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ADVOCATE**

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To,
The Director/s of

- 1) M/s. Sarayoo Infratech Private Limited, &
- 2) M/s. Mee Vasathi Homes Private Limited,
R/o. Hyderabad.

Date: 22-09-2020

Title Investigation Report

A. Name and Address of the Borrower/s:

- 1) M/s. Sarayoo Infratech Private Limited, rep. by its director,
G. Surender Rao S/o. Late. Ramchander Rao. &
- 2) M/s. Mee Vasathi Homes Private Limited, rep. by its director,
G. Devender Reddy S/o. Late. Ramchander Rao.

B. Name and address of the Mortgager/s:

- 1) M/s. Sarayoo Infratech Private Limited, rep. by its director,
G. Surender Rao S/o. Late. Ramchander Rao. &
- 2) M/s. Mee Vasathi Homes Private Limited, rep. by its director,
G. Devender Reddy S/o. Late. Ramchander Rao, R/o. Hyderabad
hereinafter called as applicant.

I, K.P. SARADHI, Advocate, Hyderabad has investigated the title 1) M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao. & 2) M/s. Mee Vasathi Homes Private Limited, rep. by its director, G. Devender Reddy S/o. Late. Ramchander Rao to the immovable property Situated at Pati Village, Patancheru Mandal, Medak District, on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificate, the discussions I had with the Mortgagor, the Searches carried out by me in the Office of the Sub Registrar of Assurances. My report on the title is as under:-

2. DESCRIPTION OF ALL THAT PROPERTY:-

All that the Proposed Residential Open Plots bearing Survey Nos. 193/5/1, 193/5/2, 208/A, 208/AA, 209, 210/AA, 212/AA, approximately admeasuring Ac. 0-35 gts., Situated at Patighanpur Village, Patancheru Mandal, Medak District, and bounded by:-

Boundaries are the Sale Deed No. 17764/2013.

NORTH	:	Road to Khardanur
SOUTH	:	Agricultural land in Sy. No. 193 being sold to vendee
EAST	:	Part of land in Sy. No. 212
WEST	:	Neighbours land.



3. PARTICULARS OF THE DOCUMENTS SCRUTINISED:--

1. Registered sale deed executed by 1) J. Narsimha Reddy S/o. Late. J. Sathi Reddy, 2) J. Trishul Reddy S/o. J. Narsimha Reddy, 3) J. Trilok Reddy S/o. J. Narsimha Reddy, 4) Smt. Naredla Jyothi W/o. N. Papi Reddy, D/o. J. Narsimha Reddy, 5) Smt. Samala Deepa W/o. Samala Nagireddy, D/o. J. Narsimha Reddy, & 6) Smt. G. Kalpana W/o. G. Madhusudhan Reddy, D/o. J. Narsimha Reddy, for all that the agricultural land bearing survey no. 212/B, admeasuring Ac. 0-35 gts., Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao**, purchased through a registered sale deed document No.: 17764/2013 registered on 17-09-2013 and registered before sub registrar-Sangareddy.

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2. Registered sale deed executed by 1) J. Trishul Reddy S/o. J. Narsimha Reddy, 2) J. Trilok Reddy S/o. J. Narsimha Reddy, 3) J. Narsimha Reddy S/o. Late. J. Sathi Reddy, 4) Smt. Naredla Jyothi W/o. N. Papi Reddy, D/o. J. Narsimha Reddy, 5) Smt. Samala Deepa W/o. Samala Nagireddy, D/o. J. Narsimha Reddy, & 6) Smt. G. Kalpana W/o. G. Madhusudhan Reddy, D/o. J. Narsimha Reddy, for all that the agricultural land bearing survey no. 193/5/1 & 2, admeasuring Ac. 2-07 gts., and survey nos. 208/A & B, admeasuring Ac. 5-25 gts., thus the total admeasuring Ac. 7-32 gts., Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao**, purchased through a registered sale deed document No.: 17763/2013 registered on 17-09-2013 and registered before sub registrar-Sangareddy.

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3. Registered sale deed executed by 1) M/s. Krishna Logistics, rep. by its partner, Sri. D.L.V. Sridhar S/o. D. Venkata Ratnam, & all 04 others, for all that the land bearing survey no. 210/AA, admeasuring Ac. 2-32 gts., Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of M/s. Mee Vasathi Homes Private Limited, rep. by its director, G. Devender Reddy S/o. Late. Ramchander Rao**, purchased through a registered sale deed document No.: 353/2014 registered on 08-01-2014 and registered before sub registrar-Sangareddy.

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4. Registered sale deed executed by Munish Gupta @ Munish Kumar Gupta S/o. Mohinder Kumar Gupta, for all that the land bearing survey no. 209, admeasuring Ac. 7-13 gts., Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of M/s. Mee Vasathi Homes Private Limited, rep. by its director, G. Devender Reddy S/o. Late. Ramchander Rao**, purchased through a registered sale deed document No.: 16450/2013 registered on 19-08-2013 and registered before sub registrar-Sangareddy.

