

PROPERTY DOCUMENT VERIFICATION INDIA

Head off:MIG-I-145, 9<sup>TH</sup> Phase, Behind Forum Mall, K.P.H.B.Colony, Kukatpally, Hyderabad.

PROPERTY VERIFICATION REPORT

Dt. 07-04-2017

Kind Attention : Mr. XXXXX Verma & Mrs.XXXXX Verma

The Title Search Report in respect of the property ( described in Part I ) being Developed by M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad.

**PART- I: DESCRIPTION OF PROPERTY:**

All that under construction Flat No.XXXX, XX<sup>th</sup> Floor, Block B, admeasuring ---Sft of “Vajra’s Jasmine County” having a undivided share of ---Sq Yds out of the ----Sq.Yds, (Including car Parking and Other common Area) in Survey No.337 Part, situated at Poppalguda Village, Rajendranagar Mandal, Ranga Reddy District and bounded as follows:

North :  
South :  
East :  
West :

PART-II: Tracing of Party’s Title to the property at least for the last 30 years ( If connected title deeds reveal any circumstances of incidences which necessitate further tracing of party’s title it shall also be done ):-

i) Registered Simple Deed of Mortgage document bearing No.2728/2016 dt.14-03-2016 is executed by M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad **IN FAVOUR OF** Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, **IN RESPECT OF** Schedule of Property all that residential property bearing Flat Nos.101,102,104,105,201,202,203,204,205 in Block-A, 101,102,104,105,201,202,203,204,205 in Block-B, 101,102,104,105,201,202,203,204,205 in Block-C, 101,102,104,105,201,202,203,204,205 in Block-D, 101,102,104,105,201,202,203,204,205 in Block-E and Ground and First Floor Aminities Block in Survey No.337(Part) situated at Puppalaguda Village, Rajendra Nagar Mandal, Ranga Reddy

District, admeasuring the total mortgage area, 6,852.92 Sq. Mts, or 73,748.17 Sft out of the total Built up area of 68,493.68 Sq. Mts or 7,36,991.99 Sq. fts and registered at S.R.O. Kukatpally. Hence from the date of registration, the Mortgagee has become absolute possessor of the above said property.

ii) Registered Joint Development Agreement General Power of Attorney document bearing No.7205/2014 dt.24-11-2014 is executed by Jasthi Anantha Sai Padmaja, D/o.Inturi Balayya and W/o. Jasthi Venkata Ramudu, aged about 53 years, Occ: Housewife, R/o.H.No.216, Prasashan Nagar, Road No.72, Jubilee Hills, Hyderabad. 2. Smt. Jakampudi Anju Swetha, W/o. Sri M. Nagendra Vishnuvardhan, and D/o. Sri Jakampudi Adisheshaiah Chowdary, aged about 31 years, Occ: Housewife, R/o. C-1903, Ramky Towers, Anjaiah Nagar, Gachi Bowli, Hyderabad-500032, 3.Jakampudi Naga Sravani, W/o. Dr. P. Arumugam, D/o. Sri Jakampudi Adisheshaiah Chowdary, aged about 28 years, Occ:Doctor, R/o. Villa No.41, Hill Ridge Villas, Gachi Bowli, Hyderabad. **IN FAVOUR OF** M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad **AS DEVELOPER AND** M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad **AS CONFIRMING PARTY IN RESPECT OF** all that piece and parcel of Farm Land No.1,2,3 and 4 in Surya Farm Houses admeasuring Ac.4-02.84Gts, in Survey No.337 Part situated at Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Kukatpally. Hence from the date of registration, the Developer has absolute right on the above said property for development.

iii) Registered Sale Deed document bearing No.7071/2014 dt.24-11-2014 is executed by Jasthi Anantha Sai Padmaja, D/o.Inturi Balayya and W/o. Jasthi Venkata Ramudu, aged about 53 years, Occ: Housewife, R/o.H.No.216, Prasashan Nagar, Road No.72, Jubilee Hills, Hyderabad. **IN FAVOUR OF** M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad **IN RESPECT OF** all that piece and parcel of Farm Land No. 4 in Surya Farm Houses admeasuring Ac.1-01.4Gts or 5009.4 Sq. Yds, in Survey No.337 Part situated at Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Kukatpally. Hence from the date of registration, the Vendee has become absolute owner and possessor of the above said property.

