

**Dr. G. JALPATH REDDY-
SRI VENKAT REDDY,**

M.A. M.Com M.Sc. (Psy.) M.Phil. L.L.B. Ph.D.

ADVOCATE (ENRL. No. TS/6/2019)

Parimala Winsome Apartments,
Flat No. G-9, H. No. 11-8-99/106,
Narsimhapuri Colony,
Behind Sai Sanjeevani Hospital,
Saroornagar, Hyderabad – 500 035
Mobile : 9912525699, 8978994466

TITLE SCRUTINY REPORT

Preface :

This title scrutiny is undertaken as per the requisition of M/s Rajapushpa Trustnest Reality LLP, a company registered under the provisions of the Indian Companies Act, 1956 having its registered at 6th Floor, Rajapushpa Summit, Nanakramguda, Hyderabad – 500 008 with regard to title and entitlement in respect of respective parts and parcels of the contiguous lands total admeasuring Ac. 70,786 Sq.Yards equallent to Ac. 14-25 Gts. in Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village and in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518 and 519 of Manchirevula Village of Gandipet Mandal, Rangareddy District as detailed below and development rights of M/s Urban League LLP and assignment rights of Rajapushpa Trustnest Reality LLP to develop the same by constructing multi-stored residential apartment buildings thereon and more specifically described in the table below.

| Manchirevula | | |
|--------------|---------|--|
| S. No. | Sy. No. | Extent (in sq.yds.) |
| 1 | 12 | 2662 |
| 2 | 438 | 484 |
| 3 | 444 | 544.5 |
| 4 | 445 | 605 |
| 5 | 447 | 726 |
| 6 | 448 | 60.5 |
| 7 | 515 | 5385.5 |
| 8 | 516 | 7381 |
| 9 | 518 | 2299 |
| 10 | 519 | 1452 |
| Total | | 21599.5 Ac. 4.18 Gts. |

| Bairagiguda | | |
|--------------|---------|---------------------------------------|
| S. No. | Sy. No. | Extent (in sq.yds.) |
| 1 | 84 | 5687 |
| 2 | 85 | 2904 |
| 3 | 86 | 1089 |
| 4 | 87 | 5566 |
| 5 | 88 | 4235 |
| 6 | 89 | 2783 |
| 7 | 90 | 4840 |
| 8 | 91 | 4719 |
| 9 | 92 | 2299 |
| 10 | 93 | 4477 |
| 11 | 94 | 3388 |
| 12 | 95 | 1694 |
| 13 | 96 | 5566 |
| Total | | 49247 Ac. 10.07 Gts. |

I have examined and relied on photocopies of the documents for preparing this report.

Finding based on the documents examined.


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BAIRAGIGUDA

A. Title :

1. Survey No. 84 land measuring Acres Ac.1-07 gts:

- (i) Sri Mohan Naidu, Smt C Malathi and Sri Murali Kumar Brahmasa are the Pattedars and possessors of the Sy No.84 extentt Ac.1-07 gts situated at Bairagiguda Village of Gandipet Mandal Rangareddy District.
- (ii) Sri Mohan Naidu, Smt C Malathi and Sri Murali Kumar Brahmasa have executed the DAGPAs/Assignments Deeds with respect to land admeasuring 5687 Sq.yards (Ac.1-07 gts) in Sy No.84 in favour of M/s.Rajapushpa Trustnest Realty LLP.

2. Survey No. 85 land measuring Ac.0-24 gts:

- 2.1 Sri Mohan Naidu and Smt C Malathi are the Pattedars to an extent of Ac.0-24 gts in Sy No.85 situated at Bairagiguda Village Gandipet Mandal Rangareddy District .
- 2.2 Sri Mohan Naidu and Smt C Malathi have executed the DAGPA with respect to land admeasuring 2904 Sq.yards (Ac.0-24 gts) in Sy No.85 infavour of M/s.Rajapushpa Trustnest Realty LLP.

3. Survey No. 86 land measuring Acres 00-09

- 3.1 Sri A. Harinath Reddy is the Land Owner and Possessor of land admeasuring Ac.0-09 gts in Sy No.86 of Bairagiguda Village of Gandipet Mandal.
- 3.2 Sri A.Harinath Reddy has executed a DAGPA/Assignment Deed respect to land admeasuring 1089 Sq.yards (Ac.0-09 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

4. Survey No. 87 land measuring Acres 01-06

- 4.1 Sri K Gnanachander Rao,K Nagesh, K Vishwanath,Kapil Yadav Sanjay Rajendra Yadav, K Chandra Shekar and P.Charan Raj Reddy are the Land owners and possessors of land admeasuring Ac.1-06 gts situated at Bairagiguda Village Gandipet Mandal Rangareddy District.
- 4.2 Sri K Gnanachander Rao,K Nagesh, K Vishwanath,Kapil Yadav, Sanjay Rajendra Yadav, K Chandra Shekar and P.Charan Raj Reddy have executed DAGPAS/Assignment Deeds with respect to land admeasuring 5566 Sq.yards (Ac.1-06 gts) in favour of Rajapushpa Trustnest Realty LLP.

