

TITLE SCRUTINY REPORT

PREFACE:

This title scrutiny is undertaken as per the requisition given by M/s Raja Pushpa Properties Pvt Ltd, with regard to the title of the following individuals / entities in respect of the respective parcels of contiguous land total admeasuring Ac.24-00 gts in Sy.Nos.447, 448, 449, 450, 467 & 469 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District and entitlement of M/s Rajapushpa Properties Pvt. Ltd.(RPPL) to develop an extent of Ac.20.37.50 Gts thereof entrusted to it for development, by integrating the same with the land admeasuring Ac.3.02.50 gts owned and possessed by it in Sy.Nos.447, 448, 449, 450, 467 & 469 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, detailed below (hereinafter collectively referred to as the "project land"):

Name of the Land Owner(s)	Extent Ac. Gts.
SY.NO. 447	
Ch.Parvathi	0-33
M/s. MSN Urban Ventures LLP	2-23 ½
M.V.Rama Raju	3-36
RPPL	0-10
RPPL	0-10
M/s AR Enterprises LLP Smt. Achala Kumar	0-10
Ramalakshmi	0-02
K Madhavi	0-01
P.Rajagopal Rao	0-01
N.Kaushik Sai Srinivas	0-01
Anandh Kumar RajamaniB	0-03
Goutham Boddeda	0-01
Boddeda Ashish	0-01
Smt.Rajasri Manyali	0-02
Smt.B.Aruna	0-01
Smt.Yelamanchili Nirmala	0-01
P.Mahender Reddy	1-00
P.Pushpaleela	0-10
	0-30
P.Jayachandra Reddy	0-08
	0-38
Smt.Bonthu Lavanya	1-03
Bonthu Bala Yeshwanth Krishna	1-00
SY.NO.448	
RPPL	0-17


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SY.NO.449	
P.Sreenivas Reddy	1-00
RPPL	0-37
Mamtha Reddy	1-20
P.Jayachandra Reddy	1-13
Mantena Kranthi - RPPL	2-26.50
SY.NO. 450	
Sarvisetty Venugopal Setty Sarvisetty Ramesh Babu	0-32
SY.NO. 467	
RPPL	0-09
RPPL	0-10
Smt.T.Sindhuja Smt.T.Srujana	0-07 ½
Rajiv Sharma	0-05
Challa Rajamma	0-02
RPPL	0-11 ½
Tipparaju Venkata Nagesh Koppuravuri Lalitha	0-06
SY.NO.469	
RPPL	0-18
Total	24.00

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.24-00 gts Suryey number wise:

FLOW OF TITLE OF SY.NO.447:

Land bearing Sy.No.447 total admeasuring Ac.18-04 gts. was originally the patta land and names of the following individuals were recorded as pattedars and possessors in the Khasra Pahani of 1954-55 and Sessala Pahani for the years 1955-58:

Sl.No.	Name of the pattedar	Sy.No.	Extent Ac. Gts.
1.	Daka Reddy S/o Bal Reddy	447/A	6-00
2.	Dakareddy Shiva Reddy S/o Bal Reddy	447/AA	9-00
3	Daka Narasimha Reddy S/o Malla Reddy	447/E	3-04
Total			18-04

Consequent to the death of Daka Reddy S/o Bal Reddy, his sons Ram Reddy, Narsimha Reddy, and Bal Reddy having succeeded him, sold an extent of Ac.1-39 ½ gts. in Sy.No.447/A to Upparipally Vittal Reddy through a registered sale deed bearing document No. 3416 of 1993 dated:02-11-1993.


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Said sale deed was rectified subsequently though a registered Rectification deed bearing document No. 1561 of 1994 dated 09-05-1994. That upon partition of the remaining extent of Ac.4-00 ½ gts. in Sy.No. 447/A, an extent of Ac.0-21 ½ gts. each fell to the share of Dakareddy Ram Reddy and Dakareddy Narsimha Reddy; Ac.0-34 ½ gts. fell to the share of Dakareddy Bal Reddy and Ac.2-03 gts. fell to the share of Dakareddy Malla Reddy.

Dakareddy Narasimha Reddy sold his entire share of Ac.0-21 ½ gts. to his brother Dakareddy Bal Reddy. Thus Dakareddy Bal Reddy became the absolute owner and possessor of land admeasuring Ac.1-16 gts. (Ac.0-34 ½ gts. + Ac. 0-21 ½ gts.)

The legal heirs of Daka Reddy S/o Bal Reddy thus being the absolute owners and possessors of parts and parcels of land in Sy.No.447/A, in turn sold the same through separate registered sale deeds in favour of the individuals as detailed below:

Sale Deed No.	Date	Extent Ac. Gts.	Executed by	In favour of
5935/2001	07-09-2001	00-07 00-07	Dakareddy Ram Reddy	Baddam Ramesh Reddy
10910/2004	17-09-2004	00-14 ½	Dakareddy Malla Reddy	MV Rama Raju
11137/2004	23-09-2004	00-21 ½ 00-34 ½	Dakareddy Bal Reddy	MV Rama Raju
10638/2004	10-09-2004	01-27	Dakareddy Malla Reddy	MV Rama Raju

Upparipally Vittal Reddy having purchased an extent of Ac.1-39 ½ gts. in Sy.No.447/A, from the legal heirs of Daka Reddy, gifted an extent of Ac.0.19 ¾ gts. each thereof to his brothers Upparipally Penta Reddy and Anantha Reddy through two separate registered gift deed bearing document Nos.4776 of 2010 and 4778 of 2010 both dated:20-05-2010 and sold an extent of Ac.0.20 gts. to M/s.RPPL through a registered sale deed bearing document No.27939 of 2010 dated:23-11-2016.

Sri Upparipally Vittal Reddy alongwith his two brothers Penta Reddy and Anantha Reddy being the owners and possessors of land total admeasuring Ac.3-22 ¾ gts. comprising of an extent of Ac.1-19 ½ gts. in Sy.No.447 and land admeasuring Ac.2-03 ½ gts. in Sy.No.446 of Tellapur village, exchanged the same with land total admeasuring Ac.5-11 gts. in Sy.Nos.115 and 123 belonging to M/s RPPL, through a registered Exchange Deed bearing document No.11975 of 2018 dated:29-03-2018.

RPPL having thus acquired the land admeasuring Ac.1-19 ½ gts. in Sy.No.447 by virtue of registered Exchange Deed bearing document No. 11975 of 2018 dated:29-03-2018, sold an extent of Ac.0.12 gts. thereof to others through registered sale deeds details of which are mentioned hereunder:


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Sale Deed No.	Date	Extent Ac. Gts	In favour of
4196 of 2019	31-01-2019	0-03	Anand Kumar Rajamoni
		0-01	Boddeda Goutham
		0-01	Boddeda Ashish
17099 of 2019	18-04-2019	0-02	Smt.Rajasri Manyalli
		0-01	Smt.B.Aruna
		0-01	Smt.Yelamanchili Nirmala
54418 of 2019	23-12-2019	0-01	Smt.Kunapareddy Madhavi
		0-01	Pabolu Rajagopala Rao
		0-01	Kaushik Sai Srinivas Nalajala

The said purchasers inturn entrusted their respective extents of land in Sy.No.447 for development to M/s.RPPL through separate registered DAGPAs, as detailed below:

DAGPA No.	Date	Extent Ac. Gts	Executed by
4197 of 2019	30-01-2019	0-03	Anand Kumar Rajamoni
		0-01	Boddeda Goutham
		0-01	Boddeda Ashish
17100 OF 2019	18-04-2019	0-02	Smt.Rajasri Manyalli
		0-01	Smt.B.Aruna
		0-01	Smt.Yelamanchili Nirmala
54419 of 2019	23-12-2019	0-01	Smt.Kunapareddy Madhavi
		0-01	Pabolu Rajagopala Rao
		0-01	Kaushik Sai srinivas Nalajala

Sri Baddam Ramesh Reddy having purchased land admeasuring Ac.0-14 gts. from Dakareddy Ram Reddy and Dakareddy Malla Reddy through a registered sale deed bearing document No.5935 of 2001 dated 07-09-2001, in turn sold the same to M/s.RPPL through a registered sale deed bearing document No.16569 of 2016 dated:21-07-2016. M/s.RPPL in turn sold the same to Smt.Buchireddy Malathi Reddy through a registered sale deed bearing document No.9192 of 2018 dated:28-02-2018.

Smt.Buchireddy Malathi Reddy having purchased the said extent of Ac.0-14 gts. in Sy.No.447 in turn entrusted the same for development to M/s RPPL through a registered DAGPA bearing document No. 9193 of 2018 dated 02-03-2018. However, the said DAGPA bearing document No. 9193 of 2018 was mnmutually cancelled subsequently and Smt. Buchireddy Malathi Reddy sold the entire extent of Ac.0-14 gts. to RPPL through registered sale deed bearing document No. 146 of 2021 dated .22-07-2021 to M/s.RPPL.


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M/s.RPPL in turn sold the same to M/s.MSN URBAN VENTURES LLP through registered sale deed bearing document No. 389 of 2021 dated 01-11-2021. The said purchaser entrusted the entire extent to RPPL for development through registered DAGPA bearing document No.406 dated 08-11-2021 registered at the o/o Tahsildar-cum-Joint SubRegistrar, Ramachandrapuram Mandal, Sangareddy District.

Land bearing Sy.No.447/AA total admeasuring Ac.9-00 gts. situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District was originally the patta land of Dakareddy Shiva Reddy S/o Bal Reddy. Upon the death of Dakareddy Shiva Reddy, his son Dakareddy Laxma Reddy having succeeded to entire extent of Ac.9-00 gts. in Sy.No.447/AA sold an extent of Ac.5-34 gts. through the following registered sale deeds:

Sale Deed No.	Date	Extent Ac. Gts.	In favour of
1799 of 1973	21-11-1973	2-00	Urelli Yadaiah
175 of 1975	06-02-1975	1-00	Patimeedi Chandraiah
1813/1984	17-04-1984	0-38	Kote Shankaraiah
1814/1984	17-04-1984	0-38	Kote Satyanarayana
1815/1984	17-04-1984	0-38	Kote Ramaiah (minor son of Kote Manemma)
Total		5-34	

Consequently an extent of Ac.3-06 gts. in Sy.No.447/AA remained with Dakareddy Laxma Reddy. Consequent to the death of Dakareddy Laxma Reddy his four sons viz. 1.D.Srinivas Reddy 2.D.Indra Reddy, 3. D.Satyanarayana Reddy and 4. D.Damodar Reddy succeeded to the said land total admeasuring Ac.3-06 gts. @ Ac. 0-31 ½ gts. each. Accordingly entries in the revenue records were mutated in their favour.

Dakareddy Srinivas Reddy and his three brothers having succeeded to an extent of Ac. 0-31 ½ gts. each, total admeasuring Ac.3-06 gts. in turn jointly sold the entire extent of Ac.3-06 gts. to Smt.Annam Venkat Ramanamma W/o Subba Rao through a registered sale deed bearing document No.3532 of 1999 dated 03-09-1999 registered at SRO / Sangareddy. Pursuant to the said registered sale deed, entries in the revenue records were mutated in favour of Smt. Annam Venkata Ramanamma in respect of the said land admeasuring Ac.3-06 gts. in Sy.No. 447/AA1 vide Proceedings No. B/3197/1999 dated 18-11-1999. Thus Smt.Annam Venkat Ramanamma became the absolute owner and possessor of land admeasuring Ac.3-06 gts. in Sy.No.447/AA1.


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Upon the death of Smt. Annam Venkat Ratnamma, her four children viz. Annam Srinivas and Annam Vijay Kumar, succeeded to an extent of Ac.1-03 gts. each, while her two daughters T.Renuka and A.Padma have succeeded to an extent of Ac.0-20 gts. each. The entries in the revenue records have been accordingly mutated in favour of the respective children of Annam Venkat Ratnamma vide Proceedings No.B/524/2012 dated:08-06-2012 and accordingly pattedar pass book and title deeds vide Khata Nos. 1690, 1687 and 1688 respectively have been issued in their favour.

