SUJIT SASIDHARRN
ADVOCATE

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LEGAL OPINION

Ref. No.SS/PVT/LSR/018/2020 **Date: 21st July, 2020**

To
M/s.Om Shree Builders & Developers,
a partnership firm Rep. by its Partners
Yapral, Secunderabad

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Sub: Legal opinion pertaining to M/s. Om Sree Builders and Developers Rep., by its Partners.

1. Name of Project: "OM SREE BRILLIANCE".

2. Description of Property:

All that Proposed Residential Building consisting Block B: 1 Stilt + 10 Upper Floors, Block C: 1 Stilt + 10 Upper Floors, Block E: 1 Stilt + 10 Upper Floors, Block D: 1 Stilt + 10 Upper Floors, Block A: 1 Cellar + Stilt + 10 Upper Floors, Amenity Block: 1 Ground + 3 Upper Floors, the land admeasuring Ac.3-00 Guntas or 14520 Sq.Yards, in Survey No.122 Part, situated at Yapral Village, Alwal Mandal, Medchal-Malkajgiri District and bounded as follows:

North	:	Part of Land in Survey No.122
South	:	Neighbour's Land
East	:	Village Boundary of Kapra
West	:	Part of Land in Survey No.122

I. DESCRIPTION OF THE DOCUMENTS SCRUTINISED

Sl. No	Date of Document	Name of Document	Original/Cert/ TC/Photostat
1.		Pahani Patrikas for the year 2000-01 issued by Nayab Tahsildar, Alwal Mandal.	Photocopy
2.		Pahani Patrikas for the year 2005-06, 2013-14 issued by Nayab Tahsildar, Alwal Mandal.	Photocopy
3.		Pattadar Passbook No.107736 vide Patta No.130 issued by MRO, Malkajgiri Mandal.	Photocopy
4.		Title Deed No.417546 vide Patta No.130 issued by MRO, Malkajgiri Mandal.	Photocopy
5.	14.11.2005	Regd. AOSGPA No.1260/2006 executed by Sri Pitta Panduranga Reddy, Sri Kondal P.Reddy,	Photocopy

CCC LAW ASSOCIATES Regd No. 589 of 2012

		Smt.G.Rajitha Reddy, Smt.G.Sruthi Reddy & Smt.G.Sheetal Reddy in favour of M/s.Om Sree Builders and Developers Rep., by its Partners.	
17.	04.02.2020	Regd. Supplemental Deed No.1140/2020 executed by & between Smt.G.Rajitha Reddy, Smt.G.Sruthi Reddy, Smt.G.Sheetal Reddy, M/s.Omsree Builders and Developers Rep., by its Partners, Smt.Deme Rekha Reddy, Ms.Deme Harika Reddy, Smt.Demi Harsha Reddy, Sri Polasani Ranga Reddy, Sri Dhara Ram Reddy, Smt.E.Manjula Reddy, Smt.Anuradha Rondla, Smt.Chandrakala Rondla & M/s.Omsree Builders and Developers Rep., by its Partners.	Photocopy
18.	23.05.2020	Regd. Simple Mortgage No.2245/2020 executed by Smt.G.Rajitha Reddy, Smt.G.Sruthi Reddy, Smt.G.Sheetal Reddy, M/s.Omsree Builders and Developers Rep., by its Partners, Smt.Deme Rekha Reddy, Ms.Deme Harika Reddy, Smt.Demi Harsha Reddy, Sri Polasani Ranga Reddy, Sri Dhara Ram Reddy, Smt.E.Manjula Reddy, Smt.Anuradha Rondla and Smt.Chandrakala Rondla Rep., by their DAGPA Holder in favour of The Commissioner GHMC, Hyderabad.	Photocopy
19.	02.06.2020	Online Building Permission vide Permit No.1/C28/05436/2020 issued by Commissioner GHMC.	Photocopy

II. TRACING OF TITLE FOR THE LAST 16 YEARS BASED ON THE DOCUMENTS MENTIONED IN ITEM NO.I:

It is observed from the above documents that, the Pahani Patrikas for the year 2000-01 issued by Nayab Tahsildar, Alwal Mandal shows that Sri Pitta Narsimha Reddy, Sri Pitta Ramchandra Reddy and Sri Pitta Panduranga Reddy were the Pattedars and Possessors of land in Survey No.122 to an extent of Ac.4-34 Guntas situated at Yapral Village, Alwal Mandal, Ranga Reddy District.

