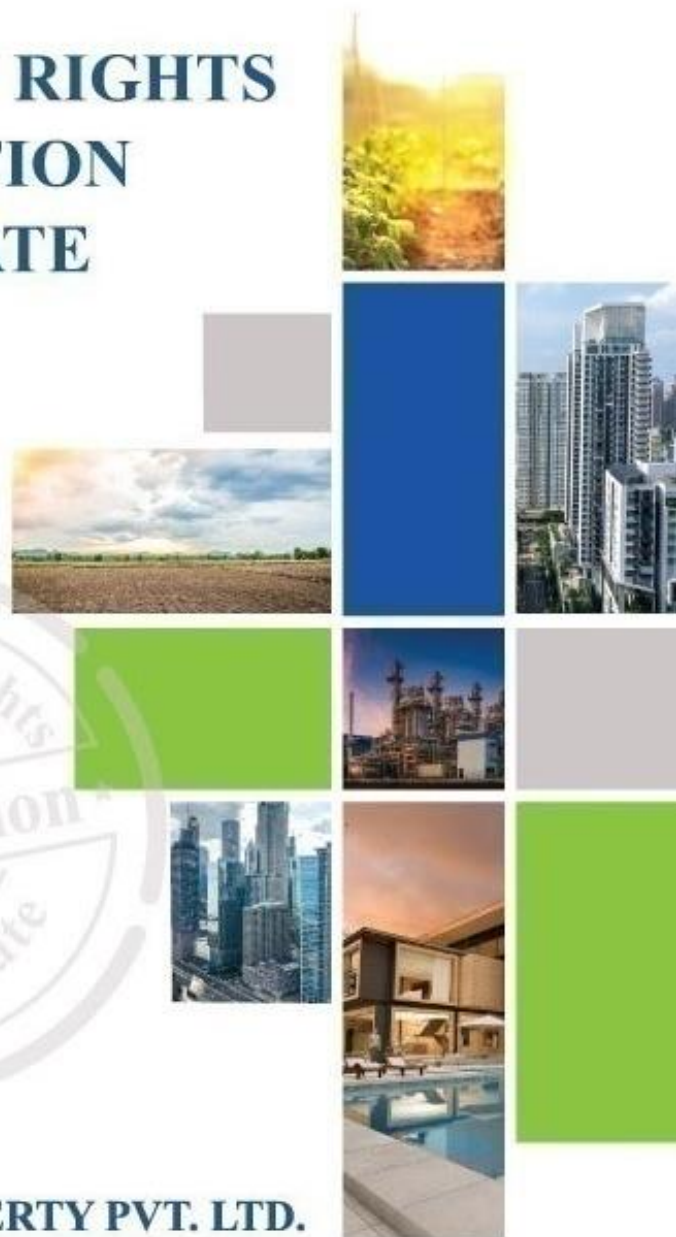




Application No. TSS2308005

PROPERTY RIGHTS VERIFICATION CERTIFICATE



RIGHT MY PROPERTY PVT. LTD.

Applicant Name: Shweta Agrawal
Address: Alwal.

PROPERTY DETAILS:

Owner Name: Shweta Agrawal, W/o Manish Bansal
Property Location:
State: Telangana
District: Medchal-Malkajgiri
Mandal: Alwal
Village: Pakalakunta, Alwal
Project/ Name: Shubindra Tower
Plot No: 86 & 87
Plot Area: 410 Sq. meters – 490 Sq. Yards
No of Flats: 1 Stilt + 5 upper Floors =10 Flats
GHMC Building Proceed. No: 006023/GHMC/3225/KPL2/2022-BP
Permit Number: 2321/GHMC/KPL/2022-BP, Dt:10-03-2022
Latest Sale Deed Number: 5084
Year of Registration: 2021 Place of Registration: Vallabh Nagar

REQUESTED PROPERTY DETAILS:

Name of The Property Owner: Shweta Agrawal, W/o Manish Bansal

PROPERTY DETAILS:

a. Revenue Village: Alwal

b. Mandal: Alwal

c. District: Medchal-Malkajgiri

Table-1

Sy. No	Extent in Acres / Gunts
585 & 586	410 Sq. Meters 490 Sq. Yards

On the request of the client the title verification process has been taken up for the properties mentioned above & the property owner has given consent to do title verification of the property.

