

C. PRABHAKARA RAO

M.Com., LLB

ADVOCATE



Cell : 98490 12193
Off : 040-2374 5858
Res : 040-2374 6998
Fax : 040-2374 7878

H.No. 8-3-833/202, Plot No. 202, Phase-II,
Kamalapuri Colony, Hyderabad.

Date :

Date: 18-09-2020

TO WHOMSOEVER IT MAY CONCERN

NAME OF THE PROJECT : GREEN WOODS HEIGHTS

I) DESCRIPTION OF THE PROPERTY

All that the land admeasuring Ac 2-00 Guntas forming part of Survey No. 196,
Situated at Kowkur Village, Malkajgiri Mandal, Medchal Malkajgiri District and
bounded by

North : Neighbours Land in Sy.No. 196

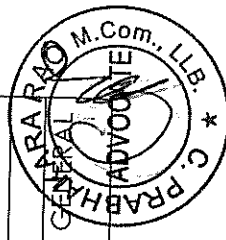
South : Approved layout and common passage

East : Neighbours Land in Sy.No. 196

West : Neighbours Land in Sy.No. 196

II) Particulars of all documents made available for verification with their Registration No., Date, (State here whether Original or Photocopy)

SL.NO	DATE OF THE DOC.	NATURE OF DOCUMENT
1.		PAHANI PATRIKAS
2.		OWNERSHIP CERTIFICATE UNDER SEC 35 AND 37 OF THE HYDERABAD TENANCY AND AGRICULTURAL LANDS ACT 1950
3.	09-09-1991	PROCEEDINGS NO. ROR/12/1989 BY THE MANDAL REVENUE OFFICER MALKAJGIRI MANDAL, RANGA REDDY DISTRICT
4.		PATTA PASS BOOK NO. 274568 BEARING PATTA NO. 142
5.		PATTA TITLE DEED NO. 212660 BEARING PATTA NO. 142
6.		PAHANI PATRIKAS FOR THE YEARS 1995-96, 1998-99, 1999-2000, 2000- 2001, 2005-2006, 2011-2012, 2013-2014, 2014-2015
7.	16-04-2005	ORDERED VIDE NO. C/1474/2003
8.	07-02-2011	AWARD IN OS NO. 1141 OF 2006
9.	16-04-2011	REGISTERED SALE DEED NO. 2446 OF 2013
10.	16-04-2011	REGISTERED SALE DEED NO. 2447 OF 2013
11.	16-04-2011	REGISTERED SALE DEED NO. 2444 OF 2013
12.	16-04-2011	REGISTERED SALE DEED NO. 2445 OF 2013
13.	05-03-2013	PROCEEDINGS NO. 1009/47-A/2013
14.	09-07-2019	REGISTERED JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY NO. 5379 OF 2019



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15.	25-09-2019	REGISTERED RECTIFICATION DEED NO. 7083 OF 2019
16.	15-11-2019	LAND CONVERSION VIDE PROCEEDINGS NO. L/1056/2019
17.	17-07-2019	REGISTERED ANNEXURE - II, AFFIDAVIT NO. 5659 OF 2019
18.	21-09-2019	SANCTION PLAN VIDE FILE NO. 1/C27/22157/2018, PERMIT NO. 1/C27/14075/2019 DATED FROM COMMISSIONER GHMC
19.	28-02-2020	HUF AFFIDAVIT
20.	28-02-2020	HUF AFFIDAVIT
21.	01-10-2018	LIMITED LIABILITY PARTNERSHIP AGREEMENT (A PER THE SECTION 23(4) OF THE LLP ACT 2008)
22.	18-09-2018	THE FORM- 16 - CERTIFICATE OF INCORPORATION
23.	17-06-2019	THE FRESH CERTIFICATE OF INCORPORATION CONSEQUENT UPON CHANGE OF NAME
24.		ONLINE REGISTRATION AND STAMPS DEPARTMENT GOVERNMENT OF TELANGANA - IGRS TELANGANA - PROHIBITED PROPERTY
25.	17-08-2020 18-08-2020 18-09-2020	ENCUMBRANCE CERTIFICATE NO. 48752952 AND 48777192 AND ONLINE ENCUMBRANCE CERTIFICATE NO. 49512459

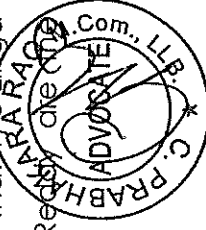
LIST OF DOCUMENTS - I have verified the above-mentioned documents and on verification of the same, it is found that

1) Pahani Patrikas

The **Pahani Patrikas** for the years **1955 to 1958**, issued by the Mandal Revenue Officer Malkajgiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District.

