

TITLE SCRUTINY REPORT/ LEGAL OPINION

PREFACE:

This Title scrutiny is undertaken as per the requisition of **M/s Raja Pushpa Properties Pvt Ltd**, a company registered under the provisions of Indian Companies Act, 1956 (hereinafter referred to as “M/s RPPL” for brevity) with regard to title and entitlement of the respective land owners in respect of land admeasuring **Ac 8-22.25 Gts.** entrusted for development and the development rights of **M/S RPPL** thereof as well as title of M/s RPPL in respect of land admeasuring **Ac. 12-22.50 gts** owned and possessed by the said company and total entitlement of the company to develop the land admeasuring **Ac.21-04.75 gts.** in Sy. Nos. 447, 468, 469 and 470 as detailed below, into an integrated gated high rise multi storied residential apartments complex in the name & style of “**RAJAPUSHPA SIERRA PROJECT**”, situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District (hereinafter collectively referred to as the “Project land” for brevity).

Item No.	Sy. No.	Name of the Pattedar	Title Acquired Through	Extent Owned & Possessed by M/s. RPPL	Extent Entrusted	Extent included in the Project
I	447	B. Preethi Reddy Samyukta Reddy	15503/2018 25.04.2018	-	1-00	1-00
	447	Kalidindi Nirusha & Indurthi Sunil Reddy	19198/2017 31.08.2017	-	0-14	0-14
	447	M/S RPPL	10940/2020 28.02.2020	0-21	-	0-21
	447	M/S RPPL	10882/2021 04.03.2021	0-04	-	0-04
	447	Chepyala Seshu Teja	27966/2021 25.06.2021	-	0-06	0-06
	447	Swathi Toyaja	27964/2021 25.06.2021	-	0-06	0-06
	447	Vikas	27968/2021 21.06.2021	-	0-04	0-04
	447	M/S RPPL	25227/2021 06.07.2021	0-09	-	0-09
SUB TOTAL				0-34.00	1-30.00	2-24.00
II	468	M/S RPPL	24875/2019 04.06.2019	0-14	-	0-14
	468	M/s RPPL	16901/2020 30.06.2020	0-12	-	0-12
SUB TOTAL				0-26.00	-	0-26.00


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III	469	M/S RPPL	528/2023 02.08.2023	0-34	-	0-34
	469	Krishnam Raju	480/2025 12.08.2025	-	0-04	0-04
	469	M. Vara Lakshmi	483/2025 12.08.2025			
III	469	Vikram Varma	482/2025 12.08.2025	-	0-04	0-04
	469	Suryanarayana Raju	481/2025 12.08.2025	-	0-02	0-02
	469	P. Jithender Reddy	381/2025 05.07.2025	-	0-02	0-02
	469	Pakala Lakshmi	465/2025 01.08.2025	-	0-02	0-02
	469	Shalini Jayapal Singh	466/2025 01.08.2025	-	0-01	0-01
	469	Ponnam Jyothi	497/2025 20.08.2025	-	0-01	0-01
	469	M/S RPPL	532/2023 02.08.2023	0-10	-	0-10
	469	M/S RPPL	533/2023 02.08.2023	0-10	-	0-10
	469	M/S RPPL	534/2023 02.08.2023	0-10	-	0-10
	469	M/S RPPL	-	1-04	-	1-04
	469	M/S RPPL	149/2022 15.02.2022	1-01	-	1-01
	469	M/S RPPL	343/2022 05.05.2022	1-03	-	1-03
	469	M/S RPPL	25227/2021 06.07.2021	0-19	-	0-19
	469	M/S RPPL	48213/2019 13.11.2019	0-21	-	0-21
	469	M/S RPPL	52781/2019 13.12.2019	1-10	-	1-10
	469	Dandala Srinivas Reddy	20718/2025 18.08.2025	-	0-01	0-01
	469	Alluri Srinirathi	280/2025 05.06.2025	-	0-10	0-10
	469	Alluri Srinirathi	280/2025 05.06.2025	-	1-13.50	1-13.50
	469	Alluri Srinirathi	280/2025 05.06.2025	-	0-18	0-18
	469	V. Amarender Reddy	300/2025 12.06.2025	-	0-05	0-05
	469	G. Vamshi Chandra	324/2025 21.06.2025	-	0-02	0-02


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	469	E. Jayamma	302/2025 12.06.2025	-	0-02.25	0-02.25
	469	R. Amaravathi	335/2025 24.06.2025	-	2-05	2-05
	469	K. Veeramma	334/2025 24.06.2025	-	0-37	0-37
	469	M/s RPPL	336/2025 24.06.2025	0-26	-	0-26
	SUB TOTAL			7-28.00	5-33.75	13-21.75
IV	470	Alluri Srinirathi	280/2025 05.06.2025	-	0-38.50	0-38.50
	470	M/S RPPL	3834/2018 31.01.2018	0-23	-	0-23
	470	M/s RPPL	9477/2019 25.02.2019	1-31.50	-	1-31.50
	470	M/s RPPL	32280/2022 16.09.2022	0-10	-	0-10
	470	M/S RPPL	665/2022 666/2022 667/2022 14.11.2022	0-30	-	0-30
TOTAL				3-14.50	0-38.50	4-13.00
GRAND TOTAL				12-22.50	8-22.25	21-04.75

OBJECTIVE & SCOPE:

The objective of this Report is to provide detailed analysis on title of the 'Project Land' which required us to conduct a comprehensive due diligence/title verification of the records pertaining to the land as detailed herein above inter-alia required us to undertake the following exercise.

- A. Report involves two distinct, yet related, activities of due diligence – examination of title based on an exhaustive review of information and photocopies of the documents provided to us as detailed under the List of Documents detailed in Annexure and the search and independent verification of such information or documents relating to the matters, that are indexed by name only under this report.
- B. The conduct of the comprehensive due diligence/ title verification exercise was to entail:
 - Ownership and title of the project land and vesting of the Flats in favour of the respective Landowners and the Developer / Promoter respectively.
 - Inspection of the records of rights / revenue records for the last 30 years at the office of the jurisdictional Revenue Authority in order to trace the flow of the title of the project land and ascertain that the owners are vested with the absolute title over their respective extents of the project land.

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Carrying out encumbrance check at the office of the jurisdictional Registrar / Sub Registrar of Assurances for the period of the last 30 years in order to ascertain the creation of any registered encumbrance and / or mortgage on the project land;

- Verification of the Title Documents at the office of the jurisdictional Registrar / Sub Registrar of Assurances;
- Ascertainment of contiguity of the land comprised in the Project Land;
- Zoning of the Project Land in the Zonal Development Plan of HMDA.
- Status of the land from the perspective of acquisition by the Government under the RFCTLARR Act, 2013 or earlier Act, 1894
- Ascertainment of restrictions, if any, with regard to the ownership, occupancy rights, land holdings etc., of the project land as per the applicable local laws.
- Overview of applicable land ceiling laws to the project land.
- Preparation of the Title Verification Report of the project land.