THE PROCESS AS FOLLOWS:

I. Dharani Details:

a. LAND RECORDS

Table-2

SI. No	District	Mandal	Village	SY. No	Extent	Name of the pattadar	Whether digitally signed (YES/NO)	Remarks	
								Clear	Not clear
1	Medchal-Malkajgiri	Alwal	Alwal	585/A	5-19	Houses / House Sites	No	Ceiling land Notional khata Houses/House sites Aadhar Not Available	-
2	Medchal-Malkajgiri	Alwal	Alwal	585/AA /1/1	2-00	Houses / House Sites	No	Notional khata Houses/House sites Aadhar Not Available	-
3	Medchal-Malkajgiri	Alwal	Alwal	585/AA /1/2	2-03	D Avandira Kumar s/o Lt D Papa Rao	Yes	Signed as NALA	-
4	Medchal-Malkajgiri	Alwal	Alwal	585/AA /2	2-37	D Avandira Kumar s/o Lt D Papa Rao	Yes	Signed as NALA	-
5	Medchal-Malkajgiri	Alwal	Alwal	586	Missing Sy No Dharani Records				

The Details of the Survey Number is shown as house sites in Dharani Land Records.

b. **PROHIBITED LANDS DETAILS:**

This Land is Found in Prohibited Lands List.

The details of the land

Table-3

SI.No.	Village	Name	Sy.No.	Extent (Ac. Gts)	Nature of Land	Classification of Land
1.	Alwal	Houses/ House Sites	585/A	5-19	Patta	Patta
2.	Alwal	Govt Lands	586	9-25	Govt	Ceiling Land

c. **ENCUMBRANCE DETAILS:**

Table-4

Registered Document Number	5084/2021
Type Of Registered Documents (Sale/Gift/Conveyance Deed /Will /Etc.	Sale deed
Executant Name (S)	Suman Bansal
Claimant Name (S)	Shweta Agarwal
Survey No	581,584,585,586 Plot No:86 & 87
Extent	490.58 Sq. Yards
Village	Alwal
Mandal	Alwal
District	Medchal-Malkajgiri

The Details of the Claimant(S) Are Tallying with The Pattadar

II. **URBAN DEVELOPMENT AUTHORITY (UDA) DETAILS:**

- i. The Property is Situated in **H U D A** Limits.
 - a. Land Use Zone: Residential Use Zone
 - b. The Land is not covered by Master Plan Road.
- ii. There are No water bodies found near the property.

III. **COURT CASES DETAILS:**

The Information Regarding Court Cases as Per **E-courts Services**, there are no

Court cases with Respect to the Property.

IV. REVENUE RECORDS:

Table-5

SI. No	Record name	SY. No	Extent	Classification	Name of the Pattadar	Remarks
1	Dharani	585/A	5-19	Patta	Houses / House Sites	Ceiling land Notional khata Houses / House sites Aadhar Not Available
		585/AA/1/1	2-00	Patta	Houses / House Sites	Notional khata Houses / House sites Aadhar Not Available
		585/AA/1/2	2-03	Patta	D Avanidra Kumar s/o Lt D Papa Rao	Signed as NALA
		585/AA/2	2-37	Patta	D Avanidra Kumar s/o Lt D Papa Rao	Signed as NALA
		586	Missing Sy No Dharani Records			

