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Date: 11.07.2022

LEGAL OPINION

DESCRIPTION OF THE PROPERTY:

The subject matter of this report is in respect of the Proposed Residential Apartment with Commercial Club House Block consisting of 1 Ground + 8 upper floors, Block Nos. – A, B, C, D, E, F, G, H & I consisting of 1 Ground + 14 upper floors & Block - K consisting of 1 Cellar + 2 Stilt + 15 upper floors, on land in survey Nos. 222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/A/1 & 235, situated at Kowkooor Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district.

LIST OF DOCUMENTS PLACED BEFORE:

Sl.No	Date	Name / Nature of the Document	Original / Certified Copy / Certified Extract / Photocopy tc.	In case of copies, whether the original was scrutinized by the Advocate
1.	--	Pahanies in respect of survey Nos. 222, 225, 226, 227, 228, 230 in the names of Sri Mir Amjad Ali as Pattedhar & Sri M. Yadi Reddy & Sri M. Maisi Reddy as Possessors for the years 1990-91 & in respect of survey Nos. 225, 235 in the name of Smt. Balamani as Pattedhar / Possessors for the years 1990-91	Xerox	Xerox Verified
2.	08.03.1991	13 (B) & 13(C) Namoonas in the name of Sri M. Maisi Reddy vide No. ROR/3097/89, issued by the Recording Officer & MRO, Malakjgiri Mandal	Xerox	Xerox Verified
3.	11.06.1992	Sale deed No.3599/1992 executed by Smt. M. Balamani in favor of Smt. P. Sumitranath	Xerox	Original Verified
4.	16.07.1992	Sale deed No.3612/1992 executed by Sri M. M. Reddy & 2 others in favor of Smt. P. Sumitranath	Xerox	Original Verified
5.	13.05.1994	GPA deed No.670/1994 executed by Sri M. M. Reddy & 2 others in favor of Sri S. V. Prithvinath	Xerox	Original Verified
6.	21.11.1994	GPA deed No.1531/1994 Sri M. Yadi Reddy & 2 others in favor of Sri S. V. Prithvinath	Xerox	Xerox Verified
7.	30.03.2001	Sale deed No.921/2001 executed by Sri.Mettu Yadi Reddy and 2 others (his sons) rep by their GPA holder S.V.Prithvinath in favor of Mrs.Surabhi Jayasree	Xerox	Xerox Verified

8.	02.08.2000	Sale deed No.2717/2000 executed by Sri M. M. Reddy & 2 others, rep. by their GPA Holder, Sri S. V. Prithvinath in favor of Smt. P. Sumitranath	Xerox	Original Verified
9.	02.08.2000	Sale deed No. 2718/2000 executed by Sri M. Yadi Reddy & 2 others, rep. by their GPA Holder, Sri S. V. Prithvinath in favor of Smt. P. Sumitranath	Xerox	Original Verified
10.	24.07.2002	Sale deed No.2217/2002 executed by Mrs.Surabhi Jayasree in favor of Smt.T.Anita w/o.T.Shyam Sunder	Xerox	Xerox Verified
11.	--	Pahanies in the name of Smt. P. Sumitranath for the years 1995-96, 2000-01, 2005-06, 2010-11	Xerox	Xerox Verified
12.	--	Pattedhar Passbook/ title deed in the name of Smt. P. Sumitranath	Xerox	Original Verified
13.	12.03.2020	Gift deed No.1967/2020 executed by Smt. P. Sumitranath in favor of Sri S. V. Prithvinath & 3 others	Xerox	Original Verified
14.	--	Pattedhar Passbook/ title deed in the names of Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Smt. T. Anitha	Xerox	Original Verified
15.	20.11.2020	Memo stating that C. C. Copy of PT and Khasara are in torn condition vide No. C/Records/160/2020, issued by the Naib Tahsildar, Malkajiri Tahsil	Xerox	Original Verified
16.	02.09.2021	DAGPA deed No.7709/2021 executed by and between Sri S. V. Prithvinath & 3 others, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel	Xerox	Original Verified
17.	11.10.2021	Land conversions from agricultural to non-agricultural vide Proc. No. 2100931113, issued by the Tahsildar & Jt. SRO/Alwal	Xerox	Xerox Verified
18.	11.10.2021	Land conversions from agricultural to non-agricultural vide Proc. No. 2100931067, issued by the Tahsildar & Jt. SRO/Alwal	Xerox	Xerox Verified
19.	11.10.2021	Land conversions from agricultural to non-agricultural vide Proc. No. 2100931182, issued by the Tahsildar & Jt. SRO/Alwal	Xerox	Xerox Verified
20.	11.10.2021	Land conversions from agricultural to non-agricultural vide Proc. No. 2100931487, issued by the Tahsildar & Jt. SRO/Alwal	Xerox	Xerox Verified
21.	11.11.2021	Land conversions from agricultural to non-agricultural vide Proc. No. 2101029444, issued by the Tahsildar & Jt. SRO/Alwal	Xerox	Xerox Verified
22.	08.12.2021	NOC for the proposed construction of "Om Sree Prithvi" vide Order No.SEIAA/TS/OL/MDCL-338/2021-913, issued by the SEIAA	Xerox	Original Verified
23.	13.12.2021	Land use information vide No. 050861/MED/LANDUSE/P5/HMDA/08122021, issued by the HMDA	Xerox	Xerox Verified
24.	16.05.2022	Supplemental deed vide No. 3554/2022 executed by and between Sri S. V. Prithvinath & 3 others, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel	Xerox	Original Verified