Item No. I : Title flow of Sy. No. 447 Extent Ac. 2-24 Gts.:

- i. One Sri Upparapalli Vital Reddy having purchased an extent of Ac 1-39.50 gts in Sy No.447 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District from Sri Dakareddy Ram Reddy, Dakareddy Narsimha Reddy and Dakareddy Bal Reddy original pattedars through registered Sale Deed bearing document No.3416/1993 dated 28.10.1993 executed two separate registered Gift Settlement Deeds bearing document Nos.4776/2010 and 4778/2010 both dated 20.05.2010 thereby gifting an extent of Ac 0-19.75 gts each to his two brothers namely Sri Upparapalli Penta Reddy and Sri Upparapalli Anantha Reddy. Consequently an extent of Ac 1-00 gts in Sy No.447 of Tellapur Village remained with Sri Upparapalli Vital Reddy. Sri Upparapalli Vital Reddy sold an extent of Ac 0-20 gts out of Ac 1-00 gts in Sy No.447 to M/s Rajapushpa Properties Private Limited through a registered Sale Deed bearing document No.27939/2016 dated 23.11.2016. Sri Upparapalli Vital Reddy, Upparapalli Penta Reddy and Upparapalli Anantha Reddy being absolute owners and possessors of land Ac 3-22.75 gts comprising of Ac 1-19.50 gts in Sy No.447 and Ac 2-03.25 gts in Sy No.446 exchanged the same with the land total admeasuring Ac 5-11 gts in Sy Nos.115,123 and 52 of Tellapur Village owned and possessed by M/s Rajapushpa Properties Private Limited through a registered Exchange Deed bearing document No.11975/2018 dated 29.03.2018. M/s Rajapushpa Properties Private Limited thus becoming the absolute owner and possessor of the land admeasuring Ac 1-19.50 gts by virtue of the above Exchange Deed sold an extent of Ac 1-00 gts thereof to Smt B. Preethi Reddy and Smt Samyukta Reddy vide Sale Deed bearing document No.15502/2018 dated 25.04.2018 who inturn entrusted the same for development to M/s RPPL through registered DAGPA bearing document No.15503/2018 dated 28.04.2018. M/s RPPL has acquired the development rights over the land admeasuring Ac 1-00 gts in Sy No.447 of Tellapur Village. The said land of Ac 1-00 gts is included in this Project.
- ii. One Dakareddy Shiva Reddy was original pattedar to an extent of Ac 9-00 gts in Sy No.447 as per Khasra Pahani 1954-55. Dakareddy Laxma Reddy S/o Shiva Reddy succeeded to the above land consequent to the death of Dakareddy Shiva Reddy. Sri Kote Satyanarayana S/o Yadaiah while he was minor purchased an extent of Ac 0-38 gts in Sy

No.447/AA1 vide Sale Deed No.1814/1984 dated 17.04.1984 from Dakareddy Laxma Reddy. Sri Kote Satyanarayana has executed a Gift Settlement Deed bearing document No.19974/2006 dated 31.08.2006 in favour of his two minor sons and minor daughter namely Kote Arun Kumar, Kote Haripriya and Kote Chintu (Vamshi) in respect of the said extent of Ac 0-38 gts in Sy No.447/AA1. Kote Arun Kumar, Kote Hari Priya and Kote Chintu (Vamshi) after attaining majority executed an Agreement of Sale cum General Power of Attorney with possession in respect of land admeasuring Ac 0-38 gts in Sy No.447/AA1 vide document No.10194/2017 dated 13.05.2017 in favour of Sri B. Shiva Charan Reddy who inturn exercising the authorities granted to him under the AGPA No.10194/2017 dated 13.05.2017 executed Sale Deed in respect of Ac 0-38 gts in favour of Kalidindi Nirusha and Indurthi Sunil vide Sale Deed No.18726/2017 dated 31.08.2017. Kalidindi Nirusha and Indurthi Sunil inturn entrusted the land admeasuring Ac 0-38 gts in Sy No.447/AA1 for development to M/s RPPL through a registered DAGPA No. 19198/2017 dated 31.08.2017. Out of Ac 0-38 gts of land entrusted for development, an extent of Ac 0-24 gts was integrated in Rajapushpa Serenedale Project. The remaining extent of Ac 0-14 gts is included in this Project.

- iii. Sri Dakareddy Ram Reddy being absolute owner and possessor of the land admeasuring Ac 1-01 gts in Sy No.447 situated at Tellapur Village Ramachandrapuram Mandal, Sangareddy District sold the same to Sri P. Anjaneyulu and Sri P. Ramulu through a registered Sale Deed bearing document No.18708/2006 dated 10.08.2006. Sri P. Anjaneyulu and Sri P. Ramulu inturn sold the same to G. Ranga Rao and Kondal Rao vide Sale Deed No.21701/2007 dated 30.11.2007 who inturn executed an Agreement of Sale cum GPA with Possession bearing document No.3282/2013 dated 19.02.2013 in favour of M/s RPPL in respect of the same extent of Ac 1-01 gts in Sy No.447. M/s RPPL exercising the authorities granted to it under AGPA No.3282/2013 dated 19.02.2013 sold an extent of Ac 0-21 gts in favour of Sri Bhoomidi Vijaya Bhaskar Reddy and Sri Bhoomidi Suren Reddy vide Sale Deeds Nos.19062/2013 and 19063/2013 both dated 22.10.2013 who inturn exchanged the same land with M/s RPPL vide Exchange Deed No.10940/2020 dated 28.02.2020. This Ac 0-21 gts is also included in this project.
- iv. Sri Dakareddy Ram Reddy being absolute owner and possessor of the land admeasuring Ac 1-01 gts in Sy No.447 situated at Tellapur Village Ramachandrapuram Mandal, Sangareddy District sold the same to Sri P. Anjaneyulu and Sri P. Ramulu through a registered Sale Deed bearing document No.18708/2006 dated 10.08.2006. Sri P. Anjaneyulu and Sri P. Ramulu inturn sold the same to G. Ranga Rao and Kondal Rao vide Sale Deed No.21701/2007 dated 30.11.2007 who inturn executed an Agreement of Sale cum GPA with Possession bearing document No.3282/2013 dated 19.02.2013 in favour of M/s RPPL in respect of the same extent of Ac 1-01 gts in Sy No.447. M/s RPPL exercising the authorities granted to it under AGPA No.3282/2013 dated 19.02.2013 sold an extent of Ac 0-20 gts in favour of Smt Ranjani Padmanabhan Chakravarthy vide Sale Deed No.13651/2013 dated 27.06.2013 who inturn exchanged the same land with M/s RPPL vide Exchange Deed No.10882/2021 dated 04.03.2021. M/s RPPL thus being the absolute owner and possessor of the land admeasuring Ac 0-20 gts in Sy No.447/E situated at Tellapur Village Ramachandrapuram Mandal Sangareddy District by virtue of Exchange Deed No.10882/2021 dated 04.03.2021, sold the same to the following persons who inturn entrusted the same for development as detailed below:

Sl No	Sale Deed No. & Date	Sy No	Extent	Name of the purchaser	DAGPA No & Date
1	27961/2021 Dt:22.07.2021	447	0-04	Ettireddy Hanmantha Reddy	27962/2021 Dt:22.07.2021
2	27965/2021 Dt:25.06.2021	447	0-06	Chepyala Sheshu Teja	27966/2021 Dt:25.06.2021
3	27963/2021 Dt:25.06.2021	447	0-06	Swathi Toyaja	27964/2021 Dt:25.06.2021
4	27967/2021 Dt:21.06.2021	447	0-04	Vikas	27968/2021 Dt:21.06.2021

The DAGPA executed by Sri Ettireddy Hanmantha Reddy vide DAGPA No.27962/2021 dated 22.07.2021 was mutually cancelled vide Cancellation Deed No.22117/2023 dated 07.11.2023 and the Sale Deed executed by M/s RPPL in favour of Sri Ettireddy Hanmantha Reddy vide Sale Deed No.27961/2021 dated 22.07.2021 was also mutually cancelled vide Cancellation Deed No.22118/2023 dated 07.11.2023 thereby reverting the entries in Revenue records in respect of land of Ac 0-04 gts in Sy No.447 back to M/s RPPL. M/s RPPL thus being absolute owner and possessor of the land admeasuring Ac 0-04 gts by virtue of Cancellation Deed No.22118/2023 dated 07.11.2023 and having obtained development rights over Ac.0-16 gts mentioned at Sl No. 2,3 and 4 above, M/s RPPL thus has development rights over total land admeasuring Ac 0-20 gts in Sy No.447 which is included in the project.

