215	0-09
	217	0-10
Total		3-00

C.Aravind Babu and Cherukuru Bhaskara Jyoti jointly entrusted the entire remaining land total admeasuring Ac.3-00 Gts for development to M/s Rajapushpa



Properties Pvt. Ltd through registered Development Agreement cum General Power of Attorney bearing document No.8373 of 2020 dated 21-12-2020.

Exeercising the authorities granted under the registered AGPA bearing document No.8379 of 2020 by Mrs. Motaparthi Lakshmi Kumari, M/s Rajapushpa Properties Pvt. Ltd. executed the following registered sale deeds:

Sale Deed No.	Date	Sy.No.	Extent Ac. Gts.	In favour of
971 of 2021	12-01-2021	206/P	2-00	M/s Rajapushpa Asset Management LLP
972 of 2021	12-01-2021	206/P	1-00	Sri Dasireddy Srinivas reddy
973 of 2021	12-01-2021	206/P	1-00	M/s Rajapushpa Properties Pvt. Ltd.
Total			4-00	

Thus M/s Rajapushpa Asset Management LLP and Sri Dasireddy Srinivas Reddy became the absolute owners and possessors of land admeasuring Ac.2-00 Gts & Ac.1-00 gts respectively in Sy.No.206 by virtue of registered sale deed Nos.971 of 2021 & 972 of 2021, they entrusted their respective extents i.e Ac.2-00 gts and Ac.1-00 gts for development to M/s Rajapushpa Properties Pvt. Ltd through two separate registered Development Agreements cum General Power of Attorneys bearing document Nos.975 of 2021 and 974 of 2021 both dated 12-01-2021 respectively.

Thus M/s Rajapushpa Properties Pvt. Ltd. became the absolute owner and possessor of land admeasuring Ac.6-00 Gts in Sy.No.206, 214,215 & 217 by virtue of registered sale deed Nos.8378 of 2020, 8381 of 2020 and 973 of 2021; and M/s Rajapushpa Properties Pvt Ltd. entrusted to develop land admeasuring Ac.6-00 Gts in Sy.No's 206, 214, 215 and 217 by virtue of registered DAGPA No's.8373 of 2020, 975 of 2021 and 974 of 2021.



Upon survey & demarcation of land total admeasuring Ac.12-00 gts in Sy.Nos.206, 214, 215 and 217 shortfall of land to an extent of Ac.0-08 Gts in Sy.No.214 was found. Thus an extent of Ac.11-32 Gts (Part-II) is found to be physically available on ground.

**CONCLUSION:**

Having considered the documents furnished to us pertaining to Part – II Land, we are of the considered opinion that flow of title in favour of M/s Rajapushpa Properties Pvt. Ltd. in respect of land admeasuring Ac.5-34 Gts in Sy.Nos.206, 214, 215, 217/Part is absolute & clear. Similalry flow of title in respect of land admeasuring Ac.5-38 Gts in Sy.Nos.206, 214, 215 & 217/Part is absolute & clear. And by virtue of registered DAGPAs, M/s Rajapushpa Properties Pvt. Ltd. became entitled to develop the same.

**PART – III LAND:**

NAME OF THE LAND OWNER	SY No.	EXTENT AC-GTS
M.Venkaiah	211	0-02
	212	1-07.90
	272	0-10
Smt.M.Jayasree	213	0-17 ½
M.Bhaskara Rao	213	0-06
M.Sandeep Vardhan	213	0-09
Budati Shekar Reddy	213	0-04
A.Venkata Narasa Reddy	213	0-10
M.Bhaskara Rao	272	0-10
M/s Rajapushpa Relty LLP.	211	0-29
	212	0-02
	213	0-02 ½
Total		3-29.90



**FLOW OF TITLE OF PART – III LAND:**

**Sy.No.211: Extent: Ac.0-31 Gts:**

The land bearing Sy.No.211 total admeasuring Ac.0-31 gts. is recorded as patta land in Khasra pahani for the year 1954-55. The name of Golla Pentaiah was recorded as pattadar, while the names of his three brothers Laxmaiah, Chennaiah and Muthaiah were recorded as 'Hissedars' (share holders). An extent of Ac.0-08 gts. each was recorded in favour of Pentaiah, Muthaiah and Laxmaiah, while an extent of Ac.0-07 gts. was recorded in favour of Chennaiah, reflecting their respective entitlements thereof. Similar entries were continued to be recorded in the Sessala pahani for the years 1955-58 and pahanies for the years 1964-65, 1973-74, 1975-76, 1978-79, 1982-83, 1985-86, 1989-90, 1994-95, 1999-2000 & 2005-06.

Apparently consequent to the death of Golla Pentaiah his legal heir viz; Sri M.Mallesha having succeeded to the share of Golla Pentaiah i.e. to land admeasuring Ac.0-08 Gts in Sy.No.211, in turn sold the same through registered sale deed bearing document No.7220 of 2006 dated 15-05-2006 alongwith his son M.Madhu to G.Narender Reddy & C.Jayasimha Reddy.

Similarly consequent to the death of Golla Muthaiah, his legal heirs viz. K.Mallamma and 16 others, having succeeded to an extent of Ac.0-04 gts out of Ac.0-08 gts of Golla Muthaiah's share in Sy.No.211, in turn jointly sold Ac. 0-04 gts to G.Narender Reddy & C.Jayasimha Reddy through a registered sale deed bearing document No.7221 of 2006 dated 15-05-2006.

It is apparent from the registered sale deed bearing document No. 7451 of 2006 dated 23-05-2006 that K.Babu Rao, Yadaiah, Krishna, Smt. Lakshamma, the legal heirs of Golla Adivaiah sold remaining land admeasuring Ac.0-04 Gts alongwith their respective children to G.Narender Reddy & C.Jayasimha Reddy.



Executant No.9 of said sale deed namely Satish S/o Yadaiah though was 10 years old minor at the time of execution of said sale deed i.e. as on 23-05-2006. Evidently he attained the age of majority in the year 2014 itself. The right to dispute / challenge said registered sale deed ought to have been exercised within three years thereof. Thus his right to raise such claim is lost by efflux of time.

G.Narender Reddy & C.Jayasimha Reddy thus being the absolute owners of Ac.0-04 Gts in Sy.No.211 have exchanged an extent of Ac.0-02 gts. thereof in Sy.No.211 with equivalent extent of Ac.0-02 gts. in Sy.No.212 with M.Venkaiah, through registered exchange deed bearing document No.1661 of 2009 dated 16-07-2009. Thus M.Venkaiah became the absolute owner of land admeasuring Ac.0-02 gts. in Sy.No.211 of Narsingi village.

Apparently consequent to the death of Golla Lakshmaiah, his legal heirs viz. M.Sathyamma and 12 others having succeeded to an extent of Ac.0-06 Gts out of Ac.0-08 Gts in Sy.No.211, in turn jointly sold the same to G.Narender Reddy & C.Jayasimha Reddy through a registered sale deed bearing document No.10207 of 2006 dated 24-07-2006. Similarly M.Mallaiah S/o Late Lakshmaiah having succeeded to an extent of Ac.0-02 Gts out of Ac.0-08 Gts in Sy.No.211, in turn sold the same alongwith his children to G.Narender Reddy through a registered sale deed bearing document No.6758 of 2007 dated 11-07-2007.

Similarly Smt. M.Mukunda W/o M.Mallaiah and 19 other claiming to be the legal heirs of Golla Lakshmaiah, jointly sold an extent of Ac.0-07 Gts out of Ac.0-31 Gts in Sy.No.211 to G.Devender Reddy & Sripathi Ramesh Reddy through a registered sale deed bearing document No.9996 of 2006 dated 20-07-2006. Pursuant to the said registered sale deed the names of G.Devender Reddy & Sripathi Ramesh Reddy were mutated in the revenue records vide proceedings No. D/426/2007 dated 24-04-2007.



Pursuant to the said registered sale deeds, the entries in the revenue records were mutated in favour of G.Narender Reddy & C.Jayasimha Reddy vide proceedings No. D/425/2006 dated 01-03-2007 & B/1603/2007 dated 09-07-2008 and accordingly pattadar pass books & title deeds vide Khata No.527 & 528 respectively were issued in their favour. G.Narender Reddy & C.Jayasimha Reddy thus became the absolute owners and possessors of land total admeasuring Ac.0-24 Gts in Sy.No.211.

G.Narender Reddy & C.Jayasimha Reddy have exchanged an extent of Ac.0-02 gts. thereof in Sy.No.211 with equivalent extent of Ac.0-02 gts. in Sy.No.212 with M.Venkaiah, through exchange deed bearing document No.1661 of 2009 dated 16-07-2009 and thus having remained to be the absolute owners of land total admeasuring Ac.0-22 Gts in Sy.No.211, have jointly sold an extent of Ac.0-04 Gts thereof to D. Pradeep Reddy through registered sale deed bearing document No.112 of 2013 dated 15-11-2012. D.Pradeep Reddy inturn sold said land admeasuring Ac.0-04 gts in Sy.No.211 to Dr. K.Swetha through registered sale deed bearing document No.498 of 2017 dated 02-02-2017. Thus Dr. K.Swetha became the absolute owner of an extent of Ac.0-04 Gts in Sy.No.211 of Narsingi Village.

C.Jayasimha Reddy being the owner of an undivided extent of Ac.0-06 gts in Sy.No.211 and Ac.0-01 gts in Sy.No.212, executed registered release deed bearing document No.6086 of 2012 dated 15-11-2012 in favour of G.Narender Reddy. Thus G.Narender Reddy became the absolute owner and possessor of entire extent of land admeasuring Ac.0-18 gts. Gts in Sy.No.211.

G.Narender Reddy thus being the absolute owners of land total admeasuring Ac.0-18 Gts in Sy.No.211, inturn sold an extent of Ac.0-17 Gts thereof through the registered sale deeds as detailed below:



Sale Deed No.	Date	Extent Ac. Gts.	In favour of
494 of 2017	02-02-2017	0-03	K.Mutyam Reddy T.Narasimha Reddy N.Alwal Reddy N.Anish Reddy
495 of 2017	02-02-2017	0-06	
496 of 2017	02-02-2017	0-04	
497 of 2017	02-02-2017	0-04	
Total		0-17	

**Sy.No.212: Extent: Ac.1-09.90 Gts**

Land bearing Sy.No.212 total admeasuring Ac.1-12 gts. of Narsingi village is recorded as patta land in khasra pahani for the year 1954-55. The name of Fakruddin S/o Galib Sab was recorded as pattedar, while the name of Yasin Sab was recorded as possessor in the Khasra Pahani for the year 1954-55, as well as Sessala pahani for the years 1955-58 and pahanies for the years 1964-65, 1973-74 & 1975-76.