5. Survey No. 88 land measuring Acres 00-35

- 5.1 Sri K Gananchander Rao,K. Nagesh, K.Vishwanath, Sri G Krushna Reddy, Patla Amrutha,T Drinivas Reddy,T.Prashanthi,M.Upendar,Dachani Saroja, G.Vijaya Lakshmi,M.Sudarshan Reddy,K Sathyanarayana Setty,P.Ravichandra Reddy,Umakanth Katta,B Krishnaiah,P Satyanarayan,B Vasantha Laxmi, Anil Kumar Gadam, K Raghuvardhan reddy, K Usha Rani,

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C Deekshith Reddy, M.Satish reddy, M.Jayasri, M.Sravani and P Sudarshan Reddy are the Land Owners and possessors of land admeasuring Ac.0-35 gts in Sy No.88 of Bairagiguda Village Gandipet Mandal Rangareddy District.

5.2 Sri K Gananchander Rao,K. Nagesh, K.Vishwanath, Sri G Krushna Reddy, Patla Amrutha,T Drinivas Reddy,T.Prashanthi,M.Upendar,Dachani Saroja, G.Vijaya Lakshmi,M.Sudarshan Reddy,K Sathyanarayana Setty,P.Ravichandra Reddy,Umakanth Katta,B Krishnaiah,P Satyanarayan,B Vasantha Laxmi, Anil Kumar Gadam, K Raghuvardhan reddy, K Usha Rani, C Deekshith Reddy, M.Satish reddy, M.Jayasri, M.Sravani and P Sudarshan Reddy have executed DAGPAs/Assignment Deeds with respect to land admeasuring 4235 Sq yards (Ac.0-35 gts) in Sy No 88 in favour of M/s.Rajapushpa Trustnest Realty LLP.

6. Survey No. 89 land measuring Acres 00-23

6.1 Sri A.Harinath Reddy, Gandari Anil Reddy, G Arun Kumar and Alla Satyanarayana are the Land owenrs and Possessors of land admeasuring Ac.0-23 gts in Sy No.89 of Bairagiguda Village of Gandipet Mandal Rangareddy District.

6.2 Sri A.Harinath Reddy, Gandari Anil Reddy, G Arun Kumar and Alla Satyanarayana have executed DAGPAs/Assignment Deeds with respect to land admeasuring 2783 Sq.yads (Ac.0-23 gts) in SY No.89 of Bairagiguda Village Gandipet Mandal Rangareddy District.

7. Survey No. 90 land measuring Acres 01-00

7.1 K Gananchander Rao,K. Nagesh, K.Vishwanath and P.Charan Raj Reddy are the Pattedars and Possessors of the land admeasuring Ac.1-00 gts in Sy No.90 of Bairagiguda Village Gandipet Mandal Rangareddy District.

7.2 K Gananchander Rao,K. Nagesh, K.Vishwanath and P.Charan Raj Reddy have executed DAGPAs/Assignment Deeds with respect to land admeasuring 4840 Sq.yards (Ac.1-00 gts) in Sy No.90 in favour of M/sRajapushpa Trustnest Realty LLP.

8. Survey No. 91 land measuring Acres 00-39

8.1 Smt Cherreddy Venkata Surya Sasikala,Sri P.Charan Raj Reddy, S Vinith Reddy, S,Saneeth Reddy and Smt Preethi Nandyala are the Land IOwners and Possessors of Land admeasuring Ac.0-39 gts in Sy No.91 of Bairagiguda Village Gandipet Mandal Rangareddy District.

8.2 Smt Cherreddy Venkata Surya Sasikala,Sri P. Charan Raj Reddy, S Vinith Reddy, S,Saneeth Reddy and Smt Preethi Nandyala have executed DAGPAs/Assignment Deeds with respect to land admeasuring 4719 Sq.yards (Ac.0-39 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

9. Survey No. 92 land measuring Ac.0-19 gts:

9.1 Sri Nandamuri Gopala Krishna, A. Satyanarayana Reddy, Mekala Sатtemma, P. Mahesh Madhurima , M. Sreenivasulu, Ananth Saraogi, Smrithin Rathi, Vicky Madan, Prashanth & Neelima, M. Ravindra Reddy, T. Siva Parvathi, K.S.R.S.P. Vamsi Lakshmi, M. Vikas & Chrulil, Sandeep Pawar Racha Sarma , K. Madhusudhan, A. Mallikarjuna Rao, T. Viswanath, Anoop Singh,

V. Praveen Kumar Reddy, S. Ravinder Reddy, V. Sunitha Reddy, Nagabhushana Rao, J. Shyam and Mittapalli Meena are the Pattedars and Possessors of the Land admeasuring Ac.0-19 gts in Sy No.92 of Bairagiguda Village Gandipet Mandal Rangareddy District.