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5. Registered sale deed executed by M/s. Manjeera Machine Builders Pvt. Ltd., rep. by its managing director, Sri. CH. Sai Prakash S/o. Late. CH. Madhusudhan Rao, for all that the land admeasuring Ac. 0-35 gts., (out of total area Ac. 5-36 gts.), in survey no. 212, Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of Sri. J. Narasimha Reddy S/o. Late. J. Sathi Reddy**, purchased through a registered



sale deed document No.: 12560/2008 registered on 31-07-2008 and registered before sub registrar-Sangareddy.

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6. Registered sale deed executed by The Official Liquidator, High Court of Andhra Pradesh, Hyderabad, as the liquidator of M/s. Lakshmi Porcelains Limited, for all that the part and parcel of the land admeasuring Ac. 5-36 gts., in survey no. 212, Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of M/s. Manjeera Machine Builders Pvt. Ltd., rep. by its managing director, Sri. CH. Sai Prakash S/o. Late. CH. Madhusudhan Rao**, purchased through a registered sale deed document No.: 215/2008 registered on 04-01-2008 and registered before sub registrar-Sangareddy.

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7. Registered sale deed executed by The Official Liquidator, High Court of Andhra Pradesh, Hyderabad, the liquidator of M/s. Lakshmi Porcelains Limited, for all that the part and parcel of the land admeasuring Ac. 2-32 gts., in survey no. 210, Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of M/s. Krishna Logistics, rep. by its partner, Sri. D.L.V. Sridhar S/o. D. Venkata Ratnam**, purchased through a registered sale deed document No.: 18487/2007 registered on 05-10-2007 and registered before sub registrar-Sangareddy.

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8. Registered sale deed executed by 1) V. Avinath S/o. S.V.J. Raju, & all 02 others, for all that the land in survey nos. 208/C, 208/A, 208/AA, 193/2 old & new 193/5, total admeasuring Ac. 7-32 gts., or 3-15 hectares, Situated at Pati Village, Patancheru Mandal, Medak District, **in favour of 1) J. Trishul Reddy S/o. J. Narsimha Reddy, 2) J. Trilok Reddy S/o. J. Narsimha Reddy**, purchased through a registered sale deed document No.: 553/2002 registered on 31-01-2002 and registered before sub registrar-Sangareddy.

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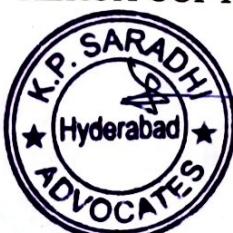
9. Registered ratification deed executed by Sri. Maragari Jangaiah @ Ramulu S/o. M. Yellaiah, for all that the agricultural land in survey nos. 208/A & 208/C, total admeasuring Ac. 3-30 gts., or 1-51 hectares, Situated at Pati Ghanpur Village, Patancheru Mandal, Medak District, **in favour of 1) Master V. Avinash S/o. S.V.J. Raju, & 2) Master V. Abhinav S/o. S.V.J. Raju, minors, rep. by Smt. V. Sudheera W/o. S.V.J. Raju**, ratified through a registered ratification deed document No.: 8866/2010 registered on 25-09-2010 and registered before sub registrar-Sangareddy.

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10. Registered sale deed executed by 1) Maragari Yellaiah S/o. Mallaiah, & all 05 others, for all that the agricultural land in survey nos. 208/A & 208/C, total admeasuring Ac. 3-30 gts., or 1-51 hectares, Situated at Pati Ghanpur Village, Patancheru Mandal, Medak District, **in favour of 1) Master V. Avinash S/o. S.V.J. Raju, & 2) Master V. Abhinav S/o. S.V.J. Raju, minors, rep. by Smt. V. Sudheera W/o. S.V.J. Raju**, purchased through a registered sale deed document No.: 2676/1996 registered on 09-05-1996 and registered before sub registrar-Sangareddy.

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11. Registered sale deed executed by 1) Maragari Sathaiah S/o. Mallaiah, & all 02 others, for all that the agricultural dry land in survey no. 208/A, area Ac. 1-35 gts., or 0-75 hectares, Situated at Patighanpoor Village, Patancheru Mandal, Medak District, in favour of M/s. S.S. Drugs & Dye Intermediates (P) Ltd., rep. by its managing director, S.V.J. Raju S/o. Suryanarayana Raju, purchased through a registered sale deed document No.: 2677/1996 registered on 09-05-1996 and registered before sub registrar-Sangareddy.

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12. Registered sale deed executed by 1) Sri D. Durga Reddy S/o. Late. D. Narsimha Reddy, & all 10 others, for all that the agricultural dry land in survey no. 208/A, area Ac. 1-35 gts., and survey no. 208/C, area Ac. 1-35 gts., thus total measuring Ac. 3-30 gts., or 1-51 hectares, Situated at Patighanpoor Village, Patancheru Mandal, Medak District, in favour of M/s. S.S. Drugs & Dye Intermediates Pvt. Limited, rep. by its managing director, S.V.J. Raju S/o. Suryanarayana Raju, purchased through a registered sale deed document No.: 526/1995 registered on 02-02-1995 and registered before sub registrar-Sangareddy.

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13. Registered sale deed executed by Sri. Musku Malla Reddy S/o. Venkat Reddy, for all that the agricultural land admeasuring Ac. 7-13 gts., in survey no. 209, Situated at Patighanpur Village, Patancheru Mandal, Medak District, in favour of Sri. Munish Gupta S/o. Mohinder Kumar Gupta, purchased through a registered sale deed document No.: 1393/1994 registered on 22-04-1994 and registered before sub registrar-Sangareddy.