Sri Annam Srinivas having succeeded to an extent of Ac.1-03 gts. in turn executed registered DAGPA bearing document No.23801 of 2018 dated 26-06-2018 in favour of M/s.RPPL in respect of the same. However subsequently, the same was mutually cancelled through a registered Cancellation deed bearing document No.1442 of 2020.

Sri Annam Srinivas being the absolute owner and possessor of land admeasuring Ac.1-03 gts. in Sy.No.447, alongwith his son Annam Ritin Sagar transferred the same to M/s.RPPL through registered sale deed and exchange deed as detailed below:

Nature of Deed	Extent Ac. Gts.
Sale Deed No. 1443/2020 Date 10-01-2020	0-33
Exchange Deed No. 1444/2020 Date 10-01-2020	0-10

M/s.RPPL sold an extent of Ac.0-33 gts. in Sy.No.447 to Smt.Chelikani Parvathi through a registered sale deed bearing document No.241/2021 dated:15.09.2021 Smt.Chelakani Parvathi in turn entrusted the same for development to M/s. RPPL vide registered DAGPA bearing document No.268/2021 dated:21.09.2021.

Similarly Sri Annam Vijay Kumar being the absolute owner and possessor of an extent of Ac.1-03 gts. and his sisters Smt.Tirluka Renuka and Smt.A.Padma being the absolute owners and possessors of an extent of Ac.0-20 gts. each, having received the entire sale consideration thereof, jointly executed a registered AGPA bearing document No. 3454 of 2019 dated 25-01-2019 in favour of M/s. RPPL thereby duly authorizing it to sell the said land admeasuring Ac.2-03 gts.

Exercising the authorities granted under AGPA bearing document No.3454 of 2019 dated:25-01-2019 executed by Annam Vijay Kumar, Smt.T.Renuka and Smt.A.Padma, M/s.RPPL executed two separate registered sale deeds, both dated 05-03-2021, as detailed below:


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Sale Deed No.	Extent Ac. Gts.	In favour of
11143/2021	1-00 or 4840 sq. yards	Bonthu Bala Yeshwanth Krishna
11144/2021	1-03 or 5203 sq. yards	Smt.Bonthu Lavanya

Bonthu Bala Yeshwanth Krishna having purchased an extent of Ac.1.00 gts. or 4840 sq. yards in turn entrusted the same for development to M/s. RPPL through a registered DAGPA bearing document No. 12539 of 2021 dated:05-03-2021. Similarly Smt.Bonthu Lavanya entrusted the land admeasuring Ac.1-03 gts. or 5203 sq. yards purchased by her, for development to M/s.RPPL through a registered DAGPA bearing document No.12540 of 2021 dated 05-03-2021.

Kote Ramaiah, minor son of Smt.Kote Manemma, the purchaser of Ac.0-38 gts. in Sy.No.447/AA. died leaving behind him his mother Smt.Kote Manemma as his only legal heir. Consequently, his mother Smt.Kote Manemma having succeeded to the said extent of Ac.0-38 gts. in Sy.No.447/AA of Tellapur village and having received entire sale consideration thereof, executed registered AGPA bearing document No. 5759 of 2012 dated 30-04-2012, thereby duly authorizing M/s.RPPL to sell the same.

Urelli Yadaiah having purchased Ac.2-00 gts. in Sy.No.447/AA sold the same to D.Narayana Reddy through a registered sale deed bearing document No.860 of 1979 dated:13-06-1979. D.Narayana Reddy in turn sold the same to Gundu Narasimhulu through registered sale deed bearing document No.2210 of 1988 dated:19.4.1988. Sri Gundu Narsimhulu sold an extent of Ac.1-00 gts out of Ac.2-00 gts. in Sy.No.447/AA to Sri P.S.V.S.Prasad Raju through a registered sale deed bearing document No.10979 of 2003 dated:27.11.2003.

Consequent to the death of Gundu Narasimhulu, his wife namely Smt.Gundu Salamma, his son Gundu Surender and daughters Gundu Prameela, Shiva Manila and M.Padmamma jointly succeeded to the remaining extent of Ac.1-00 gts. The entries in the revenue records have been mutated in favour of Gundu Salamma and accordingly pattedar pass book and title deed have been issued in her favour vide proceedings No.B/6000/10 and patta No.184. Smt. Gundu Salamma and her children having received entire sale consideration executed registered an AGPA bearing document No.17959 of 2012 dated:06.12.2012 in favour of M/s.RPPL, duly authorizing it to deal with land to an extent of Ac.1-00 gts. in Sy.No.447.



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Similarly Kote Shankaraiah being the absolute owner and possessor of land to an extent of Ac.0-38 gts in Sy No.447/AA situated at Tellapur village, by virtue of registered sale deed bearing document No.1813 of 1984 dated:17.04.1984, having received the entire sale consideration in respect of Ac.0-18 gts. thereof executed a registered AGPA bearing document No.14482 of 2012 dated:04-10-2012 in favour of M/s RPPL, thereby authorizing it to sell an extent of Ac.0-18 gts. out of Ac.0-38 gts., and executed DAGPA bearing document No.16270 of 2012 dated:04-10-2012 in respect of the remaining extent of Ac.0-20 gts. in favour of M/s.RPPL. However the said registered DAGPA was mutually cancelled through a registered Cancellation Deed bearing document No. 25467 of 2019 dated:07-06-2019.

Kote Shankaraiah thus being the absolute owner and possessor of Ac.0-20 gts. sold an extent of Ac.0-10 gts. thereof to AR Enterprises through a registered sale deed bearing document No.22675/2021 dated:21.06.2021 and registered DAGPAs bearing document No.22676/2021 dated:21.06.2021.

Exercising the authorities granted under the AGPAs M/s.RPPL executed registered sale deeds, as detailed below:

AGPA No. & Date	Sale Deed No. & Date	Sy. No.	Extent Ac. Gts.	In favour of
5759/2012 30.04.2012	17151 of 2012 22.11.2012	447/AA	0-38	M/s JRR Exports Pvt. Ltd.
14485/2012 04.10.2012	17154 of 2012 22.11.2012	447/AA	0-18	
17959/2012 06.12.2012	19210 of 2012 23.12.2012	447/E1	1-00	

Land bearing Sy.No.447/E admeasuring Ac.3-04 gts. situated at Tellapur was originally the patta land of Dakareddy Malla Reddy S/o Bal Reddy. Consequent to his death, his son Dakareddy Narasimha Reddy succeeded him. Consequent to the death of Narasimha Reddy, his four sons viz. Dakareddy Jagan Reddy, Ram Reddy, Bhoopal Reddy and Ranga Reddy succeeded him and jointly sold an extent of Ac.1-20 gts. thereof to Smt.A.Arundhathi and Surakanti Muthyam Reddy i.e. Ac.0.30 gts. each through a registered sale deed bearing document No.4479 of 2002 dated:19-07-2002.

Smt A.Arundhathi having purchased an extent of Ac.0-30 gts. in Sy.No.447/E sold the same to B.V.Ramana Goud through registered sale deed bearing document No.19205 of 2005 dated 17.12.2005. Sri B.V.Ramana Goud in turn sold the said extent of Ac.0-30 gts. to Sri P Anjaneyulu through a registered sale deed bearing document No.10253/2006 dated 12.4.2006.

Sri P.Anjaneyulu thus being the absolute owner and possessor of an extent of Ac.0-30 gts. in Sy.No.447/E having received the entire sale consideration executed registered AGPA bearing document No.7810 of 2010 dated 20.8.2010 in favour of Sri K. Venkat Reddy duly authorizing him to deal with the said extent of Ac.0-30 gts. in Sy.No.447/E of Tellapur village.


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Sri K Venkat Reddy exercising the authorities granted to him under the said registered AGPA transferred the said extent of Ac.0-30 gts. to M/s.RPPL through a registered sale deed bearing document No. 11693 of 2012 dated 13-08-2012, who inturn sold the same to the M/s JRR Exports through a registered sale deed bearing document No. 17149 of 2012 dated 22-11-2012.

M/s JRR Exports thus having purchased an extent of Ac.0-38 gts. in Sy.No.447/AA5; Ac.0-18 gts. in Sy.No.447; Ac.1-00 gts. in Sy.No.447/E1 and Ac.0-30 gts. in Sy.No.447/E total admeasuring Ac.3-06 gts. in turn sold the said extent alongwith land admeasuring Ac.1-00 gts. in Sy.No.449 of Tellapur village, through a registered sale deed bearing document No. 13954 of 2019 dated:26-03-2019 in favour of Smt.P.Pushpaleela and others with the following ratio of interest therein:

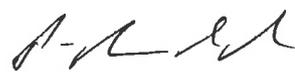
Smt.P.Pushpaleela	Ac.1-00 gts.
P.Jayachandra Reddy	Ac.1-06 gts.
P.Mahender Reddy	Ac.1-00 gts.

Smt.P.Pushpaleela and others in turn entrusted the entire extent of Ac.3-06 gts. in Sy.No.447 alongwith the said Ac.1-00 gts. in Sy.No.449 to RPPL for development through registered DAGPAs as detailed below:

SlNo.	Name	Extent Ac. gts	Sy.No.	DAGPA No. & date
1.	Sri P.Jayachandra Reddy	0-38	447/AA5	420/2021 dtd 10/11/21
2.	Sri P.Mahendar Reddy	1-00	447/E1	421/2021 dtd.10/11/21
3.	Smt.Pushpaleela and Sri P.Jayachandra Reddy	1-00 0-08	447/E	42308/2021 dt.20-11-21

MV Ramraju hereto he is the absolute Owner and Possessor of the Land admeasuring Ac.4.00.50 Gts in SY.No.447 situated at Tellapur (V) having acquired the same through registered Sale Deeds as detailed below:

Sl. No.	Sale Deed & Date	Purchased from	Extent Ac. Gts
1	11137/2004 23.09.2004	Daka reddy Bal Reddy & Others	1.16
2	10910/2004 16.09.2004	Daka Reddy Ram Reddy & Others	0.14.50
3	10549/2004 07.09.2004	Daka Reddy Jagan Reddy	0.23
4	10638/2004 07.09.2007	Daka Reddy Malla Reddy & Others	1.27
		Total	4.00.50


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Thus MV Ramaraju intern entrusted the same for Development Agreement cum GPA to M/s.RPPL through registered DAGPA No.15943/2017 dt:05.07.2017 registered at SRO Sangareddy.

FLOW OF TITLE IN SY.NO.448:

Land bearing Sy.No.448/A total admeasuring Ac.7-19 gts. was originally the patta land of Ch.Linga Reddy. Sri Ch.Linga Reddy sold an extent of Ac.3-30 gts. through a simple sale deed dated:11-5-1950 to Munagala Adivaiah for a sum of Rs.1200/-. Thus Munagala Adivaiah became the absolute owner and possessor of land admeasuring Ac.3-30 gts. in Sy.No.448/A. Consequent to the death of M.Adivaiah his son Munagala Gopal having succeeded his father Munagala Adivaiah in turn sold an extent of Ac.1.30 gts. thereof to Munagala Ramulu through a registered sale deed bearing document No.2391 of 1992 dated:18-06-1992.

Munagala Ramulu thus being the absolute owner and possessor of land admeasuring Ac.1-30 gts. in Sy.No.448/A sold an extent of Ac.0-30 gts. thereof through a registered sale deed bearing document No.5302 of 2020 dated:05.12.2020 to M/s.RPPL. M/s.RPPL thus became the absolute owner and possessor of land admeasuring Ac.0-30 gts. in Sy.No.448/A of Tellapur village.

SY.NO. - 449

Land bearing Sy.No.449 total admeasuring Ac.12-35 gts. was originally patta land of Gulam Samdani S/o Moinuddin. In the Khasra Pahani for the year 1954-55, Sesala pahani for the year 1955-56 to 1956-58 and the pahani for the years 1960-61 the name of the said pattadar Gulam Samdhani has been recorded in respect of entire extent of Ac.12-35 gts. Thereafter in the pahani for the year 1973-74 the extent of the land recorded in favour of Gulam Samdhani has been confined to Ac.9-35 gts and the remaining extent of Ac.3.00 gts thereof has been recorded in favour of Mallepally Narayana Reddy as the pattadar as well as possessor. Said entries are consistently found to be recorded in the pahanies upto the year 1980-81. Consequent to the death of Gulam Samdani, his son Gulam Jilani succeeded him and inherited the land admeasuring Ac.9-35 gts. in Sy.No.449.