9.2 Sri Nandamuri Gopala Krishna, A. Satyanarayana Reddy, Mekala Satteremma, P. Mahesh Madhurima , M. Sreenivasulu, Ananth Saraogi, Smrithin Rathi, Vicky Madan, Prashanth & Neelima, M. Ravindra Reddy, T. Siva Parvathi, K.S.R.S.P. Vamsi Lakshmi, M. Vikas & Chrulil, Sandeep Pawar Racha Sarma , K. Madhusudhan, A. Mallikarjuna Rao, T. Viswanath, Anoop Singh, V. Praveen Kumar Reddy, S. Ravinder Reddy, V. Sunitha Reddy, Nagabhushana Rao, J. Shyam and Mittapalli Meena have executed DAGPAs/Assignment Deeds with respect to land admeasuring 2299 Sq.yards (Ac.0-19 gts in Sy No.92 in favour of M/s.Rajapushpa Trustnest Realty LLP.

10. Survey No. 93 land measuring Acres 00-37

10.1 Sri A.Harinath Reddy and Sri P.Bharath Raj Reddy are the land owners and Possessors of the land admeasuring Ac.0-37 gts in SY No.93 of Bairagiguda Village Gandipet Mandal Rangareddy District.

10.2 Sri A.Harinath Reddy and Sri P.Bharath Raj Reddy have executed DAGPA/Assignment Deeds with respect to land admeasuring 4477 Sq.yards (Ac.0-37 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

11. Survey No. 94 land measuring Acres 00-28

11.1 Sri Gampa Anupam Anand vijaya Kumar and Sri Mohan Naidu are the Land owners and possessors of land admeasuring Ac.0-28 gts in Sy No.94 of Bairagiguda Village Gandipet Mandal Rangareddy Distirct.

11.2 Sri Gampa Anupam Anandvijaya Kumar and Sri Mohan Naidu have executed DAGPAs/Assignment Deeds with respect to LAND ADMEASURING 3388 Sq.yards (Ac.0-28 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

12. Survey No. 95 land measuring Acres 00-14

12.1 K Gananchander Rao,K. Nagesh, K.Vishwanath and C Gangaiah Naidu are the Land Owners and Possessors of land admeasuring Ac.0-14 gts in Sy No.95 of Bairagiguda Village Gandipet Mandal Rangareddy District.

12.2 K Gananchander Rao,K. Nagesh, K.Vishwanath have executed DAGPAs/Assignment Deeds with respect 1694 Sq.yards (Ac.0-14 gts) in Sy No.95 in favour M/s.Rajapushpa Trustnest Realty LLP.

13. Survey No. 96 land measuring Acres 01-06

13.1 Sri M. Naga Teja, Anantha SArogi, Anantha Saroji, Mareddy Madhuri, Konam Sirisha, Ch. Sirisha, V. Satyanarayana, Y. Agrawal Mamatha Garg, Sidhardha Agarwak, Priyanka Agarwal, V. Satyanarayana, B.S.C.V. Subba Rao, Rajendra Kumar, Hemalatha Sargoji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, Architt Kedia, Amog Kedia,

Ramayanam Abhinav, M. Madhavi,P. Ramesh,B. Ramdas Sri Rama Kiran,V. Naresh, Valluri Illaiah, P. Sravanthi, N. Mallikarjun, Sannuthi Santhi Priya,D. Krishna Murthy, Satish Bodla, Sri Ram Mannepalli,Sharada Mannepalli, Tulasi Mallikarjuna Rao, P. Anji Reddy, N. Mukunda Reddy, A. Phani Kumar,A. Deepika, P.Prathap Reddy and P.Charan Raj Reddy are the land owners and Possessors of Land admeasuring Ac.1-06 gts of Bairagiguda Village Gandipet mandal Rangareddy District.

13.2 Sri M. Naga Teja, Anantha SArogi, Anantha Saroji, Mareddy Madhuri, Konam Sirisha, Ch. Sirisha, V. Satyanarayana, Y. Agrawal Mamatha Garg, Sidhardha Agarwak, Priyanka Agarwal, V. Satyanarayana, B.S.C.V. Subba Rao, Rajendra Kumar, Hemalatha Sargoji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, K. Shivaraj, Ch. Krishna Veni, Ch. Madhavi, M. Venugopala Raju, Dr. Ch. Bala Tripura Sundari, Hemalatha Saroji, Architt Kedia, Amog Kedia, Ramayanam Abhinav, M. Madhavi,P. Ramesh,B. Ramdas Sri Rama Kiran,V. Naresh, Valluri Illaiah, P. Sravanthi, N. Mallikarjun, Sannuthi Santhi Priya,D. Krishna Murthy, Satish Bodla, Sri Ram Mannepalli,Sharada Mannepalli, Tulasi Mallikarjuna Rao, P. Anji Reddy, N. Mukunda Reddy, A. Phani Kumar, A. Deepika,P Prathap Reddy and P.Charan Raj Reddy have executed DAGPAs/Assignment Deeds with respect 5566 Sq.yards (Ac.1-06 gts) in Sy No.96 in favour of M/s.Rajapushpa Trustnest Realty LLP.

