

S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

Dt. 7th July 2020

LEGAL OPINION

We were sought to give a legal opinion as to the marketable title of the "Tripura's Green Alpha" Land admeasuring 21,749.98 Sq.Mtrs, equivalent to Ac.5-15 guntas forming part of Survey Nos.368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3, 368/U4 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.

We have verified the following photo copies of the documents.

DETAILS / DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

Sl No	Date	Description of the document
1.	18-08-1983	Copy of Sale Deed No.2704 of 1983 Dt. 18-08-1983, registered at R.O. Sangareddy, Medak District; Bollaram Muthaiah sold to M.Viswanatha Rao.
2.	08-03-2018	Copy of Sale Deed No.8954 of 2018 Dt, 08-03-2018, registered at R.O. Sangareddy, Medak District; M.Viswanatha Rao and his son and daughter in law sold to Kolluri Amrutha.
3.	18-08-1983	Copy of Sale Deed No.2705 of 1983 Dt.18-08-1983, registered at R.O. Sangareddy, Medak District; Bollaram Muthaiah sold to M.Venu Gopala Rao.
4.	08-03-2018	Copy of Sale Deed No.8955 of 2018 Dt. 08-03-2018, registered at R.O. Sangareddy, Medak District; M.Venu Gopala Rao and his two daughters sold to Kolluri Amrutha.
5.	13-03-2018	Copy of Sale Deed No.9559 of 2018 Dt. 13-03-2018, registered at R.O. Sangareddy, Medak District; Bollaram Kasturi and her three sons sold to Kolluri Amrutha.
6.	23-07-2018	Copy of Sale Deed No.28208 of 2018 Dt. 23-07-2018 registered at R.O. Sangareddy, Medak District; by Smt.Kolluri Amrutha to M/s.Tripura Constructions.

Schakrapani

S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

7.	18-08-1983	Copy of Sale Deed No. 2703 of 1983 dt.18-08-1983 registered at R.O. Sangareddy, Medak District.
8.	02-05-2018	Copy of Sale Deed No.17792 of 2018 Dt.02-05-2018, registered at R.O. Sangareddy, Medak District.
9.	26-04-1984	Copy of Sale Deed No.1998 of 1984 Dt. 26-04-1984, registered at R.O. Sangareddy, Medak District.
10.	25-09-2002	Copy of Sale Deed No.6172 of 2002, Dt.25-09-2002, registered at R.O. Sangareddy, Medak District.
11.	09-07-2018	Copy of Sale Deed No.26368 of 2018 Dt.09-07-2018, registered at R.O. Sangareddy, Medak District.
12.	1954-55	Copy of Khasra Pahani of Sy.No. 368 of Tellapur Village
13.	1955-58	Copy of Pahani of Sy.No. 368 of Tellapur Village
14.	1960-61	Copy of Pahani of Sy.No. 368 of Tellapur Village
15.	1965-66	Copy of Pahani of Sy.No. 368 of Tellapur Village
16.	1970-71	Copy of Pahani of Sy.No. 368 of Tellapur Village
17.	1975-76	Copy of Pahani of Sy.No. 368 of Tellapur Village
18.	1979-80	Copy of Pahani of Sy.No. 368 of Tellapur Village
19.	1980-81	Copy of Pahani of Sy.No. 368 of Tellapur Village
20.	1985-86	Copy of Pahani of Sy.No. 368 of Tellapur Village
21.	1989-90	Copy of Pahani of Sy.No. 368 of Tellapur Village
22.	1990-91	Copy of Pahani of Sy.No. 368 of Tellapur Village
23.	1994-95	Copy of Pahani of Sy.No. 368 of Tellapur Village
24.	2000-01	Copy of Pahani of Sy.No. 368 of Tellapur Village
25.	2005-06	Copy of Pahani of Sy.No. 368 of Tellapur Village
26.	2010-11	Copy of Pahani of Sy.No. 368 of Tellapur Village



S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

27.	30-09-2018	Copies of online Encumbrance Certificate relating the subject land
28.	--	Copy of Pattadar Pass Book and Title Deed bearing No.Y.85445, Patta No.486 issued by the Tahsildar, Ramachandrapuram Mandal in name of Sri M.Viswanatha Rao.
29.	--	Copy of Pattadar Pass Book and Title Deed bearing No.Y.85446, Patta No.487 issued by the Tahsildar, Ramachandrapuram Mandal in name of Sri M.Venu Gopal.
30.	--	Copy of Pattadar Pass Book and Title Deed bearing No.Y.78314, Patta No.5063 issued by the Tahsildar, Ramachandrapuram Mandal in name of Smt. Bollarum Kasturi and her 3 sons.
31.	19-11-1995	Copy of death certificate of Sri Bollaram Muthaiah
32.	03-07-2004	Copy of death certificate of Sri Bollaram Yadaiah
33.	20-02-2019	Copy of Sanctioned Plan granted/permitted Vide Application/File No. 020648/SKP/R1/U6/HMDA/20022019