In the ROR prepared in the year 1979-80, the name of Gulam Jilani has been recorded in respect of Ac.9-35 gts in Sy.No.449 as pattadar & possessor, while an extent of Ac.3-00 gts. has been recorded in the name of Mallepally Narayana Reddy as pattadar and possessor. Gulam Jilani having thus succeeded to the land total admeasuring Ac.9-35 gts. in Sy.No.449 sold an extent of Ac.1-00 gts. and Ac.3-17 ½ gts. respectively to Pabba Vittalaiah and Reddy Kista Reddy. The names of Pabba Vitalaiah (Ac.1-00 gts.), Reddy Kishta Reddy (Ac.3-17 ½ gts.) have been recorded in respect of parts and parcels thereof pursuant to the faisal patti for the year 1984-85, while the said extent of Ac.3-00 gts was continued to be recorded in favour of Mallepalli Narayana Reddy. In the pahani of 1990-91 similar entries are found.


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R.Kista Reddy thus being the pattedar and possessor of land admeasuring Ac.3-17 ½ gts. sold an extent of Ac.2-00 gts. thereof to Lakdaram Lingaiah through a registered sale deed bearing document No.2256 of 1983 dated:04-07-1983. Consequent to the death of Lakdaram Lingaiah, his sons viz. Lakdaram Mallesh, Lakdaram Krishna and Lakdaram Srinivas @ Srinu having succeeded to an extent of Ac.0-26 gts., Ac.0-27 gts. and Ac.0.27 gts. respectively total admeasuring Ac.2-00 gts. in Sy.No.449/P situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District, along with their family members jointly sold an extent of Ac.1-00 gts. out of Ac.2-00 gts. in Sy.No.449 of Tellapur to M/s JRR Exports Pvt. Ltd. through a registered sale deed bearing document No. 4173 of 2013 dated:08-01-2013 and entrusted the remaining extent of Ac.1-00 gts. for development to M/s RPPL through a registered DAGPA bearing document No.6714 of 2013 dated:28-02-2013. M/s.JRR exports in turn sold the said extent of Ac.1-00 gts, through registered sale deed bearing document No.13954 of 2019 dated:26-03-2019 to P.Srinivas Reddy. And Sri P.Srinivas Reddy in turn entrusted the said extent of Ac.1-00 gts. in Sy.No.449 for development to M/s.RPPL through a registered DAGPA bearing document No.419 of 2021 dated:10/11/2021.

Gulam Jilani sold an extent of Ac.1-20 gts. in Sy.No.449 to Upparpally Venkat Reddy through a registered sale deed bearing document No. 1353 of 1977 dated 11-07-1977. Sri Upparpally Venkat Reddy thus being the absolute owner and possessor Ac.2-20 gts. in Sy.No.449 in turn sold the entire extent of Ac.2-20 gts. through registered sale deed bearing document No. 3276 of 2017 dated 03-03-2017 in favour of M/s Rajapushpa Properties Pvt. Ltd.

Pabba Vittalaiah having purchased an extent of Ac.1-00 gts. in Sy.No.449 from Gulam Jilani in turn sold the same to Chinta Narsimlu through a registered sale deed bearing document No. 3858 of 1990 dated 15-09-1990. Chinta Narsimlu in turn sold the entire extent of Ac.1-00 gts. to Sri.Upparpally Venkat Reddy through a registered sale deed bearing document No.2400 of 1992 dated:22-06-1992,

Upparpally Buchi Reddy purchased an extent of Ac.1-20 gts. from Gulam Jilani through a registered sale deed bearing document No. 1354 of 1977 dated:21-07-1977, and having received entire sale consideration in respect of Ac.0-07 gts. thereof, alongwith his two daughters executed a registered Agreement of Sale cum General Power of Attorney bearing document No.16097 of 2015 dated:08-09-215 in favour of RPPL, authorizing it to deal with the said extent of Ac.0-07 gts. out of Ac.1-20 gts. in Sy.No.449 situated at Tellapur village.


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Similarly Upparpally Buchi Reddy alongwith his two daughters executed a registered Development Agreement cum General Power of Attorney bearing document No.16098 of 2015 dated:08-09-2015 in favour of M/s.Rajapushpa Properties Pvt. Ltd. in respect of land admeasuring Ac.1-13 gts. in Sy.No.449 of Tellapur village. However, subsequently the said DAGPA was mutually cancelled vide registered Cancellation deed bearing document No.54707 of 2019 dated:23-12-2019.

Sri Upparpally Buchi Reddy thus being the absolute owner and possessor of land admeasuring Ac.1-13 gts. in Sy.No.449, alongwith his two daughters, executed registered sale deed bearing document No. 54708 of 2019 dated:24-12-2019 in favour of Sri P.Jayachandra Reddy inturn entrusted the same has been entered into DAGPA with M/s.RPPL through Registered DAGPA.

Sri K.Ramalinga Raju and Smt.R.Nirmala being the absolute owners and possessors of land admeasuring Ac.0-20 gts. and Ac.0-37 gts. respectively in Sy.No.179/E situated at Kollur village, Ramachandrapuram mandal, Sangareddy District, exchanged the same with an extent of Ac.0-08 gts. out of Ac.2-20 gts. in Sy.No. 449/A3 and an extent of Ac. 1-09 gts. out of Ac. 2-00 gts. in Sy.No.449/A1 of Tellapur village through a registered Exchange Deed bearing document No. 24469 of 2017 dated 31-10-2017 belonging to M/s RPPL. Consequently M/s Rajapushpa Properties Pvt. Ltd. remained to be the absolute owner and possessor of an extent of Ac.2-12 gts. in Sy.No.449/A3 and an extent of Ac.0-31 gts. in Sy.No.449/A1. By virtue of the said registered exchange deed K.Ramalinga Raju and Smt.R.Nirmala, being the absolute owners and possessors of the respective extents entrusted the same for development to M/s RPPL through two separate registered DAGPAs, both dated:31-10-2017 as detailed below:

DAGPA No.	Sy.No.	Extent Ac. Gts.	Executant name
24492/2017	449/A3 449/A1	0-12 0-08	K.Rama Linga Raju
24493/2017	449/A1	0-37	Smt.R.Nirmala
Total		1-17	

M/s.RPPL being the absolute owner and possessor of the remaining extent of Ac.0-31 gts. in Sy.No.449/A1 as well as exeriscing the authorities granted to it in respect of an extent of Ac.0-07 gts. vide registered AGPA bearing document No.16097 of 2015 dated 08-09-2015 by Upparpally Buchi Reddy and others, sold the said two parcels of land admeasuring Ac.0-31 gts. and Ac.0-07 gts in Sy.No.449 alongwith other lands in Sy.Nos.447 and 445 total land admeasuring Ac.2-00 gts. situated at Tellapur village through a registered sale deed bearing document No.9192 of 2018 dated:09-08-2018 in favour of Smt.Buchireddy Malathi Reddy.


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Smt.Buchireddy Malathi Reddy thus being the absolute owner and possessor of the land admeasuring Ac.0-38 gts. in Sy.No. 449 alongwith other lands in Sy.Nos.447 and 445 entrusted the same for development to RPPL through a registered Development Agreement cum General Power of Attorney bearing document No.9193 of 2018 dated 08-03-2018. RPPL in turn sold Ac.0-38 gts. in Sy.No.449 to M/s.MSN Urban VenturesLLP through registered sale deed bearing document No. 389 of 2021dated 01-11-2021, who inturn entrusted the same for development to M/s.RPPL vide DAGPA bearing document No.406 of 2021 dated:08-11-2021.

Smt. K.Jamivardhani being the absolute owner and possessor of land admeasuring Ac.0-38 ½ gts. each total admeasuring Ac.1-37 gts. in Sy.No.179/U and K.Ajay Babu being the absolute owner and possessor of land admeasuring Ac.0-15 gts. in Sy.No.179/EE situated at Kollur village, Ramachandrapuram mandal, Sangareddy District, executed a registered Exchange Deed bearing document No. 24470 of 2017 dated:31-10-2017 in favour of RPPL, thereby RPPL transferred an extent of Ac. 2-12 gts. in Sy.No.449/A3 of Tellapur village in favour of Smt.K.Jamivardhani and K.Ajay Babu. Smt.K.Jamivardhani and K.Ajay Babu thus became the absolute owners and possessors of land admeasuring Ac.0-38 ½ gts. and Ac.1-13 ½ gts. respectively in Sy.No.449/A3 situated at Tellapur Village.

Smt.J.Jamivardhani and K.Ajay Babu thus being the absolute owners and possessors of land admeasuring Ac.0-38 ½ gts. and Ac.1-13 ½ gts. total admeasuring Ac.2-12 gts. in Sy.No.449 of Tellapur village, entrusted the same for development to RPPL through a registered Development Agreement cum General Power of Attorney bearing document No. 24494 of 2017 dated 31-10-2017. Said DAGPA was mutually cancelled vide registered Cancellation Deed No.27969/2021 dated:07.07.2021 Smt.Jamivardhini and K.Ajay Babu inturn sold an Ac.1-20 gts. thereof to Pochampally Mamatha Reddy through a registered sale deed bearing document Nos.121/2021 and 122/2021 dt:13.07.2021 Mamatha Reddy entrusted Ac.1-20 gts. in Sy.No.449 to RPPL vide registered DAGPA No.209/2021 dt:27.08.2021.

Sri Mallepally Narayana Reddy having thus acquired absolute title and possession over an extent of Ac.3-00 in Sy.No.449/AA in turn sold an extent of Ac.1-20 gts. each to R.Shivaiah and R.Balaiah through two separate registered sale deeds bearing document Nos.2977 of 1998 and 2978 of 1998 both dated:21-8-1998 registered at SRO Sangareddy.

Sri R.Shivaiah and R.Balaiah jointly sold the entire extent of Ac.3-00 gts. in Sy.No.449/AA1 & 449/AA3 to Mantena Shivaji through a registered sale deed bearing document No.5369 of 2003 dated 13-6-2003. Pursuant to the said registered sale deed entries in the revenue records have been mutated in favour of Mantena Shivaji vide Proceedings No.BROR/5968/09 dated 29-6-2009 in respect of Ac.1-20 gts. in Sy.No.449/AA1 and Ac.1-20 gts. in Sy.No.449/AA3 along with other lands purchased by him and accordingly pattedar pass book and title deed have been issued in his favour.



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Though an agreement of sale cum GPA bearing document No.11145 of 2008 dated:30-07-2008 was executed by Mantena Shivaji in favour of Vishnupriya Infrastructure Pvt. Ltd. in respect of total land in various survey numbers including Sy.No.449/AA2 same has been duly cancelled by executing a registered cancellation deed bearing document No.7857 of 2010 dated 18th August, 2010. Consequently said extent of Ac.3-00 gts in Sy.No.449/AA1 & 449/AA3 stood reconvened to Sri.Manthena Sivaji and he remained to be the absolute owner and possessor of entire extent of Ac.3-00 gts. in Sy.No.449/AA1 and 449/AA3.

Thus Mantena Shivaji being the absolute owner and possessor of Ac.3-00 in Sy.No.449 gifted the entire extent of Ac.3.00 Gts to Smt.M.Alluramma, W/o.Chinna Venkata Ramaraju through gift deed No.6305/16 dated:27.02.2016. Smt. M. Alluramma intrun gifted the same to Smt.Manthena Kranthi W/o.Anand Manthena through gift doc.No.7366/16 dated:04.04.2016. Thus Smt.M.Kranthi W/o.Anand Manthena became absolute owner and possessor of the above land. Smt.M.Kranthi W/o. Nand Manthena entrusted an extent of Ac.2.26.50 Gts out of Ac.3.00 Gts in Sy.No.449 to M/s. RPPL through DAGPA No.15943 of 2017 dated:05.07.2013.

Sy.No.450:

Land bearing Sy.No.450 total admeasuring Ac.7-11 gts. situated at Tellapur was originally the patta land of Chilkamarri Venkat Reddy. The name of the said pattedar was recorded as parttedar in respect of the entire extent, while the name of his younger brother Chilkamarri Narasimha Reddy was recorded as 'hissedar' and possessor in respect of Ac.3-25 gts. thereof in the khasra pahani for the year 1954-55 as well as the Sessala pahani for the years 1955-58.