25.	11.05.2022	Gift deed for GHMC purposed vide No. 3465/2022 executed by Sri S. V. Prithvinath & 3 others, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in favor of the Commissioner, GHMC	Xerox	Original Verified
26.	11.05.2022	Simple Mortgage deed No.3466/2022 executed by Sri S. V. Prithvinath & 3 others, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in favor of the Commissioner, GHMC	Xerox	Original Verified
27.	11.05.2022	Simple Mortgage deed No.3467/2022 executed by Sri S. V. Prithvinath & 3 others, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in favor of the Commissioner, GHMC	Xerox	Original Verified
28.	28.05.2022	Building Permission & Sanction Plan vide Permit No. 1673/GHMC/KPL/2022-BP, issued by the GHMC	Online	--
29.	09.07.2022	Encumbrance certificate statement No.91228059 from the period 01.01.1983 to 08.07.2022 issued by SRO/Malkajiri	Online	--
30.	22.06.2022	Encumbrance certificate statement No.87971669 from the period 24.03.1994 to 21.06.2022 issued by SRO/Malkajiri	Original	--
31.	09.07.2022	Prohibited properties List	Online	--

Flow of title:

It is seen from the documents referred that originally Sri Mir Amjad Ali was the absolute owner and possessor of the agricultural land in survey Nos. 222, 225, 226, 227, 230 & 228, situated at Kowkooor Village, Malkajiri Mandal, R. R. district and his name is appearing in pahani patrikas as Pattedhar along with Sri M. Yadi Reddy & Sri M. Maisi Reddy as Possessors for the years 1990-91. One Smt. Balamani was the absolute owner and possessor of the agricultural land in survey Nos. 225 & 235, situated at Kowkooor Village, Malkajiri Mandal, R. R. district and her name is appearing in pahani patrikas as Pattedhar / Possessors for the years 1990-91. (Doc. No. 1)

Sri M. Maisi Reddy @ Sri M. M. Reddy obtained 13 (B) & 13(C) Namoonas in his name in respect of the lands admeasuring Ac. 7.00 Gts., in survey Nos. 225, 226, 227 & 228 of Kowkooor Village vide No. ROR/3097/89, issued by the Recording Officer & MRO, Malkajiri Mandal, dt. 08.03.1991. (Doc. No. 2)

