

Smt R. Durga Prasanna
Advocate
Panel Advocate for
S.B.I., ANDHRA BANK & PNB

Ph. 27400370/9440049217
Flat No.6-2, Praveen Residency
H.No.2-2-41/2, Plot No.B-14
D.D.Colony, Hyderabad- 7

Date: 14-03-2020

ANNEXURE – B

Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the Advocate)


1.	a)	Name of the Branch/Business Unit/Office seeking opinion SBI, Banjara Hills Road no.12 Branch, Hyderabad			
	b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.			
	c)	Name of the borrower M/s. Maruthi Corporation Limited rep., by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy Project Name : "Maruthi Spring Field County"			
2.	a)	Name of the unit/concern/person offering the property/(ies) as security M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy Project Name : "Maruthi Spring Field County"			
	b)	Constitution of the unit/ concern/ person/ body/authority offering the property for creation of charge. -			
	c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc) -Not Applicable-			
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.				
	a)	Survey No.	Sy No. 8, 10 and 13		
	b)	Door/House No. (in case of house property)	As per lay out 216 Open pots on an extent 81251.50 Sq. yards		
	c)	Extent/area including plinth/built up area in case of house property	Sy No. 8 extent Ac. 16.26 gts, Sy No. 10 an extent of Ac. 1.17 gts, Sy No. 13 an extent of Ac. 0.03 gts total extent Ac.18-06 gts		
	d)	Locations like name of the place, village, city registration, sub-district etc, boundaries.	Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District Now Ranga Reddy District.		
4	a)	Particulars of the documents scrutinized-serially and chronologically. -Yes -			
	b)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. - Original and certified copies -			
Sl. No.	Date of Document	Document No.	Nature of Document	Original / Xerox	To be obtained
1	31-12-2014	10088 of 2014	Regd sale deed	Original	Original
2	31-12-2014	10087 of 2014	Regd sale deed	Original	Original
3	27-12-2014	9931 of 2014	Regd Agreement of Sale cum GPA	Original	Original
4	22-12-2014	9909 of 2014	Regd Rectification deed	Xerox	Xerox



5	16-04-2013	6563 of 2013	Regd Sale Deed	Xerox	Xerox
6	03-05-2012	3517 of 2012	Regd sale deed	Xerox	Xerox
7	01-08-2011	3792 of 2011	Regd sale deed	Xerox	Xerox
8	23-03-1994	999 of 1994	Regd sale deed	Original	Original
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27			CC of Doct No. 10087 of 2014	Original	Original
28			CC of Doct No. 10088 of 2014	Original	Original
29	14-03-2020	-	Letter from Maruthi corporation Ltd	Original	Original



 RDN

5	a)	Whether certified copy of all title documents are obtained from the relevant Sub-registrar office and compared with the documents made available by the proposed mortgagor (please also enclose all such certified copies and relevant fee receipts along with the TIR)	YES, enclosed
	b)	Whether all pages in the certified copies of title documents which are obtained directly from Sub Registrar's office have been verified page by page with the original documents submitted?	-yes-
	c)	Whether the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (in case originals title deed is not produced for comparing with the certified or original copies should be handled more diligently and cautiously)	-
6	a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	YES
	b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	- No adverse findings found -
	c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification are made?	Not possible
7	a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO, Shadnagar and Farooqnagar.
	b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar -general. If so, please name all such offices?	SRO, Farooqnagar
	c)	Whether search has been made at all the offices named at (b) above?	-as above-
	d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	- No -
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 Crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used) - Attached in separate sheet -		
9	Nature of title of the intended Mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/possessory rights or Inam Holder or Government Grantee/Allottee etc.)		