The **Pahani Patrikas** for the years **1964-65**, issued by the Mandal Revenue Officer Malkajgiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District and it further reveals that S Ram Reddy and G Janga Reddy are the possessors of the said land

The **Pahani Patrikas** for the years **1973-74** issued by the Mandal Revenue Officer Malkajgiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajgiri Mandal, Ranga Reddy District and it further reveals that 1) S Linga Reddy 2) Y Shiva Reddy 3) G Laxma Reddy and 4) G Janga Reddy are the possessors of the said land



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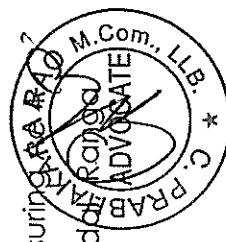
The **Pahani Patrikas for the years 1984-85** issued by the Mandal Revenue Officer Malkajigiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District and it further reveals that 1) Bal Reddy 2) S Linga Reddy 3) G Janga Reddy 4) G Laxma Reddy are the possessors of the said land

The **Pahani Patrikas for the years 1984-85** issued by the Mandal Revenue Officer Malkajigiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District and it further reveals that 1) Y Bal Reddy 2) Linga Reddy 3) G Janga Reddy 4) G Laxma Reddy are the possessors of the said land

The **Pahani Patrikas for the years 1988-89**, issued by the Mandal Revenue Officer Malkajigiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District and it further reveals that 1) Y Bal Reddy 2) S Shiva Reddy 3) G Janga Reddy 4) G Laxma Reddy are the possessors of the said land

The **Pahani Patrikas for the years 1990-91** issued by the Mandal Revenue Officer Malkajigiri, Mandal Ranga Reddy District reveals that **Mohd. Habeebullah** is the pattaedar of the land admeasuring Ac 9-38 Guntas in Survey No. 196 of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District and it further reveals that 1) Y Narasimha Reddy 2) S Devender 3) **G Janga Reddy** 4) G Laxma Reddy 5) Y Shivashanker Reddy are the possessors of the said land.

2) Thereafter Sri. Gowmarapu Jangaiah s/o Ram Reddy (**G Janga Reddy**) who was the possessor obtained **Ownership Certificate under Sec 35 and 37 of the Hyderabad Tenancy and Agricultural Lands Act 1950** for the land admeasuring Ac 9-38 Guntas in Survey No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Ranga Reddy District and was declared as Protected Tenant of the said land.



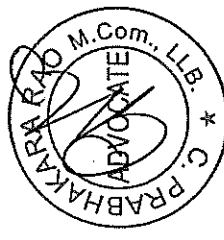
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Thereafter Sri. G Janga Reddy @ Gomaram Jangalau @ Sri. Gowmarapu Jangaiah expired, leaving behind 1) G Pratap Reddy 2) G Narasimha Reddy 3) G Krishna Veni alias S Kistamma (Daughter) and 4) G Vijaya alias Mandadi Vijaya and his Brother G Laxma Reddy are his legal heirs.