V. FLOW OF DOCUMENTS

Details of Sales as Per Registration Documents

Table-6

Village: Alwal			Mandal: Alwal			District: Medchal-Malkajgiri		
SI. No	Nature of the document	Document no. and year	SY. No	Extent	Transferor/ Execuent)	Transfere/Claimant	T /F	Remarks
1	Mortgage without possession	830/2022	581,584,58 5,586 Plot No:86 & 87	141.44 Sq.Yards	Shweta Agrawal, W/o Manish Bansal	The commissioner GHMC Hyderabad	T	-
2	Sale deed	5084/2021	581,584,58 5,586 Plot No:86 & 87	490.58 Sq.Yards	Suman Bansal	Shweta Agrawal, W/o Manish Bansal	T	-
3	Sale deed	977/1997	581,584,58 5,586 Plot No:86 & 87	490.58 Sq.Yards	M/S Raidurg Co-op Housing building society Limited M/S Shailendra developers & Investments LTD Rep Managing director Sri B Damodar	Suman Bansal, W/o Arun Bansal	T	-
4	Sale deed	755/1997	581,584	7.100	K Lakshmaiah (Secretary) For CL1 Mohd Moinuddin Hasan	M/S Raidurg Co-op Housing building society Limited	T	-
5	Sale deed	754/1997	581 & 584	5.00	-do-		T	-
6	Sale deed	755/1997			-do-		T	-

7	Sale deed	1367/ 1996	585 & 586	15.04	Mohd Abdul Rasheed Mohd Abdul Hamed Mohd Abdul Jaleel Shaik Abdul Majeed Mohd Shareef GPA No 3358/90	M/S Raidurg Co-op Housing building society Limited	T	-
8	<p>NOTE Endorsement of Urban Land (Ceiling regularization) Act 1976. As per Go.Ms.No.455 / Revenue (UC-I) Department Dt.29-07-2002.Application No. G/455/336/2005, C.C.No. G1/8920/76, G1/13087 to 13092/76, dt. 13-09-2006.as Declared.</p>							

FINDINGS: FLOW OF THE TITILE -

6. FIELD SURVEY:

1. Date and Time of Survey: **26-08-2023, 3:00PM**

Table-7

Sy. No	Total extent of entire Sy. No 185 as per basic record (Ac -Gts)	classification	Extent as per document produced		Extent as per field survey		Difference noticed during the survey	
			Sq. Yards/Sq.mtrs	Sq. Yards / Sq.mtrs	Sq. Yards / Sq.mtrs	Sq. Yards / Sq.mtrs	Sq. Yards/ Sft	(7-5)
			Sy.No	Extent	Sy.No	Extent	Sy.No	Extent
1	2	3	4	5	6	7	8	9
585	12-19	Patta	585/P	410 Sq.Meters	585/P	410 Sq.Meters	-	-
586	9-25		586/P		586/P			
Total				410 Sq.Meters		410 Sq.Meters	-	-

7. Property Boundaries

Shown by owner of the property

Table-8

As per Document		As per field Survey
40 Feet wide Road	North	40 Feet wide Road
Plot No 85	South	Plot No 85
Plot Nos 88 & 89	East	Plot Nos 88 & 89
30 feet wide Road	West	30 feet wide Road

8.The Surveyor has taken Measurements of the property and uploaded Location Sketch,