In the pahani for the year 1978-79, the name of Fakruddin was recorded as pattedar while the name of Bantu Subash was recorded as possessor. In the pahani for the year 1985-86 the name of Mohd.Fakruddin was recorded as pattedar while the name of Mohd.Pasha Miya S/o Yakub Sab was recorded as possessor. Similar entries continued to be recorded in the subsequent pahanies for the years 1989-90, 1994-95, 1999-2000 & 2005-06.

Mohd.Asanuddin, Mohd.Nooruddin, Mohd.Imamuddin, Mohd. Riyazuddin, sons of Fakruddin alongwith Mohd.Raheemuddin S/o Mohd.Asanuddin, Mohd.Nayeemuddin and Mohd.Waseemuddin both sons of Mohd.Nooruddin jointly executed a registered sale deed bearing document No.8237 of 2006 dated 08-06-2006 in favour of M.Venkaiah in respect of the land admeasuring Ac.1-12 gts. in Sy.No. 212.



Pursuant to the said registered sale deed the name of M.Venkaiah is mutated in the revenue records vide Proceedings No.D/595/2006 dated 20-02-2007 in respect of Ac.1-12 Gts in Sy.No.212.

While so, suit vide O.S.No.1268 of 2006 on the file of the Principal Senior Civil Judge, Ranga Reddy District was filed by Smt.Fatima D/o Late Ghalib Saheb and sister of Mohd.Fakurddin against Hasanuddin and others seeking partition and separate possession of an extent of Ac.0-13 Gts out of land total admeasuring Ac.1-12 gts. in Sy.No.212, wherein a preliminary decree of partition was passed on 28-02-2007 and final decree was passed vide order dated 24-07-2015 in I.A. No.3001 of 2007 and an extent of Ac.0-13 gts. each in Sy.No.212 was allotted to the share of Smt.Fathima Bee and Smt. Sharifa Bee.

Mohd.Asadullah, Mohd.Mushtaq, Smt.Shameem and Smt.Safia, being the children of late Smt.Sharifa Bee, who is the sister of Fakruddin having succeeded to the share of their mother Smt.Sharifa Bee to an extent of Ac.0-13 gts. out of land admeasuring Ac.1-12 gts. in Sy.No.212, in turn jointly executed registered General Power of Attorney bearing document No.13778 of 2016 dated 20-10-2016, duly authorizing Mir Sabir Ali to deal with their share of land admeasuring Ac.0-13 gts. in Sy.No.212.

Smt.Fathima Bee executed a registered Will Deed bearing document No. 74/2015 dated 22-04-2015 bequeathing the land admeasuring Ac.0-13 gts. in favour of her son Mir Sabir Ali. Upon death of Smt. Fathima Bee, said will deed came into operation and her son Mir Sabir Ali acquired title in respect of land admeasuring Ac.0-13 Gts in Sy.No.212. However Mir Sabir Ali alongwith others executed a registered Release Deed bearing document No. 5553 2017 dated 22-08-2017 in favour of M.Venkaiah thereby releasing said extent of Ac.0-26 Gts in Sy.No.212



which was allotted towards the share of Smt.Fathima Bee and Smt. Sharifa Bee in the Final Decree dated 24-07-2015.

Out of the land total admeasuring Ac.1-12 gts purchased by M.Venkaiah, he exchanged an extent of Ac.0-02 gts. thereof with the land admeasuring Ac.0-02 gts. in Sy.No.211 with G.Narender Reddy & C.Jayasimha Reddy. Consequently an extent of Ac.1-10 Gts in Sy.No.212 remained with M.Venkaiah.

C.Jayasimha Reddy being the owner of an undivided extent of Ac.0-01 Gts in Sy.No.212, executed registered release deed bearing document No.6086 of 2012 dated 15-11-2012 in favour of G.Narender Reddy. Thus G.Narender Reddy became the absolute owner of entire extent of land admeasuring Ac.0-02 Gts in Sy.No.212.

**Sy.No.213: Extent: Ac.1-09 Gts**

Land bearing Sy.No.213 total admeasuring Ac.1-09 Gts is recorded as Choutai Inam in the khasra pahani for the year 1954-55 and names of following individuals were recorded in pattadar column as Inamdars and in possession column thereof as hissadars (share holders):

Sy.No.	Extent Ac. – Gts.	Name
213/A	0-05	Lakshmaiah S/o Lingaiah
213/AA	0-05	Lakshmaiah S/o Anthaiah
213/E	0-05	Ramaiah
213/EE	0-09	Pentaiah
213/U	0-05	Papaiah
213/UU	0-05	Sayanna
213/RU	0-10	Anjaiah
213/Roo	0-05	Agaiiah



Similar entries continued to be recorded in the sessala pahani for the years 1955-58. In the subsequent pahanies for the year 1964-65, 1973-74, 1975-76, 1978-79, 1982-83, 1985-86, 1989-90, 1994-95 the names of Chakali Jangaiah, Narsimha & Lingaiah were recorded as possessors in respect of land admeasuring Ac.0-05 Gts in Sy.No.213/UU, while the entries in respect of the remaining extents continued to be recorded as reflected in khasra pahani & sessala pahani.

The land bearing Sy.No.213 being an Inam land, Chakali Anjaiah & Chakali Bikshapathi jointly applied for grant of occupancy rights certificate (ORC) under the provisions of AP (TA) Abolition of Inams Act 1955. The Revenue Divisional Officer - cum - Inams Tribunal, Chevella Division, Rangareddy District granted ORC in respect of Ac.0-03 gts & Ac.0-02 Gts respectively in favour of Chakali Anjaiah & Chakali Bikshapathi vide proceeding No.L/4217/98 dated 05-02-2002. Upon another application made by Chakali Lingaiah and others the Revenue Divisional Officer, Chevella Division granted Occupancy Rights Certificate vide proceedings No.L/3762/98 dated 29-04-2002 in favour of Chakali Lingaiah and others of Narsingi village in respect of land admeasuring Ac.Ac.1-09 gts in Sy.No.213 along with other lands,

Said Occupancy Rights Certificate (ORC) holders alongwith the legal heirs of other Inamdars / possessors of the land in Sy.No.213, sold their respective parcels of land total admeasuring Ac.0-31 ½ Gts to Smt. Ravi Rama through registered sale deeds as detailed below:

Sale Deed No.	Date	Sy.No.	Extent Ac.Gts.	Purchased from
357/2003	20-01-2003	213/E 213/U	0-05 0-05	Chakali Raghu & 11 others (appears to be the LRs of Ramaiah & Papaiah)
1274/2003	24-02-2003	213/EE	0-09	Chakali Mallesh & others (appears to be the LRs of



				Pentaiah)
2307/2003	07-04-2003	213/UU 213/A	0-02 ½ 0-05	M.Lingaiah @ Chakali Lingaiah & others (appears to be the LR's of Sayanna & Laxmaiah)
3742/2003	06-06-2003	213/RUU	0-05	Chakali Anjaiah @ Mutyala Anjaiah & Bikshapathi (appears to be LR's of Agaiah)
Total			0-31 ½	

Apparently consequent to the death of Chakali Chinna Lakshmaiah, his legal heirs viz. Smt. Chakali Lakshamma and Chakali Narsimha having succeeded to the land admeasuring Ac.0-05 Gts in Sy.No.213/AA, sold the same to Syed Nizamuddin through registered sale deed bearing document No.4785 of 2001 dated 04-09-2001. Syed Nizamuddin thus being the absolute owner of land admeasuring Ac.0-05 gts in Sy.No.213/AA jointly sold the same alongwith Ac.0-02 ½ Gts in Sy.No.213/RU belonging to Chakali Ravinder S/o Anjaiah, total admeasuring Ac.0-07 ½ Gts to Smt. Ravi Rama through registered sale deed bearing document No.4357 of 2003 dated 28-06-2003. Thus Smt. Ravi Rama became the absolute owner and possessor of land total admeasuring Ac.0-39 Gts gts. in Sy.No.213/P.

Pursuant to the said registered sale deeds entries in the revenue records are mutated in favour of Smt. Ravi Rama through the proceedings detailed below:

Proceeding No. & Date	Sy.No.	Extent
D/6348/2004 28-09-2005	213/E 213/U	Ac.0-05 Gts Ac.0-05 Gts
D/1113/2007 29-10-2007	213	Ac.0-24 gts



The Revenue Divisional Officer - cum - Inams Tribunal, Chevella Division, Rangareddy District, upon the application of Smt.Ravi Rama, granted ORC in respect of land admeasuring Ac.0-34 gts as detailed below under the provisions of AP (TA) Abolition of Inams Act 1955:

Proceeding No.	Date	Sy.No.	Extent Ac. - Gts
L/5158/2003	29-08-2004	213/E 213/U	0-05 0-05
L/1530/2007	09-08-2007	213	0-24

Subsequently the family members of executants of the registered sale deeds bearing document Nos.357/2003, 1274/2003 & 3742/2003 executed registered Ratification deeds ratifying the sales made in favour of Smt.Rama Ravi as detailed below:

Ratification Deed	Date	Sale Deed	Executed by
5078/2017	02-08-2017	357/2003	Smt.C.Gandamma & another
7247/2016	05-11-2016	1274/2003	Smt.Chakali Komaramma & 2 others
7388 of 2007	30-05-2007	3742/2003	Smt.Chakali Satyamma & others
7389 of 2007	30-07-2007	357 / 2003	Chakali Satyamma & 2 others
7320/2016	10-11-2016	3742/2003	Smt.Chakali Yadamma & 6 others

Smt.Ravi Rama thus being the absolute owner and possessor of land total admeasuring Ac.0-39 Gts gts. in Sy.No.213/P executed registered General Power of Attorney bearing document No.119 of 2006 dated 15-11-2006 in favour of M.Bhaskara Rao. Exercising the authorities granted under registered GPA bearing



document No. 119 of 2006 dated 15-11-2006, M.Bhaskara Rao executed the registered sale deeds favouring himself and his family members as detailed below:

Sale Deed No.	Date	Sy.No.	Extent Ac. Gts.	In favour of
3419 of 2010	14-12-2010	213/E 213/U	0-17 ½	Smt.M.Jayashree
3420 of 2010	14-12-2020	213/RU 249	0-12 ½ 0-04	M.Bhaskara Rao
3421 of 2010	14-12-2010	213/EE	0-09	M.Sandeep Vardhan

By virtue of the registered sale deeds detailed hereinabove, Smt.M.Jayashree became the absolute owner and possessor of land admeasuring Ac.0-17 ½ gts. in Sy.No.213/E and 213/U; Sri M.Bhaskara Rao became the absolute owner and possessor of land admeasuring Ac.0-12½ gts. in Sy.No.213/RU alongwith land in Sy.No.249 and M.Sandeep Vardhan became the absolute owner and possessor of land admeasuring Ac.0-09 gts. in Sy.No.213/EE of Narsingi village.