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14. Pattadar pass book no. Y-412226 with patta no. 927 issued by Mandal Revenue Officer, Patancheru Mandal, Medak District, for an extent of Ac. 3-36 gts., in survey nos. 208/A & 193/5/A, Situated at Patighanpur Village, Patancheru Mandal, Medak District, in favour of Sri. J. Trishul Reddy.

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15. Pattadar pass book no. Y-412227 with patta no. 928 issued by Mandal Revenue Officer, Patancheru Mandal, Medak District, for an extent of Ac. 3-36 gts., in survey nos. 208/AA & 193/AA, Situated at Patighanpur Village, Patancheru Mandal, Medak District, in favour of Sri. J. Trilok Reddy.

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16. Certified copy of Pahani patrika for the year 1954-55, 1960-61, 1964-65, 1970-71, 1972-73, 1973-74, 1974-75, 1975-76, 1979-80, 1980-81, 1985-86, 1989-90, 1990-91, 1994-95, 2000-01, 2001-2002, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-2009, 2009-10, 2010-11, 2012-13, land in survey nos. 193/5/1, 193/5/2, 208/A, 208/AA, 209, 210/AA, 212/AA, Situated at Patighanpur Village, Patancheru Mandal, Medak District, above mentioned names are shows in pattedar and possessor column.

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17. Court order in C.A. No. 67/2004 in C.A. No. 1175/2004 in RCC No. 6/93 dated: 30-04-2004 passed by High Court of A.P., as the liquidator of M/s. Lakshmi Porcelains Limited, order shall be passed in terms of the Official Liquidator to execute the sale deed in favour of the applicant or their nominees.



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18. Proc. No. B/4719/2013 dated: 10-10-2013 issued by Tahsildar, Patancheru Mandal, for mutation of land in survey no. 210, Situated at Pati Village, Patancheru Mandal, in favour of M/s. Krishna Logistics, rep. by its partner, Sri. D.L.V. Sridhar.

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19. ROR/1833/2014 dated: 28-07-2014 issued by Tahsildar, Patancheru Mandal, for mutation of land in survey nos. 209 & 210, Situated at Pati Village, Patancheru Mandal, in favour of M/s. Mee Vasathi Home Private Limited, rep. by its director, G. Devender Rao.

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20. ROR/1830/2014 dated: 28-07-2014 issued by Tahsildar, Patancheru Mandal, for mutation of land in survey nos. 208/A, 208/B, 193 & 212/B, Situated at Pati Village, Patancheru Mandal, in favour of M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao.

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21. Proc. no. A2/8801/2018 dated: 28-05-2019 issued by Revenue Divisional Officer, Sangareddy Division, shows that land in survey nos. 193/5/1 & 2, 208/A & 208/AA, Situated at Pati Ghanapur Village, Patancheru Mandal, Sangareddy District, for an extent of Ac. 7-32 gts., converted into agriculture to non agriculture use.

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22. Proc. no. A2/6046/2018 dated: 01-12-2018 issued by Revenue Divisional Officer, Sangareddy Division, shows that land in survey nos. 209 & 210/AA, Situated at Pati Ghanapur Village, Patancheru Mandal, Sangareddy District, for an extent of Ac. 10-05 gts., converted into agriculture to non agriculture use.

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23. Proc. no. A2/6044/2018 dated: 01-12-2018 issued by Revenue Divisional Officer, Sangareddy Division, shows that land in survey no. 212/AA, Situated at Pati Ghanapur Village, Patancheru Mandal, Sangareddy District, for an extent of Ac. 0-35 gts., converted into agriculture to non agriculture use.

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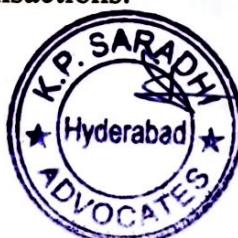
24. Approved layout plan shows that open plots in survey nos. 193/5/1 & 2, 208/A & AA, 209, 210/AA & 212/AA, Situated at of Patighanpur Village, Patancheru Mandal, Sangareddy District, sanctioned by Hyderabad Metropolitan Development Authority (HMDA) vide permit no. 03/LO/Plg/HMDA/2020 vide letter no. 032663/ZOC/LO/U6 /HMDA/08012020 dated: 09-09-2020.

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25. E.C. No.: 16018/2010 dated: 28-09-2010 issued by the Sub Registrar-Sangareddy in respect of the above schedule property for the period between 01-01-1983 to 27-09-2010 reflects the transaction covered under document No.: 8866/2010 standing in the name of V. Avinash & V. Abhinav & apart from other transactions.

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26. E.C. No.: ECM094808702/2013 dated: 28-09-2013 issued by the Sub Registrar-Sangareddy in respect of the above schedule property for the period between 01-01-1983 to 27-09-2013 reflects the transaction covered under document No.: 18487/2007 standing in the name of M/s. Krishna Logistics & apart from other transactions.



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 27. E.C. No.: 49617444/2020 dated: 22-09-2020 issued by the Sub Registrar-Sangareddy in respect of the above schedule property for the period between 01-01-1983 to 21-09-2020 reflects the transaction covered under document No.: 17764/2013 standing in the name of M/s. Sarayoo Infratech Private Limited & apart from other transactions.