iv) Registered Gift Deed document bearing No.7014/2014 dt.21-11-2014 is executed by Sri Jakampudi Adisheshaiah Chowdary, S/o. Sri J. Subba Rayudu, aged about 59 years, Occ:Business, R/o. Villa No.41, Hill Ridge Villas, Gachi Bowli, Hyderabad. **IN FAVOUR OF** Smt. Jakampudi Anju Swetha, W/o. Sri M. Nagendra Vishnuvardhan, and D/o. Sri Jakampudi Adisheshaiah Chowdary, aged about 31 years, Occ: Housewife, R/o. C-1903, Ramky Towers, Anjaiah Nagar, Gachi Bowli, Hyderabad-500032, 3.Jakampudi Naga Sravani, W/o. Dr. P. Arumugam, D/o. Sri Jakampudi Adisheshaiah Chowdary, aged about 28 years, Occ:Doctor, R/o. Villa No.41, Hill Ridge Villas, Gachi Bowli, Hyderabad. **IN RESPECT OF** all that piece and parcel of Farm Land No.1 in Surya Farm Houses admeasuring Ac.1-01Gts(4961 Sq yds), in Survey No.337 Part situated at Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Kukatpally. Hence from the date of registration, the Donee has absolute owner and possessor of the above said property.

v) Registered Sale Deed document bearing No.6376/2014 dt.30-10-2014 is executed by Sri Jakampudi Adisheshaiah Chowdary, S/o. Sri J. Subba Rayudu, aged about 59 years, Occ:Business, R/o. Villa No.41, Hill Ridge Villas, Gachi Bowli, Hyderabad **IN FAVOUR OF** M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad **IN RESPECT OF** all that piece and parcel of Farm Land No. 2 in Surya Farm Houses admeasuring Ac.1-01.4Gts or 5009.4 Sq. Yds, in Survey No.337 Part situated at Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Kukatpally. Hence from the date of registration, the Vendee has become absolute owner and possessor of the above said property.

vi) Registered Sale Deed document bearing No.4285/1999 dt.28-10-1999 is executed by Sri K. Suryanarayana, S/o. late K. Pullaiah, aged about 66 years, Occ:Business, R/o. Plot No.1219, Road No.36, Jubilee Hills, Hyderabad and 16 Ors **IN FAVOUR OF** Jasthi Anantha Sai Padmaja, D/o.Inturi Balayya and W/o. Jasthi Venkata Ramudu, aged about 36 years, Occ: Housewife, R/o.H.No.216, Prasashan Nagar, Road No.72, Jubilee Hills, Hyderabad **IN RESPECT OF** all that the Farm Land No. 4 in Surya Farm House admeasuring Ac.1-01.4Gts of Agricultural Land, situated in Survey No.337 Part, Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Rajendra Nagar. Hence from the date of registration, the Vendee has become absolute owner and possessor of the above said property.

vii) Registered Sale Deed document bearing No.2022/1999 dt.30-04-1999 is executed by Sri K. Suryanarayana, S/o. late K. Pullaiah, aged about 66 years, Occ:Business, R/o. Plot No.1219, Road No.36, Jubilee Hills, Hyderabad and 16 Ors **IN FAVOUR OF** Sri Jakampudi Adisheshaiah Chowdary, S/o. Sri J. Subba Rayudu, aged about 43 years, Occ:Business, R/o. A-60, A.P. Text Book Colony, Gunrock Enclave, Secunderabad **IN RESPECT OF** all that the Farm Land No. 2 in Surya Farm House admeasuring Ac.1.04Gts or 0.40 Hectares of Agricultural Land, situated in

Survey No.337 Part, Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Rajendra Nagar. Hence from the date of registration, the Vendee has become absolute owner and possessor of the above said property.

viii) Registered Sale Deed document bearing No.2023/1999 dt.30-04-1999 is executed by Sri K. Suryanarayana, S/o. late K. Pullaiah, aged about 66 years, Occ:Business, R/o. Plot No.1219, Road No.36, Jubilee Hills, Hyderabad and 16 Ors **IN FAVOUR OF** Jasthi Anantha Sai Padmaja, D/o.Inturi Balayya and W/o. Jasthi Venkata Ramudu, aged about 36 years, Occ: Housewife, R/o.H.No.216, Prasashan Nagar, Road No.72, Jubilee Hills, Hyderabad **IN RESPECT OF** all that the Farm Land No.3 in Surya Farm House admeasuring Ac.1.01Gts or 0.41 Hectares of Agricultural Land, situated in Survey No.337 Part, Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Rajendra Nagar. Hence from the date of registration, the Vendee has become absolute owner and possessor of the above said property.