Consequent to the death of Chilkamarri Narasimha Reddy, the entries in the revenue records were mutated in favour of his elder son Chilkamarri Malla Reddy. Subsequently in the family partition said extent of AC.3-26 gts. was allotted to the shares of other two sons of Ch.Narsimha Reddy namely Ananth Reddy and Rajender Reddy and accordingly entries in the revenue records were mutated in their favour and pattedar pass book and title deeds were issued. Chilkamarri Rajender Reddy thus being the absolute owner and possessor of land admeasuring Ac.1-33 gts. in turn sold the same to Kaluva Rajkumar and three others through a registered sale deed bearing document No.4242 of 2006 dated:17-02-2006. Said purchasers inturn sold the entire extent of Ac.1-33 gts. to RPPL through a registered sale deed bearing document No. 15615 of 2015 dated 23-08-2015. RPPL sold an extent of Ac.1.00 gts. thereof to Sarvisetty Venugopal Setty and Sarvisetty Ramesh Babu, through registered sale deed No.2955 of 2016 dated:11-02-2016, who inturn entrusted the same to RPPL through registered DAGPA bearing document No.2956 of 2016 dated:11-03-2016 to RPPL.


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Thus RPPL became the absolute owner and possessor of an extent of Ac. 1-33 gts. and is entitled to develop an extent of Ac. 1-13 gts. in Sy.No.450 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District.

Sy.No. 467:

Land in Sy.No.467 total admeasuring Ac.16-06 gts. was originally the patta land of Bolampally Venkat Reddy and Bolampally Ram Reddy, both sons of Hanumanth Reddy, with equal interest. Thus Bollempally Venkat Reddy became the absolute owner and possessor of land admeasuring Ac.08-03 Gts of Sy.No.467 of Tellapur village. Consequent to the death of Bollampally Venkat Reddy his son Bollampally Kista Reddy having succeeded his father to an extent of Ac.4-01 ½ gts., sold an extent of Ac.2.20 gts. thereof in Sy.No. 467/A1 to Patimedi Maisaiah S/o.Mallaiah through a registered sale deted bearing document No.8309 of 2001 dated:29-12-2001.

Patimedi Maisaiah thus being the absolute owner and possessor of land admeasuring Ac.2-20 gts. gifted an extent of Ac.2-00 gts. thereof to his five sons viz. P.Parvatalu, P.Anjaneyulu, P.Srisailam, P.Pandu, and P.Mahender to an extent of Ac.0-16 gts. each through a registered gift settlement deed bearing document No.27970 of 2006 dated 2-11-2006 registered at SRO / Sangareddy.

Patimedi Pandu and Patimedi Mahender thus being the absolute owners and possessors of land to an extent of Ac.0-16 gts. each total admeasuring Ac.0-32 gts. in Sy.No.467/A1 of Tellapur village, and having received entire sale consideration in respect of their respective extents, executed a registered Agreement of Sale cum GPA bearing document No.8375 of 2013 dated:30-03-2013 in respect of land admeasuring Ac.0-32 gts. in Sy.No.467/A1/1 in favour of the B.Shviacharan Reddy, authorizing him to deal with the said land total admeasuring Ac.0-32 gts.

Exercising the authorities granted to him vide registered AGPA bearing document No.8375 of 2013 dated:30-03-2013, Sri B.Shiva Charan Reddy executed the following registered sale deeds:

Sale Deed No.	Dated	Extent Ac. Gts.	In favour of
3035 of 2018	18-01-2018	0-12 ½	M/s RPPL
32422 of 2018	21-08-2018	0-08	M/s RPPL
8375 of 2013	30-03-2013	0-11 ½	B.Shivacharan Reddy


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RPPL, having purchased an extent of Ac.0-12 ½ gts. from P.Pandu and P.Mahender, represented by their AGPA holder Sri B.Shivacharan Reddy, inturn sold an extent of Ac.0-05 gts. thereof to Sri Rajiv Sharma through a registered sale deed bearing document No. 3636 of 2019 dated 25-01-2019, who inturn entrusted the said extent of Ac.0-05 gts. for development to M/s RPPL through a registered Development Agreement cum General Power of Attorney bearing document No.3637 of 2019 dated:25-01-2019.

RPPL became the absolute owner and possessor of Ac.0-08 gts. in Sy.No.467/A1/1, having purchased the same through a registered sale deed bearing document No. 32422 of 2018 dated 21-08-2018 sold an extent of Ac.0-06 gts. thereof to Tipparaju Venkata Nagesh and Smt.Koppuravuri Lalitha through a registered sale deed bearing document No. 32423 of 2018 dated:21-08-2018 and sold the remaining extent of Ac.0-02 gts. to Smt.Challa Rajamma through a registered sale deed bearing document No.49026 of 2019 dated:19-11-2019.

Sri Tipparaju Venkata Nagesh and another having purchased an extent of Ac.0-06 gts. in Sy.No.467/A1/1, inturn entrusted the said extent of Ac.0.06 gts. for development to RPPL through a registered Development Agreement cum General Power of Attorney bearing document No.32424 of 2018 dated:21-08-2018. Similarly Challa Rajamma being the absolute owner and possessor of Ac.0-02 gts. in Sy.No.467/A1/1 entrusted the same for development to RPPL through a registered Development Agreement cum General Power of Attorney bearing document No.49027 of 2019 dated:19.11.2019.

Sri B.Shivacharan Reddy, having purchased the land admeasuring Ac.0-11 ½ gts. in Sy.No.467/A1/1, inturn got exchanged the same with the Villa in "RAJAPUSHPA GREEN DALE" developed by RPPL through a registered Exchange Deed bearing document No.31768 of 2021 dated:20-07-2012. M/s RPPL thus became the absolute owner and possessor of the land admeasuring Ac.0-11 ½ gts. in Sy.No.467/A1/1 of Tellapur Village.

Patimedi Parvathalu having acquired an extent of Ac.0-16 gts. through a registered gift settlement deed bearing document No.27970 of 2006 dated 2-11-2006, inturn having received entire sale consideration in respect of the entire extent of Ac.0-16 gts., executed a registered AGPA bearing document No.9845 of 2012 in favour of RPPL.

Exercising the authorities ganted under registered AGPA bearing document No. 9845 of 2012 dated:19-07-2012, RPPL sold an exntent of Ac.0.10 gts. out of Ac.0-16 gts. in Sy.No.467/A1/1 situated at Tellapur village in favour of Geetla Veena Reddy and Geetla Hari Prasad through a registered sale deed bearing document No.2980 of 2013 dated:14-02-2013, and sold the remaining extent of Ac.0-06 gts. out of Ac.0-16 gts. to Smt.Chelikani Parvathi through a registered sale deed bearing document No.5653 of 2013 dated:18.03.2013, alongwith land in Sy.No.45.


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Geetla Veena Reddy and Geetla Hari Prasad having purchased Ac.0-10 gts. in Sy.No. 467/A1/1 in turn entrusted the same for development to M/s.RPPL through a registered DAGPA bearing document No.2981 of 2013 dated:14-02-2013. Similarly Smt.Chelikani Parvathi entrusted Ac.0-06 gts. purchased by her, for development to M/s RPPL through a registered DAGPA bearing document No.5654 of 2013 dated:18-03-2013.

Said DAGPAs were mutually cancelled vide two separate registered Cancellation Deeds bearing document Nos.43319 of 2021. G.Veera Reddy, Hari Prasad and Chilkani Parvathi exchanged their respective extents to RPPL vide registered exchange deed No.43320 of 2021 for an extent of Ac.0.10 Gts in SY.No.467/A1/1.

Bollampally Ram Reddy S/o.Hanmanth Reddy, having succeeded to an extent of Ac.8-03 gts. out of Ac.16-06 gts. from his father, gifted an extent of Ac.2-00 gts. thereof to his daughter Smt.P.Prameela W/o Narsimha Reddy through a registered gift settlement deed bearing document No. 3363 of 2000 dated 12-07-2000. Smt.P.Prameela thus being the absolute owner and possessor of land admeasuring Ac.2-00 gts., having received entire sale consideration in respect of Ac.1-00 gts. out of Ac.2-00 gts., executed registered AGPA bearing document No. 5027 of 2014 dated 09-04-2014 in favour of RPPL, authorizing it to deal with the said extent of Ac.1-00 gts. out of Ac.2-00 gts. in Sy.No.467/AA of Tellapur village.

Exercising the authorities granted under registered AGPA bearing document No.5027 of 2014 dated 09-04-2014, RPPL, sold an extent of Ac.0-34 gts. out of Ac.1-00 gts. in Sy.No.467/AA to Gopa Chenna Kistaiah and Gopa Maheshwar along with land in Sy.No.434/A3 of Tellapur village, through a registered sale deed bearing document No.7198 of 2014 dated:31.05.2014. The said purchasers entrusted the said extent for development to M/s RPPL, through a registered DAGPA bearing document No. 7200 of 2014 dated:31-05-2014.

Consequent to the death of Chenna Kistaiah on 30-10-2017, his legal heirs Gopa Maheshwar (son), Gopa Yamma (wife) and C.Rukmini Bai (daughter) jointly succeeded to the undivided half share of Late Gopa Chenna Kistaiah in land admeasuring Ac.0-34 gts. or 4114 sq. yards in Sy.No. 467/AA of Tellapur village. Said DAGPA bearing document No. 7200 of 2014 dated 31-05-2014 was mutually cancelled through a registered Cancellation Deed bearing document No.24142 of 2021 dated 28-06-2021.

Smt.Gopa Yamma and C.Rukmini Bai, mother and sister of Gopal Maheshwar released their undivided share in the half share of Late Gopa Chenna Kistaiah in favour of Gopa Maheshwar through a registered Release deed bearing document No.24143 of 2021 dated:28-06-2021. Gopa Maheshwar thus became the absolute owner and possessor of land admeasuring Ac.0-34 gts. or 4114 sq. yards in Sy.No.467/AA situated at Tellapur village.


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Gopa Maheshwar thus being the absolute owner and possessor of land admeasuring Ac.0-34 gts. or 4114 sq.yards in Sy.No.467/AA and land in Sy.No.434/A3 of Tellapur village, got exchanged the same with residential villa belonging to RPPL in "RAJAPUSHPA GREEN DALE", through a registered Exchange Deed bearing document No.24145 of 2021 dated:30-06-2021. M/s.RPPL thus became the absolute owner and possessor of land admeasuring Ac.0-34 gts. or 4114 sq. yards in Sy.No.467/AA situated at Tellapur village.

RPPL is the absolute owner and possessor of Ac.0.09 Gts out of Ac.0.34 gts. in Sy.No.467/A situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District.

Sy.No.469:

Land bearing Sy.No.469/AA admeasuring Ac.5-05 gts. was originally the patta land of Dakareddy Daka Reddy S/o Bal Reddy. Consequent to his death, his sons namely Narayana Reddy, Ram Reddy, Bal Reddy, Malla Reddy and Narasimha Reddy succeeded to an extent of Ac.1-01 gts. each in Sy.No.469/AA. Dakareddy Narasimha Reddy one of the five sons of Dakareddy Daka Reddy inturn sold his share of Ac.1-01 gts. to his brother Dakareddy Bal Reddy through a registered sale deed bearing document No. 5200 of 1996. Thus the Bal Reddy became the absolute owner and possessor of land admeasuring Ac.2-02 gts. in Sy.No.469/AA

Land bearing Sy.No.469/A total admeasuring Ac.8-01 gts. was originally the patta land of Dakareddy Malla Reddy. Consequent to the death of Dakareddy Malla Reddy, Dakareddy Narasimha Reddy having succeeded him inturn sold an extent of Ac.1-05 gts. in Sy.No.469/A3 to Dakareddy Jyothi W/o Laxma Reddy through a registered sale deed bearing document No. 407 of 2000. Dakareddy Jyothi sold the same to Khanapuram Sabitha through a registered sale deed bearing document No. 6078 of 2002 dated 19-09-2002. Said purchaser inturn sold the same to Dakareddy Bal Reddy through a registered sale deed bearing document No. 11156 of 2004 dated:23.01.2004.