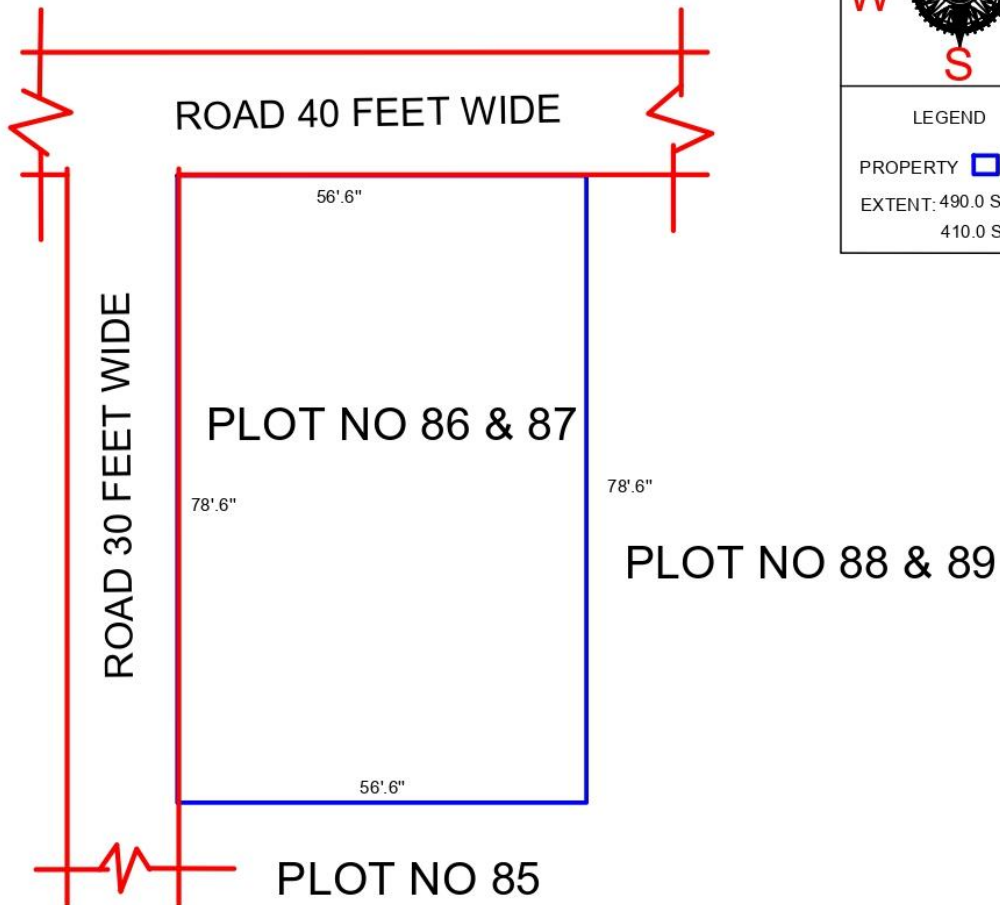
Sketch Superimposed on Village Map and Sketch Superimposed on Google Map.

Property location Sketch:

**LOCATION SKETCH SHOWING THE APPLICANT'S PROPERTY
IN SY NOs 585/P & 586/P SITUATED AT ALWAL VILLAGE,
ALWAL MANDAL, MEDCHAL MALKAJIGIRI DIST.**

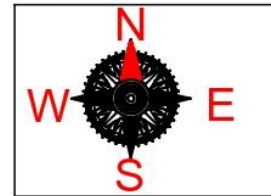
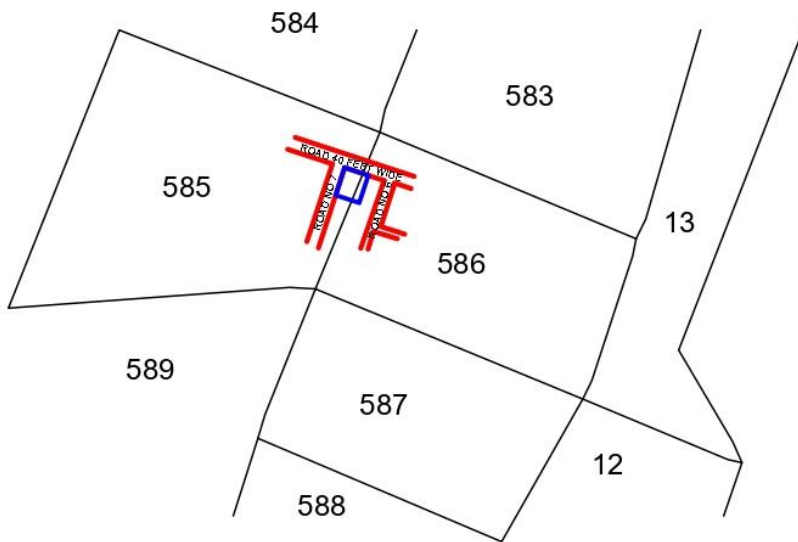


LEGEND
PROPERTY
EXTENT: 490.0 SQ YARDS
410.0 SQ METERS



LOCATION SKETCH SUPERIMPOSING ON VILLAGE MAP:

SKETCH SHOWING THE APPLICANT'S PROPERTY IN SY NOS 585/P & 586/P SITUATED AT ALWAL VILLAGE, ALWAL MANDAL, MEDCHAL MALKAJIGIRI DIST.