M.Bhaskara Rao having purchased land admeasuring Ac.0-12 ½ Gts in Sy.No.213, intum sold an extent of Ac.0-04 Gts thereof to Marella Pulla Reddy & Budati Shekar Reddy through registered sale deed bearing document No.3133 of 2015 dated 23-06-2015. Marella Pulla Reddy released his entire undivided share to an extent of Ac.0-02 Gts out of Ac.0-04 Gts in favour of Budati Shekar Reddy through registered Release deed bearing document No.6014 of 2015 dated 13-11-2015. Thus Budati Shekar Reddy became the absolute owner and possessor of land admeasuring Ac.0-04 Gts in Sy.No.213.

In the meantime, apparently consequent to the death of Chakali Anjaiah, his legal heirs viz. Smt. Chakali Sathyamma, Chakali Narsimha, Chakali Ramesh, Chakali Ravinder, Chakali Karuna, J.Nagamani & P.Suguna claiming to have



succeeded to the land admeasuring Ac.0-10 Gts in Sy.No.213/RU, jointly executed registered Agreement of sale cum General Power of Attorney bearing document No.3169 of 2007 dated 13-03-2017 in favour of Smt. A.Krishnaveni. Exercising the authorities granted under said AGPA, Smt. A.Krishnaveni executed registered sale deed bearing document No.5719 of 2007 dated 06-06-2007 in favour of Marella Pulla Reddy, Budati Shekar Reddy and A.Krishna Reddy. (Though an extent of Ac.0-2 ½ gts out of Ac.0-10 gts in Sy.No.213/RU was already sold by Chakali Ravinder S/o Anjaiah to Smt. Ravi Rama through Regd. sale deed No.4357 of 2003 dated 28-06-2003 alongwith Syed Nizamuddin said extent of Ac.0-2 ½ gts was again included in Regd. AGPA No.3169 of 2007 dated 13-03-2017 executed in favour of A.Krishnaveni by all the LRs of late Anjaiah including Chakali Ravinder).

Budati Shekar Reddy and A.Krishna Reddy released their respective undivided shares in the land admeasuring Ac.0-10 Gts in favour of Marella Pulla Reddy through registered Release deed bearing document No.3232 of 2015 dated 23-06-2015. Marella Pulla Reddy thus being the absolute owner of land admeasuring Ac.0-10 Gts in Sy.No.213, sold the same to A.Venkata Narasa Reddy through registered sale deed bearing document No.6015 of 2015 dated 13-11-2015.

It is evident from the registered sale deed bearing document No.9953 of 2006 dated 19-07-2006 that Karanam Narayana S/o K.Sathaiah purchased an extent of Ac.0-03 Gts in Sy.No.213 from M.Narasimha S/o Sayanna through registered sale deed bearing document No.19840 of 2005 dated 15-12-2005 and his name was mutated in the revenue record vide proceedings No.D/7773/2005 dated 24-04-2006 and obtained ORC vide proceedings No. L/1556 /2006 dated 05-07-2006. (M.Narsimha S/o Sayanna is entitled to an extent of Ac.0-02 ½ gts only as other legal heir of Sayanna, however he sold an extent of Ac.0-03 Gts out of Ac.0-05 gts through registered sale deed No.2307/2003 dated 07-04-2003).



Karanam Narayana thus claiming ownership and possession under said documents, sold the land admeasuring Ac.0-03 Gts in Sy.No.213 to G.Narender Reddy through registered sale deed bearing document No.9953 of 2006 dated 19-07-2006.

Thus ultimately the following individuals became the absolute owners of the respective extents of land total admeasuring Ac.3-15 Gts as detailed below:

NAME OF THE OWNER	SY No.	EXTENT AC-GTS
K.Mutyam Reddy T.Narasimha Reddy N.Alwal Reddy N.Anish Reddy	211	0-17
Gopu Devender Reddy Sripathi Ramesh Reddy	211	0-07
K.Swetha	211	0-04
Gopu Narender Reddy	211 212 213	0-01 0-02 0-03
M.Venkaiah	211 212	0-02 1-10
Smt.M.Jayasree	213	0-17 ½
M.Bhaskara Rao	213	0-08 ½
M.Sandeep Vardhan	213	0-09
Budati Shekar Reddy	213	0-04
A.Venkata Narasa Reddy	213	0-10
Total		3-15

K.Mutyam Reddy, T.Narasimha Reddy, N.Alwal Reddy, N.Anish Reddy, Gopu Devender Reddy, Sripathi Ramesh Reddy, K.Swetha and Gopu Narender Reddy thus being the absolute owners and possessors of their respective extents, have jointly entrusted the subject land total admeasuring Ac.0-34 Gts comprising of an extent of Ac.0-29 Gts in Sy.No.211, Ac.0-02 Gts in Sy.No.212 and Ac.0-03 Gts in Sy.No.213 of Narsingi village, to M/s Newmark Urbanspaces, a partnership firm



established by G.Narender Reddy & C.Jayasimha Reddy, through registered Development Agreement cum General Power of Attorney bearing document No.2196 of 2020 dated 23-12-2019. The said registered DAGPA No.2196 of 2020 dated 23-12-2019 has been mutually cancelled by executing a separate registered deed of cancellation bearing document No.8370 of 2020 dated 21-12-2020.

K.Mutyam Reddy, T.Narasimha Reddy, N.Alwal Reddy, N.Anish Reddy, Gopu Devender Reddy, Sripathi Ramesh Reddy, K.Swetha and Gopu Narender Reddy thus being the absolute owners of respective parcels of land total admeasuring Ac.0-34 Gts (3509 square yards) in Sy.Nos.211, 212 & 213, jointly exchanged the same with land admeasuring 4114 square yards in Sy.No.115 of Kokapet village belonging to M/s Rajapushpa Realty LLP through registered exchange Deed bearing document 8371 of 2020 dated 21-12-2020.

Thus M/s Rajapushpa Realty LLP became the absolute owner and possessor of land admeasuring Ac.0-34 Gts (3509 square yards) in Sy.Nos.211, 212 & 213 of Narsingi village.

The following individuals & M/s Rajapushpa Realty LLP thus being the absolute owners of respective parcels of land total admeasuring Ac.3-15 Gts in Sy.Nos.211, 212 & 213, entrusted the same for development to M/s Rajapushpa Properties Pvt. Ltd. through registered Development Agreements cum General Power of Attorneys dated 21-12-2020 as detailed below:

NAME OF THE OWNER	DAGPA No.	SY No.	EXTENT AC-GTS
M.Venkaiah	8377 of 2020	211	0-02
		212	1-10
Smt.M.Jayasree	8374 of 2020	213	0-17 ½
M.Bhaskara Rao			0-08 ½
M.Sandeep Vardhan			0-09



Budati Shekar Reddy	8375 of 2020	213	0-04
A.Venkata Narasa Reddy	8372 of 2020	213	0-10
M/s Rajapushpa Relty LLP	976 of 2021 dated 12-01- 2021	211	0-29
		212	0-02
		213	0-03
		Total	3-15

Upon survey & demarcation of land total admeasuring Ac.3-15 gts in Sy.Nos.211, 212 and 213, shortfall of land to an extent of Ac.0-02.10 gts in Sy.No.212 & Ac.0-03 Gts in Sy.No.213 was found. Thus an extent of Ac.3-09.90 Gts is found to be physically available on ground

**Sy.No.272: Extent: Ac.0-20 Gts**

Land bearing Sy.No.272 total admeasuring Ac.0-20 gts. is patta land. The name of Mohd. Yousufuddin was recorded as pattedar and possessor in the khasra pahani for the year 1954-55 and Sessala pahani for the years 1955-58. Consequent to the death of Mohd.Yousufuddin, the names of his eight sons viz. Ameemuddin, Ayeenuddin, Kareemuddin, Kamruddin, Yousufuddin, Raheemuddin, Waheemuddin and Hafeezuddin were recorded as pattedars and possessors in the revenue records including the pahanies for the years 1964-65, 1973-74, 1975-76, 1989-90, 1994-95 & 2005-06.

Mohd. Ayeenuddin & Mohd.Kareemuddin executed registered Agreement of sale cum GPA bearing document No.4029 of 1998 dated 27-10-1998 in favour of V.Ramachandra Rao in respect of land admeasuring Ac.0-20 Gts in Sy.No.272, thereby authorizing him to deal with said land. Exercising the authorities granted under the said registered AGPA, V.Ramachandra Rao executed registered sale deed bearing document No.2672 of 2000 dated 24-04-2000 in favour of M.Nageshwara Rao in respect of entire extent of Ac.0-20 Gts in Sy.No.272. Pursuant to the said



registered sale deed, the name of M.Nageswara Rao was been mutated in the revenue records and accordingly pattadar pass book & title deed vide khata No.408 have been issued in his favour. Consequent to the death of M.Nageswara Rao, his wife M.Sailaja and two daughters namely B.Sasirekha & Y.Nagamalleswari jointly succeeded him.

The registered sale deed bearing document No.2672 of 2000 dated 24-04-2000 is ratified by the legal heirs of Mohd. Yousufuddin through two separate registered Ratification deeds bearing document Nos.4550 of 2014 dated 17-09-2014 and 5083 of 2017 dated 02-08-2017.

Smt.M.Sailaja, B.Sasirekha & Y.Nagamalleswari having succeeded to the land admeasuring Ac.0-20 gts. in Sy.No.272/A and 272/AA inturn sold the same to M/s Muppa Homes Pvt. Ltd. through a registered sale deed bearing document No. 8575 of 2005 dated 17-08-2005. M/s Muppa Homes Pvt Ltd. thus became the absolute owner of land admeasuring Ac.0-20 gts. in Sy.No.272 alongwith other lands. Pursuant to the said registered sale deed, the name of M/s Muppa Homes Pvt. Ltd. is recorded as pattedar and possessor of land admeasuring Ac.0-20 gts. in Sy.No.272 vide proceedings No.D/55/2006 dated 24-04-2006.