- 3) Thereafter **Sri. G Pratap Reddy s/o Janga Reddy** (Son) and Sri. G Lakshma Reddy s/o Sri. Ram Reddy (Brother) got their names mutated in the ROR Record as pattedars for the land admeasuring Ac 2-19 Guntas in Survey No. 196 each of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District having acquired the same by way of succession from Late G Janga Reddy vide **Proceedings No. ROR/12/1989 dated 09-09-1991 by the Mandal Revenue Officer Malkajigiri Mandal, Ranga Reddy District.**
- 4) Thereafter The **Patta Pass Book No. 274568 bearing Patta No. 142** was issued by Mandal Revenue Officer Malkajigiri Mandal, Ranga Reddy District to **Sri. G Pratap Reddy s/o Janga Reddy** being the pattedar for the land admeasuring Ac 2-19 Guntas in Survey No. 196/U, Situated at Kowkur Village, Malkajigiri Mandal, Ranga Reddy District
- 5) Thereafter The **Patta Title Deed No. 212660 bearing Patta No. 142** was issued by Revenue Divisional Officer Chevella Mandal Revenue Officer Malkajigiri Mandal, Ranga Reddy District to **Sri. G Pratap Reddy s/o Janga Reddy** being the pattedar for the land admeasuring Ac 2-19 Guntas in Survey No. 196/U, Situated at Kowkur Village, Malkajigiri Mandal, Ranga Reddy District
- 6) The **Pahani Patrikas for the years 1995-96, 1998-99, 1999-2000, 2000-2001, 2005-2006, 2011-2012, 2013-2014, 2014-2015**, issued by the Mandal Revenue Officer Malkajigiri, Mandal Ranga Reddy District reveals that **G Pratap Reddy** is the pattaedar and possessor of the land admeasuring Ac 2-19 Guntas in Survey No. 196/EE of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District.



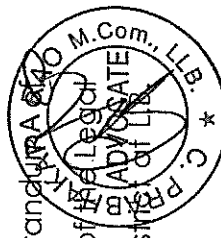
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7) Thereafter the 1) Sri. G. Venkat Ram Reddy S/o. Sri. G. Narsimha Reddy, 2) Sri. G. Mallikarjun Reddy S/o. Late. G. Narsimha Reddy 3) Smt. S. Vimala Rajeshwari W/o. Sri. S. Satyanarayana and 4) Sri. G. Vinoda Parmeshwari W/o. Sri. A. Mohan Reddy (Appellants) who are the grandsons of Late Janga Reddy (ie. Sri. G. Narasimha Reddy is son of Ram Reddy) filed a appeal in the Court of the Revenue Divisional Officer Chevella Division Ranga Reddy District to the Orders bearing Proceedings No. ROR/12/1989 dated 09-09-1991 by the Mandal Revenue Officer Malkajigiri Mandal, Ranga Reddy District against Sri. G. Pratap Reddy S/o. Late G. Janga Reddy and Sri. G. Narsimha Reddy S/o. Late G. Janga Reddy, (Respondents) and stated that the said proceedings with respect of the land admeasuring Ac 4-38 Guntas in Survey No. 196/EE of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District was issued without issuing any notice to the appellants and the same may be set aside as it is there ancestors property but it was stated that when Janga Reddy was alive the said property was partitioned in 2 equal half share and the first half was allotted to his First Son Sri. G Pratap Reddy ie. Ac 2-19 Guntas in Survey No. 196 and second half was allotted to his brother Sri. G Laxma Reddy ie. Ac 2-19 Guntas in Survey No. 196, thus the same is not genuine and therefore it was **Ordered vide No. C/1474/2003 dated 16-04-2005** stating that the appeal filed herein is with false claim and the appeal is hereby dismissed.

8) Thereafter, 1) Sri. G. Venkat Ram Reddy S/o. Sri. G. Narsimha Reddy, 2) Sri. S. Vimala Rajeshwari W/o. Sri. S. Satyanarayana (Plaintiffs/Petitioners) filed a Suit for Partition bearing **OS No. 1141 of 2006** before Hon'ble Court of the IV Additional Senior Civil Judge, Ranga Reddy District against 1) Sri. G. Narsimha Reddy S/o. Late G. Janga Reddy, 2) Sri. G. Mallikarjun Reddy S/o. Late. G. Narsimha Reddy, 3) Sri. G. Vinoda Parmeshwari W/o. Sri. A. Mohan Reddy and 4) Sri. G. Pratap Reddy S/o. Late G. Janga Reddy (Defendants/ Respondents) for partition and separate possession of the land admeasuring Ac 2-19 Guntas in Survey No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Ranga Reddy District and thereafter on the intervention of elders, mediators and common well-wishers have agreed to settle dispute through Compromise before the Lok Adalat and entered into a Memorandum of Understanding and Compromise and thereafter an **Award was passed on 07-02-2011** u/s 21 of the Lok Adalat Act, 1987 before the Lok Adalat at Ranga Reddy District.