Dakareddy Bal Reddy thus being the absolute owner and possessor of land admeasuring Ac.2-02 gts. in Sy.No.469/A and Ac.2-02 gts. in Sy.No.469/A total admeasuring Ac.3-07 gts. in Sy.No.469 of Tellapur village, inturn gifted total land admeasuring Ac.2-00 gts. thereof through separate registered gift settlement deeds, as detailed below:

Document No.	Date	Extent Ac. Gts.	In favour of
6119 of 2009	23.07.2009	0-20	Smt.Reddy Sudha
6120 of 2009	23.07.2009	0-20	Smt.Samalatha
14493 of 2012	04.10.2012	0-20	Smt.D.Sariha
14494 of 2012	04.10.2012	0-20	D.Shailaja


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Pursuant to the said four registered gift settlement deeds, entries in the revenue records were mutated in their favour and accordingly pattedar pass books have been issued in their favour.

Dakareddy Bal Reddy remained to be absolute owner and possessor of remaining extent of Ac.0-02 gts. in Sy.No.469/AA and entire extent of Ac.1-05 gts. in Sy.No.469/A of Tellapur village, while his daughters became the absolute owners and possessors of Ac.0-20 gts. each in Sy.No.469.

Dakareddy Bal Reddy and his daughters jointly sold land total admeasuring Ac.3-07 gts. in Sy.No. 469 situated at Tellapur village to RPPL through a registered sale deed bearing document No.52781 of 2020 dated 30-12-2019.

RPPL thus became the absolute owner and possessor of land admeasuring Ac.0.18 Gts out of Ac.3-07 in Sy.No.469/AA situated at Tellapur village.

Thus ultimately RPPL being entrusted with land total admeasuring Ac.14-34 gts. in Sy.Nos. 447, 448, 449, 450, 467 and 469, integrated the same with the land admeasuring Ac.9-06 gts. owned and possessed by it and thus became entitled to develop the contiguous land total admeasuring Ac.24-00 gts. in Sy.Nos. 447, 448, 449, 450, 467 and 469 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District, as detailed hereinabove.

Zoning:

Land Use information furnished by HMDA vide letters No.(1) 100923/MP-1/P/H/2013 date 911-09-2013, (2) 103445/MP-1/PLG/HMDA/2013 dated 30-09-2013 establish that project land in Sy.Nos. 447, 448, 449, 450, 467 and 469 situated at Tellapur 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/OL/SRD-317/2020 dated 24-05-2021 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. Anad 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 is not applicable to the Project Land.

Tenancy:

The Memo Nos.(1) H/42/2012 dated 28-02-2012 and H/Record/207/2014 dated 12-02-2014 issued by Tahsildar, Ramachandrapuram Mandal, establish that there are no 'protected tenants' over any of the Sy.Nos. 447, 448, 449, 450, 467, and 469, of Tellapur village.


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Ceiling:

The Project land is located at Tellapur village, Ramchandrapuram 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.

Encumbrance:

The encumbrance certificates for the period from 1991 to 2021 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 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 Use Conversion:

Upon the applications submitted by RPPL / respective land holdes / pattadars, the land coming under the project land 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 dated 05-02-2020 issued by RDO, Sangareddy District.

Transfer of area affected by road widening in favour of Municipality, Tellapur:**Permission for Construction:**

RPPL submitted application seeking permission for construction of multistoried residential apartments buildings comprising of 8 – i.e., A, B, C, D, E, F, H & H with Block – A & Block – H 2 CellARS + s + 40 UPPER FLOORS TO A HEIGHT OF 130.00 MTS AND Blocks – B, C, D, E, F & G : 3 Cellars + G + 39 upper floors to a height of 126.0 mts, club house(2 Cellar + G4 floors) to a height of 21.0 mts in an extent of 96990.77 sq.mts in Sy.No.447/p, 448/p, 449/p, 450/p, 467/p & 469/p.

Hyderabad Metropolitan Development Authority (HMDA) vide Proceedings No.6/MSB/Plg/HMDA/2021 dated 04/09/2021 approved the plans for construction of multistoried residential apartments in an extent of 96990.77 square meters situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, as detailed below:


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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 90012.12 Sq. Meters equivalent to 968890.47 Sq. Feet:

Document No.	Date	Description of Property
30263/21	10.08.21	10 % area admeasuring i.e. 60008.08 Sq. Mtrs., equivalent to 645926.97 Sq. feet in 14 th to 17 th Floor, in Block A to H in Part of Sy.Nos. 447, 448, 449, 450, 467 and 469 situated at Tellapur (V), Ramchandrapuram (M) Sangareddy Dist.
30262/21	10.08.21	5% area admeasuring i.e. 30004.04 Sq. Mtrs., equivalent to 322963.50 Sq. feet in .18 th and 19 th Floor in Block A to H in Part of Sy.Nos. 447, 448, 449, 450, 467 and 469 situated at Tellapur (V), Ramchandrapuram (M) Sangareddy Dist.

Upon compliance of conditions stipulated by HMDA vide Proceedings in File No.6/MSB/PLG/HMDA/2021, creation of mortgage and transfer of road affected area, Tellapur Municipality released plans approved by HMDA for construction of multistoried residential apartments buildings in Project Land admeasuring Ac.23.38.90 Gts equivalent to 96990.77 square meters in Part of Sy.Nos.447,448,449,450,467 and 469 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District.

CERTIFICATE

This is to certify that the following individuals / entities have got absolute, clear & marketable title in respect of the respective parcels of the Project Land total admeasuring Ac.23.38.90 gts. equivalent to 96990.77 square meters located contiguously in Sy.Nos.447, 448, 448, 450, 467 and 469 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District:

Name of the Land Owner(s)	Extent Ac. Gts.
SY.NO. 447	
Ch.Parvathi	0-33
M/s.MSN Urban Ventures LLP	2-23
M.V.Rama Raju	3-36
Annam Srinivas	0-10
RPPL	0-10
M/s AR Enterprises LLP Smt. Achala Kumar	0-10


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Ramalakshmi - Upparipally family	0-02
K Madhavi	0-01
P.Rajagopal Rao	0-01
N.Kaushik Sai Srinivas	0-01
Anandh Kumar Rajamoni	0-03
B Goutham	0-01
Boddeda Ashish	0-01
Smt.Rajasri Manyali	0-02
Smt.B.Aruna	0-01
Smt.Yelamanchili Nirmala	0-01
P.Mahender Reddy	1-00
P.Pushpaleela	0-10 0-30
P.Jayachandra Reddy	0-08 0-38
Smt.Bonthu Lavanya	1-03
Bonthu Bala Yeshwanth Krishna	1-00
SY.NO.448	
M/s.RPPL	0-17
SY.NO.449	
P.Sreenivas Reddy	1-00
Smt.R.Nirmala	0-37
Mamtha Reddy	1-20
P.Jayachandra Reddy	1-13
Mantena Kranthi	2-26.50
SY.NO. 450	
Sarvisetty Venugopal Setty Sarvisetty Ramesh Babu	0-32
SY.NO. 467	
RPPL	0-09
RPPL	0-10
Smt.T.Sindhuja Smt.T.Srujana	0-07 ½
Rajiv Sharma	0-05
Challa Rajamma	0-02
RPPL	0-11 ½
Tipparaju Venkata Nagesh Koppuravuri Lalitha	0-06
SY.NO.469	
Dakareddy Bal Reddy Reddy Sudha	0-18



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This is to Certify that RPPL being the owner and possessor of land to an extent of Ac.3.02.50 gts. in Sy.Nos.447, 448, 449, 450, 467 and 469 and being Developer of land total admeasuring Ac.20.37.50 gts. in Sy.Nos.447, 448, 449, 450, 467 and 469 entrusted to it by various individuals / entities, is entitled to construct multi storied residential apartments comprising of 8 blocks i.e., A, B, C, D, E, F, G & H with Block- A & Block-H 2 Cellars + S + 40 upper floors to a height of 130.00 mts and Block-B, C, D, E, F & G 3 Cellars + G + 39 upper floors to a height of 126.0 mts and club house (2 cellars + G4 floors) to a height of 21.0 mts in an extent of 96990.77 sq.mts in Sy.Nos. 447, 448, 449, 450, 467 and 469 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District as per the permission for construction granted and approved plans.

RPPL being the owner of land admeasuring Ac.3.02.50 gts. is entitled to entire saleable / built-up areas derived from development of said land admeasuring Ac.3.02.50 gts. alongwith proportionate undivided share in the land and car parkings.

The respective owners of land admeasuring Ac.20.37.50 gts. entrusted for development are entitled for fixed saleable / built-up areas derived from development of said Ac.20.37.50 gts alongwith proportionate undivided share in the land and proportionate car parkings in terms of respective registered DAGPAs.

RPPL being the developer of said land admeasuring Ac.20.37.50 gts is entitled to the entire remaining saleable / built-up areas derived from development of said land admeasuring Ac.20.37.50 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 10 % of the total built up area admeasuring 60008.08 Sq. Meters equivalent to 6,45,926.97 Sq. Feet mortgaged to HMDA detailed in the plan appended to the Mortgage deed bearing document No.30263 of 2021 dated:11-08-2021 & Mortgage deed dated:11-08-2021 can be sold only after release of the mortgage and issuance of the Occupancy Certificate by HMDA / Municipality.

Hyderabad
Date:



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ADVOCATE

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Annexure-I

Sl. No.	Date	Description of the document
1.		Copy of Khasra Pahani for the year 1954-55
2.		Copy of Sessala for the years 1955-58
3.		Copy of ROR for the year 1979-80
4.		Copy of ROR for the year 1989-90
5.		Copies of Pahanies for the years 1965-66; 1960-61; 1972-73; 1975-76; 1980-81; 1985-86; 1990-91; 1995-96; 2000-01; 2005-06; 2009-10; 2011-12; 2013-14;
6.	21-11-1973	Copy of registered sale deed bearing document No. 1799 of 1973 executed by Dakareddy Laxma Reddy in favour of Urelli Yadaiah in respect of land admeasuring Ac.2-00 gts. in Sy.No.447 of Tellapur village.
7.	13-06-1979	Copy of registered sale deed bearing document No. 860 of 1979 executed by Urelli Yadaiah in favor of B.Narayana Reddy in respect of land admeasuring Ac.1-00 gts. in Sy.No.447 of Tellapur village.
8.	17-04-1984	Copy of registered sale deed bearing document No. 1813 of 1984 executed by Dakareddy Laxma Reddy in favour of Kote Shankaraiah in respect of land admeasuring Ac.0-38 gts. in Sy.No.447 of Tellapur village.
9.	17-04-1984	Copy of registered sale deed bearing document No. 1814 of 1984 executed by Dakareddy Laxma Reddy in favour of Kote Satyanarayana in respect of land admeasuring Ac.0-38 gts. in Sy.No.447 of Tellapur village.
10.	17-04-1984	Copy of registered sale deed bearing document No. 1815 of 1984 executed by Dakareddy Laxma Reddy in favour of Kote Ramaiah in respect of land admeasuring Ac.0-38 gts. in Sy.No.447/A of Tellapur village.
11.	15-04-1988	Copy of registered sale deed bearing document No. 2210 of 1988 executed by Dakareddy Narayana Reddy in favour of G.Narsimlu in respect of land admeasuring Ac.2-00 gts. in Sy.No.447.
12.	28-10-1993	Copy of registered sale deed bearing document No. 3416 of 1993 executed by Daka Reddy Ram reddy, Daka Reddy Narasimha Reddy and Dakareddy Bal Reddy in favour of Upparpally Vittal Reddy in respect of land admeasuring Ac.1-39 ½ gts.
13.	09-05-1994	Copy of registered sale deed bearing document No. 1561 of 1994 executed by Dakareddy Narayana Reddy, Daka Reddy Ram Reddy, Daka Reddy Narsimha Reddy, Dakareddy Bal Reddy and Daka Reddy Malla Reddy in favour of Upparipally Vithal Reddy in respect of land admeasuring Ac.1-39 ½ gts in Sy.No.447.