MANCHIREVULA

14. Sy. No. 12, Land Admeasuring Ac.0-22 gts:

14.1 Sri T Dhamodhar Reddy, T Vishnuvardhan Reddy, Smt Vijaya,Kranthi Kumar Reddy,Shamsunder Reddy,Suryaprakash Reddy and Vinay Reddy (Doc No.15805/2021) are the Land owners and possessors of land admeasuring Ac.0-22 gts in Sy No.12 of Manchirevula Village of Gandipet mandal Rangareddy District.

14.2 Sri T Dhamodhar Reddy, T Vishnuvardhan Reddy, Smt Vijaya,Kranthi Kumar Reddy,Shamsunder Reddy,Suryaprakash Reddy and Vinay Reddy have executed DAGPA/Assignment Deed with respect to land admeasuring 2662 Sq.yards (Ac.0-22 gts) in Sy No.12 in favour of M/s.Rajapushpa Trustnest Realty LLP

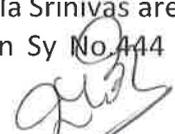
15. Sy. No. 438, Land Admeasuring Ac. 0-04 Gts:

15.1 Sri P.Charan Raj Reddy is the Land Owner and Possessor of land admeasuring Ac.0-04 gts in Sy No.438 of Manchirevula Village,Gandipet mandal,Rangareddy District.

15.2 Sri P.Charan Raj Reddy has executed DAGPA with respect to land admeasuring 484 Sq.yards (Ac.0-04 gts) in Sy No.438 in Favour of M/s.Rajapushpa Trustnest Realty LLP

16. Sy. No. 444 & 448, Land Admeasuring Ac. 0.05gts

16.1 Sri P.Charan Raj Reddy, M/s.Urban League Spaces LLP and Miryala Srinivas are the Land Owners and Possessors of the land admeasuring Ac.0-05 gts in Sy No 444 & 448 of Manchirevula Village Gandipet Mandal Ranga Reddy District.


GADDAM JALPATH REDDY
SRI VENKAT REDDY
M.A,M.Com,M.Phil,LL.B,Ph.D.
(TS/6/2019)
ADVOCATE

16.2 Sri P.Charan Raj Reddy, M/s.Urban League Spaces LLP and Miryala Srinivas have executed DAGPA /Assignment Deed with respect to land admeasuring 605 Sq.yards (Ac.0-05 gts) in favour of M/s.Rajapushpa Trustnest Realty LLP.

17. Sy. No. 445, Land Admeasuring Ac. 0-05 Gts.

17.1 M/s.Urban league Spaces LLP is the Land Owner and Possessor of Land at measuring Ac. 0-05 gts in Sy No.445 of Manchirevula Village Gandipet Mandal Rangareddy District.

17.2 M/s.Urban League Spaces LLP has executed DAGPA/Assignment Deed with respect to land admeasuring 605 Sq.yards (Ac.0-05 gts) in Sy No.445 in favour of M/s.Rajapushpa Trustnest Realty LLP.

18. Sy. No. 447, Land Admeasuring Ac. 0-06 Gts.

18.1 Sri C Gangaiah Naidu is the Land Owner and Possessor of the land admeasuring 0-06 gts in Sy No.447 of Manchirevula Village,Gandipet Mandal,Rangareddy District.

18.2 Sri C.Gangaiah Naidu has executed DAGPA/Assignment Deed with respect to land admeasuring 726 Sq.yards (Ac.0-06 gts) in Sy No.447 in favour of M/s.Rajapushpa Trustnest Realty LLP.

19. Sy. No. 515, Land Admeasuring Ac. 1-04.50 gts

19.1 Sri C Gangaiah Naidu is the Land Owner and Possessor of the land admeasuring 1-04.50 gts in Sy No.515 of Manchirevula Village,Gandipet Mandal,Rangareddy District.

19.2 Sri C.Gangaiah Naidu has executed DAGPA/Assignment Deed with respect to land admeasuring 5385.5 Sq.yards (Ac.1-04.50 gts) in Sy No.515 in favour of M/s.Rajapushpa Trustnest Realty LLP.

20. Sy. No. 516, Land Admeasuring Ac. 1-21 Gts.

20.1 Sri Mohan Naidu,C Gangaiah Naidu and Marri Rajashekar Reddy are the Land Owners and Possessors of the land admeasuring Ac.1-21 gts in Sy No.516 of Manchirevula Village Gandipet Mandal Rangareddy District.

20.2 Sri Mohan Naidu,C Gangaiah Naidu and Marri Rajashekar Reddy have executed DAGPAs/Assignment Deeds with respect of land admeasuring 7381 Sq.yards (Ac.1-21 gts) in Sy No.516 in favour of M/s.Rajapushpa Trustnest Realty LLP

21. Sy. No. 518, Land Admeasuring Ac. 0-19 Gts.

21.1 Sri Marri Raja Shekar Reddy and T Upender Reddy are the Land Owners and Possessors of the land admeasuring Ac.0-19 gts in Sy No.518 of Manchirevula Village Gandipet Mandal Rangareddy District.


