

P.V.S. Sai Kumar
ADVOCATE

P.V.S. Sudhakar Rao
M Com, CALLB, LLB

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ADVOCATES

SAI KUMAR & ASSOCIATES
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To

Hyderabad
Date: 29-08-2022

The Designated Partners,
M/s Sri Aditya Kedia Realtors LLP,
Hyderabad, Telangana.

Dear Sir,

Sub: Title Opinion Report, certifying non encumbrance on the Property to be developed by M/s Sri Aditya Kedia Realtors LLP:

Schedule of the Property:

All that land admeasuring 45,859 Sq. Yds., (equivalent to Ac. 9-19 Gts.), comprising of 16,819 Sq. Yds., (Ac. 3-19 Gts.), in Survey No. 476/AA1 and 29,040 Sq. Yds., (Ac. 6-00 Gts.), in Survey No. 476/AA2 of Manchirevula Village, Gandipet Mandal, Ranga Reddy District, Telangana and bounded by :-

Boundaries of the Land:

North : Road leading from Narsingi to Shankarpalli
South : Musi River
East : Narsingi – TSPPA Service Road
West : Land in Survey No. 476 (Part)

Belonging to:

M/s Shruthi Agro Farms Private Limited,
Represented by its Authorised Signatory



ADVOCATE

M/s Shubham Transoceanic Private Limited,
Represented by its Authorised Signatory - **Land Owners**

Represented by their DAGPA Holder

M/s Sri Aditya Kedia Realtors LLP,
Represented by its Designated Partner - **Developer**

Vide (i). Sale Deed No.1066 of 1995, dated 14.09.1995, Registered in O/o SRO Rajendra Nagar, (ii). Sale Deed No. 10671/2006, dated 31.07.2006, registered in O/o SRO Rajendra Nagar, (iii). Development Agreement cum Irrevocable General Power of Attorney bearing No. 1058/2022, dated 27-01-2022, registered in the Office of the SRO, Gandipet.

I refer to your Letter, requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above Property.

Annexure - I
Documents Scrutinized:

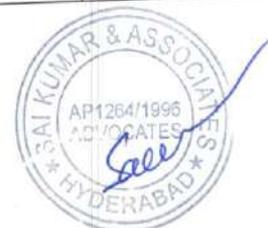
Sl. No.	Nature of Document	No. & Date of Registration	Parties	Original/Xerox/Certified Copy
1.	Sale Deed (translated to English from Urdu)	14.09.1947, Registered at Serial No. 626	Janab Mohammed Fakruddin Saheb – VENDEE Sri. Gulam Mohmood & others - VENDORS	Xerox Copy
2.	Allotment Order / Sanad	No. S/NS-8/1437, dated 08-05-1969	Issued by the Managing Officer, Bombay, on behalf of the President	Xerox Copy
3.	Judgment	Writ Petition No. 34 of 1970, dated 29-10-1971	Before the High Court of Andhra Pradesh, Hyderabad	Xerox Copy
4.	Judgment in	17-04-2017	Before the High	Xerox Copy



	Writ Appeal		Court of Andhra Pradesh, Hyderabad	
5.	Compromise Deed	06.04.1995	Dr.P. Mallikarjuna Rao, GPA Holder of Sri. Kishanchand Nenumal & others – FIRST PARTY Smt. Azizunnissa Begum & 11 Others – PARTY OF THE SECOND PART	Xerox Copy
6.	Sale Deed	No.1031/1995, dated 14.09.1995	M/s Shruti Agro Farms Pvt. Ltd., represented by its Director – VENDEE Smt.Azizunnissa Begum & 11 Others – VENDORS	Xerox Copy
7.	Sale Deed	No.1066 of 1995, dated 14.09.1995	M/s Shruti Agro Farms Pvt. Ltd., represented by its Director – VENDEE Smt.Azizunnissa Begum & 11 Others – VENDORS	Xerox Copy
8.	ROR Proceedings (M/s Shruti Agro Farms Pvt. Ltd.)	No. 476/96, dated 20.07.1996	Issued by the Mandal Revenue Officer, Rajendranagar	Xerox Copy
9.	Pattadar Pass Book (M/s Shruti Agro Farms Pvt. Ltd.)	Patta No. 60237	Issued by the Tahsildar, Gandipet Mandal	Xerox Copy
10.	Cancellation of Sale Deed	No. 16912/2006, dated 07.12.2006	M/s. Shruti Agro Farms Pvt Ltd., rep.	Xerox Copy



			by its Director – FIRST PARTY / VENDOR M/s. Kedia Overseas Limited, rep. by its Director – SECOND PARTY / VENDEE	
11.	Certificate of Incorporation (M/s Shubham Transoceanic Private Limited)	03-03-2004	Issued by the Registrar of Companies, Andhra Pradesh, Hyderabad	Xerox Copy
12.	Sale Deed	No. 10671/2006, dated 31.07.2006	M/s Shubham Transoceanic (P) Ltd., rep. by its Director – VENDEE M/s Shruti Agro Farms Pvt. Ltd., rep. by its Director – VENDOR	Xerox Copy
13.	Rectification Deed	No. 577/2007, dated 27.11.2006	M/s Shruti Agro Farms Pvt. Ltd., rep. by its Director– VENDOR M/s Shubham Transoceanic (P) Ltd., rep. by its Director – VENDEE	Xerox Copy
14.	ROR Proceedings	No. B/1606/2008, dated --03-2008	Issued by the Dy. Collector & Tahsildar, Rajendranagar Mandal	Xerox Copy
15.	Pattadar Pass Book (M/s Shubham	Patta No. 60234	Issued by the Tahsildar, Gandipet Mandal	Xerox Copy