M/s Muppa Homes Pvt. Ltd. inturn sold the land admeasuring Ac.0-20 Gts in Sy.No.272 to M.Bhaskara Rao & M.Venkaiah through registered sale deed bearing document No.1697 of 2017 dated 31-03-2017.

Upon survey & demarcation of Ac.3-29.90 Gts in Sy.Nos.211, 212, 213, 272 situated at Narsingi village entire extent thereof is found to be physically available.

P.10



Thus ultimately the following company / individuals have acquired absolute, clear and marketable title over the respective parts & parcels of the land as detailed below:

NAME OF THE OWNER	SY NO.	EXTENT AC-GTS
M/s Rajapushpa Relty LLP	211	0-29
	212	0-02
	213	0-02 ½
M.Venkaiah	211	0-02
	212	1-07.90
	272	0-10
Smt.M.Jayasree	213	0-17 ½
M.Bhaskara Rao	213	0-06
	272	0-10
M.Sandeep Vardhan	213	0-09
Budati Shekar Reddy	213	0-04
A.Venkata Narasa Reddy	213	0-10
Grand Total		3-29.90

M.Venkaiah thus being the absolute owner and possessor of land admeasuring Ac.0-10 Gts in Sy.No.272, entrusted the same for development to M/s Rajapushpa Properties Pvt. Ltd. through registered DAGPA bearing document No. 8377 of 2020 of 2020 dated 21-12-2020.

Similarly M.Bhaskara Rao being the absolute owner and possessor of land admeasuring Ac.0-10 Gts in Sy.No.272, entrusted the same for development to M/s Rajapushpa Properties Pvt. Ltd. through registered DAGPA bearing document No. 8374 of 2020 of 2020 dated 21-12-2020.

#### CONCLUSION:

Having considered the documents furnished to us pertaining to Part - III, we are of the considered opinion that the following company / individuals have got clear



and marketable title over the respective parts & parcels of the land total admeasuring Ac.3-29.90 gts. in Sy.Nos.211, 212, 213 & 272 as detailed hereinabove situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District and M/s Rajapushpa Properties Pvt. Ltd. became entitled to develop the same.

**Zoning:**

Land Use information furnished by HMDA vide letters dated 25-01-2020 and 07-03-2020 bearing No's. 032688/LU/P5/HMDA/08012020 and 034806/LU/P5/HMDA/02032020 respectively establish that project land in Sy.Nos. 206, 207, 208, 209, 210, 214, 215, 217 and 272 of Narsingi village is classified to be in the Special Development zone in its Zonal Development Plan 2031.

**Environmental Clearance:**

The State Level Environmental Assessment Authority, Telangana State vide order No.SEIAA/TS/OI/RRD-583/2020 dated 19-09-2020 issued Preliminary Environmental clearance for the proposed project under the provisions of EIA Notifications 2006. As per the said report Osman Sagar & Himayath Sagar lakes are located within ten kilometers radius of the project land situated at Narsingi village. Anad Narsingi village is outside the list of 84 villages enumerated in G.O.Ms. No.111 dated 08-03-1996. As such prohibition envisaged under said is not applicable to the Project Land.

Further the Mushkin cheruvu located in Sy.Nos.258, 259 & 260 of Puppalaguda village is at a distance of two kilometers away from the project land. Thus the project land is not affected by any water bodies or buffer zone(s) thereof.



**Tenancy:**

The Memo No.332/2003 dated 15-04-2003 issued by Dy.MRO, Rajendranagar Mandal, Memo dated 29-09-2008 issued by the Dy.Tahsildar, Rajendranagar Mandal and Memo No203/2019 dated 30-04-2019 establish that there are no 'protected tenants' over any of the Sy.Nos.206, 207, 208, 209, 210 and Sy.No's 206,214,215,217, 220 to 224 and Sy.Nos.211, 212, 213 & 272 respectively of Narsingi village.

**Ceiling:**

The Project land is located at Narsingi village, Gandipet Mandal of Rangareddy District which is beyond the core area of the Hyderabad Urban Agglomeration. As such the provisions of Urban Land (Ceiling & Regulation Act, 1976 are not applicable to the same. The revenue records establish that no part of the project land is affected by any of the provisions of the Land Reforms (COAH) Act, 1973.

**Encumbrance:**

The encumbrance certificates for the period from 01-01-1995 to 29-11-2019 do not reflect any kind of encumbrances over any part of the project land. The said encumbrance certificate only reflect the registered deeds of conveyances and ratification deeds from time to time till 29-11-2019 right from the original owners to the present owners of the respective parcels of the project land. It is advised to obtain encumbrance certificate upto date.



**Land Conversion:**

Upon application of the respective land holdes / pattadars, land total admeasuring Ac.24-32 gts including the project land admeasuring Ac.23-31 Gts has been converted from agricultural use to non agricultural use under the provisions of Telangana State Agricultural land (conversion for Non-agriculture) Act 2006 vide proceedings issued by RDO, Chevella Division as detailed below:

Proceeding No.	Date	Sy.No.	Extent
C1/2535/2016	01-03-2017	207	Ac.3-02 Gts
		208	
		209	
		210	
C1/2536/2016	01-03-2017	207	Ac.3-03 Gts
		208	
		209	
		210	
C1/2538/2017	01-03-2017	207	Ac.3-02 Gts
		208	
		209	
		210	
C1/206/2019	05-03-2019	206	Ac.1-12 Gts
		214	Ac.0-09 Gts
		215	Ac.0-08 Gts
C1/207/2019	05-03-2019	206	Ac.5-36 Gts
		214	Ac.0-36 Gts
		215	Ac.0-32 Gts
		217	Ac.0-22 Gts
C1/208/2019	05-03-2019	206	Ac.1-19 Gts
		214	Ac.0-09 Gts
		215	Ac.0-08 Gts
		217	Ac.0-11 Gts
C1/787/2019	22-08-2019	213	Ac.0-12 ½ Gts
C1/798/2019	22-08-2019	211	Ac.0-02 Gts
		212	Ac.1-10 gts
C1/2217/2019	15-11-2019	213	Ac.0-17 ½ Gts
C1/753/2019	18-12-2019	213	Ac.0-09 Gts



C1/1007/2019	22-08-2019	272	Ac.0-20 Gts
C1/401/2020	11-02-2020	211	Ac.0-29 Gts
		212	Ac.0-02 Gts
		213	Ac.0-03 Gts

A.Venkata Narasa Reddy made an application vide Challan No.NPM2100000943 dated 25-01-2021 seeking conversion of remaining land admeasuring Ac.0-10 Gts in Sy.No.213 from agricultural use to non agricultural use under the provisions of Telangana State Agricultural land (conversion for Non-agriculture) Act 2006.

Thus ultimately M/s Rajapushpa Properties Pvt. Ltd. became the absolute owner and possessor of land admeasuring Ac.15-07 Gts in Sy.Nos.206, 207, 208, 209, 210, 214, 215 & 217 and became entitled to develop land admeasuring Ac.9-35 Gts in Sy.Nos.206, 211, 212, 213, 214, 215, 217 & 272 by virtue of the documents detailed below:

Nature of Document	Document No.	Date	Sy.No.	Extent
Sale Deed	8380 of 2020	21-12-2020	207 208	Ac.1-35 Gts Ac.1-11 Gts
Sale Deed	8382 of 2020	21-12-2020	207 208 209 210	Ac.3-09 Gts Ac.0-32 Gts Ac.1-14 Gts Ac.0-26 Gts
Sale Deed	8378 of 2020	21-12-2020	206 214 215 217	Ac.1-38 Gts Ac.0-36 gts Ac.0-33 gts Ac.0-13 gts
Sale Deed	8381 of 2020	21-12-2020	206	Ac.1-00 Gts
Sale deed	973 of 2021	12-01-2021	206/P	Ac.1-00 gts
DAGPA	8381 of 2020	21-12-2020	206 214	Ac.1-31 Gts Ac.0-17 Gts



			215 217	Ac.0-17 Gts Ac.0-15 Gts
DAGPA	8377 of 2020	21-12-2020	211 212 272	Ac.0-02 Gts Ac.1-10 Gts Ac.0-10 Gts
DAGPA	8374 of 2020 8375 of 2020 8372 of 2020	21-12-2020	213 272	Ac.1-09 Gts Ac.0-10 Gts
DAGPA	974 of 2021	12-01-2021	206	Ac.1-00 gts
DAGPA	975 of 2021	12-01-2021	206	Ac.2-00 gts
DAGPA	976 of 2021	12-01-2021	211 212 213	Ac.0-29 Gts Ac.0-02 Gts Ac.0-03 Gts
TOTAL				Ac.25-02 Gts

That upon composite survey & demarcation of land total admeasuring Ac.25-02 gts in Sy.Nos.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217 & 272 of Narsingi village, which includes the land owned and possessed by M/s Rajapushpa Properties Pvt. Ltd., the developer as well as the land entrusted to it for development, shortfalls of certain extents of land therein were found as detailed below:

Sy.No.	Extent as per Revenue Records	Actual extent available on ground	Extent of shortfall
207	Ac.05-04 gts	Ac.04-38 gts	Ac.0-06 gts
208	Ac.02-03 gts	Ac.01-36 gts.	Ac.0-07 gts
209	Ac.01-14 gts	Ac.01-11 gts	Ac.0-03 gts
210	Ac.00-26 gts	Ac.00-24 gts	Ac.0-02 gts
214	Ac.1-13 gts	Ac.1-05 gts	Ac.0-08 gts
211, 212 & 213	Ac.3-15 gts	Ac.3-09.90 gts	Ac.0-05.10 gts Including Ac.0-03 Gts of excess sale in Sy.No.213
Total short fall of land			Ac.0-31.10 gts



**Transfer of area affected by road widening in favour of Municipality, Narsingi:**

A road located towards southern side of the project land is proposed to be widened. As per the said proposal an extent of Ac.0-19.90 gts comprising of Ac.0-00.20 gts in Sy.No's 209/P, Ac.0-04.40 gts in Sy.No.210/P, Ac.0-04 gts in Sy.No.211/P, Ac.0-08.50 gts in Sy.No.213/P and Ac.0-02.80 gts in Sy.No. 272/P is being affected. As such an extent of 2408.68 Sq.yards in said survey numbers is gifted by Mrs. Cheruku Bhaskara Jyothi & others and Rajapushpa Properties Pvt. Ltd. in favour of Commissioner, Narsingi Municipality through registered gift deed bearing document No.9031 of 2020 dated 30-12-2020.