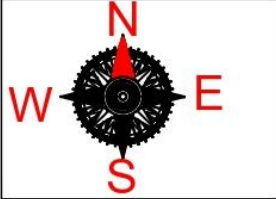
LEGEND
 PROPERTY 
 EXTENT: 490.0 SQ YARDS
 410.0 SQ METERS

CO-ORDINATES	
17.515509 N	78.495228 E
17.515465 N	78.495364 E
17.152818 N	78.495303 E
17.515330 N	78.495170 E



LOCATION SKETCH SUPERIMPOSED ON GOOGLE MAP

LOCATION SKETCH SHOWING THE APPLICANT'S PROPERTY IN SY NOS 585/P & 586/P SITUATED AT ALWAL VILLAGE, ALWAL MANDAL, MEDCHAL MALKAJIGIRI DIST.



LEGEND

- PROPERTY 
- EXTENT: 490.0 SQ YARDS
- 410.0 SQ METERS



IMAGE OF THE PROPERTY



9	Connectivity details: The Approach/ Connecting Road is available to the property	
i	Type of road: C C Road	
ii.	Type of Road C C Road	Width of Road 40 Feet
iii.	On Ground existing Road	
iv.	Road connecting to High-Tension Road	

10. Physical Appearance as per field Survey: **Apartment under Construction**

11. There is no High-Tension Wires / Gas Pipe Line / Mission Bhagiratha Pipe Line are passing through the property

12. There is no water bodies found near the property

13. Declarations not taken from the owner/pattadar of the property.

14. Documents given by the owner/pattadar of the property

The details of the documents

S.No	Document Name	Details
1	GHMC Building Permt No	006023/GHMC/3225/KPL2/2022-BP 2321/GHMC/KPL/2022-BP, Dt:10-03-2022
2	Saledeeds	5084/2021,977/97
3	ULC Endorsement No	G/455/336/2005

LEGAL SCRUTINY:

- i.** The referred property is Patta Land and the pattadar is **Smt. Shweta Agrawal, W/o Manish Bansal.**
- ii.** The Flow of Title to the Present owners is as Shown **Table No:4.**
- iii.** The Derivation of Title: The present owners **Smt. Shweta Agrawal, W/o Manish Bansal** derived the title vide Registered Documents as Shown in **Table No: 6.**

- iv. The Nature of The Right of The Transfer: As per field survey the pattadar is in possession as shown in **Table No:7**. Accordingly, it is presumed that the ownership of the property is absolute to the extent shown in **Table No:6** and that this is the self-acquired property of the owners vide Doc. No.**5084/2021**.
- v. Legal Competency of The Transfer: The Owners is in Sound Mind and Major, is having Legal Competence to Transfer the Property.
- vi. Nature of the Property and Land Use: The Property is Privately Owned Property and Apartment Flats. It is covered in HUDA Limits.
- vii. Development and Construction: **The Apartment under construction.**
- viii. Encumbrance Details: No other encumbrances are there in the land, except the Owners.
- ix. Litigation: As per information available there are no Court cases over the property and accordingly the Owner has not submitted any Declaration.
- x. Restrictions and Allowances: As Per Available Information No Other Restrictions Enforced on the Property by Any Authority or Govt. Department.
- xi. Public Notice: The Client/prospective purchaser is advised to publish a Public Notice in any two Leading Newspapers intimating his willingness to purchase the property duly inviting any objections over the Property from Third Parties.

NOTE: As per the available information and after scrutiny of records for the referred property, it is having Clear Marketable Title.

A handwritten signature in blue ink, appearing to be "C. Naveen Kumar".

LEGAL HEAD:
C.NAVEEN KUMAR LLB



RIGHT MY PROPERTY PVT. LTD.

Registered Office:

No.1-5-1063/2/G-3, Sri Narayana Heavens, Opp. Narayana Hotel MGMT College,
Suchitra Road, Father Balaiah Nagar, Old Alwal, Hyderabad - 500010 T.S
Email: info@rightmyproperty.in Call Us: +91 040 2930 2219, 93226 88397

www.rightmyproperty.in