- v. Sri Daka Reddy Malla Reddy along with (2) others being the absolute owners and possessors of the land admeasuring Ac. 2-03 Gts. in Sy. No. 447/A sold an extent of Ac. 1-27 Gts. to Sri M.V. Rama Raju through Sale Deed No. 10638 of 2004 dated 10.09.2004 and Ac. 0-07 Gts. to Sri Baddam Ramesh Reddy vide Sale Deed No. 5935 of 2001 dated 07.09.2001. Sri Daka Dayakar Reddy, S/o Malla Reddy succeeded to the remaining extent of Ac. 0-09 Gts. by Fouthi. Smt. Daka Sujatha, Sri Daka Mahender Reddy have released/relinquished their shares in favor of Sri Daka Dayakar Reddy through Release Deed bearing document No. 1156 of 2013 dated 19.01.2013. Sri Dakareddy Dayakar Reddy entrusted the said land of Ac. 0-09 Gts. in favor of M/s RPPL through registered DAGPA No. 1157 of 2013 dated 19.01.2013 which was mutually cancelled through Cancellation Deed No. 25226 of 2021 dated 06.07.2021. Subsequently, Sri Dakareddy Dayakar Reddy sold the land of Ac. 0-09 Gts. to M/s RPPL vide Sale Deed No. 25227 of 2021 dated 06.07.2021. The extent of Ac 0-09 gts in Sy No.447 is included in the project.

Item No. II: Title Flow of Land in Sy. No. 468 Extent Ac. 0-26 Gts.:

- i. Land admeasuring Ac.3-26 gts in Sy.No.468/AA is the ancestral joint family property of the Second Party hereto. Consequent to the death of Reddi Ram Reddy, father of Sri Reddy Srinivas Reddy along with his sisters and mother having jointly succeeded to the above said land executed a registered Release Deed bearing Document No.8367 of 2013 dated:30-03-2013 in favour of Sri Reddy Srinivas Reddy, thereby releasing their undivided interest in the said land in his favour. Thus Reddy Srinivas Reddy becoming the absolute owner and possessor of the land admeasuring Ac.3-26 gts in Sy.No.468/AA entrusted an extent of Ac.3-00 gts thereof to M/s RPPL for development through a registered Development Agreement-cum-GPA bearing document No.8369 of 2013 dated:


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30-03-2013 registered at the office of District Registrar, Sangareddy. However subsequently same was cancelled mutually through a registered Cancellation Deed dated:08-06-2020 and Reddy Srinivas Reddy sold an extent of Ac.1-00 gts thereof to M/s RPPL through registered sale deed bearing document No. 16100/2020 dated:08-06-2020. Reddy Srinivas Reddy thus remaining with land admeasuring Ac 2-00 gts in Sy No.468 exchanged the same with the land owned and possessed by M/s RPPL through a registered Exchange Deed bearing document No.16901/2020 dated 30.06.2020. An extent of Ac 0-12 gts out of Ac 2-00 gts acquired by M/s RPPL through the above Exchange Deed was integrated in this project.

- ii. Reddy Reddanna S/o Buchi Reddy being the original pattedar and possessor of land bearing Sy No.468 admeasuring Ac.7-11 gts situated at Tellapur Village sold the same to Tutturu Mallaiah and accordingly his name has been mutated through faisal patti of the year 1984-85. Thus Tutturu Mallaiah became the absolute owner and possessor of said land in Sy.No.468 of Tellapur village.
- iii. Consequent to the death of Tutturu Mallaiah, his wife Smt Adivamma and his four sons viz., T. Ramesh, T. Krishna, T. Shankaraiah and T. Mahipal succeeded him and the said legal heirs sold an extent of Ac.1.32 gts in Sy.No.468/A2 to A.Saravaiah through registered sale deed bearing document No.2215/1998 dated 25.06.1998. Pursuant to the said registered sale deed the entries in the revenue records have been mutated in favour of the A.Saravaiah. Sri A.Saravaiah thus becoming the absolute owner and possessor of the land admeasuring Ac.1-32 guntas in Sy.No.468/A2 executed a registered Agreement of sale cum General Power of Attorney bearing document No.3940 of 2013 dated:26-2-2013 along with his children in favour of Sri K.Ravi Krishna Reddy s/o K.Linga Reddy, thereby duly authorizing AGPA holder to sell the land admeasuring Ac 1-32 gts in Sy No.468/A2 on their behalf. Exercising the authorities granted to him by A.Saravaiah and others hereto under the registered AGPA bearing document No.3940 of 2013, Sri K.Ravi Krishna Reddy executed an unregistered agreement of sale in favour of M/s RPPL in respect of an extent of Ac.1-00 gts. out of total land admeasuring Ac.1-32 gts. in Sy.No.468/A2.
- iv. Sri K.Ravi Krishna Reddy with the consent of M/s RPPL sold the said extent of Ac.1-00 gts. in Sy.No. 468/A3 to Leela Chandwani through a registered sale deed bearing document No.21353 of 2015 dated 16-11-2015. Mrs. Leela Chandwani thus being the absolute owner and possessor of the above said land entrusted the same for development to the M/s RPPL through a registered Development Agreement - cum - Irrevocable General Power of Attorney bearing document No.21354 of 2015 dated 16-11-2015 registered at SRO Sangareddy. Subsequently the registered Development Agreement - cum - Irrevocable General Power of Attorney bearing document No.21354 of 2015 dated 16-11-2015 has been cancelled and rescinded vide registered deed of cancellation bearing document No 10877 of 2018 dated 22.03.2018 registered at SRO Sangareddy. Subsequently Smt Leela Chandwani executed an AGPA bearing document No.10878/2018 dated 22.03.2018 thereby authorizing M/s RPPL to deal with the said extent of Ac 1-00 gts in Sy No.468.
- v. Exercising the authorities granted under registered AGPA bearing document No. 10878 of 2018 dated: 22.03.2018, M/s RPPL executed a registered sale deed bearing document No.24875/2019 dated 04.06.2019 favoring itself. M/s RPPL thus becoming the owner and possessor of the land admeasuring Ac 1-00 gts in Sy No.468, sold an extent of Ac 0-


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26 gts thereof to Smt Manne Sindhuja Reddy through a registered Sale Deed bearing document No.411/2021 dated 08.11.2021. M/s RPPL thus remained with the land of Ac 0-14 gts in Sy No.468 which was integrated in this Project.

Item No. III: Title Flow of Land in Sy. No. 469 Extent Ac. 13-21.75 Gts.:

- i. Sri Baddam Satti Reddy purchased an extent of Ac 2-10 gts in Sy No.469 through two separate registered Sale Deeds as detailed herein below:

Sl No	Document No & Date	Sy No	Extent Ac Gt	Purchased / acquired from
1	3933/1999 30.09.1999	469	1-00	Daka Narsimha Reddy
2	5549/2000 Dt:02.11.2000	469	1-10	Daka Narsimha Reddy
TOTAL			2-10	

Sri Baddam Satti Reddy thus becoming absolute owner and possessor of the land admeasuring Ac 2-10 gts in Sy No.469, partitioned an extent of Ac 0-25 gts to Sri Baddam Sangameswar Reddy, his elder son and Ac 1-25 gts to Sri Baddam Ramesh Reddy, his Second son through Dharani Transaction ID No. 2201138619.

- ii. Sri Baddam @ Bhanoori Sangameswar Reddy S/o Sri Sattireddy became absolute owner and possessor of the land admeasuring Ac 2-26 gts at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District having acquired the same as detailed below:

Sl No	Document No & Date	Sy No	Extent Ac Gt	Purchased / acquired from
1	4135/1997 Dt: 04.09.1997	469/A	1-01	Dakareddy Ram Reddy
2	5933/2001 Dt:06.09.2001	469/A	1-00	Dakareddy Bal Reddy & others
3	2201138619 Transaction ID (Dharani)	469/A3/1	0-25	Baddam Satti Reddy (his father) through family partition
TOTAL			2-26	

Sri Baddam @ Bhanoori Sangameswar Reddy having acquired the said land of Ac 2-26 gts partitioned an extent of Ac 0-20 gts out of Ac 0-25 gts in Sy No.469/A3/1 by way of Partition in favour of his wife Smt Bhanoori Kavya through Dharani Transaction Id No.2300046521. Smt Bhanoori Kavya thus becoming the owner and possessor of Ac 0-20 gts in Sy No.469/A3/1/2 of Tellapur entrusted an extent of Ac 0-10 gts thereof to M/s RPPL for development through DAGPA No.3621/2023 dated 09.05.2023 registered at SRO, Patancheru and sold remaining extent of Ac 0-10 gts to M/s RPPL through Sale

Deed No.527/2023 dated 02.08.2023. Smt. B. Kavya sold/conveyed/transferred the land of Ac.0-10 gts in Sy.No.469/A3/1/2 (entrusted for development) to M/s RPPL against allotment of (1) Villa in Rajapushpa Serenedale through Sale Deed No.532/2023 dated 02.08.2023.