**Permission for Construction:**

Rajapushpa Properties Pvt. Ltd. submitted application seeking permission for construction of multistoried residential apartments buildings in land admeasuring Ac.23-31 gts equivalent to 96,217.45 square meters out of said total extent of Ac.25-02 gts by excluding the shortfall area of Ac.0-31 gts in Sy.Nos.207 to 214 which is found to be physically unavailable and by leaving out the land admeasuring Ac.0-19.90 gts in Sy.No's 209/P, 210/P, 211/P, 213/P and 272/P transferred to Municipality, Narsingi towards proposed widening of adjoining road located towards southern side of the project land which has been gifted in favour of Commissioner, Narsingi Municipality.

Hyderabad Metropolitan Development Authority (HMDA) vide Proceedings dated 20-01-2020 in File No. 040084/SKP/R1/U6/HMDA/22102010 approved the plans for construction of multistoried residential apartments in an extent of 96,217.45 square meters (equivalent to Ac.23.31 Gts) in Sy.Nos.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217 & 272 situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District, as detailed below:



Blocks A, B, D, E, F, G, H, I, J, K : Ground + 39 upper floors  
 Blocks C : 4 Cellars + Ground + 39 upper floors  
 Amenities Block : Ground + 4 upper floors

**Creation of Mortgage in favour of HMDA:**

Pursuant to the permission for construction granted by HMDA in compliance of the conditions thereof two separate Mortgage deeds have been executed in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority as detailed below in respect of 96,174.99 Sq. Meters equivalent to 10,35,227.59 Sq. Feet:

Document No.	Date	Description of Property
1268 of 2021	19-01-2021	5% area admeasuring i.e. 32109.75 Sq. Mtrs., equivalent to 345629.35 Sq. feet in 22 <sup>nd</sup> Floor, 23 <sup>rd</sup> Floor, 24 <sup>th</sup> Floor, 25 <sup>th</sup> Floor and 26 <sup>th</sup> Floor in Block G, H, I, J & K and 27 <sup>th</sup> Floor in Block G, H, J & K and Flat No.2703, 2704, 2705 & 2706 in Block I in Sy.No.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217/P and 272 situated at Narsingi (V), Gandipet(M) Ranga Reddy Dist.
---	30-12-2020	10% area admeasuring i.e. 64,065.24 Sq. Mtrs., equivalent to 6,89,598.24 Sq. feet in 8 <sup>th</sup> Floor, 9 <sup>th</sup> Floor, 10 <sup>th</sup> Floor, 11 <sup>th</sup> Floor in Block A, B, C, D, E, F and 15 <sup>th</sup> Floor, 16 <sup>th</sup> Floor, 17 <sup>th</sup> Floor, 18 <sup>th</sup> Floor, 19 <sup>th</sup> Floor, 20 <sup>th</sup> Floor, 21 <sup>st</sup> Floor in Block G, H, I, J & K situated in Sy.Nos.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217/P and 272 situated at Narsingi (V), Gandipet(M) Ranga Reddy Dist.

P. Venkat Reddy  
 Advocate  
 No. 5, Vijaynagar, Hyd

Upon compliance of conditions stipulated by HMDA vide Proceedings in File No. 040084/SKP/R1/U6/HMDA/22102010, creation of mortgage and transfer of road affected area, Narsingi Municipality released plans approved by HMDA for construction of multistoried residential apartments buildings in Project Land admeasuring Ac.23-31 Gts equivalent to 96,217.45 square meters in Sy.Nos.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217 & 272 situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District.

### CERTIFICATE

This is to certify that the following Entitics / individuals have got absolute, clear & marketable title in respect of the respective parcels of the Project Land total admeasuring Ac.23-31 gts. equivalent to 96,217.45 square meters in Sy.Nos.206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 217, & 272 situated at Narsingi Village, Gandipet Mandal, Ranga Reddy District:

Item No.	Name of the Land Owner	Sy.No.	Extent Ac. Gts.
Item No.I	M/s Rajapushpa Properties Pvt. Ltd.	207	04-38
		208	01-36
		209	01-11
		210	00-24
Sub Total			8-29
Item No.II	M/s Rajapushpa Properties Pvt. Ltd.	206	6-38
		214	0-30
		215	0-33
		217	0-13
	C.Aravind Babu Cherukuru Bhaskara Jyoti	206	1-31
		214	0-15
		215	0-17
		217	0-15
Sub Total			11-32
Item No.III	M/s Rajapushpa Realty LLP.	211	0-29
		212	0-02
		213	0-0 2 ½
	M.Venkaiah	211	0-02
	M.Venkaiah	212	1-07.90
	Smt.M.Jayasree	213	0-17 ½



	M.Bhaskara Rao	213	0-06
	M.Sandeep Vardhan	213	0-09
	Budati Shekar Reddy	213	0-04
	A.Venkata Narasa Reddy	213	0-10
	M.Bhaskara Rao M.Venkaiah	272	0-20
	Sub Total		3-30
	Land left out for Road widening	209,210, 211, 213 & 272	0-19.90
	GRAND TOTAL		23-31

This is to Certify that M/s Rajapushpa Properties Pvt. Ltd. being the owner and possessor of land to an extent of Ac.14-18.40 gts. in in Sy.Nos. 206 to 215 & 217 and being Developer of land total admeasuring Ac.9-12.60 gts in Sy.Nos.206, 211 to 215,217 & 272 entrusted to it by various individuals / companies is entitled to construct multi storied residential apartments comprising of Ground plus 39 Upper Floors in the project land total admeasuring Ac.23-31 gts. equivalent to 96,217.45 square meters in Sy.Nos.206 to 215, 217 and 272 situated at Narsingi village, Gandipet Mandal, Ranga Reddy District as per the permission for construction granted and approved plans.

M/s Rajapushpa Properties Pvt. Ltd. being the owner of land admeasuring Ac.14-18.40 Gts is entitled to entire saleable / built-up areas derived from development of said land admeasuring Ac.14-18.40 Gts alongwith proportionate undivided share in the land and car parkings.

The respective owners of land admeasuring Ac.9-12.60 Gts entrusted for development are entitled for fixed saleable / built-up areas derived from development of said Ac.9-12.60 Gts alongwith proportionate undivided share in the land and proportionate car parkings in terms of respective registered Development Agreements as detailed below:



Name of the Land Owner	Extent SFT
C.Aravind Babu Cherukuru Bhaskara Jyoti	2,40,000
M.Venkaiah	96,000
Smt.M.Jayasree M.Bhaskara Rao M.Sandeep Vardhan	90,000
Budati Shekar Reddy	7,000
A.Venkata Narasa Reddy	15,531
Rajapushpa Realty LLP	1,00,000
Rajapushpa Asset Management LLP	2,50,000
D.Srinivas Reddy	80,000
TOTAL	7,78,531

M/s Rajapushpa Properties Pvt. Ltd. being the developer of said land admeasuring Ac.9-12.60 Gts is entitled to the entire remaining saleable / built-up areas derived from development of said land admeasuring Ac.9-12.60 Gts entrusted for development alongwith proportionate undivided share in the land and proportionate car parkings.

The Land Owners and Developer are entitled to alienate their respective salable / built-up areas after division of the same in terms of Development Agreements.

The 15% area admeasuring 96,174.99 Sq. Meters equivalent to 10,35,227.59 Sq. Feet mortgaged to HMDA detailed in the plan appended to the Mortgage deed bearing document No.1268 of 2021 dated 19-01-2021 & Mortgage deed dated 30-12-2020 can be sold only after release of the mortgage and issuance of the Occupancy Certificate by HMDA / Municipality.

Hyderabad  
Date: 26-01-2021

P. VENKAT REDDY  
ADVOCATE



**ANNEXURE - I**

**LIST OF DOCUMENTS SCRUTINIZED**

**ITEM No.I:**

Sl. No.	Date	Description of the document
1.	--	Copy of Khasra pahani of 1954-55 in respect of project land.
2	--	Copies of Pahanies for the years 1974-75, 1985-86, 2017, 2018, 2019, 2019-20 in respect of the lands in Sy.Nos.207, 208, 209 and 2010 of Narsingi village.
3	26.06.2003	Copy of registered sale bearing document No.4286 /2003 executed by Bantu Gnaneshwar @ Gorla Gnaneshwar and others in favour of 1)Motaparthi Venkata Somaiah Chowdary; 2)Motaparthi Priyanka and 3)Motaparthi Neal in respect of total land admeasuring Ac.9-07 in Sy Nos.207, 208, 209 & 210 of Narsingi Village
4	16.03.2011	Copy of registered Ratification Deed bearing document No.758/2011 executed by Bantu Kiran Kumar @ Gorla Kiran Kumar and others in favour of 1)Motaparthi Venkata Somaiah Chowdary; 2)Motaparthi Priyanka and 3)Motaparthi Neal in respect of total land admeasuring Ac.9-07 in Sy Nos.207, 208, 209 & 210 of Narsingi Village
5	16.06.2004	Copy of proceedings vide No.D/815/2014 issued by the Dy Collector & Mandal Revenue Officer, Rajendranagar Mandal mutating the land admeasuring Ac.5-04 gts in Sy No.207; Ac.2-03 gts in Sy No.208; Ac.1-14 gts in Sy No.209 and Ac.0-26 gts in Sy No.210 of Narsingi Village in favour of 1)Motaparthi Venkata Somaiah Chowdary; 2)Motaparthi Priyanka and 3)Motaparthi Neal
6	--	Copy of pattedar pass book issued in favour of M Vennkata Somaiah Chowdary vide Katha no.479
7	--	Copy of pattedar pass book issued in favour of M Priyanka vide Katha no.480
8	--	Copy of pattedar pass book issued in favour of M Neal vide Katha no.481
9	29-09-2008	Copy of Memo issued by Dy.Tahsildar, Rajendranagar mandal, informing that there are no PTs in Sy.Nos. 207, 208, 209 and 210 of Narsingi village.
10	25.05.2009	Copy of report of the Mandal Surveyor, Rajendranagar