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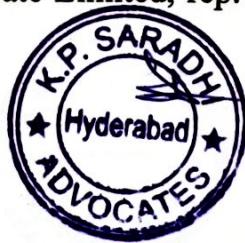
4. TRACING OF TITILE:--

It is recited herein that registered sale deed executed by 1) J. Narsimha Reddy S/o. Late. J. Sathi Reddy, 2) J. Trishul Reddy S/o. J. Narsimha Reddy, 3) J. Trilok Reddy S/o. J. Narsimha Reddy, 4) Smt. Naredla Jyothi W/o. N. Papi Reddy, D/o. J. Narsimha Reddy, 5) Smt. Samala Deepa W/o. Samala Nagireddy, D/o. J. Narsimha Reddy, & 6) Smt. G. Kalpana W/o. G. Madhusudhan Reddy, D/o. J. Narsimha Reddy, for all that the agricultural land bearing survey no. 212/B, admeasuring Ac. 0-35 gts., Situated at Pati Village, Patancheru Mandal, Medak District, in favour of M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao, purchased through a registered sale deed document No.: 17764/2013 registered on 17-09-2013 and registered before sub registrar-Sangareddy. From the date of purchase they are in possession of the property.

It is recited herein that registered sale deed executed by 1) J. Trishul Reddy S/o. J. Narsimha Reddy, 2) J. Trilok Reddy S/o. J. Narsimha Reddy, 3) J. Narsimha Reddy S/o. Late. J. Sathi Reddy, 4) Smt. Naredla Jyothi W/o. N. Papi Reddy, D/o. J. Narsimha Reddy, 5) Smt. Samala Deepa W/o. Samala Nagireddy, D/o. J. Narsimha Reddy, & 6) Smt. G. Kalpana W/o. G. Madhusudhan Reddy, D/o. J. Narsimha Reddy, for all that the agricultural land bearing survey no. 193/5/1 & 2, admeasuring Ac. 2-07 gts., and survey nos. 208/A & B, admeasuring Ac. 5-25 gts., thus the total admeasuring Ac. 7-32 gts., Situated at Pati Village, Patancheru Mandal, Medak District, in favour of M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao, purchased through a registered sale deed document No.: 17763/2013 registered on 17-09-2013 and registered before sub registrar-Sangareddy. From the date of purchase they are in possession of the property.

It is recited herein that registered sale deed executed by 1) M/s. Krishna Logistics, rep. by its partner, Sri. D.L.V. Sridhar S/o. D. Venkata Ratnam, & all 04 others, for all that the land bearing survey no. 210/AA, admeasuring Ac. 2-32 gts., Situated at Pati Village, Patancheru Mandal, Medak District, in favour of M/s. Mee Vasathi Homes Private Limited, rep. by its director, G. Devender Reddy S/o. Late. Ramchander Rao, purchased through a registered sale deed document No.: 353/2014 registered on 08-01-2014 and registered before sub registrar-Sangareddy. From the date of purchase they are in possession of the property.

It is recited herein that registered sale deed executed by Munish Gupta @ Munish Kumar Gupta S/o. Mohinder Kumar Gupta, for all that the land bearing survey no. 209, admeasuring Ac. 7-13 gts., Situated at Pati Village, Patancheru Mandal, Medak District, in favour of M/s. Mee Vasathi Homes Private Limited, rep.



by its director, G. Devender Reddy S/o. Late. Ramchander Rao, purchased through a registered sale deed document No.: 16450/2013 registered on 19-08-2013 and registered before sub registrar-Sangareddy. From the date of purchase they are in possession of the property.

It is recited herein that registered sale deed executed by M/s. Manjeera Machine Builders Pvt. Ltd., rep. by its managing director, Sri. CH. Sai Prakash S/o. Late. CH. Madhusudhan Rao, for all that the land admeasuring Ac. 0-35 gts., (out of total area Ac. 5-36 gts.), in survey no. 212, Situated at Pati Village, Patancheru Mandal, Medak District, in favour of Sri. J. Narasimha Reddy S/o. Late. J. Sathi Reddy, purchased through a registered sale deed document No.: 12560/2008 registered on 31-07-2008 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by The Official Liquidator, High Court of Andhra Pradesh, Hyderabad, as the liquidator of M/s. Lakshmi Porcelains Limited, for all that the part and parcel of the land admeasuring Ac. 5-36 gts., in survey no. 212, Situated at Pati Village, Patancheru Mandal, Medak District, in favour of M/s. Manjeera Machine Builders Pvt. Ltd., rep. by its managing director, Sri. CH. Sai Prakash S/o. Late. CH. Madhusudhan Rao, purchased through a registered sale deed document No.: 215/2008 registered on 04-01-2008 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by The Official Liquidator, High Court of Andhra Pradesh, Hyderabad, the liquidator of M/s. Lakshmi Porcelains Limited, for all that the part and parcel of the land admeasuring Ac. 2-32 gts., in survey no. 210, Situated at Pati Village, Patancheru Mandal, Medak District, in favour of M/s. Krishna Logistics, rep. by its partner, Sri. D.L.V. Sridhar S/o. D. Venkata Ratnam, purchased through a registered sale deed document No.: 18487/2007 registered on 05-10-2007 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by 1) V. Avinath S/o. S.V.J. Raju, & all 02 others, for all that the land in survey nos. 208/C, 208/A, 208/AA, 193/2 old & new 193/5, total admeasuring Ac. 7-32 gts., or 3-15 hectares, Situated at Pati Village, Patancheru Mandal, Medak District, in favour of 1) J. Trishul Reddy S/o. J. Narsimha Reddy, 2) J. Trilok Reddy S/o. J. Narsimha Reddy, purchased through a registered sale deed document No.: 553/2002 registered on 31-01-2002 and registered before sub registrar-Sangareddy.