10	a)	If leasehold, whether: Lease Deed is duly stamped and registered.	- Not applicable-
	b)	Lessee is permitted to mortgage the leasehold right,	-
	c)	If, a sub-lease, check the lease deed in favour of lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also.	-
	d)	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	-
	e)	Duration of the Lease/unexpired period of lease	-
	f)	Right to get renewal of the leasehold rights and nature thereof	-
11	a)	If Government grant/allotment/lease-cum/sale agreement, whether grant/ agreement etc provides for alienable rights to the mortgagor with or without conditions.	- Not applicable-
	b)	The mortgagor is competent to create charge on such property	- Not applicable-
	c)	Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available	- Not applicable-
12		If occupancy right whether	
	a)	Such rights is heritable and transferable	- Not applicable-
	b)	Mortgage can be created	- Not applicable-
13		Nature of minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	- Not applicable -
14		If the property has been transferred by way of Gift/Settlement Deed whether	- Not applicable -
	a)	Gift settlement deed is duly stamped and registered	-
	b)	The Gift/Settlement Deed has been attested by two witness	-
	c)	The Gift/Settlement Deed transfers the property to Donee	-
	d)	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions.	-
	e)	Whether there is any restriction on the Donor in executing the gift/settlement deed in question	-
	f)	Whether the donee is in possession of the gifted property.	-
	g)	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	-
	h)	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	-Not applicable -
15	a)	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	- Not applicable-
	b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	
	c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage title thereon.	



	c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage title thereon.	-
	d)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	-
	e)	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	-
16		Whether the title documents include any testamentary documents/wills?	- Not applicable-
	a)	In case of wills whether the will is registered will or unregistered will?	-
	b)	Whether will is the matter needs a mandatory probate and if so whether the same is probated by a competent court?	-
	c)	Whether the property is mutated on the basis of will?	-
	d)	Whether the original will is available?	-
	e)	Whether the original death certificate of the testator is available?	-
	f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will etc, which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained)	-
17	a)	Whether the property is subject to any wakf rights?	- No=
	b)	Whether the property belongs to Church/temple or any religious/other institutions having any restriction in creation of charges on such properties	-- Not applicable-
	c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	-
18	a)	Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	- Not applicable-
	b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	-
19	a)	If so additional precautions/permissions to be obtained for creation of valid mortgage?	- Not applicable-
	b)	Whether the trust is a private or public trust and whether the trust deed specifically authorizes the mortgage of the property?	-
	c)	Whether the property belongs to any trust or is subject to the rights of any trust?	-
	d)	Requirements, if any for creation of mortgage as per the Central/State laws applicable to the trust in the matter.	-
20	a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage.	- Not applicable-



	b)	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	-
	c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	-converted-
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	- Not applicable-
22	a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	-- Not applicable-
	b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	-
23	a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	- Not applicable-
	b)	If, so whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	-
	C)	Whether the title documents have any court seal/ marking which points out any litigation/attachment/ security to court in respect of the property in question? In such case please comment on such seal/markings	-
24	a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	- Not applicable-
	b)	Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	- Not applicable-
	C)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	- Not applicable-
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not Applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above company from any other company or limits liability partnership (LLP) firm? Yes/No.	Not Applicable
	b) ii)	If Yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company/LLP(seller) and the vendee company (purchaser)?	Not Applicable
	b) iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) Yes/No.	Not Applicable
	b) iv)	If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied ? Yes/No.	Not Applicable
26		In case of Societies, Association, the required authority/power	- Not applicable-



	to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	
27	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or proprietary Concerns in favour of their Partners/employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	- Not applicable-
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Not Applicable
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	- Not applicable-
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g) Please comment on the genuineness of POA?	- Not applicable-
	h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential/ commercial complex, check and comment on the following:	
	a) Promoter's/Land owner's title to the land/ building;	Yes
	b) Development Agreement/Power of Attorney;	Yes
	c) Extent of authority of the Developer/ builder;	--
	d) Independent title verification of the Land and/or building in question;	Yes
	e) Agreement for sale (duly registered);	- Not applicable
	f) Payment of proper stamp duty;	
	g) Requirement of registration of sale agreement, development agreement, POA etc.;	Not applicable



38	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc) or the actual current boundary? If so please elaborate/ comment on the same, - No -								
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.) Not applicable to be verified based on valuation report								
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc. -No Bar -								
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? - The property is enforceable security, as the sale deed will be executed with boundaries.-								
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard. - Not applicable -								
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of Mortgage and additional precautions, if any to be taken in such cases. As per the Law enforceable								
44	Additional aspects relevant for investigation of title as per local laws. -								
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.								
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage. I am of the opinion that the title M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy having purchased the same by virtue of regd Sale Deed No. 10088/2014 and 10087/2014 are having valid, absolute and clear marketable title.								
47	<table border="0"> <tr> <td>1) Whether the Real Estate project comes under Real Estate (Regulation and Development) Act, 2016?</td> <td>Yes</td> </tr> <tr> <td>2) Whether the project is registered with the Real Estate Regulatory Authority? If so the details of such registration are to be furnished.</td> <td>Yes</td> </tr> <tr> <td>Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?</td> <td>Regn. No. P02400001602</td> </tr> <tr> <td>3) Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?</td> <td>To be verified</td> </tr> </table>	1) Whether the Real Estate project comes under Real Estate (Regulation and Development) Act, 2016?	Yes	2) Whether the project is registered with the Real Estate Regulatory Authority? If so the details of such registration are to be furnished.	Yes	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Regn. No. P02400001602	3) Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	To be verified
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Date: 14-03-2020,
Place: Hyderabad