		Mandal vide File No.MS/575/2009
11	01.03.2017	Copy of proceedings No.V1/2535/2016 issued by the RDO/Rajendranagar Division converting the usage of land from agricultural to non agricultural under the provisions of Telangana Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 in respect of land Ac.3-02 gts of Narsingi Village
12	01.03.2017	Copy of proceedings No.V1/2536/2016 issued by the RDO/Rajendranagar Division converting the usage of land from agricultural to non agricultural under the provisions of Telangana Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 in respect of land Ac.3-03 gts of Narsingi Village
13	01.03.2017	Copy of proceedings No.V1/2538/2016 issued by the RDO/Rajendranagar Division converting the usage of land from agricultural to non agricultural under the provisions of Telangana Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 in respect of land Ac.3-02 gts of Narsingi Village.
14	30-11-2019	Copy of encumbrance certificate for the period from 01-10-2007 to 29-11-2019 in respect of the land in Sy.Nos. 207, 208, 209 and 210.
15	21-12-2020	Copy of registered sale deed No.8380 of 2020 executed by Motaparthi venkata Somaiah Chowdary & 2 others in favour of M/s Rajapushpa Properties Pvt. Ltd.
16	21-12-2020	Copy of registered sale deed No.8382 of 2020 executed by Motaparthi venkata Somaiah Chowdary & 2 others in favour of M/s Rajapushpa Properties Pvt. Ltd.
17	21-12-2020	Copy of registered ratification deed bearing document No.8369 of 2020 executed by Smt. Golla Kasi Bai
18	11-01-2021	Copy of registered ratification deed bearing document No.1666 of 2021 executed by Bantu @ Gorla Vishal Yadav & another
19	11-01-2021	Copy of registered ratification deed bearing document No.1667 of 2021 executed by Bantu @ Gorla Vijay Kumar & 4 others
20	11-01-2021	Copy of registered ratification deed bearing document No.1668 of 2021 executed by Smt. Vasantha and another
21	11-01-2021	Copy of registered ratification deed bearing document No.1669 of 2021 executed by Smt. Anumasani Ramulamma



**ITEM No.II:**

Sl. No.	Date	Description of the document
1	--	Copies of Pahanies for the years 2017, 2018-19 & 2019-20
2	05.06.2004	Copy of registered Will Deed bearing document No.51 of 2004 executed by Vallabhaneni Subba Rao wherein Motaparthi Lakshmi Kumari received his undivided 1/6 <sup>th</sup> share (i.e.Ac.2-35 gts)
3	25.08.2007	Copy of registered AGPA bearing document No.8263 of 2007 executed by C. Bhaskara Jyothi, C Aravind Babu, Motaparthi Lakshmi Kumar, V Swarna Latha in favour of M/s Mali Florex Limited and others in respect of land admeasuring Ac.5-00 gts of Narsingi Village
4	11.04.2008	Copy of registered gift deed bearing document No.1421 of 2008 executed by Vallabhaneni Venkata Rao in favour of M Lakshmi Kumari in respect of Ac.1-36 gts of Narsingi Village
5	15.04.2008	Copy of registered gift deed bearing document No.1877 of 2008 executed by V Swarna Latha in favour of M Lakshmi Kumari in respect of Ac.2-00 gts of Narsingi Village
6	06-08-1999	Copy of Proceedings of mandal Revenue Officer vide Proceedings No. 3540 of 1999 to incorporate the names of V.Subba Rao, V.Venkat Rao, M.Laxmikumari, V.Swarnalatha, Smt.Bhasker Jyothi and Aravind babu in respect of the land total admeasuring Ac.17-07 gts. in Sy.Nos.206, 214, 215, 217, 220, 231, 232, 233 and 234 of Narsingi village.
7	--	Copies of Pattadar Pass Books and Title deeds issued in favour of V.Subba Rao, V.Venkat Rao, M.Laxmikumari, V.Swarnalatha, Smt.Bhasker Jyothi and Aravind babu in respect of the land total admeasuring Ac.17-05 gts. in Sy.Nos.206, 214, 215, 217, 220, 231, 232, 233 and 234 of Narsingi village.
8	--	Copy of registered gift deed bearing document No. 1877 of 2008 executed by Smt.V.Swarnalatha in favour of her sister Smt.Motaparthi Lakshmi Kumari in respect of the land admeasuring Ac.2-00 gts. in Sy.Nos.206, 214, 215 & 217/part of Narsingi village.



9	--	Copies of Proceedings issued by the Tahsildar, Gandipet mandal, vide No. D/295/2016 for recording the name of Motaparti Lakshmi Kumari pursuant to the regd. Will deed and Gift Deeds executed by V.Subba Rao, V.Venkat Rao and Smt.V.Swarna Latha
10	23-03-2018	Copy of Form 1-B (ROR) issued in favour of Motaparti Lakshmi Kumari in respect of lands in Sy.Nos.206E & EE, 206/A, 206/AA, 215/A & AA, 214/E & EE, 215/E, 215/EE/2, 217/AA, 217/E of Narsingi village.
11	--	Copy of map vide File No. D/1444/2018 in respect of the lands in Sy.Nos.206/P, 214, 215 and 217 of Narsingi village.
12	09-02-2018	Copy of Proceedings issued by the Tahsildar, Gandipet mandal, vide No. D/296/2016 for recording the name of Smt.Cherukuru Bhasker Jyothi in respect of the land admeasuring Ac.0-11 gts. in Sy.No.217/AA of Narsingi village.
13	05-03-2019	Copy of Land Conversion Proceedings issued by the RDO, Rajendernagar vide No.C1/206/2019 in respect of the land total admeasuring Ac.03-07 gts. in Sy.Nos. 206/U, 214/U, 215/U and 217/AA of Narsingi village.
14	05-03-2019	Copy of Land Conversion Proceedings issued by the RDO, Rajendernagar vide No.C1/207/2019 in respect of the land total admeasuring Ac.08-06 gts. in Sy.Nos. 206/A, 206/AA, 206/E, 206/EE, 214/A, 214/AA, 214/E, 214/EE, 215/A, 215/AA, 215/E, 215/EE/2, 217/A and 217/A of Narsingi village.
15	05-03-2019	Copy of Land Conversion Proceedings issued by the RDO, Rajendernagar vide No.C1/208/2019 in respect of the land total admeasuring Ac. 02-07 gts. in Sy.Nos. 206/U, 214/U, 215/U and 217/AA of Narsingi village.
16	30-11-2019	Copy of Encumbrance Certificate for the period from 01-10-2017 to 29-11-2019 in respect of land in Sy.Nos. 206, 214, 215, 216 of Narsingi village.
17	21-12-2020	Copy of registered DAGPA No.8373 of 2022 executed by C.Aravind Babu & Cherukuru Bhaskara Jyothi in favour of M/s Rajapushpa Properties Pvt. Ltd
18	21-12-2020	Copy of registered sale deed No.8378 of 2020 executed by Smt. Motaparthi Laxmi Kumar in favour of Rajapushpa Properties Pvt. Ltd
19	21-12-2020	Copy of registered AGPA No.8379 of 2020 executed by

P. V. Venkat Reddy



		Smt. Motaparthi Laxmi Kumar in favour of Rajapushpa Properties Pvt. Ltd
20	21-12-2020	Copy of registered sale deed No.8381 of 2020 executed by C.Aravind Babu & Smt. Cherukuru Bhaskara Jyothi in favour of Rajapushpa Properties Pvt. Ltd.
21	12-01-2021	Copy of registered sale deed No.971 of 2021 executed by Smt. Motaparthi Laxmi Kumar represented by her AGPA holder Rajapushpa Properties Pvt. Ltd. in favour of Rajapushpa Asset Management LLP in respect of land admeasuring Ac.2-00 Gts in Sy.No.206
22	12-01-2021	Copy of registered sale deed No.972 of 2021 executed by Smt. Motaparthi Laxmi Kumar represented by her AGPA holder Rajapushpa Properties Pvt. Ltd. in favour of D.Srinivas Reddy in respect of land admeasuring Ac.1-00 Gts in Sy.No.206
23	12-01-2021	Copy of registered sale deed No.973 of 2021 executed by Smt. Motaparthi Laxmi Kumar represented by her AGPA holder Rajapushpa Properties Pvt. Ltd. in favour of Rajapushpa Properties Pvt. Ltd in respect of land admeasuring Ac.1-00 Gts in Sy.No.206
24	12-01-2021	Copy of registered DAGPA No.974 of 2021 executed by D.Srinivas Reddy in favour of M/s Rajapushpa Properties Pvt. Ltd
25	12-01-2021	Copy of registered DAGPA No.975 of 2021 executed by Rajapushpa Asset Management LLP in favour of M/s Rajapushpa Properties Pvt. Ltd

**Item No.III:**

Sl. No.	Date	Description of the document
1.	--	Copy of Khasra pahani for the year 1954-55.
2.	--	Copy of Chessala for the years 1955 to 1958.
3.	---	Copy of pahanies for the year 1964-65, 1973-74, 1975-76, 1978-79, 1982-83, 1985-86, 1989-90, 1994-95, 1999-2000, 2005-06, 2010-11, 2014-15.
4.	23-01-1982	Copy of sale deed executed by Mohammed Fakruddin in favour of Mohammed Pashumiya in respect of the land admeasuring Ac.1-12 gts. in Sy.No.212 of Narsingi village.