It is recited herein that registered ratification deed executed by Sri. Maragari Jangaiah @ Ramulu S/o. M. Yellaiah, for all that the agricultural land in survey nos. 208/A & 208/C, total admeasuring Ac. 3-30 gts., or 1-51 hectares, Situated at Pati Ghanpur Village, Patancheru Mandal, Medak District, in favour of 1) Master V. Avinash S/o. S.V.J. Raju, & 2) Master V. Abhinav S/o. S.V.J. Raju, minors, rep. by Smt. V. Sudheera W/o. S.V.J. Raju, ratified through a registered ratification deed document No.: 8866/2010 registered on 25-09-2010 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by 1) Maragari Yellaiah S/o. Mallaiah, & all 05 others, for all that the agricultural land in survey nos. 208/A &



208/C, total admeasuring Ac. 3-30 gts., or 1-51 hectares, Situated at Pati Ghanpur Village, Patancheru Mandal, Medak District, in favour of 1) Master V. Avinash S/o. S.V.J. Raju, & 2) Master V. Abhinav S/o. S.V.J. Raju, minors, rep. by Smt. V. Sudheera W/o. S.V.J. Raju, purchased through a registered sale deed document No.: 2676/1996 registered on 09-05-1996 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by 1) Maragari Sathaiah S/o. Mallaiah, & all 02 others, for all that the agricultural dry land in survey no. 208/A, area Ac. 1-35 gts., or 0-75 hectares, Situated at Patighanpoor Village, Patancheru Mandal, Medak District, in favour of M/s. S.S. Drugs & Dye Intermediates (P) Ltd., rep. by its managing director, S.V.J. Raju S/o. Suryanarayana Raju, purchased through a registered sale deed document No.: 2677/1996 registered on 09-05-1996 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by 1) Sri D. Durga Reddy S/o. Late. D. Narsimha Reddy, & all 10 others, for all that the agricultural dry land in survey no. 208/A, area Ac. 1-35 gts., and survey no. 208/C, area Ac. 1-35 gts., thus total measuring Ac. 3-30 gts., or 1-51 hectares, Situated at Patighanpoor Village, Patancheru Mandal, Medak District, in favour of M/s. S.S. Drugs & Dye Intermediates Pvt. Limited, rep. by its managing director, S.V.J. Raju S/o. Suryanarayana Raju, purchased through a registered sale deed document No.: 526/1995 registered on 02-02-1995 and registered before sub registrar-Sangareddy.

It is recited herein that registered sale deed executed by Sri. Musku Malla Reddy S/o. Venkat Reddy, for all that the agricultural land admeasuring Ac. 7-13 gts., in survey no. 209, Situated at Patighanpur Village, Patancheru Mandal, Medak District, in favour of Sri. Munish Gupta S/o. Mohinder Kumar Gupta, purchased through a registered sale deed document No.: 1393/1994 registered on 22-04-1994 and registered before sub registrar-Sangareddy.

It is recited herein that Pattadar pass book no. Y-412226 with patta no. 927 issued by Mandal Revenue Officer, Patancheru Mandal, Medak District, for an extent of Ac. 3-36 gts., in survey nos. 208/A & 193/5/A, Situated at Patighanpur Village, Patancheru Mandal, Medak District, in favour of Sri. J. Trishul Reddy.

It is recited herein that Pattadar pass book no. Y-412227 with patta no. 928 issued by Mandal Revenue Officer, Patancheru Mandal, Medak District, for an extent of Ac. 3-36 gts., in survey nos. 208/AA & 193/AA, Situated at Patighanpur Village, Patancheru Mandal, Medak District, in favour of Sri. J. Trilok Reddy.

It is recited herein that Certified copy of Pahani patrika for the year 1954-55, 1960-61, 1964-65, 1970-71, 1972-73, 1973-74, 1974-75, 1975-76, 1979-80, 1980-81, 1985-86, 1989-90, 1990-91, 1994-95, 2000-01, 2001-2002, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-2009, 2009-10, 2010-11, 2012-13, land in survey nos. 193/5/1, 193/5/2, 208/A, 208/AA, 209, 210/AA, 212/AA, Situated at Patighanpur Village, Patancheru Mandal, Medak District, above mentioned names are shows in pattedar and possessor column.

It is recited herein that Court order in C.A. No. 67/2004 in C.A. No. 1175/2004 in RCC No. 6/93 dated: 30-04-2004 passed by High Court of A.P., as the liquidator of



M/s. Lakshmi Porcelains Limited, order shall be passed in terms of the Official Liquidator to execute the sale deed in favour of the applicant or their nominees.