	Transoceanic (P) Ltd.)			
16.	Award related to land acquisition	Proc. No. L.A. Unit-VI/ ORR/38/2005, dated 08.11.2005	Issued by the Special Deputy Collector, Hyderabad	Xerox Copy
17.	Award, related to land acquisition	Proc. No. L.A. Unit-VI/ ORR/38-II/2005, dated 10.11.2005	Issued by the Special Deputy Collector, Hyderabad	Xerox Copy
18.	Award, related to land acquisition	Proc. No. A/ 434/L.A. Unit-VI/ 2006, dated 12.05.2006	Issued by the Special Deputy Collector, Hyderabad	Xerox Copy
19.	Order, in Writ Petition No. 27600 of 2013	30.09.2013	Before the High Court of A.P. Hyderabad	Xerox Copy
20.	Judgment for Writ Petition	W.P.No.28373 of 2009, dated 26-04-2010	Before the High Court of A.P. Hyderabad	Xerox Copy
21.	Judgment for Writ Appeal	Writ Appeal No. 159 of 2013, dated 12.02.2013	Before the High Court of A.P. Hyderabad	Xerox Copy
22.	NCLT Order	Petition No.69 of 2009 [TP No. 43/ HDB/ 2016], dated 09.11.2017	Before the Hon'ble National Company Law Tribunal, Hyderabad Bench	Xerox Copy
23.	Judgment in Common Appeal	C.A. No. 43 of 2018, dated 02.09.2019	Before National Company Law Appellate Tribunal, New Delhi	Xerox Copy
24.	Order of Supreme Court of India	Civil Appeal No. 8614/2019, dated 06.12.2019	In the Hon'ble Supreme Court of India	Xerox Copy
25.	Judgment	O.S. No.931 of 2006, dated 15.11.2017	Before the Court of I Additional District Judge	Xerox Copy
26.	Memo	Lr.No.LA/Unit - VI / 2020, dated 04.09.2020	Issued by the O/o Special Dy. Collector L.A. ORRP, HIMDA,	Xerox Copy



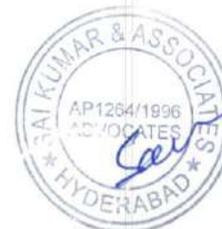
			Hyderabad	
27.	Land use information	Letter No. 046109/LU/P5/HMDA/ 03062021, dated 08.06.2021	Issued by the Hyderabad Metropolitan Development Authority	Xerox Copy
28.	Notarized Undertaking	08.10.2021	Sri. S.M. Chandrasekhar Sharma, authorised rep. of M/s Shruthi Agro Farms Pvt Ltd and M/s Shubham Transoceanic Private Limited	Xerox Copy
29.	Clarification	Lr. No. SE/IC/HYD/DSE/DEE-I/TS-2/ Shruti Agro /1189, dated 08.10.2021	Issued by the Superintending Engineer, Irrigation & C A D Department, Government of Telangana	Xerox Copy
30.	Report related to No Objection Certificate	Lr. No. E1/1014/2022, dated 13-05-2022,	Issued by the District Collector, Ranga Reddy	Xerox Copy
31.	NALA Order	Proc. No. 2101079226, dated 27-11-2021	Issued by the Tahsildar & Jt. Sub Registrar Office, Gandipet	Xerox Copy
32.	NALA Order	Proc. No. 2101079145, dated 27-11-2021	Issued by the Tahsildar & Jt. Sub Registrar Office, Gandipet	Xerox Copy
33.	Minutes of the Meeting of the Board of Directors (M/s Shruthi Agro Farms Private	31-12-2021	M/s Shruthi Agro Farms Private Limited	Xerox Copy



34.	Limited) Minutes of the Meeting of the Board of Directors (M/s Shubham Transoceanic Private Limited)	31-12-2021	M/s Shubham Transoceanic Private Limited	Xerox Copy
35.	Limited Liability Partnership Agreement of M/s Sri Aditya Kedia Realtors LLP	07-10-2021	M/s Sri Aditya Kedia Realtors LLP	Xerox Copy
36.	Development Agreement cum Irrevocable General Power of Attorney	No. 1058/2022, dated 27-01-2022	1. M/s Shruthi Agro Farms Private Limited, Represented by its Director 2. M/s Shubham Transoceanic Private Limited, Represented by its Director – LAND OWNERS M/s Sri Aditya Kedia Realtors LLP, represented by its Designated Partners – DEVELOPER	Xerox Copy
37.	Deed of Mortgage	No. 8928/2012, dated 23-07-2022	1. M/s Shruthi Agro Farms Private Limited, Rep. by its Director 2. M/s Shubham Transoceanic Private Limited, Rep.	Xerox Copy



			<p>by its Director, both rep. by their DAGPA Holder M/s Sri Aditya Kedia Realtors LLP, represented by its Designated Partners - MORTGAGORS</p> <p>Metropolitan Commissioner, HMDA - MORTGAGEE</p>	
38.	Deed of Mortgage	No. 8929/2012, dated 23-07-2022	<p>1. M/s Shruthi Agro Farms Private Limited, Rep. by its Director</p> <p>2. M/s Shubham Transoceanic Private Limited, Rep. by its Director, both rep. by their DAGPA Holder M/s Sri Aditya Kedia Realtors LLP, represented by its Designated Partners - MORTGAGORS</p> <p>Metropolitan Commissioner, HMDA - MORTGAGEE</p>	Xerox Copy
39.	Building construction Permission	Permit / Letter No. 1407/SKP/Plg/HMDA/ 2022, dated 19-08-2022	Issued by the Metropolitan Commissioner, HMDA	Xerox Copy
40.	No Objection Certificate for Height	No. HYDE/SOUTH/ B/012222/650099/4	Issued by the Office of the Airport Authority of India	Xerox Copy



	Clearance	8/22/Hy, dated 08-02-2022		
41.	Provisional No Objection Certificate	ACK No. 446900002022, dated 10-05-2022	Issued by the Office of the State Disaster Response and Fire Services Department, Government of Telangana	Xerox Copy
42.	Environmental Clearance	EC Identification No. EC22B039 TG161286, dated 16-07-2022	Issued by State Environment Impact Assessment Authority (SEIAA), Telangana	Xerox Copy
43.	Encumbrance Certificate,	No. 94407435, dated 23-07-2022	Issued by the SRO, Gandipet	Original
44.	Encumbrance Certificate,	No. 94848841, dated 26-07-2022	Issued by the SRO, Gandipet	Original

Annexure - II

Tracing the Title - Perusal of Documents:

1. The perusal of the Sale Deed (translated to English from Urdu), dated 14.09.1947, Registered at Serial No. 626, in O/o the District Registrar, Hyderabad, discloses that Janab Mohammed Fakruddin Saheb S/o Sri. Mohd. Naseer Saheb – **VENDEE** has purchased from Sri. Gulam Mohmood S/o Sri. Gulam Mohammed & others - **VENDORS** --- All that the agricultural land total admeasuring Ac. 27-16 Guntas forming part of **Survey Nos. 476 admeasuring Ac. 11-19 Guntas**, Survey No.503 admeasuring Ac.1-25 Guntas, Survey No.504 admeasuring Ac.2-26 Guntas, Survey Nos.505 admeasuring Ac.3-22 Guntas, Survey No.506 admeasuring Ac.5-02 Guntas, Survey Nos.508 admeasuring Ac.3-02 Guntas, situated at Manchirevula Village, West Taluqa, Atraf Balda District, for a valid sale consideration.