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14.	03-09-1999	Copy of registered sale deed bearing document No. 3532 of 1999 executed by Dakareddy Sreenivas Reddy and others in favour of Annam venkata Ramanamma in respect of land admeasuring Ac.3-06 gts. in Sy.Nos. 447 of Tellapur village.
15.	07-09-2001	Copy of registered sale deed bearing document No. 5935 of 2001 executed by Daka Reddy Ram Reddy in favour of Baddam Ramesh Reddy in respect of land admeasuring Ac.0-07 gts. in Sy.No.447.
16.	19-07-2002	Copy of registered sale deed bearing document No. 4479 of 2002 executed by Dakareddy Jagan Reddy, Dakareddy Ram Reddy, Dakareddy Bhoopal Reddy and Dakareddy Reddy in favour of Smt.Ashannagari Arundathi and Surakanti Muthyam Reddy in respect of land admeasuring Ac.1-20 gts. in Sy.No.447/A of Tellapur village.
17.	27-09-2003	Copy of registered sale deed bearing document No. 10979 of 2003 executed by G.Narsimulu in favour of PSVS Prasada Raju in respect of land admeasuring Ac.1-00 gts. in Sy.No.447.
18.	10-09-2004	Copy of registered sale deed bearing document No. 106348 of 2004 executed by Daka Reddy Malla Reddy S/o Daka Reddy in favour of MV Rama Raju in respect of land admeasuring Ac.1-27 gts. in Sy.No.447/A5.
19.	17-09-2004	Copy of registered sale deed bearing document No. 10910 of 2004 executed by Dakareddy Ram reddy S/o Daka Reddy in favour of MV Rama Raju in respect of land admeasuring Ac.0-14 ½ gts. in Sy.No.447/AA4 of Tellapur village.
20.	23-09-2004	Copy of registered sale deed bearing document No. 11137 of 2004 executed by Daka Reddy Bal Reddy S/o Daka Reddy in favour of M.V.Rama Raju in respect of land admeasuring ac.1-16 gts. in Sy.No.447.
21.	16-08-2006	Copy of registered sale deed bearing document No. 18708 of 2006 executed by Daka Reddy Narasimha Reddy in favour of P.Anjaneyulu and P.Ramulu in respect of land admeasuring Ac.1-01 gts. in Sy.No.447/E of Tellapur village.
22.	31-08-2006	Copy of registered sale deed bearing document No. 19974 of 2006 executed by Kote Satyanarayana in favour of Master Kote Arun Kumar, Baby Kote Hari Priya and Master Chintu, children of Kote Satyanarayana, gifting an extent of Ac.0-38 gts. in Sy.No.447 of Tellapur village.
23.	07-09-2007	Copy of registered sale deed bearing document No. 10549 of 2007 executed by Daka Reddy Jagan Reddy in favour of MV Rama raju in respect of land admeasuring Ac.0-23 gts.
24.	30-11-2008	Copy of registered sale deed bearing document No. 21701 of 2007 executed by P.Anjaneyulu and P.Ramulu in favour of G.Ranga Rao and M.Kondal Rao in respect of land admeasuring Ac.1-01 gts. in Sy.No. 447/E of Tellapur village.
25.	31-07-2008	Copy of registered sale deed bearing document No. 11266 of 2008 executed by PSVS Prasada Raju in favour of M/s Ekagra Agro Farms Pvt. Ltd. in respect of land admeasuring Ac.1-00 gts. in Sy.No.447 of Tellapur village.


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26.	24.12.2009	Copy of registered sale deed bearing document No.54708/2019 executed by Upparpalli Buchi Reddy and others in favour of P Jayachandra Reddy in respect of land admeasuring Ac.1-13 gts. in Sy.No.449/A4 situated at Tellapur Village
27.	20-05-2010	Copy of registered sale deed bearing document No. 4776 of 2010 executed by Upparipally Vithal Reddy in favour of his brother U.Penta Reddy to extent of Ac.0-19 $\frac{3}{4}$ gts. in Sy.No.447/A5 of Tellapur village.
28.	20-05-2010	Copy of registered sale deed bearing document No. 4778 of 2010 executed by Upparipally Vithal Reddy in favour of his brother U.Ananth Reddy to extent of Ac.0-19 $\frac{3}{4}$ gts. in Sy.No.447/A5 of Tellapur village.
29.	30-04-2012	Copy of registered AGPA bearing document No. 5749 of 2012 executed by Smt.Kote Manemma in favour of M/s RPPL in respect of land admeasuring Ac.0-38 gts. in Sy.No.447/AA5 of Tellapur village.
30.	04-10-2012	Copy of registered DAGPA bearing document No.16270 of 2012 executed by Kote Shankaraiah in favour of M/s RPPL in respect of land admeasuring Ac.0-20 gts. in Sy.No.447 of Tellapur village.
31.	05-12-2012	Copy of registered AGPA bearing document No. 17959 of 2012 executed by Smt.gundu Salamma and others in favour of Rajapushpa Properties Pvt. Ltd. in respect of Ac.1-00 gts. in Sy.No.447/E1 of Tellapur village.
32.	24-12-2012	Copy of registered sale deed bearing document No. 19210 of 2012 executed by Smt.Gundu Salamma and others repled. By their AGPA Holder M/s RPPL in favour of M/s JRR Exports Pvt. Ltd. in respect of land admeasuring Ac.1-00 gts. in Sy.No.447/E1 of Tellapur village.
33.	18.03.2013	Copy of registered DAGPA bearing document No.5654/2013 executed by Smt Chelikani Parvathi in favour of M/s RPPL in respect of land admeasuring Ac.1-33 gts. in Sy.No.450/AA3 and Ac.0-05 gts in Sy No.467/A/1 situated at Tellapur Village
34.	27-06-2013	Copy of registered sale deed bearing document No. 13651 of 2013 executed by M/s RPPL in favour of Smt.Ranjani Padmanabhan Chkravarthy in respect of land admeasuring Ac.0-20 gts. in Sy.No. 447.
35.	07-10-2013	Copy of registered DAGPA bearing document No.19064 of 2013 executed by Bhoomidi Vijaya Bhaskar Reddy and Bhoomidi Suresh Reddy in favour of M/s RPPL in respect of land admeasuring Ac.0-21 gts. in Sy.No.447.
36.	07-10-2013	Copy of registered sale deed bearing document No. 19065 of 2013 executed by Bhoomidi Vijaya Bhasker reddy in favour of M/s RPPL in respect of Ac.0-10 gts. in Sy.No.447.
37.	22-10-2013	Copy of registered sale deed bearing document No. 19062 of 2013 executed by M/s RPPL in favour of Bhoomidi Vijaya Bhasker Reddy in respect of land admeasuring Ac. gts.


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38.	22-10-2013	Copy of registered sale deed bearing document No. 19063 of 2013 executed by M/s RPPL in favour of Bhoomidi Suresh Reddy in respect of land admeasuring Ac. gts.
39.	17-01-2014	Copy of registered sale deed bearing document No. 17151 of 2014 executed by Smt.Kote Manemma repth. By her AGPA holder M/s RPPL in favour of M/s JRR Exports Pvt. Ltd. in respect of land admeasuring Ac.0-38 gts. in Sy.No.447/AA5 of Tellapur village
40.	05.06.2014	Copy of registered DAGPA bearing document No.7200/2014 executed by Gopa Chenna Kistaiah and another in favour of M/s RPPL in respect of land admeasuring Ac.-10 gts. in Sy.No.434/A3 (Schedule "A" property) and Ac.0-34 gts in Sy No.467/AA (Schedule "B" Property) situated at Tellapur Village
41.	11.02.2016	Copy of registered DAGPA bearing document No.2956/2016 executed by Sarvisetty Venugopal Setty and another in favour of M/s RPPL in respect of land admeasuring Ac.1-00 gts. in Sy.No.450/A2 situated at Tellapur Village
42.	21-04-2016	Copy of registered sale deed bearing document No. 10814 of 2016 executed by Surakanti Mutyam Reddy, Surakanti Dasharath Reddy, Smt.Enugu Padmavathi and Smt. Peesari Lakshmi in favour of Singireddy Narsimha Reddy in respect of land admeasuring Ac.0-05 gts. in Sy.No.447/E3/4/1 of Tellapur village.
43.	21-07-2016	Copy of registered sale deed bearing document No. 16569 of 2016 executed by B.Ramesh Reddy in favour of M/s RPPL in respect of land admeasuring Ac.0-14 gts. in Sy.No.447 of Tellapur village.
44.	23-11-2016	Copy of registered sale deed bearing document No. 27939 of 2016 in respect of land admeasuring Ac. 0-20 gts. in Sy.No.447 executed by Upparipally Laxma reddy and Upparipally Vithal Reddy in favour of M/s RPPL alongwith other land in Sy.No.446.
45.	30-05-2017	Copy of registered AGPA bearing document No. 10194 of 2017 executed by Kote Arun Kumar and two others in favour of Sri B.Shviacharan Reddy in respect of land admeasuring Ac.0-38 gts. in Sy.No.447/AA3 of Tellapur village.
46.	05.06.2017	Copy of registered DAGPA bearing document No.15953/2017 executed by Mantena Kranthi and others in favour of M/s RPPL in respect of land total admeasuring Ac.23-10 gts. in Sy.Nos.440, 441, 442, 447, 448, 449 and 469 situated at Tellapur Village
47.	01-09-2017	Copy of registered sale deed bearing document No. 18726 of 2017 executed by Kote Arun Kumar and two others repth. By their AGPA holder M/s RPPL in favour of Kalidindi Nirusha and Indusrthi Sunil in respect of land admeasuring Ac.0-38 gts. in Sy.No.,447/AA3 of Tellapur village.
48.	05.09.2017	Copy of registered DAGPA bearing document No.19198 /2017 executed by Kalidindi Nirusha and another in favour of M/s


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		RPPL in respect of land admeasuring Ac.0-38 gts. in Sy.No.444/AA3 situated at Tellapur Village
49.	31.10.2017	Copy of registered DAGPA bearing document No.24492/2017 executed by K Ramalinga Raju in favour of M/s RPPL in respect of land admeasuring Ac.0-12 gts. in Sy.No.449/A3 and Ac.0-08 gts in Sy No.449/A1 situated at Tellapur Village
50.	20-12-2017	Copy of registered sale deed bearing document No. 30411 of 2017 executed by Smt.P.Pochamma, P.Ramulu, P.Jangaiah, P.Anjaneyulu, Smt.Saigiri Yadamma, Smt.Gorikadi Laxmi and Smt.Palle Padma in favour of Smt.Teepireddi Padmaja Reddy in respect of land admeasuring Ac.1-00 gts. in Sy.No.447/E2 of Tellapur village.
51.	30-12-2017	Copy of registered sale deed bearing document No. 32011 of 2017 executed by Surakanti Murtyam Reddy, Surakanti Dasharath Reddy and Smt.Enugu Padmavathi, Smt. Peesari Lakshmi, Smt.Singireddy Laxmi Prasanna and Singireddy Narsimha Reddy in favour of Smt.Teepireddi Padmaja Reddy in respect of land total admeasuring Ac.0-20 gts. in Sy.No.447/E3/4 & 4/1 of Tellapur village.
52.	24.01.2018	Copy of registered DAGPA bearing document No.2750/2018 executed by Smt T Padmaja Reddy in favour of M/s RPPL in respect of land admeasuring Ac.1-20 gts. in Sy.No. 447/E1, 447/E3/4/1 & E2 situated at Tellapur Village
53.	02-03-2018	Copy of registered sale deed bearing document No. 9192 of 2018 executed by M/s RPPL and others in favour of Buchireddy Malathi Reddy in respect of land admeasuring Ac.0-14 gts. in Sy.No. 447 alongwith other lands in Sy.Nos. 449, 440, 447 and 445 of Tellapur village.
54.	02.03.2018	Copy of registered DAGPA bearing document No.9193/2018 executed by Buchireddy Malathi Reddy in favour of M/s RPPL in respect of land admeasuring Ac.2-00 gts. in Sy.Nos.449/A1, 447/A3/1, 445, 449 situated at Tellapur Village
55.	29.03.2018	Copy of registered exchange deed bearing document No.11975/2018 executed by Upparpalli Vithal Reddy and others in favour of RPPL in respect of land admeasuring Ac.1-19 ½ gts. in Sy.No.447 and Ac.2-03 ½ gts. in Sy.No.446 of Tellapur Village
56.	29-03-2018	Copy of registered sale deed bearing document No. 11976 of 2018 executed by M/s RPPL in favour of M/s Vamshi Builders in respect of land admeasuring Ac.0-20 gts. in Sy.No.447 along with other lands.
57.	29.03.2018	Copy of registered DAGPA bearing document No.11977/2018 executed by M/s Vamsiram Builders in favour of M/s RPPL in respect of land admeasuring Ac.0-20 gts. in Sy.No.447 alongwith other lands in Sy.Nos.441/A4/2, 445, 446, & 448 situated at Tellapur Village
58.	25.04.2018	Copy of registered DAGPA bearing document No.15503/2013 executed by Smt B Preeti Reddy and another in favour of M/s



