

**Date: 19-05-2025****TO WHOMSOEVER IT MAY CONCERN**

**LEGAL OPINION** on the title in respect of the Subject Property belonging to Ashoka Builders India Private Limited– Reg.

## ## ##

**I. SUBJECT PROPERTY:**

All that the non-agricultural land admeasuring **24,318.19 sq. yds. or 20,333.11 sq. mts.** (equivalent to 5.024 Acres) of land comprised within part of Survey No. 313 in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District.

**II. OWNERS OF THE SUBJECT PROPERTY / DEVELOPER OF THE SUBJECT PROPERTY:**

**Ashoka Builders India Private Limited**, a Private Limited Company having its registered office at Unit Nos. 1 to 12, Shanta Sriram Tech Park, Ground Floor, Sy. No. 126 part, Gachibowli Village, Hyderabad, Telangana – 500032.

**III. LIST OF DOCUMENTS REVIEWED**

<b>Sl. No.</b>	<b>Document</b>	<b>Date</b>	<b>State of Document Reviewed (Original/ Copy)</b>
1.	Approval for Building Permission – Mortgage Letter under Application No. 002916/BP/HMDA/0847/SKP/2025	17.05.2025	Copy
2.	Statement of Encumbrance No. 1950165596	15.05.2025	Copy
3.	Simple Mortgage Deed bearing no. 7901 of 2025	09.05.2025	Copy
4.	Simple Mortgage Deed bearing no. 7900 of 2025	09.05.2025	Copy

<b>Sl. No.</b>	<b>Document</b>	<b>Date</b>	<b>State of Document Reviewed (Original/ Copy)</b>
5.	Sale Deed no. 7807 of 2025	08.05.2025	Original
6.	Gift Deed no. 15375/2021	20.11.2021	Copy
7.	Gift Deed no. 14178/2022	02.12.2022	Copy
8.	Proceedings of the Competent Authority and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy bearing no. C1/5244/2016.	27.07.2019	Copy
9.	Relinquishment Deed no. 1626 of 2010	19.02.2010	Copy
10.	Relinquishment Deed no. 1627 of 2010	19.02.2010	Copy
11.	Allotment letter no. HYD/48 issued by Regional Settlement Commissioner, Bombay	20.5.1966	Copy
12.	Sanad bearing no. RSC(B)Land/Hyd/48/5940	8.6.1967	Copy
13.	Letter of the Settlement Officer, Bombay issued to the Collector, Hyderabad	21.06.1968	Copy
14.	Sale Deed no. 797/1968	25.06.1968	Copy
15.	Pahanis for various years till date	--	Copy

**IV. BRIEF HISTORY OF THE SUBJECT PROPERTY:**

- 4.1. Originally the land in Sy. Nos. 334, 309, 312 to 316 totally admeasuring Ac. 130-33 Guntas including the land in 313 (admeasuring an extent of Ac. 21-00 Guntas), all situated at Puppalguda village of the then Hyderabad (West), Hyderabad was allotted to one Kum. Asha J. Sujan by the Regional Settlement Commissioner, Bombay vide allotment No. HYD/48 dated 20.5.1966.

The possession of the property was handed over to her by the then Tahasilar, Hyderabad West. The title patta to the above lands had been transferred in the name

of Kum. Asha J Sujan by the Rehabilitation Commissioner as per Sanad RSC(B)Land/Hyd/48/5940 dated 8.6.1967.

- 4.2. Subsequently, the said Kum. Asha J. Sujan had applied for permission to the then Settlement Commissioner seeking permission to dispose of the land allotted to her and the same was granted by the Settlement Officer, Bombay vide letter to the Collector, Hyderabad issued on 21.6.1968.
- 4.3. Pursuant to the same, the said Kum. Asha J. Sujan executed registered sale deed dated 25.06.1968, registered as Document No. 797 of 1968 in the office the Sub-Registrar, Hyderabad (West), in favour of A. Rama Swamy and K. Rama Murthy conveying all that land of extent Ac.130-33 Guntas in Sy. Nos. 309, 334, 312 to 316 of Puppalguda village of the then Hyderabad West Taluk, Hyderabad district (and presently in Gandipet Mandal, Ranga Reddy district) and in the registered sale deed it is mentioned that the said Kum. Asha J Sujan and A. Rama Swamy and K. Rama Murthy had applied for the permission for alienation of the same before the Revenue office and the Revenue office granted the same.