2. The perusal of the Allotment Order / Sanad bearing number S/NS-8/1437, dated 08-05-1969, issued by the Managing Officer, Bombay, on behalf of the President, discloses that, Sri. Nanulal was allotted total land admeasuring Ac. 51-16 Gts., in



Sy. Nos. 469, 470, 471, 473, 474, 485, 476, 490, 503 to 506 & 508 of Manchirevula Village.

3. The perusal of the Judgment in Writ Petition No. 34 of 1970, dated 29-10-1971, before the High Court of Andhra Pradesh, Hyderabad, discloses that, Sri. Mohd. Faqrudin filed against Custodian Evacuee Property, State of Andhra Pradesh & others, (5th Respondant was Sri. Nenumal, per GPA Dr. P. Mallikarjuna Rao). The said Writ Appeal No. 403 of 1972 was allowed and set aside the Judgment of the learned Single Judge, challenging the notification declaring the Total Land as evacuee property and also challenging the allotment in favour of Nenumal on the grounds stating that, he purchased the Total Land from the original pattedar and hence, declaration of same as evacuee property is illegal. This Writ Petition was allowed by the Hon'ble High Court.
4. The perusal of the Judgment in Writ Appeal Filed, dated 17-04-2017, before the High Court of Andhra Pradesh, Hyderabad, in W.A. No. 403 of 1972, discloses that, aggrieved by the Judgment dated 29-10-1971, passed in W.P. No. 34 of 1970, Sri. Nenumal, per GPA Dr. P. Mallikarjuna Rao Appellant filed against Sri. Mohd. Faqrudin & others. The said Writ Appeal No. 403 of 1972 was allowed and set aside the Judgment of the learned Single Judge.

Whereas, subsequently, both the Parties filed various cases against each other, before High Court of A.P. Hyderabad. Subsequent to the death of Late Nenumal and Late Mohammed Fakruddin, their Legal Heirs compromised vide Compromise Deed, dated 06.04.1995.

5. The perusal of the Compromise Deed, dated 06.04.1995 between [1] Dr.P. Mallikarjuna Rao S/o.Late.Vishwanadha Rao – GPA Holder of [1] Kishanchand Nenumal [2] Govind Ram Nenumal [3] Smt.Bhuri Bhai, Legal representatives of Late. Nenumal – **FIRST PARTY** and Smt. Azizunnissa Begum W/o.Late.Haji Mohd.Faqrudin & 11 Others – **PARTY OF THE SECOND PART**. Whereas, after the matters went up to Supreme Court of India starting from the Writ Petition No.34 of 1970, both the parties have entered into this Deed to compromise and to settle the litigation. As per the compromise deed both parties have agreed to share in the ratio of 23:27, as the possession of entire land is vested with the Party of the 2nd Part, it is agreed that the land mentioned in Schedule – A shall be delivered to the possession of the Party of the being his share as per the compromise deed, and property mentioned the Schedule – B will be retained by the Party of the 2nd Party as per this compromise deed and will not have any sort of claims of whatsoever to either parties against each other As per this



document, land admeasuring Ac. 16-25 Gts., in Sy. No. 476 of Manchirevula Village was fell in Schedule – B and retained by the Second Party herein, along with other lands also. Whereas, the Judgment / Order passed in terms of compromise filed before the High Court of A.P. Hyderabad, is not available.

6. The perusal of the Sale Deed No.1031/1995, dated 14.09.1995, Registered in O/o SRO Rajendra Nagar, Ranga Reddy, discloses that **M/s Shruti Agro Farms Pvt. Ltd.**, represented by its Director Sri. Mahesh Kumar Kedia, S/o Sri. Gulzarilal Kedia – **VENDEE** has purchased from 1. Smt.Azizunnissa Begum W/o Late Haji Mohammed Fakruddin, 2. Sri. Mohd. Shareefuddin, S/o Late Haji Mohammed Fakruddin, 3. Sri. Mohd. Moinuddin, S/o Late Haji Mohammed Fakruddin,4. Sri. Mohd. Nasiruddin, S/o Late Haji Mohammed Fakruddin,5. Sri. Mohd. Nazeeruddin, S/o Late Haji Mohammed Fakruddin, 6. Smt. Iftab Sultana, D/o Late Haji Mohammed Fakruddin, 7. Smt. Abida Begum, D/o Late Haji Mohammed Fakruddin, 8. Smt. Ashraf Begum, D/o Late Haji Mohammed Fakruddin, 9. Smt. Zahida Begum, D/o Late Haji Mohammed Fakruddin, 10. Smt. Afzal Begum, D/o Late Haji Mohammed Fakruddin, 11. Smt. Shahida Begum, D/o Late Haji Mohammed Fakruddin – **VENDORS** --- All that the said portion of lands admeasuring and comprising on an area of 6 Acres or 2.46 Hectors laying and forming party of Survey No. 476 (Part), situated at Manchirevula Village Rajendra Nagar Mandal, Ranga Reddy District for a valid sale consideration.