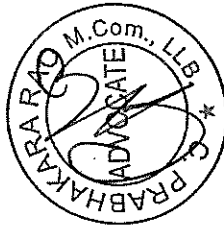
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Nagar wherein it was settled that an area A.0-15 Guntas is jointly shared by Plaintiffs and Defendants 1 to 3 and remaining Ac. 2-04 Guntas by Defendant/ Respondent No. 4 . The Parties have agreed that the entire land shall be sold away and the proceeds for the Ac. 0-15 Guntas shall be received jointly by the Plaintiffs /Petitioners and the Defendants/ Respondents 1 to 3, in their rights directly from the Purchaser, while the sale consideration for remaining Ac.2-04 Guntas shall be received by the 4th Defendant / Respondent from the Purchaser and it was also agreed that the Plaintiffs/ Petitioners 1 and 2 and the Defendants 1-3 who are jointly entitled to receive the sale consideration for 15 Guntas of land, also would sign on the Sale Deed to be executed in favour of the prospective purchaser, towards their share of 15 Guntas of land.

9) 1) Thereafter, 1) Sri. Gowmarapu Pratap Reddy S/o. Late G. Janga Reddy, 2) Sri. Gowmarapu Narsimha Reddy S/o. Late Sri. G. Janga Reddy, 3) Sri Gowmarapu Krishna Veni W/o. Sri. S. Krishna Reddy and 4) Smt. Gowmarapu Vijaya W/o. Late. M. Madhusudhan Reddy ("VENDORS") and 1) Sri. Gowmarapu Sitaram Reddy S/o. Sri. G. pratap Reddy, 2) Smt. Gowmarapu Maheshwari W/o. Sri. B. Raji Reddy, 3) Sri. Gowmarapu Madhava Reddy S/o. Sri. G. Pratap Reddy 4) Sri. Gowmarapu Vimala Rajeshwari W/o. Sri. S. Satyanarayana Reddy, 5) Smt. Gowmarapu Vinoda Parmeshwari W/o. Sri. A. Mohan Reddy, 6) Sri. G. Venkat Ram Reddy S/o. G. Narsimha Reddy and 7) Sri. G. Mallikarjun Reddy S/o. Sri. G. Narsimha Reddy ("CONSENTING PARTIES") executed a **Registered Sale Deed No. 2446 of 2013 dated 16-04-2011** in favour of 1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by itsKarta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal ("VENDEES") conveying the title and possession of land admeasuring Ac. 0- 18.68 Guntas, out of their total land admeasuring Ac. 2-19 Guntas, in Sy. No. 196/U of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District.



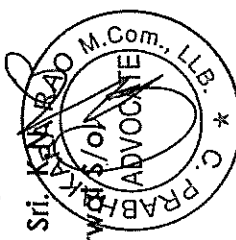
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10) 1) Thereafter, 1) Sri. Gowmarapu Pratap Reddy S/o. Late G. Janga Reddy, 2) Sri. Gowmarapu Narsimha Reddy S/o. Late Sri. G. Janga Reddy, 3) Sri. Gowmarapu Krishna Veni W/o. Sri. S. Krishna Reddy and 4) Smt. Gowmarapu Vijaya W/o. Late. M. Madhusudhan Reddy ("VENDORS") and 1) Sri. Gowmarapu Sitaram Reddy S/o. Sri. G. pratap Reddy, 2) Smt. Gowmarapu Maheshwari W/o. Sri. B. Raji Reddy, 3) Sri. Gowmarapu Madhava Reddy S/o. Sri. G. Pratap Reddy 4) Sri. Gowmarapu Vimala Rajeshwari W/o. Sri. S. Satyanarayana Reddy, 5) Smt. Gowmarapu Vinoda Parmeshwari W/o. Sri. A. Mohan Reddy, 6) Sri. G. Venkat Ram Reddy S/o. G. Narsimha Reddy and 7) Sri. G. Mallikarjun Reddy S/o. Sri. G. Narsimha Reddy ("CONSENTING PARTIES") executed a **Registered Sale Deed No. 2447 of 2013 dated 16-04-2011** in favour of **1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by itsKarta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal conveying the title and possession of land admeasuring Ac. 0-23.91 Guntas, out of total land admeasuring Ac. 2-19 Guntas, in Sy. No. 196/U, Situated at Kowkur Village, Malkajgiri Mandal, Ranga Reddy District.**