GADDAM VEPAITH REDDY
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(TS/6/2019)
ADVOCATE

21.2 Sri Marri Raja Shekar Reddy and T Upender Reddy have executed DAGPA/Assignment Deed with respect to land admeasuring 2299 Sq.yards (Ac.0-19 gts) in Sy.No.518 in favour of M/s.Rajapushpa Trustnest Realty LLP

22. Sy. No. 519, Land Admeasuring Ac. 0-12 Gts.

22.1 Smt C.Malathi is the Land Owner and possessor of the land admeasuring Ac.0-12 gts in Sy No.519 of Manchirevula Village Gandipet Mandal Rangareddy District.

22.2 Smt C.Malathi has executed DAGPA/Assignment Deed with respect to land admeasuring 1452 Sq.yards (Ac.0-12 gts) in Sy.No.519 in favour of M/s.Rajapushpa Trustnest Realty LLP.

B. Encumbrances :

The encumbrance certificate dated 29.12.2023 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 certificate only reflect the registered deeds executed from time to titme till right from the original owners to the present owners of the respective parcels of the project land.

C. NALA Conversion :

The coming under the project has been converted from agricultural use to non-agricultural use under the provisions of the Telangana State Agricultural Land (Conversion for Non-Agricultural Land) Act 2006.

D. Applicability of Land Ceiling Laws :

The project land is located at Manchirevula and Bairagiguda village Gandipet Mandl RAngareddy Dist Which is beyond the core area of the Hyderabad urban agglomeration. As such the provisions of the urban land (celing and regulation) act 1976 are not applicabal to the same.The revenue records establish that no part of project land is affected by any of the provisions of the land reforms (COAH) act 1973

E. Cleareance from Irrigation and CAD department :

The Superintending Engineer, I&CAD, Irrigation Circle, Red Hills, hydarebad issue letter Lr.No.SE/IC/HYD/DEE-I/TS-2/NOC/Urrban league/1274 Dt.25.10.2021, the land extent of Ac.44-22 gts covering this project area of Ac. 14-25 Gts.

F. Environmental Cleareance :

The sate Environmental Impact Assessment Authority (SEIAA), Telangana Sate Granted Environmental Cleareance for the proposed project vide orders No. SEIAA/TS/OL/RRD-1056/2023 dated 27.07.2023 under provisions of the EIA notifications 2006.


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(TS/6/2019)
ADVOCATE

G. NOC from Telangana State Disaster Response and Fire Services Department :

The Director General, Telangana State Disaster Response and Fire services department issued provisional NOC No. 50075058302023, 50076058302023, 50071058302023, 50072058302023, 50077058302023, 50073058302023 dated 30.09.2023.

H. Approvals for Construction of Multistored Apartments from HMDA :

M/s Rajapushpa Trustnest Realty LLP submitted an application seeking permission for construction of multistored residential apartment buildings consisting construction of blocks E and F consisting of 5-Cellars + Stilt + 55 upper floors and Block A to D consisting of 4 cellars + Stilts + 55 upper floors along with club house consisting of 4-cellars + ground + 5 upper floors over an extent of 59,185.62 sq.mts. or 70786 sq.yds. in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518 and 519 of Manchirevula Village and Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village of Gandipet Mandal, Rangareddy District. Hyderabad Metropolitan Development Authority vide proceedings No. 26923/MSB/SKP/PLG/H/2023 dated:20.11.2023 having approved the plans for constructions of said mutations residential apartments consisting of 6 blocks and club house situated at Bairagiguda & Manchirevula Villages,Gandipet Mandal.

I. Gift of area affected by proposed 30 meter wide road in favour of Narsingi Municipality :

Land admeasuring 42286.81 sq.mts. equivalent to 5055.22 sq.yds. on the northern side of the project sy. No. 12/P, 515/P, 516/P and 518/P situated at Manchirevula Village, affected under 30 mts. wide road has been gifted by the land owners represented by M/s Rajapushpa Trustnest Realty LLP and M/s Urban League Space LLP in favour of the Commissioner, Narsingi Municipality vide registered Gift Deed bearing document No. 12747 of 2023 dated 17.10.2023 registered in the office of the SRO, Gandipet

J. Creation of Mortgage in favour of HMDA :

Pursuant to the permission for construction granted by HMDA in compliance of the conditions thereof three mortgage deeds have been executed in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority as detailed below :

1. Mortgage Deed 18.10.2023 dated mortgaging 10% of total builtup registered as document No. 11195 of 2023 registered in the office of the SRO, Rajendranagar.
2. Mortgage Deed dated 18.10.2023 mortgaging 5% of the total builtup area registered as document No. 11194 of 2023 registered in the office of the SRO, Rajendranagar.
3. Mortgage Deed dated 18.10.2023 mortgaging 5% of the total builtup area registered as document No. 11193 of 2023 registered in the office of the SRO, Rajendranagar.