ix) Registered Sale Deed document bearing No.2025/1999 dt.30-04-1999 is executed by Sri K. Suryanarayana, S/o. late K. Pullaiah, aged about 66 years, Occ:Business, R/o. Plot No.1219, Road No.36, Jubilee Hills, Hyderabad and 16 Ors **IN FAVOUR OF** Sri Jakampudi Adisheshaiah Chowdary, S/o. Sri J. Subba Rayudu, aged about 43 years, Occ:Business, R/o. A-60, A.P. Text Book Colony, Gunrock Enclave, Secunderabad **IN RESPECT OF** all that the Farm Land No.1 in Surya Farm House admeasuring Ac.1.01Gts or 0.41 Hectares of Agricultural Land, situated in Survey No.337 Part, Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District and registered at S.R.O. Rajendra Nagar. Hence from the date of registration, the Vendee has become absolute owner and possessor of the above said property.

x) unregistered Supplementary Agreement document bearing No. Nil dt.09-07-2016 is executed by Jasthi Anantha Sai Padmaja, D/o.Inturi Balayya and W/o. Jasthi Venkata Ramudu, aged about 53 years, Occ: Housewife, R/o.H.No.216, Prasashan Nagar, Road No.72, Jubilee Hills, Hyderabad. 2. Smt. Jakampudi Anju Swetha, W/o. Sri M. Nagendra Vishnuvardhan, and D/o. Sri Jakampudi Adisheshaiah Chowdary, aged about 31 years, Occ: Housewife, R/o. C-1903, Ramky Towers, Anjaiah Nagar, Gachi Bowli, Hyderabad-500032, 3.Jakampudi Naga Sravani, W/o. Dr. P. Arumugam, D/o. Sri Jakampudi Adisheshaiah Chowdary, aged about 28 years, Occ:Doctor, R/o. Villa No.41, Hill Ridge Villas, Gachi Bowli, Hyderabad. **IN FAVOUR OF** M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad AS DEVELOPER AND M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad AS CONFIRMING PARTY **IN**

**RESPECT OF** all that piece and parcel of Farm Land No.1,2,3 and 4 in Surya Farm Houses admeasuring Ac.4-02.84Gts, in Survey No.337 Part situated at Poppalguda Village, Rajendra Nagar Mandal, Ranga Reddy District.

xi) The Collector, Ranga Reddy District issued NOC vide Lr.No.E1/2924/2006 dt. 09-06-2006 stating that Government has not interest in the land bearing Sy.No.337 admeasuring 17-09 Acres situated at Puppalguda, Rajendranagar Mandal, Ranga Reddy District.

xii) Change of Land use from Conversion use Zone to Residential Zone in Survey No.337 Part, Plot No.1,2,3 & 4 with an extent of Acres-2.3 Guntas(16419.58Sqmts)Poppalguda Village, Rajendranagar Mandal, Ranga Reddy District vide G.O.Ms.No.685 dt.29-12-2006 issued by Municipal Administration & Urban Development Department, Government of Andhra Pradesh.

xiii) No Objection Certificate for Height Clearance is issued by Airport Authority of India vide No.AAI/HY/ATS-59/ NOC-2/2015/3491-92 dt.11-05-2015 for proposed construction of Residential block-3 in Farm Land No.1,2,3 & 4 in Surya Farm House in Survey No.337 Part, Poppalguda Village, Rajendranagar Mandal, Ranga Reddy.

xiv) Environment Clearance vide No.SEIAA/TS/RRD/2015 dt.20-07-2015 is issued by State Level Environment Impact Assessment Authority for proposed Residential apartment Construction Project titled M/s.Vajra Infra Corp India Pvt Ltd, Plot No.1,2,3 & 4 in Survey No.337 Part, Poppalguda Village, Rajendranagar Mandal, Ranga Reddy.

xv) NOC vide R.C.No.2425to2428/MSB/CR/RR/2015 dt.22-05-2015 issued by State Disaster Response & Fire Services to the Commissioner, Hyderabad Metropolitan Development Authority in respect of Multi Storey Building of M/s.Vajra Infra Corp India Pvt Ltd, Plot No.1,2,3 & 4 in Survey No.337 Part, Poppalguda Village, Rajendranagar Mandal, Ranga Reddy.

xvi) Technical Approval vide No.20188/BP/Plg./H/2015 dt.17-05-2015 is issued by the Commissioner, Hyderabad Metropolitan Development Authority in respect of Multi Storied Building Permission Consisting of Block A, B, C, D, & E with 2 Cellars+Ground+14Upper Floors and Amenties Block with 2 Cellars+Stilt+4 Floors in Farm Land No.1,2,3 & 4 in Survey No.337 Part, Poppalguda Village, Rajendranagar Mandal, Ranga Reddy.