7. The perusal of the Sale Deed No.1066 of 1995, dated 14.09.1995, Registered in O/o SRO Rajendra Nagar, Ranga Reddy, discloses that **M/s Shruti Agro Farms Pvt. Ltd.**, represented by its Director Sri. Mahesh Kumar Kedia, S/o Sri. Gulzarilal Kedia – **VENDEE** has purchased from 1. Smt.Azizunnissa Begum W/o Late Haji Mohammed Fakruddin, 2. Sri. Mohd. Shareefuddin, S/o Late Haji Mohammed Fakruddin, 3. Sri. Mohd. Moinuddin, S/o Late Haji Mohammed Fakruddin,4. Sri. Mohd. Nasiruddin, S/o Late Haji Mohammed Fakruddin,5. Sri. Mohd. Nazeeruddin, S/o Late Haji Mohammed Fakruddin, 6. Smt. Iftab Sultana, D/o Late Haji Mohammed Fakruddin, 7. Smt. Abida Begum, D/o Late Haji Mohammed Fakruddin, 8. Smt. Ashraf Begum, D/o Late Haji Mohammed Fakruddin, 9. Smt. Zahida Begum, D/o Late Haji Mohammed Fakruddin, 10. Smt. Afzal Begum, D/o Late Haji Mohammed Fakruddin, 11. Smt. Shahida Begum, D/o Late Haji Mohammed Fakruddin – **VENDORS** --- All that the said portion of lands admeasuring and comprising on an area of Ac. 5-25 Guntas or 2.30 Hectors laying and forming party of Survey No. 476 (Part), situated at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District for a valid sale consideration.



8. The perusal of the ROR Proceedings bearing No. 476/96, dated 20.07.1996, Issued by the Mandal Revenue Officer, Rajendranagar, Ranga Reddy District, discloses that, mutation is granted in favour of **M/s Shruti Agro Farms Pvt. Ltd.**, for the land in Survey No. 470, admeasuring Ac.1-30 Guntas, Survey Nos. 476, admeasuring Ac. 11-25 Guntas, Survey No. 503, admeasuring Ac.1-25 Guntas, Survey No. 504, admeasuring Ac.1-10 Guntas, aggregating to Ac.16-10 Guntas, situated at Manchirevula Village, having purchased vide registered documents.
9. The perusal of the Pattadar Pass Book No. T05070140221, with Patta No. 60237, issued by the Tahsildar, Gandipet Mandal, discloses that, as on 25-11-2021, **Shruthi Agro Farms Private Limited**, is the Pattadar for the land admeasuring Ac. 5-2500 Gts., in Survey No. 476/AA1, situated at Manchirevula Village, Rajendranagar Division, Gandipet Mandal, Ranga Reddy District.
10. The perusal of the Cancellation of Sale Deed No. 16912/2006, dated 07.12.2006, registered in O/o SRO Rajendra Nagar, Ranga Reddy, discloses that M/s. Shruti Agro Farms Pvt Ltd., rep. by its Director Dr.Rajesh Agarwal S/o.Suraj Agarwal – **FIRST PARTY / VENDOR** has cancelled the Sale Deed No. 2490/2006, dated 21-02-2006, registered in O/o SRO Rajendra Nagar, which was executed in favour of M/s. Kedia Overseas Limited, rep. by its Director Sri. Ajay Kumar Kedia S/o Sri. Mahesh Kumar Kedia – **SECOND PARTY / VENDEE** – in relation to the Property --- All that the said portion of lands admeasuring and comprising on an area of Ac. 06-00 Guntas, in Survey No. 476 [Part] situated at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District. Whereas, this Cancellation of Sale Deed No. 16912/2006 was signed by the First Party / Vendor only.
11. The perusal of the Certificate of Incorporation, dated 03-03-2004, issued by the Registrar of Companies, Andhra Pradesh, Hyderabad, discloses that, the Company **M/s Shubham Transoceanic Private Limited** is incorporated with No. 01-42783 of 2003-2004.
12. The perusal of the Sale Deed No. 10671/2006, dated 31.07.2006, registered in O/o SRO Rajendra Nagar, Ranga Reddy, discloses that M/s Shubham Transoceanic (P) Ltd., rep. by its Director Ms. Bindiya Agarwal, D/o Sri. Pramod Agarwal – **VENDEE** has purchased from M/s Shruti Agro Farms Pvt. Ltd., rep. by its Director Dr. Rajesh Agarwal, S/o Sri. Suraj Agarwal – **VENDOR** --- All that the agricultural land admeasuring Ac. 6-00 Guntas forming part of Survey No.476 (P), situated at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy



District, for a valid sale consideration. Land acquisition orders were already passed and now they have executed Sale Deed subsequent to that order

13. The perusal of the Rectification Deed No. 577/2007, dated 27.11.2006, registered in O/o SRO Rajendra Nagar, Ranga Reddy, discloses that M/s Shruti Agro Farms Pvt. Ltd., rep. by its Director Dr. Rajesh Agarwal, S/o Sri. Suraj Agarwal – **VENDOR** has executed this Rectification Deed to correct the mistake crept in the Principal Deed (Sale Deed No. 10671/2006, dated 31.07.2006, registered in O/o SRO Rajendra Nagar), in favour of M/s Shubham Transoceanic (P) Ltd., rep. by its Director Ms. Bindiya Agarwal, D/o Sri. Pramod Agarwal – **VENDEE**. Whereas, in the plan annexed to the Principal Deed, the name of the representative of the Vendor has been written as Sri. Mahesh Kumar Kedia, S/o Sri. Gulzarilal Kedia, instead of Dr. Rajesh Agarwal, S/o Sri. Suraj Agarwal and it is corrected now. Other than this, there are no other changes in the Principal Deed.

14. The perusal of the ROR Proceedings bearing No. B/1606/2008, dated --03-2008, issued by the Dy. Collector & Tahsildar, Rajendranagar Mandal, Ranga Reddy District, discloses that the name of **M/s Shubham Transoceanic (P) Ltd.**, rep. by its Director Ms. Bindiya Agarwal has been mutated in place of M/s Shruti Agro Farms Pvt. Ltd, on the strength of registered Sale Deed No. 10671/2006 for the land admeasuring Ac. 6-00 Gts., in Survey No. 476/P, situated at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District.

15. The perusal of the Pattadar Pass Book No. T05070140218, with Patta No. 60234, issued by the Tahsildar, Gandipet Mandal, discloses that, as on 17-11-2021, **Shubham Transoceanic Private Limited**, is the Pattadar for the land admeasuring Ac. 6-0000 Gts., in Survey No. 476/AA2, situated at Manchirevula Village, Rajendranagar Division, Gandipet Mandal, Ranga Reddy District.