11) Thereafter, 1) Sri. Gowmarapu Pratap Reddy S/o. Late G. Janga Reddy, 2) Sri. Gowmarapu Narsimha Reddy S/o. Late Sri. G. Janga Reddy, 3) Sri. Gowmarapu Krishna Veni W/o. Sri. S. Krishna Reddy and 4) Smt. Gowmarapu Vijaya W/o. Late. M. Madhusudhan Reddy ("VENDORS") and 1) Sri. Gowmarapu Sitaram Reddy S/o. Sri. G. pratap Reddy, 2) Smt. Gowmarapu Maheshwari W/o. Sri. B. Raji Reddy, 3) Sri. Gowmarapu Madhava Reddy S/o. Sri. G. Pratap Reddy 4) Sri. Gowmarapu Vimala Rajeshwari W/o. Sri. S. Satyanarayana Reddy, 5) Smt. Gowmarapu Vinoda Parmeshwari W/o. Sri. A. Mohan Reddy, 6) Sri. G. Venkat Ram Reddy S/o. G. Narsimha Reddy and 7) Sri. G. Mallikarjun Reddy S/o. Sri. G. Narsimha Reddy ("CONSENTING PARTIES") executed a **Registered Sale Deed No. 2444 of 2013 dated 16-04-2011** in favour of **1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal**



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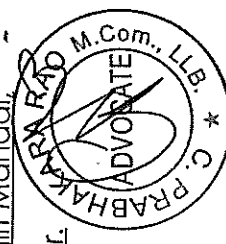
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Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal conveying the title and possession of land admeasuring Ac. 0-17.73 Guntas, out of their total land admeasuring Ac. 2-19 Guntas, in Survey No. 196/U, Situated at Kowkur Village, Malkajigiri Mandal, Ranga Reddy District.

12) Thereafter, 1) Sri. Gowmarapu Pratap Reddy S/o. Late G. Janga Reddy, 2) Sri. Gowmarapu Narsimha Reddy S/o. Late Sri. G. Janga Reddy, 3) Sri Gowmarapu Krishna Veni W/o. Sri. S. Krishna Reddy and 4) Smt. Gowmarapu Vijaya W/o. Late. M. Madhusudhan Reddy ("VENDORS") and 1) Sri. Gowmarapu Sitaram Reddy S/o. Sri. G. pratap Reddy, 2) Smt. Gowmarapu Maheshwari W/o. Sri. B. Raji Reddy, 3) Sri. Gowmarapu Madhava Reddy S/o. Sri. G. Pratap Reddy 4) Sri. Gowmarapu Vimla Rajeshwari W/o. Sri. S. Satyanarayana Reddy, 5) Smt. Gowmarapu Vinoda Parmeshwari W/o. Sri. A. Mohan Reddy, 6) Sri. G. Venkat Ram Reddy S/o. G. Narsimha Reddy and 7) Sri. G. Mallikarjun Reddy S/o. Sri. G. Narsimha Reddy ("CONSENTING PARTIES") executed a **Registered Sale Deed No. 2445 of 2013 dated 16-04-2011** in favour of 1) **Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal** conveying the title and possession of land admeasuring Ac. 0-19.68 Guntas, out of their total land admeasuring Ac. 2-19 Guntas, in Survey No. **196/U**, Situated at of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District.

By virtue of the above documents 1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal became the absolute owner and possessor of the land total land admeasuring Ac 2-00 Guntas forming a part of Sy. No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District) under S.R.O. Vallab Nagar.