Accordingly, the said A. Rama Swamy and his brother-in-law K. Rama Murthy, having jointly purchased the above property through registered sale deed dated 25.06.1968, registered as Document No. 797 of 1968 in the office the Sub-Registrar, Hyderabad (West), also their names were reflected as the pattadars in the pahanis continuously right from 1972-73 upto 1990-91 in respect of above said land of total extent Ac.130-33 Guntas in Survey Nos. 309, 334, 312 to 316 of Puppalguda village.

- 4.4. Subsequently, certain differences arose between K. Ramamurthy & his family members, and A. Ramaswamy & his family members, and the dispute was referred to Arbitration and subsequently the disputes were amicably settled and closed.
- 4.5. Subsequently, a Deed of Relinquishment and Release dated February 19, 2010, was registered as Document No. 1626 of 2010 in the office of the Joint Sub Registrar-I, Ranga Reddy District being executed by (a) K. Thangam, (b) K. Lalitha, (c) R. Kannan, (d) K. Chandrika, (e) R. Karthikeyan, (f) K. Shashikala, and (g) K. Rajamma, releasing and relinquishing all their 7/16<sup>th</sup> share in the land in Survey No. 313 and other lands situated in Puppalguda Village, Rajendranagar Mandal, Ranga Reddy District in favour of (a) Geetha Srinivasan, (b) RS Kartik, (c) RS Monish, (d) R.

Venkat Ramana, (e) R. Krishna Kumar, (f) R. Raja Ratnam, (g) R Sri Ram Kumar, (h) Rashmi Ranganathan, and (i) R. Shravan Kumar.

Further, a separate Deed of Relinquishment and Release dated February 19, 2010, was registered as Document No. 1627 of 2010 in the office of the Joint Sub Registrar-I, Ranga Reddy District and executed by Mrs. Rashmi Ranganathan wife of late Dr. R. Ranganathan S/o. Rama Swamy releasing and relinquishing all her right, title and interest in the land in Survey Nos.309, 334 and 312 to 316 and other survey numbers situated in Puppalguda Village, Rajendranagar Mandal, Ranga Reddy District in favour of (a) Smt. Geetha Srinivasan, (b) R.S. Kartik, (c) R.S. Monish, (d) R. Venkatramana, (e) R. Krishna Kumar, (f) R. Raja Ratnam, (g) R. Sri Ram Kumar and (h) R. Shravan Kumar.

- 4.6. Further, the said Subject Property was also converted into non-agricultural land (along with other lands in Survey No. 313) vide proceedings of the Competent Authority and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy bearing no. C1/5244/2016 dated 27.07.2019.
- 4.7. It is also noted that vide the Gift Deed dated 20.11.2021 bearing no. 15375/2021 and Gift Deed dated 02.12.2022 bearing no. 14178/2022, both regd. at S.R.O. Gandipet, certain identified land required for the formation of a 100 feet wide approach road benefitting the Subject Property and other lands surrounding the same, was gifted to the local authorities for the formation of roads and consequently the said Subject Property in Sy. No. 313 of Puppalguda Village and other lands surrounding the same have the benefit of the said road.
- 4.8. Pursuant to the aforesaid, the Subject Property i.e., non-agricultural land admeasuring **24,318.19 sq. yds. or 20,333.11 sq. mts.** (equivalent to 5.024 Acres) comprised within parts of Survey No. 313 in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District was sold by (a) R. Venkatramana, (b) R. Krishna Kumar, (c) R. Raja Ratnam, (d) R. Sri Ram Kumar, (e) R. Shravan Kumar, (f) Geetha Srinivasan, (g) R.S. Kartik, and (h) R.S. Monish in favour of Ashoka Builders India Private Limited vide Sale Deed no. 7807 of 2025 dated 08.05.2025 (regd. by the SRO, Gandipet).