Whereas, subsequent to these transactions, various suits were filed by different Parties, in relation to land acquisition, cancellation Sale Deed No. 2490/2006 which is traced below.

16. The perusal of the Award, related to land acquisition, bearing Proc. No. L.A. Unit-VII/ ORR/38/2005, dated 08.11.2005, issued by the Special Deputy Collector, Hyderabad L.A. Unit-VI, discloses that, the Government of A.P. have decided to take up a project of Outer Ring Road (ORR), in the city of Hyderabad and Orders were issued vide G.O. Ms. No. 459, M.A Municipal Administration & Urban Development [I] Department dated 29.10.2004 comprising of 158 Kms, road with



ranging from 125 to 150 Mts which includes 8 lane dedicated main carriage way. Accordingly Award is passed for the acquisition of lands situated at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District. Whereas, this Award also includes the land in Survey No. 476, to an extent of Ac. 0-17 Gts., and amount of compensation Rs. 2,50,155.00 /- was passed in favour of the Awardee M/s Shruti Agro Farms, as in the Pahanis also, its name was recorded. Hence, confirmed its ownership. Whereas, the notified Pattadar along with M/s Shruti Agro Farms was Sri. Vinod Kumar Kedia, who stated that, this land not pertaining to them. Hence, Award was passed in favour of the Awardee M/s Shruti Agro Farms.

17. The perusal of the Award, related to land acquisition, bearing Proc. No. L.A. Unit-VII/ ORR/38-II/2005, dated 10.11.2005, issued by the Special Deputy Collector, Hyderabad L.A. Unit-VI, the Government of A.P. have decided to take up a project of Outer Ring Road (ORR), in the city of Hyderabad and Orders were issued vide G.O. Ms. No. 459, M.A Municipal Administration & Urban Development [I] Department dated 29.10.2004 comprising of 158 Kms, road with ranging from 125 to 150 Mts which includes 8 lane dedicated main carriage way. Accordingly Award is passed for the acquisition of lands situated at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District. Whereas, this Award also includes the land in Survey No. 476, to an extent of Ac. 0-17 Gts., standing in the name of M/s Shruti Agro Farms Pvt. Ltd., Hence, ownership of M/s Shruti Agro Farms for an extent of Ac. 0-17 Gts., is confirmed and amount of compensation Rs.1,96,294.00 /- was passed in favour of the Awardee M/s Shruti Agro Farms Pvt. Ltd., rep. by its M.D. Mukesh Kumar Kedia, S/o Guljarilal Kedia.

18. The perusal of the Award, related to land acquisition, bearing Proc. No. A/ 434/L.A.Unit-VI/2006, dated 12.05.2006, issued by the Special Deputy Collector, Hyderabad L.A. Unit – VI, ORR, discloses that, the Government have taken up a prestigious Project, of formation of Outer Ring Road from Gachibowli to Shamshabad and it is desirous to complete the Project expeditiously. The Estate Officer HUDA had sent a requisition for acquiring an extent of Ac. 13-07Gts., of agricultural land in Sy. Nos. 476, 478, 491, 492, 493 and 494 at Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District. Whereas, this Award shows that, land in Sy. No. 476, an extent of Ac. 5-11 Gts., is notified.

19. The perusal of the Order, dated 30.09.2013, in Writ Petition filed before the High Court of A.P. Hyderabad in W.P. No. 27600 of 2013, discloses that the present writ was filed by M/s. Shruti Agro Farms [P] Limited – **PETITIONERS** against The State of A.P. – Rep. by its Secretary Dept. of Land Acquisition & 2 Others -



P.V.S. SAI KUMAR
ADVOCATE

RESPONDENTS, seeking to issue any order direction or writ particularly one in the nature of Writ of Mandamus under Article 226 of the Constitution of India declaring the award proceedings No 43/LA/ORR/Unit VI/2006 dated 12-05-2006 award No LA/Unit VI/ORR/38/2005 dated 08-11-2005 and award No LA/UnitVI/ORR/38II/2005 dated 10-11-2005 as arbitrary discriminatory illegal and void to an extent of Ac 6 02 guntas in Sy No 476 & 476/ Part in Manchirevula Village, Rajendra Nagar Mandal, Ranga Reddy District and consequently direct the respondents to pass fresh award for the lands acquired and to give notice to the petitioner company before passing fresh award and the said Writ was disposed off on 30.09.2013. This writ petition is disposed of setting aside the impugned award proceedings to the extent of referring the dispute to the Civil Court under Sections 30 and 31 of the Land Acquisition Act, 1894. The petitioner company is permitted to make a claim before the Special Deputy Collector (Land Acquisition), Unit-IV, Outer Ring Road Project, HMDA, Tarnaka, Hyderabad, within two weeks from today. Within two months thereafter and before taking further steps under Sections 30 and 31 of the Land Acquisition Act, 1894, the Special Deputy Collector shall determine the claim of the petitioner. W.P.M.P. No.34229 of 2013 shall stand closed in the light of this final order. No costs.

Whereas, any document related to present land acquisition and surrender of land is not available. However, as per the Dharani Portal, land to an extent of Ac. 2-06 Gts. Is declared as government land and the name of M/s. Shruti Agro Farms Pvt. Limited is declared as Pattadar for the land Ac. 3-19 Gts.

20. The perusal of the Judgment for Writ Petition in W.P.No.28373 of 2009, dated 26-04-2010, before the High Court of Andhra Pradesh, Hyderabad, filed by Sri. Vinod Kumar Kedia & others – against Land Acquisition Officer & Special Deputy Collector & Another. Whereas, Writ Petition filed to declare the Respondents act of not paying compensation is not proper and seeking the Court to direct the Respondent to conduct survey and demarcate the land. This Writ was disposed of, without costs. In relation to compensation for land acquired to an extent of Ac. 5-11 Gts., in Sy. No. 476, as the matter has been referred to the Civil Court, it is open to the Petitioner to take appropriate steps before the Civil Court.