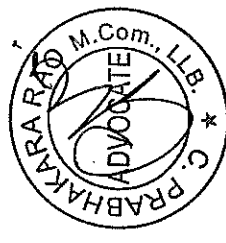
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13) Thereafter the Orders passed by the District Registrar and Collector Ranga Reddy District vide **Proceedings No. 1009/47-A/2013 dated 05-03-2013** reveals that the documents executed by Sri. Gowmarapu Pratap Reddy in favour of Shri. Prem Kumar Sanghi with respect of the land in Survey Nos. 196, Situated at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District was not accepted by the Sub Registrar of Vallabahnagar due to the market value issue under u/s 47-A of the India Stamp (AP Amendment) Act 1971 and the same was kept pending as doc nos. P23/2011 to P 26/2011 for registration and after representation's submitted by the parties and by ascertaining the correct market value the same is thereby registered by receiving the deficit stamp duty.

14) Thereafter 1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal entered into a **Registered Joint Development Agreement cum General Power of Attorney No. 5379 of 2019 dated 09-07-2019 with M/s. Mehta & Modi Reality Kowkur L.L.P, Represented by its Partner Sri. Anand S. Mehta S/o. Sri. Suresh U. Mehta** for the development of the land admeasuring Ac. 2-00 Guntas, forming a part of Sy. No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District) under S.R.O. Vallab Nagar into proposed residential complex consisting of 119 residential flats and agreed to share the built-up area flat wise wherein the land owner is allotted 43 flats total admeasuring 74,560 Sft along with u/s of 3,161 Sq.Yds and the Developer is allotted 76 flats admeasuring 1,32,500 sft along with u/s of 5,618 sq.Yds allotted as per the ANNEXURE herein and also agreed to name the said residential complex as GREEN WOODS, and further the developer got GPA rights to enter into agreement of sale , sale deeds, receive sale consideration, to register etc with respect of its share.



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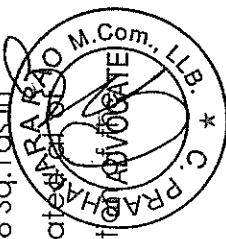
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15) Thereafter, 1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 5) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal executed a **Registered Rectification Deed No. 7083 of 2019 dated 25-09-2019 in favour of M/s. Mehta & Modi Reality Kowkur L.L.P, Represented by its Partner Sri. Anand S. Mehta S/o. Sri. Suresh U. Mehta** rectifying the mistake of the Principle Sale Deed No. 7083 of 2019 dated 25-09-2019, on Page 8 from "with respect of the allocation of the flats number wise, floor wise and Block wise and except this no other changes were made and the same will be read as part and parcel of the Registered Joint Development Agreement cum General Power of Attorney No. 5379 of 2019 dated 09-07-2019

Permissions

16) Thereafter Sri. Prem Kumar Sanghi got converted the Agricultural land admeasuring Ac. 1-32 Guntas, forming a part of Sy. No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District from Agricultural purpose to Non-Agricultural purpose vide **Proceedings No. L/1056/2019 dated 15-11-2019** from the Revenue Divisional Officer Malkajigiri Division.

17) Thereafter 1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 5) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal Agarwal represented by their JDA cum GPA Holder M/s Mehta and Modi Realty Kawkoor LLP represented by its Designated Partner Sri, Anand S Mehta s/o Sri. Suresh U Mehta executed a **Registered Annexure – II, Affidavit No. 5659 of 2019 dated 17-07-2019** in favour of **Commissioner GHMC** mortgaging the 16 flats bearing Nos. 201 and 216 with a built up area of 2,123.30 Sq.Mtrs or 22,930.36 Sft on First Floor with u/s of 1,171.78 Sq.Yds in the proposed gated community group housing in Survey No. 196(P), Situated at Kowkur Village, Malkajigiri Mandal, Ranga Reddy District against the sanction of the



C. PRABHAKARA RAO

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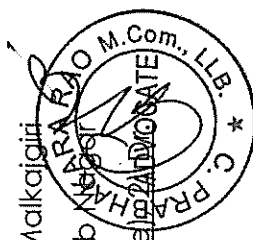
Hi-rise building permission for residential apartments under the Hyderabad revised rules and compliance of GO MS o. 86 MA dated 03-03-200, GO MS No. 17 MA dated 29-04-2006, GO MS No. 623 MA dated 01-12-2006 and GO MS NO. 168 MA dated 067-04-2012.