- iii. Sri Baddam Sangameswar Reddy thus remaining to be the absolute owner and possessor of the land admeasuring Ac 2-01 gts in Sy No.469/AA1 /1 of Tellapur entrusted an extent of Ac 0-10 gts thereof to M/s RPPL for development through registered DAGPA No.3619/2023 dated 09.05.2023. Sri Sangameswar Reddy sold/conveyed/transferred the land of Ac.0-10 gts in Sy.No.469/AA1/1 (entrusted for development) to M/s RPPL against allotment of (1) Villa in Rajapushpa Serenedale through Sale Deed No.534/2023 dated 02.08.2023. Similarly, Sri Sangameswar Reddy sold an extent of Ac 1-14 gts comprising of Ac 0-05 gts in Sy No.469/A3/1/1 and Ac 1-09 gts in Sy No.469/AA1/1 of Tellapur to M/s RPPL through registered Sale Deed bearing document No.528/2023 dated 02.08.2023. M/s.RPPL having become absolute owner and possessor of the land admeasuring Ac.1-14 gts comprising of Ac 0-05 gts in Sy No.469/A3/1/1 and Ac 1-09 gts in Sy No.469/AA1/1, sold 0-20 gts thereof in favour of M. Vara Lakshmi, M. Vikram Varma and others who inturn entrusted the said extent of Ac 0-20 gts for development to M/s RPPL. M/s RPPL left with Ac 0-34 gts in Sy No.469/AA1/1.
- iv. Sri Baddam @ Bhanoori Ramesh Reddy became absolute owner and possessor of all that land total admeasuring Ac 2-26 gts comprising Ac 1-25 gts in Sy No.469/A3/2 and Ac 1-01 gts in Sy No.469/AA2 situated at Tellapur village having acquired the same as detailed hereunder:

Sl No	Document No & Date	Sy No	Extent Ac Gt	Purchased / acquired from
1	4135/1997 Dt:04.09.1997	469/A	1-01	Dakareddy Ram Reddy
2	2201138619 Transaction Id (Dharani)	469/A3/2	1-25	Baddam Satti Reddy (his father) through family partition
Total			2-26	

Baddam Ramesh Reddy entrusted an extent of Ac 0-10 gts out of Ac 1-01 gts in Sy No.469/AA2 of Tellapur for development to M/s RPPL through registered DAGPA No.3620/2023 dated 09.05.2023. Later he sold/conveyed/transferred the land of Ac.0-10 gts in Sy.No.469/AA2 (entrusted for development) to M/s RPPL against allotment of (1) Villa in Rajapushpa Serenedale through Sale Deed No.533/2023 dated 02.08.2023. He sold Ac 1-34 gts comprising of Ac 0-31 gts in Sy No.469/AA2 and Ac 1-03 gts in Sy No.469/A3/2 situated at Tellapur to M/s RPPL through registered Sale Deed Document No.529/2023 dated 02.08.2023. M/s RPPL thus having become absolute owner and possessor of the land admeasuring Ac 2-04 gts of Tellapur, sold an extent of Ac 0-09.25 gts thereof to G. Vamshi Chandra and others who inturn entrusted the said land to M/s RPPL for development. Out of the total land of Ac 5-12 gts acquired by M/s RPPL from Baddam @ Bhanoori Sangameswar Reddy and Ramesh Reddy and others by way of direct Sale/ DAGPAs, an extent of Ac 5-00.75 gts was integrated in this project.

- v. Sri M.V. Rama Raju having purchased an extent of Ac 2-04 gts in Sy No.469 of Tellapur comprising of Ac 1-01 gts from (1) Dakareddy Malla Reddy and others and Ac 1-03 gts


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from (2) Dakareddy Jagan Reddy through registered Sale Deeds bearing document Nos. 10638/2004 and 10549/2004 both dated 07.09.2004 respectively. Thus being absolute owner and possessor of the land admeasuring Ac 2-04 gts in Sy No.469, Sri M.V. Rama Raju entrusted the same along with other parcels of the land to M/s RPPL for development through registered DAGPA No.15943/2017 dated 05.07.2017. The DAGPA was mutually amended through Amendment Deed No.7172/2022 dated 15.02.2022. As per the amendment to DAGPA, the entire entitlement of built up/saleable area was allotted to Sri M.V. Rama Raju against Ac 2-04 gts. Accordingly, Sri M.V. Rama Raju transferred/ conveyed the said land of Ac 2-04 gts through two separate documents (1) Sale Deed No.149/2022 dated 15.02.2022 and (2) Sale Deed No. 343/2002 dated 05.05.2022. The land admeasuring Ac 2-04 gts in Sy No.469 is integrated in this Project.

- vi. Dakareddy Shiva Reddy was the original pattedar to an extent of Ac 2-05 gts in Sy No.469/E of Tellapur Village. Dakareddy Laxma Reddy being only son of Shiva Reddy succeeded to the land admeasuring Ac 2-05 gts in Sy No.469/E. Consequent to the death of Dakareddy Laxma Reddy, his (4) sons namely (1) Dakareddy Srinivas Reddy succeeded to an extent of Ac 0-22 gts, (2) Dakareddy Indra Reddy, (3) Dakareddy Satyanarayana Reddy and (4) Dakareddy Damodar Reddy succeeded to an extent of Ac 0-21 gts each in Sy No.469/E. Sri Dakareddy Srinivas Reddy and his (3) brothers jointly executed Sale Deed bearing document No.4136/1997 dated 06.09.1997 for an extent of Ac 2-05 gts in favour of Smt Ramidi Amaravathi. Smt Ramidi Amaravathi entrusted the said land of Ac 2-05 gts in Sy No.469/E1 situated at Tellapur in favour of M/s RPPL through registered DAGPA No.335/2025 dated 24.06.2025 which is included in this Project.
- vii. Sri Dakareddy Bal Reddy, Dakareddy Jagan Reddy, Dakareddy Ram Reddy, Dakareddy Bhupal Reddy and Dakareddy Ranga Reddy Sons of Narsimha Reddy sold an extent of Ac 0-28 gts in Sy No.469 of Tellapur to Smt Kunturi Veeramma through Sale Deed No.5865/2002 dated 09.09.2002 registered at SRO Sangareddy. Smt K Veeramma also purchased an extent of Ac 0-35 gts in Sy No.469 from Vijayalaxmi & (2) others through Sale Deed No.5635/2002 dated 02.09.2002. Thus Smt Kunturi Veeramma having become the absolute owner and possessor of land admeasuring Ac 1-23 gts in Sy No.469 of Tellapur Village, sold an extent of Ac.0-26 gts to RPPL through registered Sale Deed bearing document No.336/2025 dated 24.06.2025 and entrusted remaining extent of Ac.0-37 gts in Sy.No.469 to M/s RPPL through a registered DAGPA No.334/2025 dated 24.06.2025. The above said land admeasuring Ac 1-23 gts included in this Project.
- viii. Sri Dakareddy Bal Reddy, Dakareddy Jagan Reddy, Dakareddy Ram Reddy, Dakareddy Bhupal Reddy and Dakareddy Ranga Reddy sold an extent of Ac 1-00 gts in Sy No 469/A4 of Tellapur to Smt Daka Sujatha through registered Sale Deed No.5934/2009 dated 07.09.2009 who inturn gifted an extent of Ac 0-19 gts thereof to Sri Daka Dayakar Reddy through registered Gift Settlement Deed bearing document No.1155/2013 dated 19.01.2013. Sri Daka Dayakar Reddy thus being the absolute owner and possessor of the land admeasuring Ac 0-19 gts in Sy No.469/A4 of Tellapur sold the same to M/s RPPL through registered Sale Deed document No.25227/2021 dated 06.07.2021. RPPL included the said extent of Ac 0-19 gts in Sy No.469/A4 in this Project.
- ix. Smt Daka Sujatha sold the remaining extent of Ac 0-21 gts out of Ac.1-00 gts (purchased vide Sale Deed No.5934/2009 dt 07.09.2009) in Sy No.469/A4 of Tellapur to M/s JRR