It is recited herein that Proc. No. B/4719/2013 dated: 10-10-2013 issued by Tahsildar, Patancheru Mandal, for mutation of land in survey no. 210, Situated at Pati Village, Patancheru Mandal, in favour of M/s. Krishna Logistics, rep. by its partner, Sri. D.L.V. Sridhar.

It is recited herein that ROR/1833/2014 dated: 28-07-2014 issued by Tahsildar, Patancheru Mandal, for mutation of land in survey nos. 209 & 210, Situated at Pati Village, Patancheru Mandal, in favour of M/s. Mee Vasathi Home Private Limited, rep. by its director, G. Devender Rao.

It is recited herein that ROR/1830/2014 dated: 28-07-2014 issued by Tahsildar, Patancheru Mandal, for mutation of land in survey nos. 208/A, 208/B, 193 & 212/B, Situated at Pati Village, Patancheru Mandal, in favour of M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao.

It is recited herein that Proc. no. A2/8801/2018 dated: 28-05-2019 issued by Revenue Divisional Officer, Sangareddy Division, shows that land in survey nos. 193/5/1 & 2, 208/A & 208/AA, Situated at Pati Ghanapur Village, Patancheru Mandal, Sangareddy District, for an extent of Ac. 7-32 gts., converted into agriculture to non agriculture use.

It is recited herein that Proc. no. A2/6046/2018 dated: 01-12-2018 issued by Revenue Divisional Officer, Sangareddy Division, shows that land in survey nos. 209 & 210/AA, Situated at Pati Ghanapur Village, Patancheru Mandal, Sangareddy District, for an extent of Ac. 10-05 gts., converted into agriculture to non agriculture use.

It is recited herein that Proc. no. A2/6044/2018 dated: 01-12-2018 issued by Revenue Divisional Officer, Sangareddy Division, shows that land in survey no. 212/AA, Situated at Pati Ghanapur Village, Patancheru Mandal, Sangareddy District, for an extent of Ac. 0-35 gts., converted into agriculture to non agriculture use.

It is recited herein that Approved layout plan shows that open plots in survey nos. 193/5/1 & 2, 208/A & AA, 209, 210/AA & 212/AA, Situated at of Patighanpur Village, Patancheru Mandal, Sangareddy District, sanctioned by Hyderabad Metropolitan Development Authority (HMDA) vide permit no. 03/LO/Plg/HMDA/2020 vide letter no. 032663/ZOC/LO/U6 /HMDA/08012020 dated: 09-09-2020.

It is recited herein that E.C. No.: 49617444/2020 dated: 22-09-2020 issued by the Sub Registrar-Sangareddy in respect of the above schedule property for the period between 01-01-1983 to 21-09-2020 reflects the transaction covered under document No.: 17764/2013 standing in the name of M/s. Sarayoo Infratech Private Limited & apart from other transactions.



5. Encumbrances or charges or restrictions if any over the property offered as security:--

E.C. No.: 49617444/2020 dated: 22-09-2020 issued by the Sub Registrar-Sangareddy for the period between 01-01-1983 to 21-09-2020 in respect of the above said property, which do not disclose any charge, mortgage or any alienation over the above said property during the said period except the above said transactions. Further the said property is not tainted by any encumbrances, attachments, and claims either from the state or central Government or other local bodies or third party claims, liens etc. during the period from 01-01-1983 to 21-09-2020.

6. NATURE OF RIGHTS IN THE SAID PROPERTY:--

Owner Ship Rights

7. WHETHER ANY MINORS INTEREST IS INVOLVED:--

- NO -

8. MUNICIPAL PERMISSION:--

- Yes -

9. URBAN LAND CEILING:--

- Not Applicable -

10. NO OBJECTION CERTIFICATE UNDER THE INCOME TAX ACT:--

- Not Applicable -

11. WHETHER EQUITABLE MORTGAGE CAN BE CREATED ON THE STRENGTH OF THE DOCUMENTS SCRUTINIZED:--

Yes, on deposit of the original title deed in favour of the loan applicant.

12. PERSON TO DEPOSITED OF THE TITLE DEEDS FOR CREATION OF MORTGAGE:--

1) M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao. & 2) M/s. Mee Vasathi Homes Private Limited, rep. by its director, G. Devender Reddy S/o. Late. Ramchander Rao are required to deposit the title deeds with the Bank. It is also required to confirm the same through a separate letter of confirmation evidencing the deposit of title deed towards the security for the repayment of the loan.

13. REQUIRED DOCUMENTS:--

14. OPINION:--

After perusing the above said documents, I am of opinion that the above said property 1) M/s. Sarayoo Infratech Private Limited, rep. by its director, G. Surender Rao S/o. Late. Ramchander Rao. & 2) M/s. Mee Vasathi Homes Private Limited, rep. by its director, G. Devender Reddy S/o. Late. Ramchander Rao has got clear and marketable title and it is free from all encumbrances and liabilities from 01-01-1983 to 21-09-2020.



15-a) SEARCH REPORT :-

I have conducted personal search in the SRO – Sangareddy in respect of the subject Sale Deeds Nos. 17764/2013, 17763/2013, 353/2014 & 16450/2013 and verified the entries and contents of the said subject document with the registering authorities concerned.

- 1) The transaction covering by the title deed as above is perfect in all respects and suffers no legal impediments.
- 2) The particular in the above title deed is in conformity with the records of the registering authority.
- 3) From my search at the Sub Registrar's Office the above mentioned document deed/s is/are found to be genuine.