18) Thereafter Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, obtained sanction plan for the construction of 2 cellar + Ground + 6 upper floors in the land admeasuring 8099.63 Sq.Mtrs in Survey no. 196, Situated at of Kowkur Village, Malkajigiri Mandal, Ranga Reddy District vide **File No. 1/C27/22157/2018, Permit No. 1/C27/14075/2019 dated 21-09-2019 from Commissioner. GHMC** and also mortgaged an area of 2138.3 Sq.Mtrs in First Floor in favour of the Commissioner GHMC vide Regd Affidavit no. 5659 of 2019.

HUF Affidavits

19) Thereafter, **Sri. Nilesh Agarwal Kartha of the HUF of M/s. Nilesh Agarwal (HUF)** deposed an **Affidavit dated 28-02-2020** stating that land admeasuring Ac 2-00 Guntas forming a part of Sy. No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District) under S.R.O. Vallab Nagar was purchased in the name of the said HUF and the 1) Mukta Agarwal (Wife), 2) Yash Agarwal (Son) and Navya Agarwal (Daughter) are the coparceners of the aid HUF and he is representing the said coparceners and the coparceners have given their consent to the kartha for direct and or indirect beneficial interest of the members of the HUF for selling the property in favour of the prospective purchasers and all rights . lines and title of the said property and there are aware of the terms and conditions of the creation of the security interest and have consented the alienation of the said property.

20) Thereafter, **Sri. Prem Kumar Sanghi Kartha of the HUF of M/s. Prem Kumar Sanghi (HUF)** deposed an **Affidavit dated 28-02-2020** stating that land admeasuring Ac 2-00 Guntas forming a part of Sy. No. 196, Situated at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District) under S.R.O. Vallab Nagar was purchased in the name of the said HUF and the 1) Sushma Sanghi (Wife)



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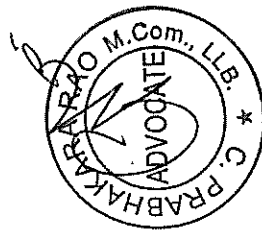
ADVOCATE

Nishi Sanghi (Daughter) 3) Prishita Sanghi (Daughter) and 4) Nakul Sanghi (Son) are the coparceners of the aid HUF and he is representing the said coparceners and the coparceners have given their consent to the kartha for direct and or indirect beneficial interest of the members of the HUF for selling the property in favour of the prospective purchasers and all rights . lines and title of the said property and there are aware of the terms and conditions of the creation of the security interest and have consented the alienation of the said property.

Firm Details

21) Thereafter 1) M/s Modi Properties Private Limited represented by its Managing Director Sri. Soham Modi s/o Late Sri. Satish Modi (First party) and 2) Sri. Anand S Mehta s/o Sri. Suresh U Mehta (Second party) entered into a **Limited Liability Partnership Agreement (a per the section 23(4) of the LLP Act 2008) dated 01-10-2018** and agreed to start an LLP under the LLP Act 2008 in the name of MEHTA AND MODI REALTY ANNOJIGUDA LLP having its main object to carry out the business to buy and sell immovable property, to develop immovable property into plots, residential complex, houses, commercial complex etc, to take construction contract , to borrow or lend funds related to real estate development, etc, having its office at 5-4-187/3 & 4 Soham Mansion M G Road Secunderabad and agreed that first party and second party shall be the designated partners of the LLP further agreed to share the profit and loss at the rate of 75%: 25% respectively and further agreed that the designated partners shall be authorized to enter into a agreement of sale, sale deeds, GPA, MOU , etc with respect to the business of the firm.