(R. DURGA PRASANNA)
S.B.I. PANEL ADVOCATE



Certificate of title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having Verified and checked the records of the relevant Government Offices/**Sub-Registrar(s)Office(s), Shadnagar and Farooqnagar**, Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and Encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01-01-1983 to 28-02-2020** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, **M/s. Maruthi Corporation Limited** represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy.
9. I certify that **M/s. Maruthi Corporation Limited** represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:



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27			CC of Doct No. 10087 of 2014	Original
28			CC of Doct No. 10088 of 2014	Original



11. There are no legal impediments for creation of the Mortgage under any Applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY-A (Doct No. 10088 of 2014)

All that the agricultural land bearing in Sy No. 10 an extent of ac. 1.17 gts, Sy No. 13 an extent of Ac. 0.03 gts total extent Ac. 1.20 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District:

BOUNDARIES FOR LAND Sy No. 10

North : Road
 South : Land of B. Narsimha Reddy in Sy No. 8
 East : Road
 West : Land of Hamsu in Sy No. 9

Sy No. 13

Sy No. 13 /part
 Road
 Road
 Sy No. 13/part

SCHEDULE OF THE PROPERTY-A (Doct No. 10087 of 2014)

All that the agricultural land bearing in Sy No. 8 an extent of Ac. 16.26 gts, situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District:

BOUNDARIES FOR LAND Sy No. 8

North : Sy No. 9 and 10
 South : Sy No. 1 and 2
 East : Road in Sy No. 7 and 4
 West : Road and Sy No. 250 and 251

Place : Hyderabad,
 Date : 14-03-2020.

(R. DURGA PRASANNA)
 S.B.I. PANEL ADVOCATE



Smt R. Durga Prasanna

Ph. 27400370/9440049217

Smt R. Durga Prasanna
Advocate
Panel Advocate for
S.B.I., ANDHRA BANK & PNB

Ph. 27400370/9440049217
Flat No.6-2, Praveen Residency
H.No.2-2-41/2, Plot No.B-14
D.D.Colony, Hyderabad- 7

Search Report-1

PARTICULARS OF DOCUMENT :	
1. Description of Document	All that the agricultural land bearing in Sy No. 10 an extent of ac. 1.17 gts, Sy No. 13 an extent of Ac. 0.03 gts total extent Ac. 1.20 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District.
2. Document No.	10088 of 2014
3. Nature of Document	Regd Sale Deed
4. Date of Execution	31-12-2014
5. Executants	Mr. Gouravarajula Venkateshwar Rao S/o. Govardhan Rao represented by his AGPA holder Bheemreddy Narsimha Reddy S/o. Sathyanarayana Reddy
6. Claimant	M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy
7. Office Where the Document Registered	Sub- Registrar, Farooqnagar.
Book No. /Scan No.	1, 1415-1-10088-2014
8. Date of Registration	31-12-2014

CERTIFICATE

I certify that as per instruction of State Bank of India, Banjara Hills Road No.12, Hyderabad, I have verified original with certified copy issued by the Sub-Registrar Office, Farooqnagar and undertaken search of their records on the regards to the contents of the title deed under Regd. **Sale Deed No. 10088/2014** dated **31.12.2014** conveying the property mentioned therein in favour of **M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy.**

I confirm that the **Regd Sale Deed No. 10088/2014** was registered in the record of the Sub-Registrar of Assurances, Farooqnagar on 31.12.2014 in Book No. **I** Scan No. 1415-1-10088-2014 in the name of the person mentioned therein respectively submitted for verification.