xvii) Conversion order Vide No.C1/1720/2016 Dt.11-04-2016 is issued R.D.O. Rajendra nagar Divisio, R.R.District in respect of M/s.Vajra Infra Corp India Pvt Ltd, land bearing Survey No.337 Part, with an extent of Ac. 4-02.84 Gts Poppalguda Village, Rajendranagar Mandal, Ranga Reddy.

xviii) Building Permission vide No.G.P.P/16/2016/17, Dt.06-06-2016 is issued by the Gram Panchayat office, Pupalaguda in respect of Block A, B, C, D, & E with 2 Cellars+Ground+14Upper Floors and Amenties Block with 2 Cellars+Stilt+4 Floors in Farm

Land No.1,2,3 & 4 in Survey No.337 Part, Poppalguda Village, Rajendranagar Mandal, Ranga Reddy.

xix) Article of Association and Memorandum of Association dt.13-02-2012 is issued by M/s.Vajra Infra Corp India Pvt Ltd

xx) Certificate of Incorporation vide No.U45209AP2012PTC079136 Dt.14-02-2012 issued by Registrar of Companies in respect of M/s.Vajra Infra Corp India Pvt Ltd.

xxi) Board Resolution Dt. 14-02-2012 is issued by M/s.Vajra Infra Corp India Pvt Ltd in respect of construction of Block A, B, C, D, & E with 2 Cellars+Ground+14Upper Floors and Amenties Block with 2 Cellars+Stilt+4 Floors in Farm Land No.1,2,3 & 4 in Survey No.337 Part, Poppalguda Village, Rajendranagar Mandal, Ranga Reddy .

**PART- III: ENCUMBRANCE CERTIFICATE FOR A PERIOD OF 30 YEARS FOR ALL THE ITEMS OF PROPERTIES REFERRED TO IN PART-II:**

The Encumbrance Certificate statement No. 25089610 dt.07-04-2017 for the period 01-10-2007 to 06-04-2017 shows the entry of schedule-I property sale deed transaction therein, 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 01-10-2007 to 06-04-2017.

**SEARCH REPORT**

As per your instructions, went to the office of the Sub Registrar, Kukatpally, for verification of the following Document i.e., Sale Deed Document No.2728/16 Dt.14-03-16 and 7205/14 dt.24-11-14 in respect of All that under construction Flat No.XXXX, XX<sup>th</sup> Floor, Block B, admeasuring ---Sft of “Vajra’s Jasmine County” having a undivided share of ---Sq Yds out of the ---Sq.Yds, (Including car Parking and Other common Area) in Survey No.337 Part, situated at Poppalguda Village, Rajendranagar Mandal, Ranga Reddy District, registered before S.R.O., Kukatpally, after paying the search fee and verified the certified copy of document No. 2728/16DT.14-03-16 and 7205/14 dt.24-11-14 in the books of S.R.O. Kukatpally. The above said documents compare with certified copy of document which are furnished by you, and found out that the above said documents is duly executed by the concerned parties and it is one and the same. There is no difference between certified copy of the document (which are furnished by you) when compared with the documents in the Books of Sub-Registrar, Kukatpally in respect of property particulars i.e. admeasuring, boundaries, location etc., executants and claimant (s) and date of registration. Therefore, that the above said Document which are furnished by you are genuine and duly executed by the concerned parties and registered before the Sub-Registrar,

Kukatpally. E C No. 25089610 dt.07-04-2017 for the period 01-10-2007 to 06-04-2017, issued by S.R.O., Kukatpally, in respect of the above described property duly certified is enclosed.

PART- IV: EVIDENCE OF POSSESSION: ( Findings on documents and revenue records )

From the above said provided documents, it is seen that M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad 3 Ors are the absolute owner and possessor of the schedule mentioned property by himself and through his predecessors-in-title.

PART-V: OPINION

After perusing the above said provided documents, I am of the opinion that the above said property M/s. Vajra Infra corp India Private Limited, a company incorporated under companies act, having its registered office at Flat No.102, Sai Krishna Villa, A.S.Raju Nagar, Kukatpally, Hyderabad represented by its Managing Director:- Sri V.V.Durga Prasad, S/o. Late V. Subba Rao, aged about 52 years, Occ:Business, R/o.Plot No.807, Vivekanandanagar Colony, Kukatpally, Hyderabad and 3 Ors, have got clear and marketable title and it is free from all encumbrances and liabilities from 01-10-2007 to 06-04-2017.

For PDVI