After perusal of the above documents, the title of the Scheduled Property is discussed herewith:

1. That the Agricultural Dry Land of Ac.1-20 Gts. bearing Survey No. 368/EE situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District (earlier Medak District) was the ancestral property of Sri Ram Prasad. The said Sri Ram Prasad has sold said land of Acs.1-20 Gts., to Mothe Ramaiah @ Kote Ramaiah S/o. Yellaiah by an unregistered sale deed 25-07-1954. The said transfer of property is recorded in the Khasra Pahani of 1954-55.
2. Similarly, Agricultural Dry Land of Ac.3-35 Gts. bearing Survey No. 368/U situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District (earlier Medak District) was the ancestral property of Sri Ram Prasad. The said Sri Ram Prasad has sold said land of Acs.3-35 Gts., to

Schakrapani

S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

Mothe Ramaiah @ Kote Ramaiah S/o. Yellaiah by an unregistered sale deed 25-07-1954. The said transfer of property is recorded in the Khasra Pahani of 1954-55.

3. Thereafter, the said Bollaram Muthaiah sold the land of Ac.0-20 Gts., in Survey No.368/U Sri M.Viswanatha Rao S/o. M.L.N.Sharma under a Sale Deed No.2704/1983 Dt.18-08-1983 registered at R.O. Sangareddy, Medak District. The name of the said Sri M.Viswanatha Rao is incorporated in the revenue records and a Pattadar Pass Book and Title Deed bearing No.Y.85445, Patta No.486 issued by the Tahsildar, Ramachandrapuram Mandal.

4. That Sri M.Viswanatha Rao and his son and daughter-in-law (wife of second son of Sri M.Viswanatha Rao) as a consenting parties have collectively executed a Sale Deed for sale of Ac.0-20 Gts., in favour of Smt. Kolluri Amrutha registered as Sale Deed No.8954/2018 Dt. 08-03-2018 registered at R.O. Sangareddy, Medak District.

5. That Sri Bollaram Muthaiah sold the dry agricultural land of Ac.0-20 Gts., to Sri M.Venu Gopala Rao S/o. M.L.N.Sharma under a Sale Deed No.2705/1983 Dt.18-08-1983 registered at R.O. Sangareddy, Medak District. The name of the said Sri M.Venu Gopala Rao is incorporated in the revenue records and a Pattadar Pass Book and Title Deed bearing No.Y.85446, Patta No.487 issued by the Tahsildar, Ramachandrapuram Mandal.

6. That Sri M.Venu Gopala Rao and his two Daughters as a consenting parties have collectively executed a Sale Deed No.8955/2018 Dt.08-03-

Schakrapani

S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

2018 for Ac.0-20 Gts., in favour of Smt.Kolluri Amrutha registered at R.O. Sangareddy, Medak District.

7. That Sri Bollaram Muthaiah died intestate on dt.19-11-1995. His son Sri Bollaram Yadaiah died intestate on dt.03-07-2004 leaving behind his legal heirs i.e., Smt.Bollarum Kasturi, wife and 3 sons. Their names were incorporated in the revenue records and a Pattadar Pass Book and Title Deed bearing No.Y.78314, Patta No., 5063 issued by the Tahsildar, Ramachandrapuram Mandal for Survey No. 368/EE2. They sold the Agricultural Dry Land of Ac.0-10 Gts., in Sy.No.368/EE2 by registered Sale Deed Document bearing No.9559/2018 Dated:13-03-2018 registered at R.O. Sangareddy, Medak District to Smt.Kolluri Amrutha.

8. That Smt. Kolluri Amrutha is the absolute owner and possessor of Ac.1-10 Gts., of land in Survey Nos.368/U, 368/U3 and 368/EE2 (comprising in Survey No.368/U in an extent of Ac.0-20 Gts., + Survey No.368/U3 in an extent of Ac.0-20 Gts., + Survey No.368/EE2 in an extent of Ac.0-10 Gts.,) situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana. That Smt.Kolluri Amrutha W/o. Kolluri Sattaiah has sold the said land of Ac.1-10 Gts., to M/s.Tripura Constructions by Sale Deed No.28208 of 2018 dt.23-07-2018 registered at Joint Registrar Office, Sanga Reddy District.

9. That the Agricultural Dry Land bearing Survey No.368/U admeasuring an extent of Ac. 3-35 Gts., situated at Tellapur Village, under the G.P. Tellapur, Ramachandrapuram Mandal, Sangareddy District (earlier Medak District) was the ancestral property of Sri Bollaram Muthaiah S/o. Beeraiah. The said Sri Bollaram Muthaiah sold Ac.1-00 Gts., of the scheduled land to

Schakrapani

S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

Sri M.Krishna Prasad under a Sale Deed No.2703 of 1983, Dt. 18.08.1983, registered at R.O. Sangareddy, Medak District.