I further confirm that

1. That the transactions covering the title deeds are perfect in all aspects and suffer no legal impediments.
2. All particulars of the title deed is inconformity with record of the Sub-Registrar of Assurance, Farooqnagar as evidenced in **Computer**/records in Book **No.I**, vide document No. 10088/2014 **dated 31.12.2014** and there is no deviation of whatsoever nature.
3. The Regd Sale Deed is genuine document.
Hence this report.


ADVOCATE



Search Report-2

PARTICULARS OF DOCUMENT :	
1. Description of Document	All that the agricultural land bearing in Sy No. 8 an extent of Ac. 16.26 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District.
2. Document No.	10087 of 2014
3. Nature of Document	Regd Sale Deed
4. Date of Execution	31-12-2014
5. Executants	Mr. Bheemreddy Narsimha Reddy S/o. Sathyanarayana Reddy.
6. Claimant	M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy
7. Office Where the Document Registered	Sub- Registrar, Farooqnagar.
Book No. /Scan No.	1, 1415-1-10087-2014
8. Date of Registration	31-12-2014

CERTIFICATE

I certify that as per instruction of State Bank of India, Banjara Hills Road No.12, Hyderabad, I have verified original with certified copy issued by the Sub-Registrar Office, Farooqnagar and undertaken search of their records on the regards to the contents of the title deed under Regd. **Sale Deed No. 10087/2014** dated **31.12.2014** conveying the property mentioned therein in favour of **M/s. Maruthi Corporation Limited** rep., by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy.

I confirm that the **Regd Sale Deed No. 10087/2014** was registered in the record of the Sub-Registrar of Assurances, Farooqnagar on 31.12.2014 in Book No. **I** Scan No. 1415-1-10087-2014 in the name of the person mentioned therein respectively submitted for verification.

I further confirm that

1. That the transactions covering the title deeds are perfect in all aspects and suffer no legal impediments.
2. All particulars of the title deed is inconformity with record of the Sub-Registrar of Assurance, Farooqnagar as evidenced in **Computer**/records in Book **No.I**, vide document No. 10087/2014 **dated 31.12.2014** and there is no deviation of whatsoever nature.
3. The Regd Sale Deed is genuine document.
Hence this report.

ADVOCATE



Legal Opinion Scrutiny of documents

I) On perusal of the above documents it is clear that originally Pathlavath Hamsu S/o. Thouta Bojya was the absolute owner and possessor of the agricultural dry land in Sy No. 9 for an extent of Ac. 0.27 gts, Sy No. 10 extent Ac. 2.00 gts, Sy No. 13 extent Ac. 5.01 gts and in survey No. 248 extent Ac. 6.35 gts situated at Annaram Thanda H/o. Annaram village, Farooqnagar Taluq/Mandal, Mahboobnagar District. It confers the same that the Form -2 under See Rule 5(1) issued by the Revenue Divisional officer, Mahaboobnagar vide proceedings No. K/27692769/2008 dated 3.5.2011. According to the form -2 certificate of ownership under section 38(E) of the Andhra Pradesh (Telangana Area) Tenancy Agriculture Lands Act 1950 that the Thouta Bojiya (died) R/o. Annaram village, Farooqnagar Mandal was the protected tenant of the above said specified lands belonging to the land holder Satyanarayana Reddy s/o. Venkat Ram Reddy and others and the Revenue Divisional officer, Mahboobnagar declared that the legal heir of the tenant i.e. Sri. Pathlavath Hamsu S/o. Thouta Bojya shall be deemed to be the owner of the said land with effect from 1-1-1973 against the land holders. Hence the said Pathlavath Hamsu became the protected tenant and having the ownership of the above said lands. It proves the same as above document No. 19.

1) Pathlavath Shanker S/o. Bichya @ Ram Singh and 2) Pathlavath Ravi S/o. Bichya @ Ram Singh were the absolute owners and possessors of the agricultural land in Annaravm village in Sy No. 10 extent Ac. 1.17 gts, Sy No. 13 extent Ac. 0.03 gts total admeasuring Ac. 1.20 gts.

Thereafter the said Pathlavath Hamsu S/o. Thouta Bojya sold the land for in survey No. 10 an extent of Ac. 1.17 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District by purchasing the same from Pathlavath Shanker S/o. Bichya @ Ram Singh under Registered sale deed vide document No. 3517 of 2012 dated 3.5.2012. It proves the same as above document No. 6.