K. Sanction of Permission for Construction :

Upon compliance of conditions stipulated by HMDA vide proceedings in File No. 26923/MSB/SKP/PLG/H/2023, creation of mortgage and transfer of road affected area, HMDA released the plans for construction of multistoried residential apartment buildings in Project Land admeasuring Ac. 14-25 Gts. in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518

and 519 of Manchirevula Village and Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village of Gandipet Mandal, Rangareddy District.

Certificate

This is to certify that M/s Rajapushpa Trustnest Realty LLP and the following individuals/entity have got absolute clear and marketable title in respect of respective parcels of the project land total admeasuring Ac. 14-25 Gts. equivalent to 70845 sq.yds. located contiguously in Sy. Nos. 12, 438, 444, 445, 447, 448, 515, 516, 518 and 519 of Manchirevula Village and Sy. Nos. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 of Bairagiguda Village of Gandipet Mandal, Rangareddy District

| S. No. | Name of the Vendor | Name of the Village | Sy. No. | Extent. (Sq.yards) |
|--------|---|---------------------|---------|-----------------------|
| 1 | T. Damodhar Reddy & 7 Others | Manchirevula | 12 | 2662 |
| 2 | C. Mohan Naidu | Bairagiguda | 84A | 1270.5 |
| 3 | K.Gnanachandar Rao Nagesh and Viswanath | Bairagiguda | 87 | 5203 |
| | | | 88 | 2117.5 |
| | | | 90 | 4477 |
| | | | 95 | 847 |
| 4 | Anil Reddy | Bairagiguda | 89 | 210 |
| 5 | Arun Kumar | Bairagiguda | 89 | 98 |
| 6 | P Charan Raj Reddy | Bairagiguda | 89 | 211 |
| 7 | T amurutha, T srinivas Reddy & 8 others | Bairagiguda | 88/P | 917.5 |
| 8 | M.Sravani | Bairagiguda | 88/P | 100 |
| 9 | Krishnaiha, Anil Kumar & 8 others | Bairagiguda | 88/P | 1000 |
| 10 | Satyanarayana | Bairagiguda | 89 | 86 |
| 11 | Murali Kumar Brahmas | Bairagiguda | 84/2 | 363 |
| 12 | A. Harinath Reddy | Bairagiguda | 86 | 1089 |
| | | | 89 | 726 |
| | | | 89 | 605 |
| | | | 89 | 847 |
| | | | 93 | 121 |
| | | | 93 | 968 |
| 13 | Manoj Rathi | Bairagiguda | 87 | 65 |
| 14 | Kapil Yadav Sanjay Rajender Yadav | Bairagiguda | 87 | 65 |
| 15 | Chandrasekhar Immadi | Bairagiguda | 87 | 50 |
| 16 | P Charan Raj Reddy | Bairagiguda | 87 | 183 |
| | P Charan Raj Reddy | Bairagiguda | 90 | 363 |
| 17 | Urban League | Bairagiguda | 445 | 605 |
| 18 | M. Nagateja | Bairagiguda | 96 | 90 |
| 19 | Anantha Saraogi | Bairagiguda | 96 | 111 |
| 20 | Ananth Saraogi | Bairagiguda | 96 | 222 |
| 21 | P Charan Raj Reddy | Bairagiguda | 96 | 100 |
| 22 | P Prathap Reddy | Bairagiguda | 96 | 14.5 |