5.	27-10-1998	Copy of registered Irrevocable Agreement of Same cum General Power of Attorney bearing document No. 4029 of 1998 executed by Mohammed Ainuddin and another in favour of V.Ramchandra Rao in respect of land total admeasuring Ac.1-02 gts. in Sy.Nos.271/A, 271/AA, 272/A and 272/AA of Narsingi village.
6.	24-04-2000	Copy of registered sale deed bearing document No. 2672 of 2000 executed by Mohammed Ainuddin and another in favour of M.Nageswara Rao in respect of the land total admeasuring Ac.1-02 gts. in Sy.Nos.271/A, 271/AA, 272/A and 272/AA of Narsingi village.
7.	04-09-2001	Copy of registered sale deed bearing document No. 4785 of 2001 executed by Smt.Chakali Lakshamma and another in favour of Syed Nizamuddin in respect of the land total admeasuring Ac.0-05 gts. in Sy.Nos.213/AA of Narsingi village.
8	28-03-2003	Copy of registered sale deed bearing document No.4357 of 2003 executed by Syed Nizamuddin & Chakali Ravinder in favour of Smt. Ravi Rama respect of the land total admeasuring Ac.0-07 ½ gts. in Sy.Nos.213/AA of Narsingi village
9.	03-02-2002	Copy of Notice in Form – III vide No.4217/98 issued to Ch.Anjaiah in respect of land revenue assessment demand in respect of the land in Sy.Nos. 213, 256, 213, 256 and 257 of Narsingi village.
10.	20-01-2003	Copy of registered sale deed bearing document No. 357 of 2003 executed by Chakali Raghu and others in favour of Smt.Ravi Rama in respect of land admeasuring Ac.0-10 gts. in Sy.Nos. 213/E and 213/U of Narsingi village.
11.	24-02-2003	Copy of registered sale deed bearing document No.1274 of 2003 executed by Chakali Mallesh and others in favour of Smt.Ravi Rama in respect of the land admeasuring Ac.0-09 gts. in Sy.No.213/EE of Narsingi village.
12	07-04-2003	Copy of registered sale deed bearing document No. 2307 of 2003 executed by M.Lingaiah @ Chakali Lingaiah and others in favour of Smt.Ravi Rama in respect of the land admeasuring Ac.0-07 ½ gts. in Sy.Nos.213/UU and 213/AA of Narsingi village.
13	06-06-2003	Copy of registered sale deed bearing document No. 3742

P. Venkat Reddy  
Advocates  
No. 5 Vidyanagar, Hyd

		of 2003 executed by Smt.Chakali Anjaiah @ Mutyala Anjaiah and another in favour of Smt.Ravi Rama in respect of the land admeasuring Ac.0-05 gts. in Sy.No.213, Ac.0-04 gts. in Sy.No.249 of Narsingi village.
14	27-08-2004	Copy of Orders vide Proceedings vide No. L/5158/2003 issued by Inams Tribunal cum Revenue Divisional officer, Chevella Division issuing Occupancy Rights Certificate in favour of Smt.Ravi Rama in respecting of land admeasuring Ac.0-27 gts. in Sy.Nos. 213/E, 213/U, 256 and 257 of Narsingi village.
15	17-08-2005	Copy of registered sale deed bearing document No. 8575 of 2005 executed by Smt.M.Sailaja and others in favour of M/s Muppa Homes Pvt. Ltd. in respect of the land total admeasuring Ac.2-07 gts. in Sy.Nos.29, 271/A, 271/AA, 272/A and 272/AA of Narsingi village.
16	24-04-2006	Copy of Proceedings vide No.D/55/2006 issued by the Dy.Collector & Mandal Revenue Officer, Rajendranagar implementing the name of Muppa Homes Pvt. Ltd. in revenue records in respect of the land admeasuring Ac.2-07 gts. in Sy.Nos. 29, 271/A, 271/AA, 272/A and 272/AA of Narsingi village.
17	15-05-2006	Copy of registered sale deed bearing document No.7221 of 2006 executed by Smt.K.Mallamma and others in favour of G.Narender Reddy & another in respect of land admeasuring Ac.0-04 gts. in Sy.No.211 of Narsingi village.
18	08-06-2006	Copy of registered sale deed bearing document No.8237 of 2006 executed by Mohd.Asanuddin and others in favour of M.Venkaiah in respect of land admeasuring Ac.1-12 gts. in Sy.No.212 of Narsingi village.
19	15-11-2006	Copy of registered General Power of Attorney bearing document No. 119/2006 executed by Smt.Ravi Rama in favour of M.Bhaskara Rao in respect of the land total admeasuring Ac.1-03 gts. comprising of an extent of Ac.0-39 gts. in Sy.No.213 and Ac.0-04 gts. in Sy.No.249 of Narsingi village.
20	20-02-2007	Copy of Proceedings issued by the MRO, Rajendranagar vide Proceedings No.D/595/2006 in favour of M.Venkaiah in respect of the land admeasuring 1-12 gts. in Sy.No.212 of Narsingi village.



21	10-05-2007	Copy of Proceedings vide No.D/150/2007 issued by the Dy.Collector & Tahsildar, Rajendranagar in favour of Smt.Ravi Rama to implement her in revenue records in respect of the land admeasuring Ac.0-05 gts. in Sy.No.213.
22	16-07-2009	Copy of registered exchange deed bearing document No. 1661 of 2009 executed by G.Narender Reddy & another in favour of M.Venkaiah in respect of land admeasuring Ac.0-02 gts. in Sy.No.212 of Narsingi village.
23	30-07-2007	Copy of registered ratification deed bearing document No.7389 of 2007 executed by Smkt.Chakali Satyamma and others in favour of Smt.Ravi Rama ratifying the sale vide sale deed bearing document No.357/2003 in respect of the land total admeasuring Ac.0-10 gts. in Sy.Nos. 213/E and 213/U of Narsingi village.
24	30-06-2007	Copy of registered ratification deed bearing document No.7388 of 2007 executed by Smt.Chakali Satyamma and others in favour of Smt.Ravi Rama in respect of the land total admeasuring Ac.0-09 gts. in Sy.Nos. 213/..... and 249 of Narsingi village.
25	09-08-2007	Copy of Orders vide Proceedings vide No.L/1530/2007 issued by the Spl.Grade Deputy Collector & Revenue Divisional Officer, Chevella Division granting Occupancy Rights Certificate in favour of Smt.Ravi Rama in respect of the land in Sy.Nos.213 admeasuring Ac.0-24 gts, Ac.0-04 gts. in Sy.No.249 and Ac.0-02 gts. in Sy.No.256 of Narsingi village.
26	29-10-2007	Copy of Proceedings of the Dy.Collector & Tahsildar, Rajendranagar vide No.D/1113/2007 issued in favour of Smt.Ravi Rama for amendment in revenue records in respect of the land in Sy.Nos.213 and 256 of Narsingi village.
27	14-12-2010	Copy of registered sale deed hearing document No. 3419 of 2010 executed by Smt.Ravi Rama reptd. By her GPA Holder M.Bhaskara Rao in favour of Smt.M.Jayasree in respect of the land admeasuring Ac.0-17 ½ gts. in Sy.Nos.213/E, 213/U and 213/part of Narsingi village.
28	14-12-2010	Copy of registered sale deed bearing document No. 3420 of 2010 executed by Smt.Ravi Rama reptd. By her GPA Holder M.Bhaskara Rao in favour of M.Bhaskara Rao in respect of the land admeasuring Ac.0-16 ½ gts. in



		Sy.Nos.213, 213/UU and 213/A of Narsingi village.
29	14-12-2010	Copy of registered sale deed bearing document No. 3421 of 2010 executed by Smt.Ravi Rama repta. By her GPA Holder M.Bhaskara Rao in favour of M.Sandeep Vardhan in respect of the land admeasuring Ac.0-09 gts. in Sy.Nos.213 of Narsingi village.
30	17-09-2014	Copy of registered ratification deed bearing document No. 4550 of 2014 executed by Pyari Bee @ Pyari Begum and others in favour of M.Nageswara Rao in respect of the land total admeasuring Ac.1-02 gts. in Sy.Nos. 271/A, 271/AA, 272/A and 272/AA of Narsingi village.
31	22-04-2015	Copy of registered Will Deed bearing document No. 74 of 2015 executed by Smt.Fathima Bi bequeathing her 1/4 <sup>th</sup> share i.e. Ac.0-13 gts. in Sy.No.212 of Narsingi village in favour of her son Mir Saber Ali.
32	20-10-2016	Copy of registered General Power of Attorney bearing document No.13778 of 2016 executed by Mohd. Asadullah and 3 others in favour of Mir Sabir Ali in respect of Ac.0-13 gts. in Sy.No.212 of Narsingi village.
33	05-11-2016	Copy of registered ratification deed bearing document No.7247 of 2016 executed by Smt.Chakali Komaramma and others in favour of Smt.Ravi Rama in respect of the land admeasuring Ac.0-09 gts. in Sy.No.213/EE of Narsingi village.
34	10-11-2016	Copy of registered ratification deed hearing document No. 7320 of 2016 executed by Smt.Chakali Yadamma and others in favour of Smt.Ravi Rama in respect of the land total admeasuring Ac.0-09 gts. in Sy.No.213/..... and 249 of Narsingi village.
35	31-03-2017	Copy of registered sale deed bearing document No. 1697 of 2017 executed by M/s Muppa Homes Pvt. Ltd. in favour of M.Bhaskara Rao and another in respect of the land total admeasuring Ac.1-02 gts. in Sy.Nos.271/A, 271/AA, 272/A and 272/AA of Narsingi village.
36	02-08-2017	Copy of registered Ratification Deed bearing document No. 5078 of 2017 executed by Smt.Chintakindhi Gandamma and another in favour of Smt.Ravi Rama ratifying the sale vide sale deed bearing document No. 357/2003 in respect of the land total admeasuring Ac.0-10 gts. in Sy.Nos. 213/E and 213/U of Narsingi village.



37	02-08-2017	Copy of registered Ratification Deed bearing document No. 5083 of 2017 executed by Mohd.Muslehuddin and others in favour of Smt.M.Sailaja and others in respect of the land admeasuring Ac.1-02 gts. in Sy.Nos.271/A, 271/AA, 272/A, 272/AA of Narsingi village.
38	22-08-2017	Copy of registered Release Deed bearing document No. 5553 of 2017 executed by Mir Sabir Ali and others in favour of M.Venkaiah releasing the land admeasuring Ac.0-26 gts. out of Ac.1-12 gts. in Sy.No.212 of Narsingi village.
39	22-08-2019	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, Rajendranagar Division, R.R.District vide No. C1/787/2019 converting the land in Sy.Nos. 213, 253, 256 and 257 from agriculture to non agriculture use in favour of Muppa Bhaskara Rao.
40	22-08-2019	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, Rajendranagar Division, R.R.District vide No. C1/798/2019 converting the land in Sy.Nos. 211, 212, 253 and 261 total admeasuring Ac.2-10 gts. from agriculture to non agriculture use in favour of Muppa Venkaiah.
41	22-08-2019	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, Rajendranagar Division, R.R.District vide No. C1/1007/2019 converting the land admeasuring Ac.1-35 gts. in Sy.Nos. 271, 272, 277 and 278 from agriculture to non agriculture use in favour of Muppa Venkaiah.
42	15-11-2019	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, Rajendranagar Division, R.R.District vide No. C1/2217/2019 converting the land total admeasuring Ac.0-31 ½ gts. in Sy.Nos. 213/P, 246 and 251 from agriculture to non agriculture use in favour of Muppa Jayasree.
43	18-12-2019	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, Rajendranagar Division, R.R.District vide No. C1/753/2019 converting the land admeasuring Ac.0-09 gts. in Sy.No. 213 from agriculture to non agriculture use in favour of Muppa Sandeep Vardhan.
44	11-02-2020	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, Rajendranagar Division,