Being in possession, Smt. M. Balamani sold the agricultural land admeasuring Ac. 0.37 Gts., in survey No.235, situated at Kowkooor Village, Alwal Municipality, Malkajiri Mandal, R. R. district for a consideration to Smt. P. Sumitranath and executed Sale deed No. 3599/1992, dt. 11.06.1992 registered before SRO/Vallabhnagar. (Doc. No. 3)

The aforesaid, Sri M. Maisi Reddy @ Sri M. M. Reddy along with his sons namely Sri M. Prabhakar Reddy & Dr. Cpt. M. Pradeep Reddy to avoid future complications jointly sold the agricultural land admeasuring Ac. 0.10 Gts., in survey No. 225, Ac. 2.23 Gts., in survey No. 226, Ac. 0.14 Gts., in survey No. 227 & Ac. 1.33 Gts., in survey No. 228, total admeasuring Ac. 5.00 Gts., situated at

Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district for a consideration to Smt. P. Sumitranath and executed Sale deed No.3612/1992, dt. 16.07.1992 registered before SRO/Vallabh Nagar. (Doc. No. 4)

Likewise, Sri M. Maisi Reddy @ Sri M. M. Reddy along with his sons namely Sri M. Prabhakar Reddy & Dr. Cpt. M. Pradeep Reddy to avoid future complications jointly appointed and nominated Sri S. V. Prithvinath as their General Power of Attorney in respect of the agricultural land admeasuring Ac. 2.00 Gts., in survey No. 226/Part, situated at Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district and executed GPA deed No.670/1994, dt. 13.05.1994 registered before SRO/Marredpalli. (Doc. No. 5)

The aforesaid, Sri M. Yadi Reddy along with his sons namely Sri M. Darshan Reddy & Sri M. Sreenivas Reddy jointly appointed and nominated Sri S. V. Prithvinath as their General Power of Attorney in respect of the agricultural land admeasuring Ac.1.10 Gts., in survey No.222 & Ac. 0.10 Gts., in survey No.230, situated at Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district and executed GPA deed No. 1531/1994, dt. 21.11.1994 registered before SRO/Marredpalli. (Doc. No. 6)

Said Sri M. Yadi Reddy along with his sons namely Sri M. Darshan Reddy & Sri M. Sreenivas Reddy rep by their GPA holder Sri S. V. Prithvinath sold In favor of Smt.Surabhi Jayasree W/o.Sri.Surabhi Bhoom Rao in respect of land admeasuring Ac.1.10 guntas in Survey No.222 ,situated at Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district executed Sale deed NO.921/2001 dated 30.03.2001.

The absolute owner Smt.Surabhi Jayasree W/o.Sri.Surabhi Bhoom Rao sold in favor of Smt.T.Anita W/o.Mr.T.Shyam Sunder in respect of land admeasuring Ac.1.00 gts., in Sy.No.222 and 0.10 gts., from sy.No.230 situated at Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district and registered and executed Sale deed No.2217/2002 dated 24.07.2002

Sri M. Maisi Reddy @ Sri M. M. Reddy along with his sons namely Sri M. Prabhakar Reddy & Dr. Cpt. M. Pradeep Reddy, rep. by their GPA Holder, Sri S. V. Prithvinath jointly sold the agricultural land admeasuring Ac.2.00 Gts., in survey No. 226/Part, situated at Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district for a consideration to Smt. P. Sumitranath and executed Sale deed No. 2717/2000, dt. 02.08.2000 registered before SRO/Vallabh Nagar. (Doc. No. 7)

Sri.M.Yadi Reddy along with his sons namely Sri M. Darshan Reddy & Sri M. Sreenivas Reddy, rep. by their GPA Holder, Sri S. V. Prithvinath jointly sold the agricultural land admeasuring Ac.1.00 Gts., in survey No. 222 & Ac. 0.10 Gts., in survey No.230, situated at Kowkooor Village, Alwal Municipality, Malkajgiri Mandal, R. R. district for a consideration to Smt. P. Sumitranath and executed Sale deed No. 2718/2000, dt. 02.08.2000 registered before SRO/Vallabh Nagar. (Doc. No. 8)