15 - b) CERSAI SEARCH:-

Further we have carried search in the Portal of CERSAI vide Search reference no. 411600781975819 dated: 22-09-2020 in respect of described property and found that **no property registered in the Central Registry matches** the search criteria and the search report is enclosed to our report.



**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	2020-09-22 19:10:39.834
Transaction ID / QRF NO	200201508025
Generated by	Public User

Transaction Details

Process	Asset Based Search
Created By	Public User
Transaction Date	2020-09-22
Search Reference Number	411600781975819

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	null
Survey Number / Municipal Number	193/5/1 193/5/2 208/A 208/AA 209 210/AA 212/AA

Plot Number**House / Flat Number / Unit No****Floor No****Building / Tower Name / Number****Name of the Project / Scheme / Society / Zone**Sarayoo Infratec and Mee Vasathi Homes
Pvt Ltd**Street Name / Number**

Patighanpur

Pocket

Patighanpur

Locality / Sector

Patighanpur

City / Town / Village

Patighanpur

District

Sangareddy

State / UT

Telangana

Pin Code / Post Code

null



Page No. 1



CERSAI

Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.0
Total Transaction Amount	₹10.0
GST Amount	₹1.8

--- End Of Report ---



STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :22-09-2020 15:51:21

Application No :464667

Statement No :49617444

Sri/Smt. K.P. SARADHI having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: PATIGHANPUR OR PATIGHANPUR , SURVEY NO: ,208/AA,208/^B, Bounded by NORTH :AGRICULTURAL LAND IN SY.NO. 193 , SOUTH :AGRICULTURAL LAND IN SY.NO. 207 , EAST :AGRICULTURAL LAND BELONGS TO M/S. MEE VASATHI HOMES PVT LTD. IN SY.NO. 209 , WEST :GOVERNMENT LAND IN SY.NO. 193

Search has been made in Book 1 and in the indexes relating thereto S.R.O. SANGAREDDY (R.O) for 37 years from 01-01-1983 to 21-09-2020 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/7	VILL/COL: PATIGHANPUR/HOUSE SITE W-B: 0-1 SURVEY: 193/5/1 193/5/2 208/^A 208/^AA 209 210/^AA 212/^AA EXTENT: 29460.19SQ.Yds BUILT: 0SQ FT Boundires: [N]: PROPOSED 200' WIDE ROAD & OTHERS LAND [S] OTHERS LAND [E]: PROPOSED 100' WIDE ROAD [W]: OTHERS LAND Link Doct:17764/2013 of SRO 1711 Link Doct:353/2014 of SRO 1711 Link Doct:16450/2013 of SRO 1711 Link Doct:17763/2013 of SRO 1711	(R) 21-08-2020 (E) 21-08-2020 (P) 21-08-2020	0305 Gift Settlement in f/o Local b Mkt.Value:Rs. 53028342 Cons.Value:Rs. 53029000	1.(DR)M/S SARAYOO INFRA TECH PRIVATE LIMITED 2.(DR)M/S. MEE VASATHI HOMES PRIVATE LIMITED 3.(DE)THE EXECUTIVE OFFICER PATI GHANAPUR GRAMA PANCHAYATH	0/0 21782/2020 [1] of SRO SANGAREDDY (R.O)(1711)
2/7	VILL/COL: PATIGHANPUR/PATIGHANPUR W-B: 0-0 SURVEY: 210/^B EXTENT: 112 Guntas Boundires: [N]: AGRL. LAND BELONGS TO M/S. SAMRAKSHANA ELECTRICALS LTD, IN SY.NO. 210 [S] LAND BELONGS TO VENDEE IN SY.NO. 209 [E]: ROAD LEADING TO PATI VILLAGE [W]: AGRL. LAND BELONGS TO M/S. SARAYOO INFRATECH PVT LTD., Link Doct:18487/2007 of SRO 1711	(R) 08-01-2014 (E) 24-12-2013 (P) 24-12-2013	0101 Sale Deed Mkt.Value:Rs. 5600000 Cons.Value:Rs. 11200000	1.(EX)M/S. KRISHNA LOGISTICS 2.(EX)D.L.V. SRIDHAR 3.(EX)D.L.V. SRIDHAR SPA HOLDER 4.(EX)D. VENKAT RATNAM 5.(EX)D. SUSHEELA 6.(EX)P. JAYA NAGA BHARATHI 7.(CL)M/S. MEE VASATHI HOMES PRIVATE LIMITED	0/0 353/2014 [1] of SRO SANGAREDDY (R.O)(1711)
3/7	VILL/COL: PATIGHANPUR/PATIGHANPUR W-B: 0-0 SURVEY: 212/^B EXTENT: 35 Guntas Boundires: [N]: ROAD TO KHARDANUR [S] AGRICULTURAL LAND IN SY.NO. 193 BEING SOLD TO VENDEE [E]: PART OF LAND IN SY.NO.212 [W]: NEIGHBOURS LAND Link Doct:553/2002 of SRO 1711 Link Doct:12560/2008 of SRO 1711	(R) 17-09-2013 (E) 17-09-2013 (P) 17-09-2013	0101 Sale Deed Mkt.Value:Rs. 1750000 Cons.Value:Rs. 2625000	1.(EX)J. TRISHUL REDDY 2.(EX)J. TRILOK REDDY 3.(EX)J. NARSIMHA REDDY 4.(EX)NAREDLA JYOTHI 5.(EX)SAMALA DEEPA 6.(EX)G. KALPANA 7.(CL)M/S. SARAYOO INFRATECH PRIVATE LIMITED	0/0 17764/2013 [1] of SRO SANGAREDDY (R.O)(1711)
4/7	VILL/COL: PATIGHANPUR/PATIGHANPUR W-B: 0-0 SURVEY: 193/5/1 193/5/2 EXTENT: 87 Guntas Boundires: [N]:	(R) 17-09-2013 (E) 17-09-2013	0101 Sale Deed Mkt.Value:Rs. 12632400	1.(EX)J. TRISHUL REDDY 2.(EX)J. TRILOK REDDY 3.(EX)J. NARSIMHA REDDY 4.(EX)NAREDLA JYOTHI 5.(EX)SAMALA DEEPA	0/0 17764/2013 [2] of SRO