| S. No. | Name of the Vendor | Name of the Village | Sy. No. | Extent. (Sq.yards) |
|--------|--|---------------------|---------|-----------------------------|
| 23 | Mareddy Madhuri | Bairagiguda | 96 | 190 |
| 24 | Konam Sirisha | Bairagiguda | 96 | 100 |
| 25 | Ch. Sirisha | Bairagiguda | 96 | 100 |
| 26 | Satyanarayana V | Bairagiguda | 96 | 40 |
| 27 | Y. Agrawal Mamatha Garg | Bairagiguda | 96 | 131 |
| 28 | Sidhardha Agarwal Priyanka Agarwal | Bairagiguda | 96 | 131 |
| 29 | Satyanarayana V | Bairagiguda | 96 | 50 |
| 30 | B.S.C.V. Subba Rao | Bairagiguda | 96 | 111 |
| 31 | Rajendra Kumar | Bairagiguda | 96 | 111 |
| 32 | Hemalatha Sargoji | Bairagiguda | 96 | 11 |
| 33 | K. Shivaraj | Bairagiguda | 96 | 110 |
| 34 | Ch. Krishna Veni | Bairagiguda | 96 | 90 |
| 35 | Ch. Madhavi | Bairagiguda | 96 | 155 |
| 36 | M. Venugopala Raju | Bairagiguda | 96 | 90 |
| 37 | Dr.Ch.Bala Tripura Sundari | Bairagiguda | 96 | 160 |
| 38 | Hemalatha Saraoji | Bairagiguda | 96 | 100 |
| 39 | Architt Kedia | Bairagiguda | 96 | 276 |
| 40 | Amog Kedia | Bairagiguda | 96 | 276 |
| 41 | Ramayanam Abhinav | Bairagiguda | 96 | 276 |
| 42 | M. Madhavi P. Ramesh B. Ramdas Sri Rama Kiran V. Naresh | Bairagiguda | 96 | 135 135 135 139.50 |
| 43 | P.Charan Raj reddy | Bairagiguda | 96 | 87.86 |
| 44 | P. Sravanthi | Bairagiguda | 96 | 51 |
| 45 | N. Mallikarjun | Bairagiguda | 96 | 70 |
| 46 | Sannuthi Santhi Priya D. Krishna Murthy | Bairagiguda | 96 | 60 |
| 47 | Satish Bodla | Bairagiguda | 96 | 60 |
| 48 | Sri Ram Mannepalli Sharada Mannepalli | Bairagiguda | 96 | 90 |
| 49 | Tulasi Mallikarjuna Rao | Bairagiguda | 96 | 72 |
| 50 | P. Anji Reddy | Bairagiguda | 96 | 36 |
| 51 | N. Mukunda Reddy | Bairagiguda | 96 | 60 |
| 52 | A Phani kumar A Deepika | Bairagiguda | 96 | 40 |
| 53 | M Aditya kumar Ajay Krishna G | Bairagiguda | 96 | 150 |
| 54 | M V V Ramaraju Ramesh T | Bairagiguda | 96 | 150 |
| 55 | P Bharath Raj Reddy | Bairagiguda | 93 | 1331 |
| 56 | G. Krishna Reddy | Bairagiguda | 88/P | 100 |
| 57 | A. Harinath Reddy | Bairagiguda | 89 | 211 |
| 58 | P.Charan Raj Reddy | Bairagiguda | 91 | 484 |
| 59 | S. Vineeth Reddy | Bairagiguda | 91 | 605 |

| S. No. | Name of the Vendor | Name of the Village | Sy. No. | Extent. (Sq.yards) |
|--------|-------------------------------------|---------------------|---------------------|-----------------------|
| 60 | S. Saneeth Reddy | Bairagiguda | 91 | 605 |
| 61 | Preethi Nandyala | Bairagiguda | 91 | 605 |
| 62 | Mittapalli Meena | Bairagiguda | 92 | 299 |
| 63 | A. Mallikarjuna Rao | Bairagiguda | 92 | 100 |
| 64 | T. Viswanath | Bairagiguda | 92 | 90 |
| 65 | Anoop Singh | Bairagiguda | 92 | 90 |
| 66 | V. Praveen Kumar Reddy | Bairagiguda | 92 | 200 |
| 67 | S. Ravinder Reddy | Bairagiguda | 92 | 100 |
| 68 | V. Sunitha Reddy | Bairagiguda | 92 | 100 |
| 69 | Nagabhushana Rao | Bairagiguda | 92 | 50 |
| 70 | J. Shyam and others | Bairagiguda | 92 | 60 |
| 71 | Mittapalli Meena | Bairagiguda | 92 | 80 |
| 72 | N Gopalakrishna | Bairagiguda | 92 | 60 |
| 73 | A Satyanarayana | Bairagiguda | 92 | 60 |
| 74 | Mekala Sattamma | Bairagiguda | 92 | 100 |
| 75 | P. Mahesh | Bairagiguda | 92 | 100 |
| 76 | Madhurima | Bairagiguda | 92 | 73 |
| 77 | M. Sreenivasulu | Bairagiguda | 92 | 100 |
| 78 | Ananth Saraogi | Bairagiguda | 92 | 60 |
| 79 | Smrithin Rathi | Bairagiguda | 92 | 94 |
| 80 | Vicky Madan | Bairagiguda | 92 | 30 |
| 81 | Prashanth & Neelima | Bairagiguda | 92 | 73 |
| 82 | M. Ravindra Reddy | Bairagiguda | 92 | 70 |
| 83 | T. Siva Parvathi | Bairagiguda | 92 | 70 |
| 84 | K.S.R.S.P. Vamsi Lakshmi | Bairagiguda | 92 | 70 |
| 85 | M. Vikas & Chrulil | Bairagiguda | 92 | 50 |
| 86 | Sandeep Pawar Racha Sarma | Bairagiguda | 92 | 60 |
| 87 | K. Madhusudhan | Bairagiguda | 92 | 60 |
| 88 | P Bharath Raj Reddy | Bairagiguda | 93 | 1089 |
| 89 | P.Charan Raj Reddy | Bairagiguda | 96 | 121 |
| 90 | Gunnamreddy Sujatha | Bairagiguda | 96 | 928.07 |
| 91 | P.Charan Raj Reddy | Manchirevula | 438 | 484 |
| 92 | Urban League & Mirayala Srinivas | Manchirevula | 444 & 448 | 210.5 |
| 93 | P.Charan Raj Reddy | Manchirevula | 444 & 448 | 393.5 |
| 94 | C. Mohan Naidu | Bairagiguda | 84/A1 | 1815 |
| | | | 84/AA/1/2 | 1270.5 |
| | | | 85/A/1/2, 85/A/2 | 726 |
| | | | 85/AA1 | 1331 |
| | | | 94/1/1/1/1/1 | 605 |
| 95 | C. Malathi, W/o Mohan Naidu | Bairagiguda | 85/A/1/1/2 | 484 |
| | | | 84/E1 | 968 |
| | | | 85/AA2 | 363 |
| 96 | C. Gangaiah Naidu | Bairagiguda | 95 | 847 |
| 97 | Ch. Venkata Surya Sashikala | Bairagiguda | 91/A | 2420 |