Thereafter the said Pathlavath Shanker S/o. Bichya @ Ram Singh has obtained pattadar pass book No. 199073 and title deed for an extent of Ac. 1.17 gts in survey No. 10 at Annaram Village issued by the Mandal Revenue officer, Farooqnagar Mandal.



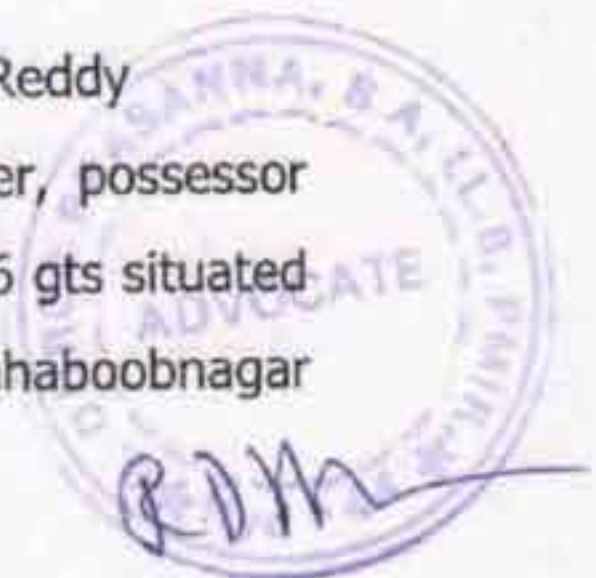
II) Thereafter the said Pathlavath Ravi S/o. Bichya @ Ram Singh has obtained pattadar pass book No. 199074 and title deed for an extent of Ac. 0.03 gts in survey No. 13 at Annaram Village issued by the Mandal Revenue officer, Farooqnagar Mandal.

Thereafter the said Pathlavath Shanker S/o. Bichya @ Ram Singh sold the land for in survey No. 13 an extent of Ac. 1.14 gts, Sy No. 248 extent Ac. 0.21 ggts, situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District to Pathlavath Ravi S/o. Bichya @ Ram Singh under Registered sale deed vide document No. 3792 of 2011 dated 1.8.2011. It proves the same as above document No. 6.

After clubbing the two properties the said two owners 1) Pathlavath Shanker S/o. Bichya @ Ram Singh and 2) Pathlavath Ravi S/o. Bichya @ Ram Singh jointly sold an extent of agricultural land in Sy No. 10 an extent of Ac. 1.17 gts and in Sy No. 13 extent Ac. 0.03 gts in total extent Ac. 1.20 gts situated at Annaram Village, Farooqnagar Mandal sold to Mr. Gouravarajula Venkateshwar Rao S/o. Govardhan Rao under registered sale deed vide document No. 6563 of 2013 dated 16-4-2013. It proves the same as above document No. 5.

The above document No. 4 is the rectification deed for document No. 6563 of 2013 executed by 1) Pathlavath Shanker S/o. Bichya @ Ram Singh and 2) Pathlavath Ravi S/o. Bichya @ Ram Singh in favour of Mr. Gouravarajula Venkateshwar Rao S/o. Govardhan Rao that on the principal sale deed No. 6563 of 2013 dated 16.4.2013 was found a typographical mistake in page No. 2 that the vendor No. 2 i.e. Pathlavath Ravi link document No. was mentioned wrongly as 3392 of 2011 instead of 3792 of 2011 and the same was verified and the schedule of property is same that the land bearing in Sy No. 10 for an extent Ac. 1.17 gts and in Sy o. 13 an extent Ac. 0.03 gts total extent of Ac. 1.20 gts situated at Annaram Village, Farooqnagar Mandal, Mahboobnagar District under registered rectification deed vide document No. 9909 of 2014 dated 22-12-2014.

III) On perusal of the above documents it is clear that Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy was the absolute owner, possessor and pattadar of agricultural land in survey No. 8 an extent of Ac. 16.36 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar



District by purchasing the same from Mr. Bheem Reddy Rajender Reddy S/o. Mohan Reddy under registered sale deed vide document No. 999 of 1994 dated 23.3.1994. It proves the same as above document No. 8.