Smt. P. Sumitranath mutated her name in the Revenue Records and their names are appearing in pahani patrikas as Pattedhar/ Possessor for the years 1995-96, 2000-01, 2005-06, 2010-11 and also obtained Pattedhar Passbook/ title deed in her name showing her individual extents of lands. (Doc. Nos. 9, 10)

Thereafter, Smt. P. Sumitranath gifted the agricultural land admeasuring Ac. 1.00 Gts., in survey No. 222/AA, Ac. 0.10 Gts., in survey No. 225/AA, Ac. 2.23 Gts., in survey No. 226/AA, Ac. 2.00 Gts.,

in survey No. 226/C, Ac. 0.14 Gts., in survey No. 227, Ac. 1.32 Gts., in survey No. 228, Ac. 0.10 Gts., in survey No. 230/A & Ac. 0.37 Gts., in survey No. 235, total admeasuring Ac. 9.06 Gts., situated at Kowkoor Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district to her husband, Sri S. V. Prithvinath & her children namely Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha out of natural love and affection and executed Gift deed No. 1967/2020, dt. 12.03.2020 registered before SRO/Malkajgiri. (Doc. No. 11)

Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Smt. T. Anitha mutated their names in the Revenue Records by obtaining Pattedhar Passbook/ title deed in their names showing their individual extents of lands. (Doc. No. 12)

The Naib Tahsildar, Malkajgiri Tahsil accorded a Memo stating that C. C. Copy of PT and Khasara in respect of survey Nos. 222, 225, 226, 227, 230 & 235 of Kowkoor Village are in torn condition vide No. C/Records/160/2020, dt. 20.11.2020. (Doc. No. 13)

Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha jointly entered into Development Agreement cum General Power of Attorney with M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in respect of the land admeasuring Ac. 10.06 Gts., or 49126 Sq. yds., or 41075.59 Sq. mtrs., in survey Nos. 222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/A/1 & 235, situated at Kowkoor Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district and executed DAGPA deed No. 7709/2021, dt. 02.09.2021 registered before SRO/Malkajgiri. (Doc. No. 14)

The Tahsildar & Jt. SRO/Alwal accorded Land conversions from agricultural to non-agricultural in respect of the lands admeasuring of Kowkoor village vide proceedings numbers detailed below: (Doc. Nos. 15 to 19)

S. No.	Extent	Sy. Nos.	Proc. No.	Dated
1.	Ac. 2.20 Gts.	235, 228/1, 227/2, 222/AA	2100931113	11.10.2021
2.	Ac. 2.20 Gts.	222/AA/1, 228/2	2100931067	11.10.2021
3.	Ac. 2.20 Gts.	225/AA, 226/C, 230/AA1	2100931182	11.10.2021
4.	Ac. 0.03 Gts.	227/1	2100931487	11.10.2021
5.	Ac. 2.23 Gts.	222/AA	2101029444	11.11.2021

The SEIAA accorded NOC for the proposed construction of "Om Sree Prithvi" vide Order No. SEIAA/TS/OL/MDCL-338/2021-913, dt. 08.12.2021. (Doc. No. 20)

The HMDA accorded Land use information stating that the land in survey Nos. 222, 227, 228, 230 & 235 are under residential use zone and land in survey Nos. 225 & 226 are residential use zone and affected by proposed 30 mts wide road vide No. 050861/MED/LANDUSE/P5/HMDA/08122021, dt. 13.12.2021. (Doc. No. 21)

A Supplemental deed was executed by and between Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel for sharing and allocation of flats between them vide document No.3554/2022, dt. 16.05.2022 registered before SRO/Malkajgiri. (Doc. No. 22)

The Gift deed for GHMC purposed was executed by Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in favor of the Commissioner, GHMC in respect of the land admeasuring 1478.11 Sq. mtrs., or 1767.80 Sq. yrds., for road forming part of survey Nos.222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/A/1 & 235, situated at Kowkooor Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district vide document No.3465/2022, dt. 11.05.2022 registered before SRO/Malkajgiri. (Doc. No. 23)

