

7th July 2022

TITLE DUE DILIGENCE REPORT FOR SMT V.RAMA

SCHEDULE OF PROPERTY

OPEN PLOT NO.24, ADMEASURING 340 SQ.YARDS, EQUIVALENT TO 284.24 SQ.METERES IN SURVEY NO.157/7 (Part) SITUATED AT THOKATTA (SIKH) VILLAGE, SECUNDERABAD CONTONMENT, TELANGANA STATE.

PREPARED BY
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INTRODUCTION:

This title report has been prepared for Smt.V.Rama (**Client**) with respect to Open Plot No.24, admeasuring 340 Sq.yards or equivalent to 284.24 Sq.Meters, in Survey No.157/7 (Part), Situated at Thokatta (Sikh) Village, Secunderabad Contonment, Telangana State. (**Property**).

LIMITATION OF SCOPE:

The scope of our review is limited by the following assumptions:

1. We have assumed that we have been provided all material information and nothing having a bearing to the title Property has been withheld or concealed from our review.
2. All signatures, stamps, seals and dates, if any, on all documents supplied to us are copies of originals and genuine.
3. Each party to the document reviewed has the right, power and authority and has taken all actions necessary to execute and deliver, and to exercise its rights and perform its obligations under the documents reviewed.
4. This Report is being given only on the basis of the documents made available to us by the Client for our review. We have not examined the value or conducted a physical verification.
5. Our review addresses only the issues which we, in our absolute discretion, have considered significant, from a legal perspective. We do not accept responsibility for assessing the commercial or technical implications of the documents reviewed by us or matters referred to therein.

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6. This Report is restricted to issues of a legal nature which have come out of the documents and other information reviewed by us.

7. This Report is intended solely for the use of the Client. We specifically disclaim any responsibility or liability to any person as regards this Report and the contents thereof.

TITLE FLOW OF THE PROPERTY :

- From the recital of registered document No.655/1987 registered at Sub Registrar office Marredpally it is revealed that Major D.Tripurantam S/o D.Ganganna was the original owner of land admeasuring Acre 4-05 guntas situated in Sy.No.157/7, Thokatta Village Secunderabad.
- On the recital of the above mentioned document it was further revealed that In the year 1952 D.Tripurantam through his attorney D.G.Rama Rao has agreed to sell the above cited agriculture land to K.L.Ranga Reddy for a sum of Rs.2100/- out of total sale consideration D.Tripurantam has received an amount of Rs.800 towards advance and handover the possession of agricultural land to K.L.Ranga Reddy. Thereafter K.L.Ranga Reddy paid an amount of Rs.1300/- towards balance sale consideration before the Sub Registrar Secunderabad and registered a receipt vide document No.455 of 1966 and made entries in the Book-1, Vol-110, page No.99 & 100 dated 8/3/1966.
- Basing on the above registered receipt and endorsement certificate D.Tripurantam transferred his ownership for the land admeasuring Acre 4-05 guntas situated in Sy.No.157/7, Thokatta Village Secunderabad in favour of K.L.Ranga Reddy vide Registered Doc.No.655/1987 registered at SRO Marredpally.

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- In the year 1979 K.L.Ranga Reddy along with his 2 minor sons namely K.L.Sadanand Reddy & K.R.Narender Reddy rep by their father K.L.Ranga Reddy as guardian has sold the land admeasuring Acre 3-35 guntas situated in Sy.No.157/7 (part), Thokatta Village Secunderabad in favour of P.W.A Officials Co-operative Housing Society Registered as TB.No.867 vide Registered Doc.No.1408/1979 registered at SRO Marredpally. The transaction of transfer of ownership is recorded in the Revenue records also reflecting in Encumbrance search report vide application No.111494.
- P.W.A Officials Co-operative Housing Society Registered as TB.No.867 accorded sanction for layout and developed the land in to 38 plots for the land admeasuring Acre 3-35 guntas vide letter bearing No. 160;304/NCA/DLC dated 29/08/1979.
- Subsequently P.W.A Officials Co-operative Housing Society Registered as TB.No.867 Rep by its authorized president S.S.R.Shastri and Secretary R.Parthasarathy has sold all the plots

to the intending purchasers, particularly plot No.24 admeasuring 340 Sq.yards or 284.24 Sq.Meters situated in Sy.No.157/7 (part), Thokatta Village Secunderabad cantonment sold in favour of Smt V.Rama vide Registered Doc.No.2100/1980 registered at SRO Marredpally. The transaction is reflecting in the Encumbrance search.

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- Thereafter in the year 2022 Smt.V.Rama has sold plot No.24 admeasuring 340 Sq.yards or 284.24 Sq.Meters situated in Sy.No.157/7 (part), Thokatta Village Secunderabad cantonment in favour of Sri Ponnada Sundaram and Smt Ponnada Sharadha vide Registered Doc.No.708/2022 registered at SRO Marredpally. The transaction is reflecting in the Encumbrance search.
- Sri Ponnada Sundaram and Smt Ponnada Sharadha has also applied for No objection Certificate before the Airport Authority Of India vide application No.HYDE/SOUTH/B/052122/673784 for height clearance. Airport Authority Of India has issued No objection Certificate for the construction of proposed structure.

Prohibited Properties:

We note from the prohibited properties register on online portal that the plot No.24 admeasuring 340 Sq.yards or 284.24 Sq.Meters situated in Sy.No.157/7 (part), Thokatta Village Secunderabad cantonment is not an assign land as defined in Telangana Assigned lands (Prohibition of Transfers) Act.9 of 1977. And the land is not attracted by the provision of Telangana Land Reforms (Ceiling on Agricultural Holdings) Act No.1 of 1973. This land is not falling under any category of land prohibited under section 22 A of Registration Act 1908.

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Encumbrance Search:

- We note from the online Encumbrance search Vide Application No.111494. Sri Ponnada Sundaram and Smt Ponnada Sharadha are recorded and reflecting as the owner of open Plot bearing No.24 admeasuring 340 Sq.yards or 284.24 Sq.Meters situated in Sy.No.157/7 (part), Thokatta Village Secunderabad cantonment vide doc.No.708/2022 dated 18-04-2022.

Particulars of Documents Scrutinised :

Sl.No	Date/year	Description of document
1.	29-07-1987	Sale deed bearing No.655/1987
2.	27-06-1979	Sale deed bearing No.1408/1979
3.	04-09-1980	Sale deed bearing No.2100/1980
4.	18-04-2022	Sale deed bearing No.708/2022
5.	07-06-2022	Encumbrance search verified Vide Application No.111494
6.	10-06-2022	Encumbrance search verified Vide Application No.247276
7.	29-08-1979	Pro-Layout PLAN of P.W.A Officials Co-operative Housing Society Registered as TB.No.867 Rep by its authorized president S.S.R.Shastri and Secretary R.Parthasarathy.
8.	26-05-2022	Airport Authority Of India NOC