ENCUMBRANCE FORM

	AGRICULTURAL LAND IN SY.NO. 193 [S] AGRICULTURAL LAND IN SY.NO. 207 [E]: AGRICULTURAL LAND BELONGS TO M/S. MEE VASATHI HOMES PVT LTD. IN SY.NO. 209 [W]: GOVERNMENT LAND IN SY.NO. 193 Link Doct:553/2002 of SRO 1711 Link Doct:12560/2008 of SRO 1711	(P) 17-09-2013	Cons.Value:Rs. 24449250	6.(EX)G. KALPANA 7.(CL)M/S. SARAYOO INFRATECH PRIVATE LIMITED	SANGAREDDY (R.O)(1711)
5/7	VILL/COL: PATIGHANPUR/PATIGHANPUR W-B: 0-0 SURVEY: 193/5/1 193/5/2 EXTENT: 87 Guntas Boundires: [N]: AGRICULTURAL LAND IN SY.NO. 212 [S] AGRICULTURAL LAND IN SY.NO. 208 [E]: AGRICULTURAL LAND BELONGS TO M/S. MEE VASATHI HOMES PVT LTD. IN SY.NO. 209 [W]: GOVERNMENT LAND IN SY.NO. 193 Link Doct:553/2002 of SRO 1711	(R) 17-09-2013 (E) 17-09-2013 (P) 17-09-2013	0101 Sale Deed Mkt.Value:Rs. 12632400 Cons.Value:Rs. 24449250	1.(EX)J. TRISHUL REDDY 2.(EX)J. TRILOK REDDY 3.(EX)J. NARSIMHA REDDY 4.(EX)NAREDLA JYOTHI 5.(EX)SAMALA DEEPA 6.(EX)G. KALPANA 7.(CL)M/S. SARAYOO INFRATECH PRIVATE LIMITED	0/0 17763/2013 [2] of SRO SANGAREDDY (R.O)(1711)
6/7	VILL/COL: PATIGHANPUR/PATIGHANPUR W-B: 0-0 SURVEY: 208/^A 208/^B EXTENT: 225 Guntas Boundires: [N]: AGRICULTURAL LAND IN SY.NO. 193 [S] AGRICULTURAL LAND IN SY.NO. 207 [E]: AGRICULTURAL LAND BELONGS TO M/S. MEE VASATHI HOMES PVT LTD. IN SY.NO. 209 [W]: GOVERNMENT LAND IN SY.NO. 193 Link Doct:553/2002 of SRO 1711	(R) 17-09-2013 (E) 17-09-2013 (P) 17-09-2013	0101 Sale Deed Mkt.Value:Rs. 11250000 Cons.Value:Rs. 0	1.(EX)J. TRISHUL REDDY 2.(EX)J. TRILOK REDDY 3.(EX)J. NARSIMHA REDDY 4.(EX)NAREDLA JYOTHI 5.(EX)SAMALA DEEPA 6.(EX)G. KALPANA 7.(CL)M/S. SARAYOO INFRATECH PRIVATE LIMITED	0/0 17763/2013 [1] of SRO SANGAREDDY (R.O)(1711)
7/7	VILL/COL: PATIGHANPUR/PATIGHANPUR W-B: 0-0 SURVEY: 209 EXTENT: 293 Guntas Boundires: [N]: SHALIMAR FLOOR MILL [S] LAXMI FORCELENS FACTORY [E]: ROAD [W]: AGRICULTURAL LAND OF MARAGARI SATTAIAH Link Doct:1393/1994 of SRO 1711	(R) 21-08-2013 (E) 19-08-2013 (P) 20-08-2013	0101 Sale Deed Mkt.Value:Rs. 14650000 Cons.Value:Rs. 34793750	1.(EX)MUNISH GUPTA ALIAS @ MUNISH KUMAR GUPTA 2.(CL)M/S. MEE VASATHI HOMES PRIVATE LIMITED	0/0 16450/2013 [1] of SRO SANGAREDDY (R.O)(1711)

Disclaimer:

1. This Report is for Information only.
2. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
3. The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
4. All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.
5. In case system responds by "Data Not Found", for confirmation approach SRO concern.
6. Result : '7 out of 46 are included in the statement.'

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