A Simple Mortgage deed was executed by Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in favor of the Commissioner, GHMC in respect of the 10% mortgage property, i.e, 1625.03 Sq. mtrs., or 17485.32 Sft., of Block-A of Ground, first & second floor and 4139.28 Sq. mtrs., or 44538.65 sft., of Block-E, F, H of Ground & first floors and 3444.84 Sq. mtrs., or 37066.47 Sft., of Block-B, J & K of Ground & first floor and 5519.04 Sq. mtrs., or 59384.87 sft., of Block-C, D, G & I of Ground & first floor (total 14728.19 Sq. mtrs., or 17617.45 Sq. yrds., or 158475.31 Sft.), forming part of survey Nos. 222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/A/1 & 235, situated at Kowkooor Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district vide document No. 3466/2022, dt. 11.05.2022 registered before SRO/Malkajgiri. (Doc. No. 24)

A Simple Mortgage deed was executed by Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel in favor of the Commissioner, GHMC in respect of the built-up area 2903.4 Sq. mtrs., or 31236.71 Sft., in second floor of Block-A, E, F & H and 1252.3 Sq. mtrs., or 13474.74 Sft., in second floor o Block-B & J and 586.94 Sq. mtrs., or 6315.47 Sft., in part of second floor of Block-C & 2177.28 Sq. mtrs., or 23427.53 Sft., in second floor of Block-D, G & I and 469.54 Sq. mtrs., or 5052.25 Sft., in part of second floor of Block-K (total area of 7389.1 Sq. mtrs., or 8837.29 Sq. yrds., or 79506.71 Sft.), forming part of survey Nos. 222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/A/1 & 235, situated at Kowkooor Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district vide document No. 3467/2022, dt. 11.05.2022 registered before SRO/Malkajgiri. (Doc. No. 25)

Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha, rep. by their DAGPA Holder, M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel obtained Building Permission & Sanction Plan from the GHMC for the construction of Proposed Residential Apartment with Commercial Club House Block consisting of 1 Ground + 8 upper floors, Block Nos. – A, B, C, D, E, F, G, H & I consisting of 1 Ground + 14 upper floors & Block - K consisting of 1 Cellar + 2 Stilt + 15 upper floors, on land in survey Nos. 222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/A/1 & 235 of Kowkooor Village vide Permit No. 1673/GHMC/KPL/2022-BP, dt. 28.05.2022. (Doc. No. 26)

An online Encumbrance certificate statement No.91228059 from the period 01.01.1983 to 08.07.2022 issued by SRO/Malkajgiri, dt. 09.07.2022. (Doc. No. 27)

An original Encumbrance certificate statement No.87971669 from the period 24.03.1994 to 21.06.2022 issued by SRO/Malkajgiri, dt. 22.06.2022. (Doc. No. 28)

The Prohibited properties List from the online portal IGRS, Telangana stating that the schedule property is free from prohibition, dt. 09.07.2022. (Doc. No. 29)

Therefore, on perusal of above documents, I opine that M/s. Om Sree Builders & Developers, rep. by its Partners, Sri Mansukhbhai Patel, Sri Vasantlal Patel & Sri Bharat Patel has got a marketable title in respect of the Proposed Residential Apartment with Commercial Club House Block consisting of 1 Ground + 8 upper floors, Block Nos. - A, B, C, D, E, F, G, H & I consisting of 1 Ground + 14 upper floors & Block - K consisting of 1 Cellar + 2 Stilt + 15 upper floors, on land in survey Nos. 222/AA, 222/AA/1, 225/AA, 226/AA, 226/E, 227, 227/2, 228, 228/1, 230/AA/1 & 235, situated at Kowkoo Village, Alwal GHMC/Circle & Mandal, Medchal-Malkajgiri district. There by the land owners, Sri S. V. Prithvinath, Sri S. P. Sunil Kumar, Sri S. P. Anil Kumar & Smt. T. Anitha is having marketable title over the property.

Hence this legal opinion.