Exports Pvt Ltd through registered Sale Deed bearing document No.1003/2013 dated 10.01.2013 who intum executed an Agreement of Sale cum General Power of Attorney with Possession bearing document No.13956/2019 dated 26.03.2019 for the same extent of Ac 0-21 gts in favour of M/s RPPL. M/s RPPL exercising the powers granted to it under the said AGPA No.13956/2019 dated 26.03.2019 executed Sale Deed bearing document No.48213/2019 dated 13.11.2019 favouring itself. Thus M/s RPPL became absolute owner and possessor of Ac 0-21 gts in Sy No.469 purchased from JRR Exports Pvt Ltd which is included in this Project.

- x. One Sri Dakareddy Bal Reddy being the pattedar and possessor of the land Ac 3-07 gts in Sy No.469/A and 469/AA, gifted an extent of Ac 0-20 each in Sy No.469 in favour of his (4) daughters namely (1) Smt Reddy Sudha w/o Thirupathi Reddy, (2) Smt Sama Latha @ Swarnalatha W/o Mukunda Reddy, (3) Smt D. Saritha W/o Srikanth Reddy and (4) Smt D. Shylaja D/o Bal Reddy through registered Gift Settlement Deeds No.(1) 6119/2009, (2) 6120/2009, (3) 14493/2012 and (4) 14494/2012 respectively. An extent of Ac 1-07 gts was left with Dakareddy Bal Reddy. Thus, Sri Dakareddy Bal Reddy along with his (4) daughters being absolute owners and possessors of the land admeasuring Ac 3-07 gts in Sy No.469/A and Sy No.469/AA situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District jointly sold the same to M/s RPPL through registered Sale Deed bearing document No.52781/2019 dated 13.12.2019 registered at SRO, Sangareddy. M/s RPPL thus becoming absolute owner and possessor of the land admeasuring Ac 3-07 gts in Sy No.469/A and 469/AA sold an extent of Ac 1-00 gts thereof alongwith other parcels of land to M/s MSN Urban Ventures LLP through registered Sale Deed No.389/2021 dated 01.11.2021 who intum entrusted the same for development to M/s RPPL through DAGPA bearing document No.406/2021 dated 08.11.2021 which is included in the Rajapushpa Imperia. Another extent of Ac 0-18 gts out of the remaining land of Ac 2-07 gts in Sy No.469/A and 469/AA was also integrated in Rajapushpa Imperia. M/s RPPL thus left with the land Ac 1-29 gts in Sy No.469/A and 469/AA. Out of Ac 1-29 gts, M/s RPPL sold an extent of Ac 0-01 gt in Sy No.469 to Sri Dandala Srinivas Reddy through a registered Sale Deed bearing document No.20717/2025 dated 18.08.2025 who intum entrusted the same to M/s RPPL for development through a registered DAGPA No.20718/2025 dated 18.08.2025 which is included in this project. Out of the remaining extent of Ac 1-28 gts, Ac 1-10 gts is integrated in this Project.
- xi. Smt Alluri Srinirati purchased the land admeasuring Ac 2-01.50 gts in Sy No.469 through Sale Deed No.22/2025 dated 27.01.2025 from M/s RPPL who acquired the same as detailed below:

S. No	Document No. & Date	Sy No	Extent	Purchased from
1	527/2023 Dt:02.08.2023	469	0.10	Bhanuri Kavya
2	529/2023 Dt:02.08.2023	469	1-13.50	Baddam Ramesh Reddy
3	5872/2020 Dt:05.02.2020	469	0-18	Dosada Vittal Reddy
Total			2-01.50	


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Smt Alluri Srinirathi entrusted the same for development to M/s RPPL through DAGPA No.280/2025 dated 05.06.2025. The said land of Ac 2-01.50 gts is included in this Project.

Item No. IV : Sy. No. 470 Extent Ac. 4-07.75 Gts.:

- i. Land bearing Sy No.470 admeasuring Ac 8-05 gts was originally the patta land of Dosada Papi Reddy and consequent to his death, his (2) sons namely Dosada Janga Reddy and Dosada Malla Reddy succeeded him to an extent of Ac 4-02.50 gts each. Dosada Malla Reddy thus becoming absolute owner and possessor of the land admeasuring Ac 4-02.50 gts in Sy No.470/A of Tellapur Village sold alongwith others an extent of Ac 0-10 gts thereof to Sri Kota Srisailam through AGPA No.16828/2007 dated 20.08.2007. Sri Kota Srisailam exercising the powers and authorities granted to him under AGPA No.16828/2007 dated 20.08.2007 executed Sale deed bearing document No. 21675/2007 dated 30.11.2007 favouring himself in respect of above extent of Ac 0-10 gts. Sri Kote Srisailam sold an extent of Ac 0-04 gts out of Ac 0-10 gts in Sy No.470/A to Sri Pamaiahgari Srinivas Goud through Sale Deed No.23/2022 dated 12.01.2022 and remaining extent of Ac 0-06 gts to M/s RPPL through Sale Deed No.888/2023 dated 21.12.2023. M/s RPPL thus becoming absolute owner and possessor of the land admeasuring Ac 0-06 gts in Sy No.470/A sold the same to Smt Alluri Srinirathi through Sale Deed No.22/2025 dated 27.01.2025 who inturn entrusted the same to M/s RPPL through a registered DAGPA No. 280/2025 dated 05.06.2025. The land of Ac 0-06 gts included in this project.
- ii. M/s RPPL having purchased an extent of Ac 1-32.50 gts from Sri Dosada Vital Reddy and others vide Sale Deed No.5872/2020 dated 05.02.2020, sold an extent of Ac 1-00 gts thereof to Sri B. Subba Reddy through a registered Sale Deed bearing document No.645/2024 dated 21.11.2024. M/s RPPL thus being left with an extent of Ac 0-32.50 gts in Sy No.470/A sold the same to Smt Alluri Srinirathi through Sale Deed No.22/2025 dated 27.01.2025 who inturn entrusted the same to M/s RPPL through a registered DAGPA No. 280/2025 dated 05.06.2025. The said extent of Ac 0-32.50 gts is included in this Project.
- iii. Consequent to the death of Dosada Janga Reddy, his four sons succeeded him. Dosada Manik Reddy succeeded to an extent of Ac.1-01 gts. while his three brothers Pochi Reddy, Papi Reddy and Pratap Reddy succeeded to an extent of Ac.01-00 1/2 gts. each. Dosad Manik Reddy being absolute owner and possessor of land admeasuring Ac.1-01 gts in Sy. No. 470/A1 of Tellapur sold an extent of Ac.0-23 gts. thereof to M/s RPPL through Sale Deed No.3834/2018 dated 31.01.2018 which is included in this Project.
- iv. Dosada Pochi Reddy, Papi Reddy and Prathap Reddy succeeded to an extent of Ac 3-01.50 gts @ Ac 1-00.50 gts each in Sy No.470 of Tellapur Village. Dosada Pochi Reddy and his (2) brothers sold an extent of Ac 0-10 gts thereof to Srisailam (out of the share of Sri Papi Reddy) vide Sale Deed No.21675/2007 dated 30.11.2007. Out of the remaining land of Ac 2-31.50 gts in Sy No.470/AA, they sold Ac 1-31.50 gts thereof to M/s RPPL through registered Sale Deed bearing document No.9477/2019 dated 25.02.2019 which is included in this Project.
- v. Dosada Pochi Reddy, Papi Reddy and Prathap Reddy thus remaining to be joint absolute owners and possessors of the land admeasuring Ac 1-00 gts in Sy No. 470 jointly entrusted the same in favour of M/s RPPL through a registered DAGPA No. 9478/2019


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dated 25.02.2019. In order to meet their family necessities, they jointly sold Ac 0-10 gts out of Ac 1-00 gts entrusted for development through DAGPA No. 9478/2019 dated 25.02.2019 along with development rights accrued thereon to M/s RPPL through a registered Sale Deed bearing document No.32280/2022 dated 16.09.2022. The land of Ac 0-10 gts is integrated in this Project.