21. The perusal of the Judgment for Writ Appeal Filed before the High Court of Andhra Pradesh, Hyderabad in Writ Appeal No. 159 of 2013, dated 12.02.2013 against W.P.No.28373 of 2009, dated 26-04-2010, filed by Sri. Vinod Kumar Kedia & 2 Others – **APPELANTS** against Land Acquisition Officer & Special Deputy Collector & Another – **RESPONDENTS**. Whereas, Writ Appeal filed against the order dated 26-04-2010 in WP No 28383/2009. In view of the



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submissions, the appellants / writ petitioners are permitted to file a fresh representation before the authority concerned within two (2) weeks from today and on such representation, being filed, the authority concerned shall consider the same within a period of four (4) weeks from the date of receipt of such application, as directed by the learned single Judge. Subject to the liberty above, the writ appeal is dismissed. As a sequel, the miscellaneous applications, if any, shall stand closed.

22. The perusal of the Order in Company Petition No.69 of 2009 [TP No. 43/ HDB/ 2016], dated 09.11.2017, before the Hon'ble National Company Law Tribunal, Hyderabad Bench, by Smt. Anita Kedia W/o. Jitender Kedia – **PETITIONER** against M/s Shruti Agro Farms Limited – Rep.by its Director Mr.Jitender Kumar Kedia & 10 Others - **RESPONDENTS** and the tribunal has passed vide its order Dated 09.11.2017 allowed the claim as prayed for by the Petitioner and declaring Respondent No. 2, 3, 4, i.e. Mahesh Kumar Kedia, Umesh Kumar Kedia, Ajay Kedia, ceased to be Diectors of M/s Shruti Agro Farms Limited, from 09-04-2004, and Sri. Gulzarilal Kedia from 18-12-2004 and all the Sale Deeds, executed by by them are declared null and void, as executed without any authority.
23. The perusal of the Judgment in Common Appeal, filed before National Company Law Appellate Tribunal, New Delhi, in C.A. No. 43 of 2018, dated 02.09.2019 filed by i. SrAjay Kumar Kedai & 4 thers against Smt. Anita Kedai & 4 others, aggrieved by the Order dated 09.11.2017 in C.P. No. 69 of 2009, filed before National Company Law Tribunal, Hyderabad Bench. As the appellate tribunal has found no substance in the Appeal, dismissed the appeal, with costs. Each of the Appellant will pay Rs. 1 Lakh as cost of appeal to the Original Respondent No. 1.
24. The perusal of the Order in Civil Appeal No. 8614/2019, dated 06.12.2019 in the Hon'ble Supreme Court of India, discloses that, the appeal filed by Sri. Mahesh Kumar Kedia & Others – **Appellants** against Smt. Anita Kedia & Others - **Respondents** is dismissed as there no ground to interfere with the impugned orders passed by the Tribunal. Pending interlocutory applications, if any are disposed of.
25. The perusal of the Judgment in O.S. No.931 of 2006, dated 15.11.2017 before the Court of I Additional District Judge, discloses that, Rep. by its Director Mr.Ajay Kumar Kedia – **PLAINTIFF** has filed this suit against [1] Dr. Rajesh Agarwal S/o Suraj Agarwal [2] M/s Shubham Transoceanic Private Limited – **DEFENDANTS**. Suit was filed to declare the Sale Deed No. 10671/2006 as null and void, as it has purchased Ac. 6-00 Gts., in Sy. No. 476 from M/s Shruti Agro



Farms Ltd. vide Sale Deed No. 2490/2006. But Sri. Mahesh Kumar Kedia, who executed this Sale Deed had no authority to represent M/s Shruti Agro Farms Ltd., as he re. signed from the Company on 09-04-2004. As Sri. Mahesh Kumar Kedia has committed the offence of fraudulent transfer, the Hon'ble I Additional District Judge passed judgment and the suit is dismissed and issues are answered in favour of the Defendants.

26. The perusal of the Memo vide Lr.No.LA/Unit - VI / 2020, dated 04.09.2020, issued by the O/o Special Dy. Collector L.A. ORRP, HIMDA, Hyderabad, discloses that, the land in Survey No. 476, admeasuring Ac. 6-02 Guntas situated at Manchirevula Village, Rajendra Nagar Mandal has been notified for Outer Ring Road. After passing of Award, the awarded amount for the extnt Ac. 5-11 Gts., was deposited in the Civil Court and the Court has assigned LAOP. No. 374/2013, IADJ, Ranga Reddy District and an extent of Ac.0-31 Guntas is remained balance extent for payment of compensation. Any document related to present land acquisition and surrender of land and compensation received are not available.

27. The perusal of the Land use information bearing Letter No. 046109/LU/P5/HMDA/ 03062021, dated 08.06.2021, issued by the Hyderabad Metropolitan Development Authority, discloses that, land in Sy. No .476, situated at Manchirevula Village, Gandipet ORRGC Mandal, Ranga Reddy District, is earmarked as partly Special Development Zone (SDZ) [Multipurpose Zone], partly open space buffer zone (Around foreshore of the water bodies), partly water bodies (Rivers, Nalas, Reservoirs & Kuntas), affected by proposed 125 Mts wide ORR and proposed 45 Mts. wide road passing through the Sy. No.

28. The perusal of the Notarized Undertaking, dated 08.10.2021, made by Sri. S.M. Chandrasekhar Sharma, authorised representative of M/s Shruthi Agro Farms Pvt Ltd and M/s Shubham Transoceanic Private Limited, discloses that, for issue of clarification / NOC, for the land to an extent of Ac. 9-19 Guntas, situated at Manchirevula Village, Gandipet Mandal, he has submitted this Undertaking, stating that, they will abide by the terms and conditions as per the guidelines of Irrigation & C A D Department, Government of Telangana , in relation to land near the water bodies.