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		RPPL in respect of land admeasuring Ac.1-00 gts. in Sy.No.447 situated at Tellapur Village
59.	25-04-2018	Copy of registered sale deed bearing document No. 15502 of 2018 executed by M/s RPPL in favour of Smt.B.Preeti Reddy and Smt.Samyuktha Reddy in respect of land admeasuring Ac.1-00 gts. in Sy.No. 447 of Tellapur village.
60.	25-06-2018	Copy of registered DAGPa bearing document No. 23801 of 2018 executed by Annam Srinivas and another in favour of M/s RPPL in respect of land admeasuring Ac.1-03 gts. in Sy.No.447/AA1/2 of Tellapur village.
61.	21.08.2018	Copy of registered DAGPA bearing document No.32424/2018 executed by Tipparaju Venkatanagesh and another in favour of M/s RPPL in respect of land admeasuring Ac.0-06 gts. in Sy.No.467/A1/1 situated at Tellapur Village
62.	25-01-2019	Copy of registered AGPA bearing document No. 3454 of 2019 executed by Annam Vijaykumar and others in favour of M/s RPPL in respect of land admeasuring Ac.2-03 gts. in Sy.No.447 of Tellapur village.
63.	31-01-2019	Copy of registered sale deed bearing document No. 4196 of 2019 executed by M/s RPPL in favour of Anand Kumar Rajamoni, Boddeda Goutham and Boddeda Ashish in respect of land admeasuring Ac.0-05 gts. out of Ac.0-19 ½ gts.
64.	31-01-2019	Copy of registered DAGPA bearing document No. 4197 of 2019 executed by Anandkumar Rajamoni, Boddeda Goutham and Boddeda Ashish in favour of M/s RPPL in respect of land admeasuring Ac.0-05 gts. of Tellapur village.
65.	26.03.2019	Copy of registered sale deed bearing document No.13954 /2019 executed by M/s JRR Exports Pvt Ltd in favour of Smt P. Pushpaleela and others in respect of land total admeasuring Ac.4-06 gts. in Sy.No.447/AA5, 447/E, 447 ad 447/E1 and 449 situated at Tellapur Village
66.	13-04-2019	Copy of registered sale deed bearing document No. 17099 of 2019 executed by M/s Rajapushpa Properties Pvt. Ltd. in favour of Smt.Rajasri Manyalli, Smt.B.Aruna and Smt.Yelamanchili Nirmala in respect of land admeasuring Ac.0-02 gts.; Ac. 0-01 gts., Ac.0-01 gts. respectively out of Ac.0-14 ½ gts. of Tellapur village.
67	18.04.2019	Copy of registered DAGPA bearing document No.17100/2019 executed by Rajasri and two others in favour of M/s RPPL in respect of land admeasuring Ac.0-04 gts. in Sy.No.447 situated at Tellapur Village
68.	07-06-2019	Copy of registered cancellation deed bearing document No. 25467 of 2019 executed by Kote Shankaraiah in favour of M/s RPPL in respect of land admeasuring Ac.0-20 gts. in Sy.No.447.
69.	11.06.2019	Copy of registered AGPA bearing document No.25468/2019 executed by Kote Shankaraiah in favour of M/s RPPL in respect of land admeasuring Ac.0-20 gts. in Sy.No.447/AA5 situated at Tellapur Village.


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70.	23-12-2019	Copy of registered sale deed bearing document No. 54418 of 2019 executed by M/s RPPL in favour of Smt.Kunapareddy Madhavi, Pabolu Rajagopala Rao and Kaushik Sai Srinivas Nalajala in respect of Ac.0-01 gts. each in Sy.No.447 of Tellapur village.
71.	23.12.2019	Copy of registered DAGPA bearing document No.54419/2019 executed by Smt Kunapareddy Madhavi and another in favour of M/s RPPL in respect of land admeasuring Ac.0-03 gts. in Sy.No.447 situated at Tellapur Village
72.	10.01.2020	Copy of registered exchange deed bearing document No.1444/2020 executed by Annam Srinivas and others in favour of RPPL in respect of land admeasuring Ac.0-10 gts in Sy No.447/AA2/3 and 400 Sq Yds in Sy Nos.439/part, 440/part, 441/part, 442/part, 443/part, 445, 445/part and 449/part situated at Tellapur Village
73.	10-01-2020	Copy of registered Cancellation Deed bearing document No. 1442 of 2020 executed by Annam Srinivas and another cancelling the registered DAGPA bearing document No. 23801 of 2018 dated 25-06-2018.
74.	10.01.2020	Copy of registered sale deed bearing document No.1443/2020 executed by Annam Srinivas and Annam Ritin Sagar in favour of M/s RPPL in respect of land admeasuring Ac.0-33 gts. in Sy.No.447/AA2/3 situated at Tellapur Village`
75.	10-01-2020	Copy of registered Exchange Deed bearing document No. 1444 of 2020 executed by Sri Annam Srinivas and another in respect of Ac.0-10 gts. out of Ac.1-03 gts. in Sy.No.447, in favour of M/s RPPL.
76.	28-02-2020	Copy of registered Cancellation deed bearing document No.8756 of 2020 executed by Bhoomidi Vijaya Bhaskar reddy and Bhoomidi Suren Reddy cancelling the registered DAGPA bearing document No. 19064 of 2013 dated 07-10-2013.
77.	28-02-2020	Copy of registered Cancellation deed bearing document No.8757 of 2020 executed by Bhoomidi Vijaya Bhaskar reddy cancelling the registered DAGPA bearing document No. 19065 of 2013 dated 07-10-2013.
78.	28-02-2020	Copy of registered Exchange Deed bearing document No. 10940 of 2020 executed by Bhoomidi Vijaya Bhaskar Reddy and Bhoomidi Suren Reddy in favour of M/s RPPL in respect of land admeasuring Ac.0-21 gts. in Sy.No.447.
79.	01.03.2021	Copy of registered DAGPA bearing document No.12539/2021 executed by Bonthu Bala Yeshwanth Krishna in favour of M/s RPPL in respect of land admeasuring Ac.1-00 gts. in Sy.No.447/B2/4 situated at Tellapur Village
80.	05-03-2021	Copy of registered sale deed bearing document No. 11143 of 2021 executed by Annam Vijay Kumar and others in favour of Bontu Bala Yeshwanth Krishna in respect of land admeasuring Ac.1-00 gts. or 4840 sq. yards in Sy.No.447/B2/4 of Tellapur village.


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81.	05-03-2021	Copy of registered sale deed bearing document No. 11144 of 2021 executed by Annam Vijay Kumar and others in favour of Smt.Bontu Lavanya in respect of land admeasuring Ac.1-03 gts. or 5203 sq. yards in Sy.No.447/B2/4 of Tellapur village.
82.	01-03-2021	Copy of registered DAGPA bearing document No.12539/2021 executed by Sri Bonthu Bala Yeshwanth Krishna in favour of M/s RPPL in respect of land admeasuring Ac.1-00 gts. in Sy.No.447/B2/4 situated at Tellapur Village
83.	01.03.2021	Copy of registered DAGPA bearing document No.12540/2021 executed by Smt Bonthu Lavanya in favour of M/s RPPL in respect of land admeasuring Ac.1-03 gts. in Sy.No.447/B2/4 situated at Tellapur Village
84.	04.03.2021	Copy of registered Deed of Exchange bearing document No.10882/2021 executed by Smt Ranjani Padmanabhan Chakravarthy in favour of M/s RPPL in respect of land admeasuring Ac.0-20 gts. in Sy.No.447/E
Sy.No. 448		
85.	18-06-1992	Copy of registered sale deed bearing document No. 2390 of 1992 executed by Munugala Gopal and Munugala Shankaraiah, sons of Adivaiah in favour of Pogaku Mallaiah in respect of land admeasuring Ac.2-00 gts. in Sy.No.448/A of Tellapur village.
86	18-06-1992	Copy of registered sale deed bearing document No. 2391 of 1992 executed by Munugala Gopal and Munugala Shankaraiah, sons of Adivaiah in favour of Munugala Ramulu in respect of land admeasuring Ac.1-30 gts. in Sy.No.448/A of Tellapur village.
87	03-06-2017	Copy of registered sale deed bearing document No. 13882 of 2017 executed by Munagala Ramulu and Munagala Srinivasulu in respect of land admeasuring Ac.0-30 gts. in Sy.No.448/A of Tellapur village.
88		Copy of pattedar pass book issued in favour of Pogaku Mallaiah vide Khata No. 326.
89		Copy of pattedar pass book issued in favour of Ramulu vide Khata No. 416.
90	13-12-2019	Copy of registered Cancellation Deed bearing document No. 52759 of 2019 executed by Munagala Ramulu and Munagala Srinivasulu cancelling the registered DAGPA bearing document No. 13882 of 2017 dated 01-06-2017.
91	13-12-2019	Copy of registered sale deed bearing document No. 5302 of 2020 executed by Munagala Ramulu and others in favour of M/s Rajapushpa Properties Pvt. Ltd. in respect of Ac.0-30 gts. in Sy.No.448/A of Tellapur village.
SY.NO. 449		
92	...1969	Gulam Jilani sold Ac.1-00 gts. in Sy.No.449 in favour of Pabba Vittalaiah.


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93	11-07-1977	Copy of registered sale deed bearing document No. 1353 of 1977 executed by Gulam Jilani in favour of Upparpally Venkat Reddy in respect of Ac.1-20 gts. in Sy.No.449 of Tellapur village.
94	27-04-1984	Copy of registered sale deed bearing document No. 2026 of 1984 executed by H.Raja Mallaiah in favour of K.Gopal Reddy in respect of land admeasuring Ac.1-20 gts. in Sy.No. 449 of Tellapur village.
95	16-11-1985	Copy of registered sale deed bearing document No. 9275 of 1985 executed by H.Raja Mallaiah in favour of K.Gopal Reddy in respect of land admeasuring Ac.0-20 gts. in Sy.No.449 of Tellapur village.
96	15-09-1990	Copy of registered sale deed bearing document No. 3858 of 1990 executed by Pabba Vittalaiah in favour of chinta Narsimlu in respect of land admeasuring Ac.1-00 gts. in Sy.No.449 of tellapur village.
97	22-06-1992	Copy of registered sale deed bearing document No.2400 of 1992 executed by Chintu Narsimlu in favour of Upparpally Venkat Reddy in respect of land admeasuring Ac.1-00 gts. in Sy.No.449.
98	08-09-2015	Copy of registered AGPA bearing document No. 16097 of 2015 executed by Upparpally Buchi Reddy, Smt.G.Nagalakshmi and Smt.Y.Manjula in favour of M/s Rajapushpa Properties Pvt. Ltd. in respect of land admeasuring Ac.0-07 gts. in Sy.No.449/A4 of Tellapur village.
99	08-09-2015	Copy of registered DAGPA bearing document No. 16098 of 2015 executed by Upparpally Buchi Reddy, Smt.G.Nagalakshmi and Smt.Y.Manjula in favour of M/s Rajapushpa Properties Pvt. Ltd. in respect of land admeasuring Ac.1-13 gts. in Sy.No.449/A4 of Tellapur village.
100	07-11-2016	Copy of registered sale deed bearing document No. 26685 of 2016 executed by K.Chandra Reddy and others in favour of M/s RPPL in respect of land admeasuring Ac.2-00 gts. in Sy.No.449/A1 and Ac.1-38 gts. in Sy.No.440 of Tellapur village.
101	03-03-2017	Copy of registered sale deed bearing document No. 3276 of 2017 executed by Upperpally Venkat reddy in favour of M/s RPPL in respect of Ac.2-20 gts. in Sy.No.449.
102	31-10-2017	Copy of registered Exchange deed bearing document No. 24469 of 2017 executed by K.Ramalinga Raju and Smt.R.Nirmala in favour of M/s Rajapushpa Properties Pvt. Ltd. in respect of land admeasuring Ac.1-17 gts. in Sy.No.449 and Ac.1-17 gts. in Sy.No.179/EE of Tellapur village.
103	31-10-2017	Copy of registered Exchange deed bearing document No. 24470 of 2017 executed by Smt.K.Jamivardhani and K.Ajay Babu in favour of M/s Rajapushpa Properties Pvt. Ltd. in respect of land admeasuring ac.2-12 gts. in Sy.No.449/A3 and land in Sy.Nos. 179 of Tellapur village.
104	31-10-2017	Copy of registered DAGPA bearing document No. 24492 of 2017 executed by K.Ramalinga Raju in favour of M/s RPPL in respect