- vi. Dosada Pochi Reddy, Papi Reddy and Prathap Reddy thus remaining to the absolute owners and possessors of the land admeasuring Ac 0-13 gts , Ac 0-04 gts and Ac 0-13 gts respectively totally Ac 0-30 gts which was entrusted for development to M/s RPPL through a DAGPA No. 9478/2019 dated 25.02.2019, sold the same land along with development rights to M/s RPPL through registered Sale Deeds bearing document Nos. 665/2022, 666/2022 and 667/2022 all dated 14.11.2022. The land of Ac 0-30 gts in Sy No.470 is integrated in this project.

The details of the documents in respect of the land admeasuring Ac 21-04.75 gts covered by Rajapushpa Sierra Project are appended as in Annexure-I.

APPLICABILITY OF LOCAL LAND LAWS: (TENANCY, CEILING AND ASSIGNMENT)

The Project land is not affected by the provisions of the Land Reforms (Ceiling on Agricultural Holdings) Act.

The Revenue Records including Khasra pahani of 1954-55 establish that the Project land is the patta land and none of those survey numbers are Government / Assigned / Ceiling surplus land.

The Project land is located at Tellapur village, Ramachandrapuram Mandal of Sangareddy 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.

Zoning:

Land Use information furnished by HMDA vide Go.MS. No.82 dt:26.02.2014 and Go.Ms.No.87, dt:28.02.2014 establish that project land in Sy.Nos 447, 468, 469 and 470 situated at Tellapur village is classified to be in the Special Development zone in its Zonal Development Plan 2031.

Encumbrance:

The encumbrance certificates for the past 30 years in respect of the Project Land does not reflect any kind of encumbrances over any part of the project land. The said encumbrance certificates only reflect the registered deeds executed from time to time till right from the original owners to the present owners of the respective parcels of the project land.

Smt.Preethireddy Samyukta Reddy and other land owners of the land total admeasuring Ac. 8-22.25 gts. in Sy.Nos. 447, 469 and 470 of Tellapur, have entrusted their respective extents to M/S RPPL for development of the same into an integrated gated community of high rise multi storied residential apartments complex thereon.

M/S RPPL thus being entrusted with land total admeasuring Ac. **8-22.25** Gts. in Sy.No. 447,469 and 470 integrated the same with contiguous land total admeasuring Ac. **12-22.50** Gts. owned and possessed by it, in Sy. Nos. 447,468,469 and 470 situated at Tellapur village as detailed herein below:

S. No.	Sy. No.	Extent Ac. - Gts.
1	447	2-24
2	468	0-26
3	469	13-21.75
4	470	4-13
TOTAL		21-04.75

Pursuant to the said development rights granted to it in respect of land admeasuring Ac. **8-22.25** Gts. and being the absolute owner and possessor of land admeasuring Ac. **12-22.50** gts. integrated the same into a common pool of land for construction of an integrated gated high rise multi storied residential apartments complex thereon, prepared comprehensive plans for composite development of contiguous land total admeasuring Ac. **21-04.75** Gts. in Sy. Nos. 447,468,469 and 470 into integrated gated community named as Rajapushpa Sierra Project.

Land use conversion:

Upon the application submitted by M/S RPPL/ respective land owners/ Pattedars, the land coming under the project 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 No.A2/9311/2019 Dt:05.02.2020, 2400424016 Dt:06.07.2024, 2500536552 Dt:20.08.2025, 2500536543 Dt:20.08.2025, 2500536544 Dt:20.08.2025, 2500536545 Dt:20.08.2025, 2500422350 Dt:14.07.2025, 2500543274 Dt:21.08.2025, 2500501965 Dt:02.08.2025, 2500551095 Dt:26.08.2025, 2500536537 Dt:20.08.2025, 2500401885 Dt: 19.07.2025, 2500401913 Dt: .08.2025, 2500401938 Dt:02.07.2025, 2500536531 Dt:22.08.2025, 2500536533 Dt:22.08.2025, 2500536557 Dt:20.08.2025 and 2300582182 Dt:02.11.2023 issued by the Tahsildar, Ramachandrapuram Mandal, Sangareddy District.

Environmental Clearance:

The State Level Environmental Assessment Authority, Telangana State vide order No. **EC23B039TG146693** dated **27/07/2023**, issued 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 Tellapur village. And Tellapur 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 G.O. is not applicable to the Project Land.

Fire Department No Objection Certificate:

The Telangana Fire, Disaster Response, Emergency & Civil Defence Department Hyderabad has issued No Objection Certificate for the proposed Multi storied Building of Rajapushpa in Sy No's 447/p, 468/p, 469/p & 470/p of Tellapur Village, Ramachandrapuram


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Mandal vide ACK. Nos. 50833018902023 Dated:02/04/2025 and 50802018902023 Dated:02/04/2025.

Airport Authority of India- No Objection Certificate:

The Airport Authority of India (AAI), Hyderabad has issued No Objection Certificate vide its NOC ID No. HYDE/SOUTH/B/071423/769525 384/23/HY dated 21.07.2023 for Height clearance of the proposed project in contiguous land in Sy Nos.447,468,469 and 470 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District.

Permission for Construction:

M/S RPPL submitted application seeking approval for layout plan and permission for construction of an integrated gated high rise multi storied residential apartments complex in land total admeasuring Ac.21-04.75 Gts. equivalent to 85,408.52 sq.mts in Sy.No.447,468,469 and 470 of Tellapur village.

Hyderabad Metropolitan Development Authority (HMDA) vide Letter No. 003564/HMDA/01033/SWBP/SKP2/2025 dated 26.08.2025 approved the plans for construction of an integrated gated high rise multi storied residential apartments complex in an extent of 85,408.52 sq.mts situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District.

Creation of Mortgage in favour of HMDA:

Pursuant to the approvals granted by HMDA in compliance of the conditions thereof registered Mortgage deeds bearing document Nos. 19744/2025, 19743/2025 and 19745/2025 dated 12.08.2025 has been executed in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in respect of Built up area total admeasuring 1,44,002.41 sq. mtrs. in part of Sy. Nos. 447/P, 468/P, 469/P and 470/P situated at Tellapur village, Ramachandrapuram mandal, Sangareddy District.

CERTIFICATE:

This is to certify that the individuals / entities as shown above have got absolute, clear & marketable title in respect of the respective parcels of the Project Land total admeasuring Ac.21-04.75 Gts. equivalent to 85,408.52 square meters located contiguously in Sy.Nos. 447,468,469 and 470 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District:

This is to Certify that M/S RPPL as the Promoter of the Project is entitled to integrate its own land admeasuring Ac. 12-22.50 Gts. with land admeasuring Ac.8-22.25 gts in Sy. Nos. 447,468,469 and 470 situated at Tellapur village, entrusted to it by various individuals / entities, and to construct an integrated gated high rise multi storied residential apartments complex, in an extent of Ac.21-04.75 Gts. equivalent to 85,408.52 sq.mts in Sy. Nos. 447,468,469 and 470 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District as per the permission for construction granted and approved plans.