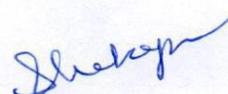
10. A perusal of the Pahani/Adangal Copies of the subject land shows that since 1955-56, the land is under the possession and enjoyment of predecessors of Sri Bollaram Muthaiah. A further look at the Pahani copies for the above referred years shows that previous and present owners of Ac.1-00 Gts., in Sy.No.368/U Tellapur Village is reflected in the revenue Records.

11. That the said Sri M.Krishna Prasad through his Specific Power of Attorney Holder Sri Dr.Radha Kishan Rao Koti has sold said land of Ac.1-00 Gts., or 0.40 Hectors to M/s.Tripura Constructions by Sale Deed No.17792 of 2018 dt.02-05-2018 registered at Joint Registrar Office, Sanga Reddy District.

12. That the Agricultural Dry Land bearing Survey No.368/EE admeasuring an extent of Ac. 1-20 Gts., situated at Tellapur Village, under the G.P. Tellapur, Ramachandrapuram Mandal, Sangareddy District (earlier Medak District) was the ancestral property of Sri Kota Mallaiah @ Kothe Mallaiah S/o.Ramaiah.

13. The said Sri Kota Mallaiah sold the scheduled land to Sri Itikala Krishna Sarma under a registered Sale Deed document bearing No.1998 of 1984, Dt.26-04-1984, registered at R.O. Sangareddy, Medak District.

14. That the said Sri Itikala Krishna Sarma S/o. Bheema Rao sold the Scheduled land to Sri Tangirala Rama Krishna and Smt. Tangirala Sakuntala under a Sale Deed document No.6172 of 2002, Dt.25-09-2002, registered



S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

at R.O. Sangareddy, Medak District through his GPA Sri G.Nagarjun vide GPA Doc.No.1/2001 of Book-IV, Volume No.46, pages from 65 to 72, dt.04-01-2001 Registered at R.O., Sangareddy, Medak District. The names of the Vendors herein are incorporated in the Revenue Records showing their joint ownership.

15. A perusal of the Pahani/Adangal Copies of the subject land Survey No.368/EE admeasuring an extent of Ac. 1-20 Gts., shows that since 1954-55 the land is under the possession and enjoyment of predecessors of Sri Kota Mallaiah. A further look at the Pahani copies for the above referred years shows that previous and present owners of Ac.1-20 Gts., in Sy.No.368/EE, Tellapur Village is reflected in the revenue Records.

16. That Sri Tangirala Rama Krishna and Smt.Tangirala Sakuntala are joint owners of the property at Sy.No.368/EE1 for the said Ac.1-20 Gts. In the revenue records, the said property is sub-divided as Sy.No.368/EE1/1 (Ac.0-30 Gts.,) in the name of Sri Tangirala Rama Krishna and Sy.No. 368/EE1/2 (Ac.0-30 Gts.,) in the name of Smt. Tangirala Sakuntala. Further, Pattadar Pass Book and Title Deed bearing No.Y.449282, Patta No.1589 issued by the Tahsildar, Ramachandrapuram Mandal in name of Sri Tangirala Ramakrishna for Ac.0-30 Gts.; And a Pattadar Pass Book and Title Deed bearing No.Y.449283, Patta No.820 issued by the Tahsildar, Ramachandrapuram Mandal in name of Sri Tangirala Sakuntala for Ac.0-30 Gts.

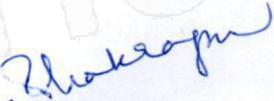
17. That the said Sri Tangirala Rama Krishna and Smt. Tangirala Sankuntala jointly sold said land of Ac.1-20 Gts., to M/s.Tripura Constructions by Registered Sale Deed No.26368 of 2018 dt.09-07-2018 registered at Joint Registrar Office, Sanga Reddy District.

S.CHAKRAPANI
T.NAVEEN CHOWDARY
Advocates

#5, Subhodaya Apts.,
Boggulakunta, Abids,
Hyderabad -500001
Cell No.9441219659
schakrapani@gmail.com

18. That, M/s.Tripura Constructions has applied for sanction plan for construction of Residential Units in the said land of Ac.5-15 Gts under the name of "Tripura's Green Alpha". The Hyderabad Metropolitan Development Authority (HMDA) has provisionally approved the Sanction Plan vide Application/File No.020648/SKP/R1/U6/HMDA/20022019, Dated: 20.02.2019, in respect of all that the Land total extent of Ac 5-15 Gts, forming in Survey Nos.368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3, 368/U4 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.

19. That after perusing the documents furnished to us. It appears that that M/s.Tripura Constructions holds the present marketable title to sell the Land in a layout named as "Tripura's Green Alpha" admeasuring Ac.5-15 Gts., forming in Survey Nos.368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3, 368/U4 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.



(S.CHAKRAPANI)

Advocate

Bar Council No.AP/3375/2001

S. CHAKRAPANI
ADVOCATE
05, SUBHODAYA APARTMENTS
BOGGULAKUNTA, ABIDS,
HYDERABAD-500 001.