22) Thereafter, **The Form- 16 - Certificate of incorporation dated 18-09-2018** issued by the Registrar of Hyderabad Ministry of Corporate Affairs reveals that MEHTA & MODI REALTY (ANNOJIGUDA) LLP is incorporated under sec 12(1) of the Limited Liability Partnership Act 2008 bearing its LLP identification Number AAN-2987.



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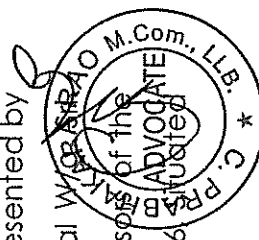
23) Thereafter, **The Fresh Certificate of Incorporation Consequent Upon Change of Name dated 17-06-2019** under Rule 20(3) of the LLP Rules 2009 issued by the Asst. Registrar of Companies reveals that MEHTA & MODI REALTY (ANNOJIGUDA) LLP is changed to MEHTA & MODI REALTY KOWKUR LLP of bearing its LLP identification Number AAN-2987.

24) Thereafter the **Online Registration and Stamps Department Government of Telangana - IGRS Telangana – Prohibited Property** reveals that Sy. No. 196, Situated at Kowkur Village, Malkajgiri Mandal, Medchal- Malkajgiri District (formerly R.R. District) is not under prohibited properties.

25) The **Encumbrance Certificate Bearing No. 48752952 dated 17-08-2020, 48777192 dated 18-08-2020, and Online Encumbrance Certificate Bearing No. 49512459 dated 18-9-2020**, is for the total period of **32 years from 01-04-1987 to 17-09-2020** and it shows all the transactions that have taken place in that period.

Note: It is observed that Sri. Gowmarapu Pratap Reddy who was the pattedar was given the patta pass book and patta title deed bearing patta no. 142 which shows that he is having land admeasuring Ac 2-19 Guntas in Survey No. 196/U, but in the pahani patrikas the same is recorded as 196/EE, hence there was ambiguity in considering the by number/podi of the survey no. 196, thereafter the other related documents executed Sri. Gowmarapu Pratap Reddy and others for the remaining extent was also verified and it was also mentioned as 196/U, Hence Patta Pass Book and Patta Title Deed are considered as these documents give Title to the pattedar and Pahani Patrikas are record of the same maintained by the MRO.

CONCLUSION – With the above discussions, I am of the opinion that 1) Shri. Prem Kumar Sanghi S/o. Late. M.L. Sanghi, 2) Sri. Prem Kumar Sanghi HUF, Represented by its Karta Sri. Prem Kumar Sanghi, 3) Smt. Sushma Sanghi W/o. Sri. Prem Kumar Sanghi, 4) Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal, 5) Sri. Nilesh Agarwal HUF, Represented by its Karta Sri. Nilesh Agarwal S/o. Sri. K.N. Agarwal 6) Smt. Mukta Agarwal W/o. Sri. Nilesh Agarwal (Land owners) became the absolute owners and possessors of the land total land admeasuring Ac 2-00 Guntas forming a part of Sy. No. 196 situated

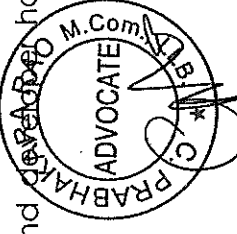


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at Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District) under S.R.O. Vallab Nagar through Registered Sale Deed No. 2446 of 2013 dated 16-04-2011, Registered Sale Deed No. 2447 of 2013 dated 16-04-2011, Registered Sale Deed No. 2444 of 2013 dated 16-04-2011 and Registered Sale Deed No. 2445 of 2013 dated 16-04-2011. Thereafter M/s. Mehta & Modi Reality Kowkur L.L.P, Represented by its Partner Sri. Anand S. Mehta S/o. Sri. Suresh U. Mehta (Developer) got the said land for development through Registered Joint Development Agreement cum General Power of Attorney No. 5379 of 2019 dated 09-07-2019 and the same was rectified through Registered Rectification Deed No. 7083 of 2019 dated 25-09-2019 and thereafter the land owner and developer allocated the built-up area flat wise. Both the land owners and developer have rights over their respective shares.



C. PRABHAKARA RAO
Advocate

Place : Hyderabad
Date : 18-09-2020