		R.R.District vide No. C1/401/2020 converting the land admeasuring Ac.0-34 gts. in Sy.No.211, 212 & 213 from agriculture to non agriculture use
45	30-04-2019	Copy of Memo vide No.C1/263/2019 issued by Naib Tahsildar, Rajendranagar mandal informing inability to issue PT register as there is no entry pertaining to Sy.Nos.211 to 217, 226 to 279 and 281 to 294 of Narsingi village.
46	15-05-2006	Copy of sale deed bearing document No. 7220 of 2006 executed by M.Mallesh & another in favour of G.Narender Reddy & C.Jayasimha reddy in respect of the land admeasuring Ac.0-08 gts. in Sy.No.211 of Narsingi village.
47	15-05-2006	Copy of sale deed bearing document No. 7221 of 2006 executed by Smt.Mallamma & others in favour of G. Narender Reddy & C.Jayasimha reddy in respect of the land admeasuring Ac.0-04 gts. in Sy.No.211 of Narsingi village..
48	23-05-2006	Copy of sale deed bearing document No. 7551 of 2006 executed by Sri K.Babu Rao & others in favour of G. Narender Reddy & C.Jayasimha Reddy in respect of the land admeasuring Ac.0-04 gts. in Sy.No.211 of Narsingi village..
49	24-7-2006	Copy of registered sale deed bearing document No. 10207 of 2006 executed by Smt. Satyamma and others in favour of G. Narender Reddy & C.Jayasimha Reddy in respect of the land admeasuring Ac.0-06 gts. in Sy.Nos.211 of Narsingi village.
50	11-7-2007	Copy of registered sale deed bearing document No. 6758 of 2007 executed by M.Mallaiah & another in favour of G. Narender Reddy in respect of the land admeasuring Ac.0-02 gts. in Sy.Nos.211 of Narsingi village..
51	20-7-2006	Copy of registered sale deed bearing document No. 9996 of 2006 executed by Smt. M.Mukunda & others in favour of D. Devender Reddy & S.Ramesh Reddy in respect of the land admeasuring Ac.0-07 gts. in Sy.Nos.211 of Narsingi village
52	19-07-2006	Copy of registered sale deed bearing document No.9953 of 2006 executed by Karanam Narayana in favour of G. Narender Reddy in respect of the land admeasuring Ac.0-03 gts. in Sy.No.213 of Narsingi village.

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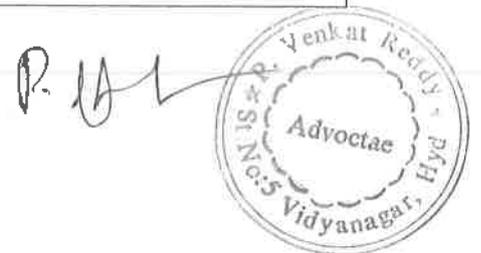
53	01-03-2007	Copy of Proceedings vide No.D/425/2006 issued by the Dy.Collector & Mandal Revenue Officer, Rajendranagar implementing the names of G. Narender Reddy & C.Jayasimha Reddy in revenue records in respect of the land admeasuring Ac.0-22 gts. in Sy.No.211 & Ac.0-03 gts in Sy.No.213 of Narsingi village.
54	18-8-2006	Copy of Title deed No.463368 issued in favour of G. Narender Reddy vide Patta No.527 in respect of lands in Narsingi village
55	18-8-2006	Copy of Title deed No.463369 issued in favour of C.Jayasimha Reddy vide Patta No.528 in respect of lands in Narsingi village
56	24-0-2007	Copy of Proceedings vide No.D/426/2007 issued by the Tahsildar, Rajendranagar in favour of D. Devender Reddy & S.Ramesh Reddy to implement their names in revenue records in respect of the land admeasuring Ac.0-07 gts. in Sy.No.211.
57	09-07-2008	Copy of Proceedings vide No.B/1603/2007 issued by the Dy.Collector & Tahsildar, Rajendranagar implementing the name of G. Narender Reddy in revenue records in respect of the land admeasuring Ac.0-02 gts. in Sy.No.211 of Narsingi village.
58	08-06-2006	Copy of registered sale deed bearing document No. 8237 of 2006 executed by Mohd.Asanuddin and others in favour of M.Venkaiah in respect of land admeasuring Ac.1-12 gts. in Sy.No.212 of Narsingi village.
59	20-02-2007	Copy of Proceedings issued by the MRO, Rajendranagar vide Proceedings No.D/595/2006 in favour of M.Venkaiah in respect of the land admeasuring 1-12 gts. in Sy.No.212 of Narsingi village.
60	16-07-2009	Copy of registered Exchange deed bearing document No. 1661of 2009 executed in between G. Narender Reddy & C.Jayasimha Reddy and M.Venkaiah in respect of land admeasuring Ac.0-02 gts. in Sy.No.211 with Ac.0-02 gts in Sy.No.212 of Narsingi village
61	15-11-2012	Copy of registered Release deed bearing document No. 6086 of 2012 executed by C.Jayasimha Reddy in favour of G. Narender Reddy in respect of the land admeasuring Ac.0-06 gts. in Sy.No.211 and Ac.0-01 gts in sy.No.212 of Narsingi village.



62	15-11-2012	Copy of registered sale deed bearing document No.112 of 2013 executed by G. Narender Reddy & C.Jayasimha Reddy in favour of D.Pradeep Reddy in respect of the land admeasuring Ac.0-04 gts. in Sy.Nos.211 of Narsingi village.
63	02-02-2017	Copy of registered sale deed bearing document No. 498 of 2017 executed by D. Pradeep Reddy in favour of Dr.K.Swetha in respect of the land admeasuring Ac.0-04 gts. in Sy.Nos.211 of Narsingi village.
64	02-02-2017	Copy of registered sale deed bearing document No.494 of 2017 executed by G. Narender Reddy in favour of K.Muthyam reddy and others in respect of the land admeasuring Ac.0-03 gts. in Sy.Nos.211 of Narsingi village.
65	02-02-2017	Copy of registered sale deed bearing document No.495 of 2017 executed by G. Narender Reddy in favour of K.Muthyam reddy and others in respect of the land admeasuring Ac.0-06 gts. in Sy.Nos.211 of Narsingi village.
66	02-02-2017	Copy of registered sale deed bearing document No.496 of 2017 executed by G. Narender Reddy in favour of K.Muthyam reddy and others in respect of the land admeasuring Ac.0-04 gts. in Sy.Nos.211 of Narsingi village.
67	02-02-2017	Copy of registered sale deed bearing document No.497 of 2017 executed by G. Narender Reddy in favour of K.Muthyam reddy and others in respect of the land admeasuring Ac.0-04 gts. in Sy.Nos.211 of Narsingi village.
68	11-02-2020	Copy of Proceedings issued by the Competent Authority & Revenue Divisional officer, R.R.District vide No. C1/401/2020 converting the land admeasuring Ac.0-34 gts in Sy.No's 211, 212 & 213 from agriculture to non agriculture use in favour of G.Narender reddy.
69	23-12-2019	Copy of Development Agreement Cum GPA bearing document No.2196 of 2020 executed by Sri K.Mutyam Reddy and others in favour of M/s Newmark Urbanspaces
70	30-04-2019	Copy of Memo vide No.C1/263/2019 issued by Naib Tahsildar, Rajendranagar mandal informing inability to issue PT register as there is no entry pertaining to



		Sy.Nos.211 to 217, 226 to 279 and 281 to 294 of Narsingi village.
71	04-03-2020	Copy of Panchanama alongwith survey sketch of Sy.Nos.206, 207, 208, 209, 210, 214, 215 & 217/Part issued by Mandal Surveyor, Gandipet in File No. Ms/01/2020
72	21-12-2020	Copy of registered Cancellation Deed bearing document No. 8370 of 2020 mutually executed between Sri K.Mutyam Reddy & others and M/s Newmark Urbanspaces
73	21-12-2020	Copy of registered Exchange Deed bearing document No. 8371 of 2020 executed between Sri K.Mutyam Reddy & others and M/s Rajapushpa Realty LLP with regard to Ac.0-34 gts in Sy.Nos.211,212 & 213
74	21-12-2020	Copy of registered DAGPA No.8372 of 2020 executed by A.Venkata Narasa Reddy in favour of Rajapushpa Properties Pvt.Ltd
75	21-12-2020	Copy of registered DAGPA No.8374 of 2020 executed by Smt. M.Jayasree & others in favour of Rajapushpa Properties Pvt.Ltd
76	21-12-2020	Copy of registered DAGPA No.8375 of 2020 executed by Budati Shekar reddy in favour of Rajapushpa Properties Pvt.Ltd
77	21-12-2020	Copy of registered DAGPA No.8377 of 2020 executed by M.Venkaiah in favour of Rajapushpa Properties Pvt.Ltd
78	12-01-2021	Copy of registered DAGPA No.976 of 2021 executed by Rajapushpa Realty LLP in favour of Rajapushpa Properties Pvt.Ltd
79	17-09-2020	Environment clearance order No.SEIAA/TS/OL/RRD-583/2020
80	30-11-2019	Copy of encumbrance certificate for the period 01-10-2007 to 29-11-2019
81	30-11-2019	Copy of encumbrance certificate for the period 01-10-2007 to 29-11-2019
82	29-12-2019	Copy of encumbrance certificate for the period 01-05-1995 to 28-12-2019
83	24-01-2020	Copy of encumbrance certificate for the period 01-05-1995 to 30-09-2007
84	--	Copies of E-Chgallan No.NPM2100000943 issued by Tahasildar, Gandipet Mandal



85	16-11-2020	Copy of Memo No.12547/P3/2020
86	20-11-2020	Copy of Permission for Construction approved by HMDA vide File No. 040084/SKP/R1/U6/HMDA/22102010
87	30-12-2020	Copy of mortgage deed executed by Cheruku Bhaskara Jyothi & others represented by M/s Rajapushpa Properties Pvt. Ltd. in favour of HMDA
88	19-01-2021	Copy of registered mortgage deed No.1268 of 2021 executed by Cheruku Bhaskara Jyothi & others represented by M/s Rajapushpa Properties Pvt. Ltd. in favour of HMDA
89	30-12-2020	Copy of gift deed No.9031 of 2020 executed by Cherukuru Bhaskara Jyothi & M/s Rajapushpa Properties Pvt. Ltd. and other in favour of Municipality, Narsingi
90	25-01-2021	Copy of permission for construction vide File No.28/G1/65/2021 released by Municipality, Narsingi

Hyderabad

Date: 26-01-2021

P. VENKAT REDDY  
ADVOCATE