The land owners who entrusted their respective parcels of the land admeasuring Ac. 8-22.25 gts. as detailed hereinabove for development being entitled for Flats derived from


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development of said land entrusted for development as specified in the respective registered DAGPAs, while M/S RPPL as the developer is entitled for the entire remaining Flats derived from development of said land admeasuring Ac. 8-22.25 Gts. entrusted for development by entering into separate Supplementary Agreements, evidencing the allocation of the respective Flats in Rajapushpa Sierra Project of Tellapur.

In addition to the same, M/S RPPL as the owner and possessor of Ac. 12-22.50 Gts. integrated the same in the Project became entitled for the Flats derived from development of the same.

The Land Owners and Developer are entitled to alienate their respective Flats in an integrated gated high rise multi storied residential apartments complex in terms of the said Development Agreements and Supplementary Deeds thereof, after registering the Project with RERA.

The total area admeasuring 85,408.52 sq. mtrs. of Built up area derived from the land total admeasuring Ac. 21-04.25 Gts. in part of Sy. Nos. 447/P, 468/P, 469/P and 470/P situated at Tellapur village, Ramachandrapuram mandal, Sangareddy District, mortgaged to the HMDA detailed in the plan appended to the registered Mortgage deed bearing document Nos. 19744/2025, 19743/2025 and 19745/2025 dated 12.08.2025 can be sold only after release of the mortgage and issuance of the Occupancy Certificate by HMDA / Municipality.

Hyderabad
Date:29.08.2025


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ANNEXURE-III**LIST OF DOCUMENTS SCRUTINIZED:**

S. No.	DATE	DESCRIPTION OF DOCUMENT
1		Khasra Pahani for the year 1954-55 in respect of the project land
2		Sessala Pahani for the year 1955-58 in respect of the project land
3		Pahanies for the years 1960-61, 65-66, 72-73, 75-76, 80-81, 85-86, 90-91, 95-96, 2000-01, 2001,-02, 2011-12
4		Record of Rights for the year 1979-80, 1989-90
5	28.10.1993	Sale Deed bearing document No.3416/1993 executed by Dakareddy Ram Reddy & others in favour of Upparapalli Vital Reddy
6	20.05.2010	Sale Deed bearing document No.4776/2010 executed by Sri Upparapalli Vital Reddy in favour of Upparapalli Penta Reddy
7	20.05.2010	Sale Deed bearing document No.4778/2010 executed by Sri Upparapalli Vital Reddy in favour of Upparapalli Anantha Reddy
8	23.11.2016	Sale Deed bearing document No.27939/2016 executed by Sri Upparapalli Vital Reddy in favour of M/sRPPL
9	29.03.2018	Exchange Deed bearing document No.11975/2018 executed between Upparapalli Penta Reddy, Upparapalli Anantha Reddy and M/s RPPL
10	25.04.2018	Sale Deed bearing document No.15502/2018 executed by M/s RPPL in favour of B. Preethi Reddy & another
11	28.04.2018	DAGPA bearing document No.15503/2018 executed by B. Preethi Reddy & another in favour of M/s RPPL
12	17.04.1984	Sale Deed bearing document No.1814/1984 executed by Dakareddy Laxma Reddy in favour of Kote Satyanarayana
13	31.08.2006	Gift Deed bearing document No.19974/2006 executed by Kote Satyanarayana in favour of Kote Arun Kumar, Kote Hari Priya and Kote Chintu (Vamshi)
14	13.05.2017	AGPA (with possession) bearing document No.10194/2017 executed by Kote Arun Kumar, Kote Hari Priya and Kote Chintu (Vamshi) in favour of B. Shiva Charan Reddy
15	31.08.2017	Sale Deed bearing document No. 18723/2017 executed by B. Shiva Charan Reddy in favour of Kalidindi Nirusha and Indurthi Sunil
16	31.08.2017	DAGPA bearing document No.19198/2017 executed by Kalidindi Nirusha and Indurthi Sunil in favour of M/s RPPL
17	10.08.2006	Sale Deed bearing document No.18708/2006 executed by Dakareddy Ram Reddy in favour of P. Anjaneyulu and P. Ramulu
18	30.11.2007	Sale deed bearing document No.21701/2007 executed by P. Anjaneyulu and P. Ramulu in favour of G. Ranga Rao and Kondal Rao
19	19.02.2013	AGPA (with possession) bearing document No.3282/2013 executed by G. Ranga Rao and Kondal Rao in favour of M/s RPPL
20	22.10.2013	Sale Deed bearing document No.19062/2013 executed by M/s RPPL in favour of Bhoomidi Vijaya Bhaskar Reddy
21	22.10.2013	Sale Deed bearing document No.19063/2013 executed by M/s RPPL in favour of Bhoomidi Suren Reddy

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22	28.02.2020	Exchange Deed No.10940/2020 between M/s RPPL and Bhoomidi Vijaya Bhaskar Reddy and Bhoomidi Suren Reddy
23	27.06.2013	Sale Deed bearing No.13651/2013 executed by M/s RPPL in favour of Smt Ranjani Padmanabhan Chakravarthy
24	04.03.2021	Exchange Deed No.10882/2021 between M/s RPPL and Smt Ranjani Padmanabhan Chakravarthy
25	22.07.2021	Sale Deed bearing document No.27961/2021 executed by M/s RPPL in favour of Ettireddy Hanmanth Reddy
26	22.07.2021	DAGPA bearing document No. 27962/2021 executed by Ettireddy Hanmanth Reddy in favour of M/s RPPL
27	25.06.2021	Sale Deed bearing document No.27965/2021 executed by M/s RPPL in favour of Chepyala Sheshu Teja
28	25.06.2021	DAGPA bearing document No.27966/2021 executed by Chepyala Sheshu Teja in favour of M/s RPPL
29	25.06.2021	Sale Deed bearing document No.27963/2021 executed by M/s RPPL in favour of Swathi Toyaja
30	25.06.2021	DAGPA bearing document No.27964/2021 executed by Swathi Toyaja in favour of M/s RPPL
31	21.06.2021	Sale Deed bearing document No.27967/2021 executed by M/s RPPL in favour of Vikas
32	21.06.2021	DAGPA bearing document No.27968/2021 executed by Vikas in favour of M/s RPPL
33	07.11.2023	Cancellation Deed No.22117/2023 of DAGPA No.27962/2021 dated 22.07.2021 executed by Ettireddy Hanmanth Reddy in favour of M/s RPPL
34	07.11.2023	Cancellation Deed No.22118/2023 of Sale Deed No.27961/2021 dated 22.07.2021 executed by M/s RPPL in favour of Ettireddy Hanmanth Reddy
35	10.09.2004	Sale Deed bearing document No.10638/2004 executed by Dakareddy Malla Reddy & (2) others in favour of MV Ramaraju
36	07.09.2001	Sale Deed bearing document No.5935/2011 executed by Dakareddy Malla Reddy & (2) others in favour of Daka Dayakar Reddy
37	19.01.2013	Release Deed bearing document No.1156/2013 executed by Daka Sujatha & others in favour of Dakareddy Dayakar Reddy
38	19.01.2013	DAGPA bearing document No.1157/2013 executed by Dakareddy Dayakar Reddy in favour of M/s RPPL
39	06.07.2021	Cancellation Deed No. 25226/2021 of DAGPA No.1157/2013 dated 19.01.2013 executed by Dakareddy Dayakar Reddy in favour of M/s RPPL
40	06.07.2021	Sale Deed bearing document No.25227/2021 executed by Dakareddy Dayakar Reddy in favour of M/s RPPL.
41	30.03.2013	Release Deed bearing document No.8367/2013 executed by Reddy Satyamma & others in favour of Reddy Srinivas Reddy
42	30.03.2013	DAGPA bearing document No.8369/2013 executed by Reddy Srinivas Reddy in favour of M/s RPPL
43	08.06.2020	Cancellation Deed of DAGPA No.8369/2013 dated 30.03.2013 executed by Reddy Srinivas Reddy in favour of M/s RPPL