29. The perusal of the Clarification bearing Lr. No. SE/IC/HYD/DSE/DEE-I/TS-2/ Shruti Agro /1189, dated 08.10.2021, issued by the Superintending Engineer, Irrigation & C A D Department, Government of Telangana discloses that on the application made by M/s Shruthi Agro Farms Pvt. Ltd. and M/s Shubham



Transoceanic Private Limited, rep. by Sri. S.M. Chandrasekhar Sharma, seeking the clarification for the land to an extent of Ac. 9-19 Guntas, situated at Manchirevula Village, Gandipet Mandal. Now, it is clarified that, the Applicant's land in Survey No. 476/AA1 & 476/AA2, to an extent of Ac. 9-19 Guntas is not affected in the MFL of Musi River, but the land to an extent of Ac. 3-09 Gts., is affected in Musi River buffer zone of 50 M. Therefore, the balance land, to an extent of Ac. 6-10 Gts., out of the applied extent of Ac. 9-19 Guntas is not affected in any water body / Nala / Channel and it is free from the water body.

30. The perusal of the Report related to No Objection Certificate, bearing Lr. No. E1/1014/2022, dated 13-05-2022, issued by the District Collector, Ranga Reddy, addressed to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, discloses that, the land in Survey No. 476/AA1 & 476/AA2, to an extent of Ac. 9-19 Guntas is not affected in Musi River, but the land to an extent of Ac. 3-09 Gts., is affected in Musi River buffer zone of 50 M. Now, it is submitted that, there is no objection for construction in Sy. No. 476, an extent of Ac. 6-10 Gts., in balance area.

31. The perusal of the NALA Order bearing Proc. No. 2101079226, dated 27-11-2021, issued by the Tahsildar & Jt. Sub Registrar Office, Gandipet, discloses that, permission is accorded for the conversion of agricultural land in Survey No. 476/AA2, extent 6.00 of Manchirevula Village, Gandipet Mandal, Ranga Reddy District, into non agricultural purpose and this Application was made by M/s Shubham Transoceanic Private Limited, Represented by Sri. Vishnu Kumar Kedia.

32. The perusal of the NALA Order bearing Proc. No. 2101079145, dated 27-11-2021, issued by the Tahsildar & Jt. Sub Registrar Office, Gandipet, discloses that, permission is accorded for the conversion of agricultural land in Survey No. 476/AA1, extent 3.19 (out of 5.25) of Manchirevula Village, Gandipet Mandal, Ranga Reddy District, into non agricultural purpose and this Application was made by M/s Shruthi Agro Farms Private Limited, Represented by Sri. Vishnu Kumar Kedia.

33. The perusal of the Minutes of the Meeting of the Board of Directors of the Company **M/s Shruthi Agro Farms Private Limited**, dated 31-12-2021, discloses that, Sri. Vishnu Kumar Kedia, Director of the Company is authorized to sign, execute and register Development Agreement cum General Power of Attorney, to be entered with **M/s Sri Aditya Kedia Realtors LLP**, in relation to the land admeasuring 16,819 Sq. Yds., (Ac. 3-19 Gts.), in Survey No. 476/AA1 of



Manchirevula Village, Gandipet Mandal, Ranga Reddy District in the name of the Company.

34. The perusal of the Minutes of the Meeting of the Board of Directors of the Company **M/s Shubham Transoceanic Private Limited**, dated 31-12-2021, discloses that, Sri. Vishnu Kumar Kedia, Director of the Company is authorized to sign, execute and register Development Agreement cum General Power of Attorney, to be entered with **M/s Sri Aditya Kedia Realtors LLP**, in relation to the land admeasuring 29,040 Sq. Yds., (Ac. 6-00 Gts.), in Survey No. 476/AA2 of Manchirevula Village, Gandipet Mandal, Ranga Reddy District in the name of the Company.
35. The perusal of the Limited Liability Partnership Agreement of **M/s Sri Aditya Kedia Realtors LLP**, dated 07-10-2021 discloses that [1] Sri. Veerapa Reddy, S/o Sri. V. Kota Reddy – **FIRST PARTY** [2] Sri Jitender Kumar Kedia, S/o.Sri. Gulzari Lal Kedia – **SECOND PARTY** [3] M/s. Tirtarupa Realtors LLP, represented by its Partner Sri. Bandi Vamshikrishna, S/o. Sri. Bandi Parthasaradhi Reddy – **THIRD PARTY** --- All the above parties are collectively referred to as Partners and they entered and formed a Limited Liability Partnership under the Limited Liability Partnership Act 2008, to carry on the business related to real estate. Whereas, Party No. 1 & 2 shall be Designated Partners.
36. The perusal of the Development Agreement cum Irrevocable General Power of Attorney bearing No. 1058/2022, dated 27-01-2022, registered in the Office of the SRO, Gandipet, discloses that, 1. **M/s Shruthi Agro Farms Private Limited**, Represented by its Director Sri. Vishnu Kumar Kedia, S/o Sri. Jitender Kumar Kedia, 2. **M/s Shubham Transoceanic Private Limited**, Represented by its Director Sri. Vishnu Kumar Kedia, S/o Sri. Jitender Kumar Kedia – **LAND OWNERS** have entered into Development Agreement and appointed the developer as Lawful Attorney and the developer is - **M/s Sri Aditya Kedia Realtors LLP**, represented by its Designated Partners 1. Sri. V. Aditya Reddy, S/o Sri. V. Kota Reddy, 2. Sri. Jitender Kumar Kedia, S/o Sri. Gulzari Lal Kedia – **DEVELOPER** – to develop the land --- All that land admeasuring 45,859 Sq. Yds., (equivalent to Ac. 9-19 Gts.), comprising of 16,819 Sq. Yds., (Ac. 3-19 Gts.), in Survey No. 476/AA1 and 29,040 Sq. Yds., (Ac. 6-00 Gts.), in Survey No. 476/AA of Manchirevula Village, Gandipet Mandal, Ranga Reddy District, Telangana and both the Parties mutually agreed to share the built up area and undivided share of land in the proportion of 36.5 % to the Land Owners and 63.5 % to the Developer.