The Pahani Patrikas for the year 2005-06, 2013-14 issued by Nayab Tahsildar, Alwal Mandal shows that Sri V.Murali Krishna, Sri Pitta Narsimha Reddy, Sri Pitta Ramchandra Reddy, Sri Pitta Panduranga Reddy and Smt.Sulochana Devi were the Pattedars and Possessors of land in Survey No.122 to an extent of Ac.4-34 Guntas situated at Yapral Village, Alwal Mandal, Ranga Reddy District.

Ac.3-00 Guntas, situated at Yapral Village, Alwal Municipality, Malkajgiri Mandal, Ranga Reddy District through Regd. Sale Deed No.953/2007 from Sri V.Aravinder Reddy, Sri B.Narender Reddy, Sri P.Chandra Shekhar and Sri Mittapalli Yugender.

The Partnership Deed executed by & between Sri Mansukhbhai Patel, Sri Vasantlal Patel and Sri Bharat Patel shows that a partnership deed was formed under the name and style of M/s.Om Sree Builders and Developers to carry on Business of the Builders, Developers, Real Estate agents, Building Construction Contractors and allied activities etc., and Sri Mansukhbhai Patel, Sri Vasantlal Patel and Sri Bharat Patel are authorized Signatory to Deeds, Conveyance Documents and Agreements shall be signed by on behalf of the Firm.

The Acknowledgement of Registration of Firm issued by Registrar of Firms shows that the name of the firm M/s.Om Sree Builders and Developers has been entered in the Register of Firms as No.1148 of 2010 at Ranga Reddy District East.

The Land Use Information vide Ltr.No.013915/LU/P5/ HMDA/21072018 issued by Junior Planning Officer, HMDA shows that land in Survey Nos.122, Yapral Village, Alwal Mandal, Medchal-Malkajgiri District is earmarked as Residential Use Zone and proposed 30 Meters, road affected.

The Land Conversion vide Proc. No.L/313/2019 issued by Revenue Divisional Officer, Malkajgiri Division shows that the Land in Survey Nos.122 to an extent of Ac.3-00 Guntas, situated at Yapral Village, Alwal Tashil, Medchal-Malkajgiri District is converted from agricultural land to Non-agriculture Land.

That, M/s.Om Sree Builders and Developers Rep., by its partners offered to develop all that the land admeasuring Ac.3-00 Guntas or 14520 Sq.Yards, in Survey No.122 Part, situated at Yapral Village, Alwal Mandal, Medchal-Malkajgiri District through Regd. DAGPA No.2106/2019 from Sri G.Narsimha Reddy, Sri K.Harishwar Reddy, Smt.Deme Rekha Reddy, Ms.Deme Harika Reddy, Smt.Demi Harsha Reddy, Sri Polasani Ranga Reddy, Sri Dhara Ram Reddy, Smt.E.Manjula Reddy, Smt.Anuradha Rondla and Smt.Chandrakala Rondla.

The Death Certificate issued by Registrar of Births and Deaths GHMC shows that G.Narsimha Reddy expired on 08.06.2019 and the same was registered vide No.405.

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The Following documents are not produced for our perusal:

- ❖ The Legal Heir Certificate of D.Mahender Reddy from competent court in respect of schedule of property.
- ❖ The Legal Heir Certificate of G.Narsimha Reddy from competent court in respect of schedule of property.
- ❖ Encumbrance Certificate in respect of schedule of property.

IV. CERTIFICATE OF TITLE

Subject to the observations made above and as per the documents placed before me, I am of the considered opinion that **Smt.G.Rajitha Reddy, Smt.G.Sruthi Reddy, Smt.G.Sheetal Reddy, M/s.Omsree Builders and Developers Rep., by its Partners, Smt.Deme Rekha Reddy, Ms.Deme Harika Reddy, Smt.Demi Harsha Reddy, Sri Polasani Ranga Reddy, Sri Dhara Ram Reddy, Smt.E.Manjula Reddy, Smt.Anuradha Rondla, Smt.Chandrakala Rondla** as Land Owners **and Sri Om Sree Builders and Developers Rep., by its Partners Sri Mansukhbahi Patel S/o Sri Ranchhodbhai Patel, Sri Vasantlal Patel S/o Sri Popatbhai Patel, and Sri Bharat Patel S/o Sri Arjanghai Patel** as Developer are having an absolute clear and marketable title in respect of the property referred to in Description of Property.

SUJIT SASIDHARRN
ADVOCATE AND LEGAL ADVISOR