In terms of the above said sale deed, each of (a) R. Venkatramana, (b) R. Krishna Kumar, (c) R. Raja Ratnam, (d) R. Sri Ram Kumar, (e) R. Shravan Kumar, (f) Geetha

Srinivasan, (g) R.S. Kartik, and (h) R.S. Monish (such parties (f) to (h) taken together) owned equal proportions out of the land sold by them under the above Sale Deed.

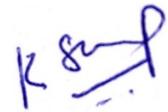
- 4.9. Upon purchase of the said Subject Property, the present owner i.e. Ashoka Builders India Private Limited executed two simple mortgage deeds, both dated 09.05.2025, bearing Doc. Nos. 7900 of 2025 and 7901 of 2025, registered in the office of Sub-Registrar, Gandipet pursuant to which the present owner has created a first ranking charge in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, over certain identified flats / units forming part of the Project proposed to be constructed by them on the Subject Property. In this regard, I have also been provided with a copy of the 'Mortgage Letter' in Application No. 002916/BP/HMDA/0847/SKP/2025 which records that after taking into consideration the abovesaid deeds of mortgage, HMDA was releasing the Developer the Building Permission Fee Intimation Letter No. 002916/BP/HMDA/0847/SKP/2025, dt. 01.05.2025.

**V. OPINION:**

On basis of the available documents reviewed and clarifications provided to me in respect of the Subject Property, I am of the opinion that:

Ashoka Builders India Private Limited is the absolute owner & possessor of the Subject Property, having marketable title over the non-agricultural land admeasuring **24,318.19 sq. yds. or 20,333.11 sq. mts.** (equivalent to 5.024 Acres) comprised within parts of Survey No. 313 in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District.

Hence, this opinion.



**K. Sai Sandeep Pareekshit**  
Advocate

**QUALIFICATIONS**

- (i) The information provided in legal opinion (“**Opinion**”) is documentary in nature and is based completely and solely on photocopies of the documents provided to me as of May 18, 2025, by the Developer unless otherwise stated. I have appended to this Opinion, at paragraph III, a list of documents reviewed by me.
- (ii) While performing the review, I have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information / representations provided / made to me, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies or extracts submitted to me with the originals thereof, and (e) compliance with all legal requirements by the parties concerned with the Subject Property.
- (iii) I have not been provided with the genealogical tree/legal heirs/family members’ certificate of the original owners from whom the flow of title of the Subject Property emanated. In the absence of a genealogical chart describing all the family members and their relationship with the original owners, it is not possible to conclusively opine with regard to the share of each of the original owners of the Subject Property. As such, and where applicable, there is a possibility of claims by or on behalf of the legal heirs/family members. It may however be noted that the claim, if any, by or on behalf of the legal heirs/family members and/or any third party will be subject to the limitation period prescribed under the Limitation Act, 1963.
- (iv) For the purposes of this Report, I have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
- (v) We have assumed that there are no outstanding dues payable by the present / previous owners of the Subject Property to any Government / statutory authority (including any tax / cess dues) or local body and that the Subject Property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.
- (vi) I have not conducted searches at Government offices. Further, I have not conducted independent litigation searches in the court registry in relation to the Subject Property, as the courts do not maintain an index of litigation concerning immovable property. In addition, I have not done any independent searches of the publicly available

information in respect of the Subject Property (including any copies of the registered documents as available at the sub-registrars' offices). My Opinion is only based on the documents provided hereunder and I have not reviewed or obtained independently any other documents, such as revenue documents etc.

- (vii) No physical survey or zoning inspection of the Subject Property has been undertaken by me. I am not opining on any issues arising out of development potential of the Subject Property, access to public roads, environmental approvals, zoning, FSI calculations/utilisations and / or any roads affecting the Subject Property.
- (viii) This Opinion is addressed to and is solely for the benefit of the Developer and no other person or entity shall, save with my consent in writing, rely on this Report or any part thereof.
- (ix) My aggregate liability in relation to the issuance of this Report shall not, in any circumstance exceed the fees paid to me for the issuance of this Report.

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