37. The perusal of the Deed of Mortgage No. 8928/2012, dated 23-07-2022 and registered in O/o the SRO, Gandipet, discloses that, [1] M/s. Shruthi Agro Farms Private Limited, Represented by its Director Sri. Vishnu Kumar Kedia, [2] M/s. Shubham Transoceanic Private Limited, Represented by its Director Sri. Vishnu Kumar Kedia, for both represented by DAGPA Holder M/s Sri Aditya Kedia Realtors LLP, represented by its Designated Partners, [1] Sri. V. Aditya Reddy, [2] Sri. Jitender Kumar Kedia - **MORTGAGORS** have mortgaged the said Property, in compliance with the terms and conditions of building construction permission, in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad - **MORTGAGEE** --- All that the built-up area admeasuring 23784.72 Sq. Mtrs. equivalent to 2,56,017 Sq. Fts., in 32nd, 33rd, 34th, 35th and 36th Floors in proposed Multi Storied Residential Building, situated in Survey Nos. 476/AA1 and 476/AA2, situated at Manchirevula Village, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District, Telangana State, covered under Application No. 1407/SKP/Plg/HMDA/2022, dated 10-06-2022.
38. The perusal of the Deed of Mortgage No. 8929/2012, dated 23-07-2022 and registered in O/o the SRO, Gandipet, discloses that, [1] M/s. Shruthi Agro Farms Private Limited, Represented by its Director Sri. Vishnu Kumar Kedia, [2] M/s. Shubham Transoceanic Private Limited, Represented by its Director Sri. Vishnu Kumar Kedia, for both represented by DAGPA Holder M/s Sri Aditya Kedia Realtors LLP, represented by its Designated Partners, [1] Sri. V. Aditya Reddy, [2] Sri. Jitender Kumar Kedia - **MORTGAGORS** have mortgaged the said Property, in compliance with the terms and conditions of building construction permission, in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad - **MORTGAGEE** --- All that the built-up area admeasuring 1,45,048 Sq. Fts., in proposed Multi Storied Residential Building, situated in Survey Nos. 476/AA1 and 476/AA2, situated at Manchirevula Village, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District, Telangana State.
39. The perusal of the Building construction Permission, bearing Permit / Letter No. 1407/SKP/Plg/ HMDA/ 2022, dated 19-08-2022, issued by the Metropolitan Commissioner, Director Planning-I, Hyderabad Metropolitan Development Authority, discloses that, permission accorded for the construction of Multi Storied Residential Apartment consisting of **2 Cellars + 4 Podiums + Ground Floor (for Club House) + 38 Upper Floor with 4 Towers**, in Survey Nos. 476/AA1 and 476/AA2, land admeasuring 38343.18 Sq. Mtrs., or Ac. 9-19 Gts., situated at Manchirevula Village, Gandipet Mandal, Narsingi Municipality, Ranga Reddy



District, and this Application was made by M/s Sri Aditya Kedia Realtors LLP, Represented by Sri. V. Aditya Reddy & Sri. Jitender Kumar Kedia.

40. The perusal of the No Objection Certificate for Height Clearance, bearing No. HYDE/SOUTH/B/012222/650099/48/22/Hy, dated 08-02-2022 (valid up to 07-02-2030), issued by the Office of the Airport Authority of India, Begumpet Airport, Hyderabad, discloses that, No Objection Certificate is issued for the High raised Residential Apartments, Blocks A, B, C, D, and Club House, on the land in Survey Nos. 476/AA1 and 476/AA2, situated at Manchirevula Village, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District.
41. The perusal of the Provisional No Objection Certificate bearing ACK No. 446900002022, dated 10-05-2022, issued by the Office of the State Disaster Response and Fire Services Department, Government of Telangana, discloses that, Provisional No Objection Certificate is issued for the Multi Storied Residential Apartments, consisting of 2 Cellars + 4 Stilts + 1 Ground + 38 Floors, in Survey Nos. 476/AA1 and 476/AA2, situated at Manchirevula Village, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District.
42. The perusal of the Environmental Clearance, with EC Identification No. EC22B039TG161286, dated 16-07-2022, issued by the Ministry of Environment Forests & Climate Change (State Environment Impact Assessment Authority (SEIAA), Telangana), discloses that, Environmental Clearance has been accorded for the construction of Residential Project, by M/s. Sri Aditya Kedia Realtors LLP, consisting of 4 Blocks, with 2C + 4P + 38 Upper Floors, in Survey No. 476/P, total plot area of about 38,344.0 Sq. Mts., situated at Manchirevula Village, Gandipet Mandal, Ranga Reddy District.
43. The perusal of the Encumbrance Certificate, Statement No. 94407435, dated 23-07-2022, issued by the SRO, Gandipet, covering period of 15 years from 01-10-2007 to 22-07-2022, discloses that, there are no other encumbrances and mortgages on this property in Survey Nos. 476/AA1, 476/AA2 of Manchirevula Village and it is reflecting the Document Nos. 1058/2022, 10671/2006, 1066/1995, 1031/1995.
44. The perusal of the Encumbrance Certificate, Statement No. 94848841, dated 26-07-2022, issued by the SRO, Gandipet, covering period of 15 years from 01-10-2007 to 25-07-2022, discloses the Mortgage Deed No. 8929/2022, 8988/2022 (HMDA) and other than this, there are no other encumbrances and mortgages on this property in Survey Nos. 476/AA1, 476/AA2 of Manchirevula Village and it is



also reflecting the Document Nos. 1058/2022, 10671/2006, 1066/1995, 1031/1995.

Whereas, I have conducted online search for Encumbrance Certificate, for the land in Sy. No. 476/P of Manchirevula Village, from the period from 01-01-1983 till date and, no mortgages, other than the above mentioned HMDA Mortgages are observed. Whereas, I have not conducted any physical search, regarding any case / ligations, in relation to the Project land, at any Court. However, the Developer has informed that, there are no litigations / disputes are pending in any Court. Whereas the Land in Sy No 476 is reflected in the Prohibited properties list, However as informed present site property is not Prohibited.

FINAL OPINION

I have gone through the Title Deeds submitted to me for Legal Scrutiny and the fact is revealed that, **M/s Shruthi Agro Farms Private Limited**, Represented by its Authorised Signatory and **M/s Shubham Transoceanic Private Limited**, Represented by its Authorised Signatory – **Land Owners** both are represented by their DAGPA Holder **M/s Sri Aditya Kedia Realtors LLP**, represented by its Designated Partners – **Developer** have got valid and clear marketable title over the Property in Survey No. 476/Part of Manchirevula Village, Gandipet Mandal, Ranga Reddy District.


PVS SAI KUMAR
Advocate