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		of land admeasuring Ac.0-20 gts. in Sy.No. 449/A1 of Tellapur village.
105	31-10-2017	Copy of registered DAGPA bearing document No. 24493 of 2017 executed by Smt.R.Nirmala in favour of M/s RPPL in respect of land admeasuring Ac.0-37 gts. in Sy.No.449/A1 of Tellapur village.
106	24-12-2019	Copy of registered cancellation deed bearing document No.54707 of 2019 executed by Upparpally Buchi Reddy and others cancelling the registered DAGPA bearing document No.16098 of 2015 dated:08-09-2015.
107	24-12-2019	Copy of registered sale deed bearing document No.54708 of 2019 executed by Sri Upparipally Buchi Reddy and 2 others in favour of Sri P.Jayachandra Reddy in respect of land admeasuring Ac.1-13 gts. in Sy.No.449/A4.
SY.NO. 450		
108	06-02-1997	Copy of registered sale deed bearing document No. 473 of 1997 executed by Chelikani Kista Reddy in favour of Chilkamarri Vijaya Reddy, in respect of land admeasuring A.1-33 gts. in Sy.No.450/A of Tellapur village.
109	16-02-2006	Copy of registered sale deed bearing document No. 4242 of 2006 executed by Chilukamarri Rajender Reddy and 2 others in favour of Kaluva Raj Kumar and others in respect of land admeasuring Ac.1-33 gts. in Sy.No. 450/A/2 of Tellapur village.
110	24-08-2015	Copy of registered sale deed bearing document No. 15615 of 2015 executed by Kaluva Raj Kumar and others in favour of M/s RPPL in respect of land admeasuring Ac.1-33 gts. in Sy.No.450/A2 of Tellapur village.
111	11-02-2016	Copy of registered sale deed bearing document No. 2955 of 2016 executed by M/s Rajapushpa Properties Pvt. Ltd. in favour of Sarvisetty Venugopal Setty and another in respect of land admeasuring Ac.1-33 gts. in Sy.No.450/A2 of Tellapur village.
112	11-02-2016	Copy of registered DAGPA bearing document No. 2956 of 2016 executed by Sarvisetty Venugopal Setty and Sarvisetty ramesh Babu in favour of M/s RPPL in respect of land admeasuring Ac.1-00 gts. out of Ac.1-33 gts. in Sy.No.450/A2 of Tellapur village.
113	01-06-2021	Copy of registered Exchange deed bearing document No. 20514 of 2021 executed by Smt.Chelikani Parvathi and others in favour of M/s RPPL in respect of land admeasuring Ac.1-39 gts. in Sy.No.450/A2 and 467/A1/1 and residential villa.
SY.NO. 467		
114	29-12-2001	Copy of registered sale deed bearing document No. 8309 of 2001 executed by Bollampally Kista Reddy in favour of Sri Patimedi Mysaiah in respect of land admeasuring Ac.2-20 gts. in Sy.No.467/A situated at Tellapur village.
115	22-11-2006	Copy of registered gift settlement deed bearing document No. 27970 of 2006 executed by Patimedi Mysaiah in favour of



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		Patimeedi Parvatalu and 4 others in respect of land admeasuring Ac.2-00 gts. in Sy.No. 467 and other lands of Tellapur village.
116	19-07-2012	Copy of Agreement of Sale cum General Power of Attorney bearing document No.9845 of 2012 executed by Patimeda Parvatalu in favour of M/s RPPL in respect of land admeasuring Ac.0-16 gts. in Sy.No.467/A1/1 of Tellapur village.
117	14-02-2013	Copy of registered sale deed bearing document No. 2980 of 2013 executed by Patimeda Parvatalu restd. By AGPA holder in favour of Geetla Veena reddy and Geetla Hari Prasad in respect of land admeasuring Ac.0-10 gts. in Sy.No.467/A1/1 situated at Tellapur village.
118	14-02-2013	Copy of registered DAGPA bearing document No. 2981 of 2013 executed by Geetla Venna Reddy and another in favour of M/s RPPL in respect of land admeasuring Ac.0-10 gts. in sy.No.467 of Tellapur village.
119	18-03-2013	Copy of registered sale deed bearing document No. 5653 of 2013 executed by Smt.Kemsaram Mallamma and Patimeda Parvatalu restd. By AGPA holder in favour of Smt.Chelikani Parvathi in respect of land admeasuring Ac.1-33 gts. in Sy.No.450/AA2 and Ac.0-06 gts. in Sy.No.467/A1/1 of Tellapur village.
120	18-03-2013	Copy of registered DAGPA bearing document No. 5654 of 2013 executed by Smt.Chelikani Parvathi in favour of M/s RPPL in respect of land admeasuring Ac.0-06 gts. in Sy.No.457/A1/1 and Ac.1-33 gts. in Sy.No.1-33 gts. of Tellapur village.
121	30-03-2013	Copy of registered Agreement of Sale cum General Power of Attorney bearing document No. 8375 of 2013 executed by Patimeda Pandu and another in favour of Sri B.Shiva Charan Reddy in respect of land admeasuring Ac.0-32 gts. in Sy.No.467/A1/1 situated at Tellapur village.
122	09-04-2014	Copy of registered Agreement of Sale cum general Power of attorney bearing document No. 5027 of 2014 executed by Smt.P.Prameela in favour of M/s RPPL in respect of land admeasuring Ac.1-00 gts. in Sy.No.467/AA of Tellapur village.
123	05-06-2014	Copy of registered sale deed bearing document No. 7198 of 2014 executed by Navaru Bhujanga Reddy and others restd. By their AGPA Holder in favour of Gopa Chenna Kistaiah in respect of land admeasuring Ac.0-34 gts. in Sy.No.467/AA situated at Tellapur village.
124	05-06-2014	Copyof registered DAGPA bearing document No. 7200 of 2014 executed by Gopa Chenna Kistaiah and Gopa Maheshwar in favour of M/s RPPL in respect of land admeasuring Ac.0-34 gts. in Sy.No.467/AA and Ac.1-16 gts. in Sy.No.435/A3 of Tellapur village.
125	19-01-2018	Copyof registered sale deed bearing document No. 3035 of 2018 executed by Patimeda Pandu and another restd., by their AGPA holder in favour of M/s Rajapushpa Properties Pvt. Ltd.


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		in respect of land admeasuring Ac.0-12 ½ gts. out of Ac.0-32 gts. in Sy.No. 467/A1/1 of Tellapur village.
126	19-01-2018	Copy of registered sale deed bearing document No. 3036 of 2018 executed by M/s Rajapushpa Properties Pvt. Ltd. in favour of Smt.T.Sindhujha and Smt.T.Srujana in respect of land admeasuring Ac.0-07 ½ gts. in Sy.No. 467/A1/1 situated at Tellapur village.
127	19.01.2018	Copy of registered DAGPA bearing document No.3037/2018 executed by Smt T Sindhujha and another in favour of M/s RPPL in respect of land admeasuring Ac.0-07 ½ gts. in Sy.No. 467/A1/1 situated at Tellapur Village
128	21-08-2018	Copy of registered sale deed bearing document No. 32422 of 2018 executed by Patimeda Pandu and Patimeda Mahender repta. By their AGPA Holder Sri B.Shiva Charan Reddy in respect of land admeasuring Ac.0-08 gts. in Sy.No.467/A1/1 situated at Tellapur village.
129	21-08-2018	Copy of registered sale deed bearing document No. 32423 of 2018 executed by M/s RPPL in favour of Tipparaju Venkata Nagesh and Smt.Koppuravuri Lalitha in respect of land admeasuring Ac.0-06 gts. in Sy.No.467/A1/1 of Tellapur village.
130	21-08-2018	Copy of registered DAGPA bearing document No. 32424 of 2018 executed by Tipparaju venkata Nagesh and another in favour of M/s RPPL in respect of land admeasuring Ac.0-06 gts. in Sy.No.467 of Tellapur village.
131	25-01-2019	Copy of registered sale deed bearing document No. 3636 of 2019 executed by M/s Rajapushpa Properties Pvt. Ltd. in favour of Sri Rajiv Sharma in respect of land admeasuring Ac.0-05 gts. in Sy.No. 467/A1/1 of Tellapur village.
132	25.01.2019	Copy of registered DAGPA bearing document No.3637/2019 executed by Rajiv Sharma in favour of M/s RPPL in respect of land admeasuring Ac.0-05 gts. in Sy.No.467/A1/1 situated at Tellapur Village
133	10-11-2019	Copy of registered sale deed bearing document No. 49026 of 2019 executed by M/s RPPL in favour of Smt.Challa Rajamma in respect of land admeasuring Ac.0-02 gts. in Sy.No. 467/A1/1 situated at Tellapur village.
134	19.11.2019	Copy of registered DAGPA bearing document No.49027/2019 executed by Smt Challa Rajamma in favour of M/s RPPL in respect of land admeasuring Ac.0-02 gts. in Sy.No.467/A1/1 situated at Tellapur Village
135	30.06.2021	Copy of registered Deed of Exchange bearing document No.24145/2021 executed by Gopa Maheshwar in favour of Chilakamarri Umadevi and others & M/s RPPL in respect of total land admeasuring Ac.1-04 gts. in Sy.No.434/A3 and Ac.0-34 gts in Sy No.467/AA & 400 sq yds in Sy Nos.439/part, 440/part, 441/part, 442/part, 443/part, 445, 445/part and 449/part situated at Tellapur Village


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136	14.02.2013	Copy of registered DAGPA bearing document No.3060/2013 executed by Smt Geetla Veena Reddy and another in favour of M/s RPPL in respect of land admeasuring Ac.0-10 gts. in Sy.No.467/A1/1 situated at Tellapur Village
137	30.03.2013	Copy of registered DAGPA bearing document No.8375/2013 executed by Patimeda Pandu and another in favour of M/s RPPL in respect of land admeasuring Ac.0-32 gts. in Sy.No.467/A1/1 situated at Tellapur Village
138	08.02.2020	Copy of registered sale deed bearing document No.5302/2020 executed by Munagala Ramulu and others in favour of M/s RPPL in respect of land admeasuring Ac.0-30 gts. in Sy.No.448/A situated at Tellapur Village`
139	31.10.2017	Copy of registered DAGPA bearing document No.24494/2017 executed by K Jamivardhani and another in favour of M/s RPPL in respect of land admeasuring Ac.2-12 gts. in Sy.No.449/A3 and Ac.0-08 gts in Sy No.449/A1 situated at Tellapur Village
140	13.12.2019	Copy of registered sale deed bearing document No.52781/2020 executed by Dakareddy Bal Reddy and others in favour of M/s RPPL in respect of land admeasuring Ac.3-07 gts. in Sy.No.469/A & AA situated at Tellapur Village`
141	31.10.2017	Copy of registered DAGPA bearing document No.24493/2017 executed by Smt R Nirmala in favour of M/s RPPL in respect of land admeasuring Ac.0-37 gts. in Sy.No.449/A1 situated at Tellapur Village.
SY.NO. 469		
142	13-12-2019	Copy of registered sale deed bearing document No. 52781 of 2019 executed by Dakareddy Bal Reddy and others in favour of M/s RPPL in respect of land admeasuring Ac.1-18 gts. in Sy.No.469 of Tellapur village.



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