

THE ASSISTANT GENERAL MANAGER-HLST AO CYBERABAD FOR APPROVAL

11/12/2024



BUILDER TIE UP FOR THE PROJECT : AKASH VIHAR PHASE-V: LAND OWNER SHARE OF PLOTSS OF SRI NIMMAGADDA RAMAKRISHNA RAO

With reference to the captioned subject we submit that, We have received the request letter from Sri Nimmagadda Ramakrishna Rao , the Land owner of the scheduled property of the Project Akash Vihar Phase-V. vide request letter Dated 11-12-2024 for Builder Tie up of his share of Plots in the project Akash Vihar Phase-V.

The project: Akash Vihar Phase-V (Developer's share) is tied up vide P02212499 Date: 11-12-2024.

Since the Builder Tie up for the Land Owner Share of Plots cannot be accorded in OPAS , due to Non Duplication of RERA ID, The Tie up for the Land owner Share Plots Tie up is to be included in the Builder/ Developer Tie up specifying the details of Land Owner's Share of Plots , its Encumbrance details and Loan Disbursement Account Details of the Land owner.

The empanelled advocates Sri P Devakar vide report dated 29-10-2024 and Smt. A. Jagadamba vide report dated 13-11-2024, have opined as under

1. The transactions covering the Title deed is perfect in all respects and suffers no legal impediments.
2. The Title Deeds are genuine and Sri Nimmagadda Ramakrishna Rao, M/s Ajasra Homes Private Ltd, Sri N Ramakrishna Rao represented by his DAGPA holder M/s Ajasra Homes Private Ltd. have got absolute clear and marketable title over the scheduled property.
3. A valid mortgage can be created and the said Mortgage would be enforceable.
4. The mortgaged Plots to HMDA can be sold after completion of the structure and obtaining release orders for the Plots mortgaged from HMDA.
5. There are no prior Mortgage/charges/Encumbrances as could be seen from the EC certificates obtained by them pertaining to the Immovable Property/ies covered by the Title deeds of the scheduled property of the project. The property is free from all encumbrances.

The TIR's and the Valuation Reports obtained are vetted by AGM LAW, AO CYBERABAD vide Lr No. AO/CYB/LAW/2024-25/1065 Dated 09-12-2024.

Hence the TIR's obtained for Builder Tie up of Developer's share hold good for the Land Owner's share of Plots also.

Land owner Share Plot vide the supplementary cum allocation agreement vide Doc. No. 16577/2024 Dated 07-10-2024 @SRO MAHESWARAM are Plot No's :1, 7, 8, 9, 10, 12, 15, 16, 17, 19, 20, 22, 25, 26, 28, 30, 31, 33, 35, 37, 38, 40, 41, 42, 43, 45, 51 & 52 : TOTAL 28 Plots are now included in Tie up with the Disbursement details of Loan proceeds for financing purchase of Land Owners Share of plots of Sri Nimmagadda Ramakrishna Rao as mentioned below.

Account Name : Sri Nimmagadda RamaKrishna Rao
AC NO : 004801504347
BANK : ICICI BANK,
BRANCH : SECUNDERABAD BRANCH
IFSC CODE : ICIC0000048

We recommend for the approval of the project, AKASH VIHAR PHASE-V : Land Owner Share Plots of Sri Nimmagadda Ramakrishna Rao , considering the above.

CHIEF MANAGER
HLST, AO CYBERABAD
Date: 11-12-2024.

WRP Sathar