The said Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy has obtained pattadar and title deed for an extent of Ac. 16.36 gts in survey No. 8 at Annaram Village issued by the Mandal Revenue officer, Farooqnagar Madal. It confers the same that the above document No. 14.

Thereafter the said B. Narsimha Reddy name was mutated in revenue records and issued pattadar pass book. It confers the same that the said Kasra pahani in survey No. 8 extent Ac. 16.36 gts, shown the name was pattadar name was Narsimha Reddy. It confers the kasara pahani issued by the Tahsildar dated 21.3.2015. It proves the same as above document No. 14.

Thereafter the said Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy had obtained patta No.107 and pattadar pass book No. 165978 and title deed for an extent of Ac. 16-26 gts in survey No. 8 at Annaram Village issued by the Mandal Revenue officer, Farooqnagar Mandal.

Thereafter the said Mr. Gouravarajula Venkateshwar Rao S/o. Govardhan Rao executed an Agreement of Sale cum GPA in favour of Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy to sell the property in Sy No. 10 an extent of Ac. 1.17 gts, Sy No. 13 an extent of Ac. 0.03 gts total extent Ac. 1.20 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District under Registered Agreement of Sale cum General Power of Attorney vide document No. 9931 of 2014 dated 27.12.2014. It proves the same as above document no.3.

Mr. Gouravarajula Venkateshwar Rao S/o. Govardhan Rao represented by their AGPA holder Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy (through AGPA No. 9931 of 2014 dated 27-12-2014) sold the property as agricultural land bearing in Sy No. 10 an extent of Ac. 1.17 gts, Sy No. 13 an extent of Ac. 0.03 gts total extent Ac. 1.20 gts situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District to M/s. Maruthi



Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy under registered sale deed vide document No. 10088 of 2014 dated 31-12-2014. It proves the same as above document No. 1.

Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy sold the property as agricultural land bearing in Sy No. 8 an extent of Ac. 16.26 gts (out of Ac. 16.36 gts), situated at Annaram Village and Gram Panchayath, Farooqnagar Mandal, Mahaboobnagar District to M/s. Maruthi Corporation Limited rep., by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy under registered sale deed vide document No. 10087 of 2014 dated 31-12-2014. It proves the same as above document No. 2.

The Tahsildar Farooqnagar (Shadnagar) issued ROR proceedings vide proceedings No. B/76/2015 dated 12.1.2015 mutated the name of M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy and entered in ROR records changed the old name Mr. Bheem Reddy Narsimha Reddy S/o. Sathyanarayana Reddy in respect of land bearing survey No. 8 Ac. 16-26 gts in survey No. 10 extent Ac. 1.17 gts and in Sy No. 13 Ac. 0.03 gts in total extent of Ac. 18.06 gts situated at Annaram Village, Farooqnagar Mandal, Mahaboobnagar District. It proves the same as above document No. 17.

The above document No. 15 is the conversion of agricultural land for non agricultural purpose issued by the Revue Division officer, Mahboobnagar vide proceedings no. K/7031/2012 dated 6-12-2012 in respect of the land bearing Sy No. 8 an extent of ac. 16.26 gts, in Sy No. 10 an extent of Ac. 1.17 gts and Sy No. 13 an extent of Ac. 0.03 gts in total extent of Ac. 18-06 gts of Annaram village of Farooqnagar Mandal, Mahabubnagar District after remittance of requisite fee of rs. 4,08,000/- through challan No. 368 dt. 27-1-2015 by M/s. Maruthi Corporation Limited rep., by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy.

The above document No. 15 is the technical approved proposed residential layout of "Maruthi Spring Field County" in survey No. 8, 10 and 13 situated at Annaram village, Farooqnagar Mandal, Ranga Reddy District, Telangana for an extent of Ac. 16.480 gts or 65298 Sq. metres belongs to M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal



Reddy issued by the Director of Town and Country Planning, Government of Telangana as DTCPO, Ranga Reddy letter No. TLP No. 228/2019/H dated 10-11-2019.

The title recital referred to in the above documents clearly proves that of **M/s. Maruthi Corporation Limited represented by its Managing Director Dr. K. Ram Reddy S/o. K. Vengal Reddy** is having a valid clear, absolute and marketable title in the above schedule property DTCP layout total No. Of Plots 216 except mortgage plots.


(R.DURGA PRASANNA)
S.B.I. PANEL ADVOCATE