44	30.06.2020	Exchange Deed bearing document No.16901/2020 between Reddy Srinivas Reddy and M/s RPPL
45	25.06.1998	Sale Deed bearing document No.2215/1998 executed by Adivamma & others in favour of A. Saravaiah
46	26.02.2013	DAGPA bearing document No.3940/2013 executed by A. saravaiah in favour of K. Ravi Krishna Reddy
47	16.11.2015	Sale Deed bearing document No.21353/2015 executed by K. Ravi Krishna Reddy & others in favour of Leela Chandwani
48	16.11.2015	DAGPA bearing document No.21354/2015 executed by Leela Chandwani in favour of M/s RPPL
49	22.03.2018	Cancellation Deed bearing document No.10877/2018 of DAGPA No.21354/2015 dated 16.11.2015
50	22.03.2018	AGPA bearing document No.10878/2018 executed by Leela Chandwani in favour of M/s RPPL
51	04.06.2019	Sale Deed bearing document No.24875/2019 executed by Leela Chandwani in favour of M/s RPPL
52	08.11.2021	Sale Deed bearing document No.411/2021 executed by M/s RPPL in favour of Manne Sindhuja Reddy
53	30.09.1999	Sale Deed bearing document No. 3933/1999 executed by Daka Narsimha Reddy in favour of Baddam Satti Reddy
54	02.11.2000	Sale Deed bearing document No.5549/2000 executed by Daka Narsimha Reddy in favour of Baddam Satti Reddy
55	04.09.1997	Sale Deed bearing document No.4135/1999 executed by Dakareddy Ram Reddy in favour of Baddam Sangameswar Reddy
56	06.09.2001	Sale Deed bearing document No.5933/2001 executed by Dakareddy Bal Reddy in favour of Baddam Sangameswar Reddy
57	09.05.2023	DAGPA bearing document No.3621/2023 executed by Bhanoori Kavya in favour of M/s RPPL
58	02.08.2023	Sale Deed bearing document No.527/2023 executed by Bhanoori Kavya in favour of M/s RPPL
59	02.08.2023	Sale Deed bearing document No.532/2023 executed by Bhanoori Kavya in favour of M/s RPPL
60	09.05.2023	DAGPA bearing document No.3619/2023 executed by Baddam Sangameswar Reddy in favour of M/s RPPL
61	02.08.2023	Sale Deed bearing document No.534/2023 executed by Baddam Sangameswar Reddy in favour of M/s RPPL
62	02.08.2023	Sale Deed bearing document No.528/2023 executed by Baddam Sangameswar Reddy in favour of M/s RPPL
63	07.09.2004	Sale Deed bearing document No.10638/2004 executed by Dakareddy Malla Reddy & others in favour of MV Ramaraju
64	07.09.2004	Sale Deed bearing document No.10549/2004 executed by Dakareddy Jagan Reddy & others in favour of MV Ramaraju
65	05.07.2017	DAGPA bearing document No.15943/2017 executed by MV Ramaraju in favour of M/s RPPL
66	15.02.2022	Amendment Deed bearing document No.7172/2022 of DAGPA No.15943/2017
67	05.05.2022	Sale Deed bearing document No.149/2022 executed by MV Ramaraju in favour of M/s RPPL


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68	05.05.2022	Sale Deed bearing document No.343/2022 executed by MV Ramaraju in favour of M/s RPPL
69	06.09.1997	Sale Deed bearing document No.4136/1997 executed by Dakareddy Srinivas Reddy & others in favour of Ramidi Amaravathi
70	09.09.2002	Sale Deed bearing document No.5865/2002 executed by Dakareddy Bal Reddy & others in favour of Kunturi Veeramma
71	02.09.2002	Sale Deed bearing document No.5365/2002 executed by Vijayalaxmi & others in favour of Kunturi Veeramma
72	07.09.2009	Sale Deed bearing document No.5934/2009 executed by Daka Bal Reddy & others in favour of Daka Sujatha
73	19.01.2013	Gift Deed bearing document No.1155/2013 executed by Daka Sujatha in favour of Daka Dayakar Reddy
74	06.07.2021	Sale Deed bearing document No.25227/2021 executed by Daka Dayakar Reddy in favour of M/s RPPL
75	10.01.2013	Sale Deed bearing document No.1003/2013 executed by Daka Sujatha in favour of JRR Exports
76	26.03.2019	AGPA (with Possession) bearing document No.1356/2019 executed by JRR Exports in favour of M/s RPPL
77	26.03.2019	Sale Deed bearing document No.48213/2019 executed by JRR Exports in favour of M/s RPPL
78	23.07.2009	Gift Deed bearing document No.6119/2009 executed by Dakareddy Bal Reddy in favour of Reddy Sudha
79	23.07.2009	Gift Deed bearing document No.6120/2009 executed by Dakareddy Bal Reddy in favour of Sama Latha @ Swarna Latha
80	04.10.2012	Gift Deed bearing document No.14493/2012 executed by Dakareddy Bal Reddy in favour of D. Sujatha
81	04.10.2012	Gift Deed bearing document No.14494/2012 executed by Dakareddy Bal Reddy in favour of D. Shylaja
82	13.12.2019	Sale Deed bearing document No.52781/2019 executed by Dakareddy Bal Reddy & others in favour of M/s RPPL
83	01.11.2021	Sale Deed bearing document No.389/2021 executed by M/s RPPL in favour of M/s MSN Urban Ventures
84	08.11.2021	DAGPA bearing document No.406/2021 executed by M/s MSN Urban Ventures in favour of M/s RPPL
85	05.02.2020	Sale Deed bearing document No.5872/2020 executed by Dosada Vital Reddy in favour of M/s RPPL
86	20.08.2007	AGPA with possession bearing document No.16828/2007 executed by Dosada Malla Reddy & others in favour of Kote Srisailam
87	30.11.2007	Sale Deed bearing document No.21675/2007 executed by Dosada Malla Reddy & others in favour of Kote Srisailam
88	12.01.2022	Sale Deed bearing document No.23/2022 executed by Kote Srisailam in favour of Pamaiahgari Srinivas Goud
89	05.02.2020	Sale Deed bearing document No.5872/2020 executed by Dosada Vital Reddy & others in favour of M/s RPPL
90	21.11.2024	Sale Deed bearing document No.645/2024 executed by M/s RPPL in favour of Subba Reddy
91	31.01.2018	Sale Deed bearing document No.3834/2018 executed by Dosada Manik Reddy in favour of M/s RPPL

92	30.11.2007	Sale Deed bearing document No.21675/2007 executed by Dosada Pochi Reddy & others in favour of K. Srishylam
93	25.02.2019	Sale Deed bearing document No.9477/2019 executed by Dosada Pochi Reddy & others in favour of M/s RPPL
94	25.02.2019	DAGPA bearing document No.9478/2019 executed by Dosada Pochi Reddy & others in favour of M/s RPPL
95	16.09.2022	Sale Deed bearing document No.32280/2022 executed by Dosada Pochi Reddy & others in favour of M/s RPPL
96	14.11.2022	Sale Deed bearing document No.665/2022 executed by Dosada Pochi Reddy in favour of M/s RPPL
97	14.11.2022	Sale Deed bearing document No.666/2022 executed by Dosada Papi Reddy in favour of M/s RPPL
98	14.11.2022	Sale Deed bearing document No.667/2022 executed by Dosada Prathap Reddy in favour of M/s RPPL
99	02/04/2025	The Telangana Fire, Disaster Response, Emergency & Civil Defence Department Hyderabad vide its ACK Nos. 50833018902023
100	02/04/2025	The Telangana Fire, Disaster Response, Emergency & Civil Defence Department Hyderabad vide its ACK Nos. 50802018902023
101	21.07.2023	Airport Authority of India (AAI), Hyderabad vide its NOC Id No: HYDE/SOUTH/B/071423/769525 384/23/HY dated 21.07.2023
102	26.08.2025	Hyderabad Metropolitan Development Authority (HMDA) vide Letter No. 003564/HMDA/01033/SWBP/SKP2/2025
103	12.08.2025	Mortgage Deed Nos. 19744/2025, 19743/2025 and 19745/2025

Hyderabad
Date:29.08.2025


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