| S. No. | Name of the Vendor | Name of the Village | Sy. No. | Extent. (Sq.yards) |
|--------------|--------------------------------|---------------------|---------|-----------------------|
| 98 | Gampa Anupam Anand Vijay Kumar | Bairagiguda | 94 | 302.5 |
| | | | 94 | 726 |
| | | | 94 | 726 |
| | | | 94 | 726 |
| | | | 94 | 302.5 |
| 99 | C. Gangaiah Naidu | Manchirevula | 447 | 726 |
| | | | 515 | 5385.5 |
| 100 | C. Mohan Naidu | Manchirevula | 516 | 3388 |
| 101 | C. Malathi, W/o Mohan Naidu | Manchirevula | 516 | 3388 |
| | | | 519 | 1452 |
| 102 | Thigala Upendar Reddy | Manchirevula | 518 | 363 |
| | | | 518 | 363 |
| 103 | M. Rajasekhar Reddy | Manchirevula | 516 | 605 |
| | | | 518 | 1573 |
| Total | | | | 70845 |

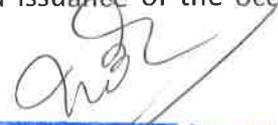
This is to certify that M/s Rajapushpa Trustnest Realty LLP as the promotor/assignee of the project to integrate various land parcels admeasuring Ac. 14-25 Gts. in Sy. Nos. 84/P, 85/P, 86, 87, 88, 89, 90, 91, 92/P, 93, 94, 95, 96 of Bairagiguda & Sy. Nos. 12/P, 438/P, 444/P, 445/P, 447/P, 448/P, 515/P, 516/P, 518, 519 of Manchirevula Village, Gandipet Mandal, Rangareddy District entrusted to it by above individuals/developer and to construct multistoried residential apartment buildings consisting of 6 blocks E and F consisting of 5-Cellars + Stilt + 55 upper floors and Block A to D consisting of 4 cellars + Stilts + 55 upper floors along with club house consisting of 4-cellars + ground + 5 upper floors over an extent of 59,185.62 sq.mts. or 7,786 sq.yds. in Sy. Nos. 84/P, 85/P, 86, 87, 88, 89, 90, 91, 92/P, 93, 94, 95, 96 of Bairagiguda & Sy. Nos. 12/P, 438/P, 444/P, 445/P, 447/P, 448/P, 515/P, 516/P, 518, 519 of Manchirevula Village, Gandipet Mandal, Rangareddy District, Hyderabad Metropolitan Development Authority vide proceedings No. 26923/2023 having approved the plans for constructions of said mutations residential apartments consisting of 6 blocks and club house situated at Bairagiguda & Manchirevula Villages, Gandipet Mandal.

The land owners who entrusted their respective land parcels admeasuring Ac. 14-25 Gts. as detailed herein above for development are entitled for proportionate extents of salable/builtup area derived from development of said Ac. 14-25 Gts. along with the proportionate undivided share the land and car parkings as specified in the respective DAGPAs/Assignment Deeds, while Rajapushpa Trustnest Realty LLP as the developer of the said land admeasuring Ac. 14-25 Gts. is entitled to the entire remaining salable/builtup area derived from development of said land entrusted for development along with proportionate undivided share in the land and proportionate car parking.

The land owners/developers are entitled to alienate their respective salable/builtup areas after execution of supplementary development agreements after registering the project with TS-RERA.


GADDAM JALFATH REDDY
SRI VENKAT REDDY
 M.A., M.Com, M.Phil, LL.B, Ph.D.
 (TS/6/2019)
ADVOCATE

The 10% of the total built up area admeasuring 61554.08 sq.mts. equivalent to 6,62,569 sft., 5% of the total built up area admeasuring 30983.77 sq. mts. equivalent to 3,33,510 sft and 5% of the total built up area i.e., 614251.29 sq.mts. equivalent to 3,30,654 sft mortgaged to HMDA detailed in the plan appended to the mortgage deeds bearing document Nos. (1). 11195/2023, (2). 11194/2023 and (3). 11193/2023 respectively all dated 18.10.2023 can be sold only after release of the mortgage and issuance of the occupany certificate by HMDA.



GADDAM JALPATH REDDY
SRI VENKAT REDDY
M.A,M.Com,M.Phil,LL.B,Ph.D.

(TS/6/2019)
ADVOCATE

(Dr. G. Jalpath Reddy Sri Venkat Reddy)

ADVOCATE

Hyderabad

Date :

Housiey.com