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Dt. 05.10.2017

**Ac. 2.0 Gts) TO WHOMSOEVER IT MAY CONCERN**

**Sub:** Title opinion in respect of the Agricultural Dry Land admeasuring Ac. 2.0 Gts., out of Ac. 8.09-32 Gts., in Sy. No: 202/2 & 203/2 (202 & 203), situated at Yapral village, Malkajgiri Mandal, Ranga Reddy District (Presently Alwal Municipality and Mandal, Medchal-Malkajgiri District, Telangana State) of **M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand - Owner**

**I have perused the following Xerox copies of documents.**

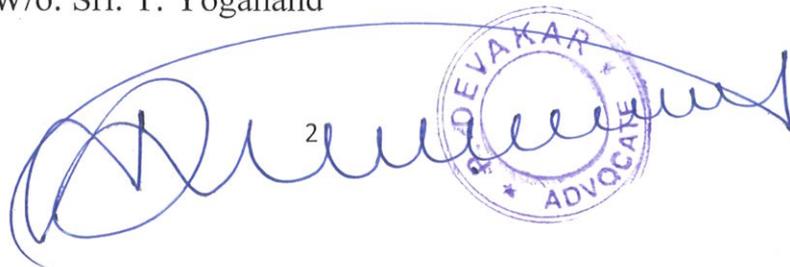
1. Xerox copies of Pahani Patrikas issued by MRO/Medchal, Ranga Reddy District, for the years 1970-71, 1972-73, 1980-81, , 1990-91, 2000-01, 2002-02 2005-06, 2006-07, 2011-12, 2012-13 and 2013-14 in respect of Agricultural Dry Land in Sy. Nos. 202 admeasuring Ac16-28Gts., and in Sy. No. 203 admeasuring Ac19-17Gts., , Situated at Yapral Village, Ranga Reddy District.
2. Xerox copy of ROR Proceedings issued by MRO/Medchal, Ranga Reddy District, for the year 1988-89, for construction of Kammi in respect of Agricultural Dry Land, in Sy. Nos. 202 and 203, Situated at Yapral Village, Ranga Reddy District in favour of Sri. R.B. Pandya and Sri. H.B. Patel

  
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3. Xerox copy of Memo No. Record/152/2017 dated 25.07.2017 Issued by MRO/Malkajgiri in favour of M/s. Sri. Builders & Developers, Yapral, Ranga Reddy District
4. Xerox copy of Sale Deed No. 222//1964 dated 09.10.1964 registered before SRO/Hyderabad executed by 1) Sri. Mandala Pedda Pentiah S/o. Sri. Mandala Pedda Narsimloo 2) Sri. Mandala Pedda Venkiah S/o. Sri. Mandala Pedda Narsimloo and 3) Sri. Mandala Sivacharan S/o. Sri. Mandala Rabiah in favour of Sri. 1) Sri. R.B. Pandya S/o. Sri. Bhavani Shankar Pandya and 2) Sri. B.H. Patel S/o. Sri. Hari Bhai Patel
5. Xerox Copy of Partition Deed No. 212/1980 dated 01.10.1980 registered before SRO/Marredpally between 1) Sri. R.B. Pandya S/o. Sri. Bhavani Shankar Pandya and 2) Sri. B.H. Patel S/o. Sri. Hari Bhai Patel
6. Xerox Copy of ROR Proceedings No. 202/Ypl/88/89 dated 06.04.1994 issued by MRO/Malkajgiri in favour of 1) Sri. H.R.. Pandya and 2) Sri. R.B. Pandya
7. Xerox copy of Sale Deed No. 633/1997 dated 14.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand
8. Xerox copy of Sale Deed No. 628/1997 dated 12.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand
9. Xerox copy of Sale Deed No. 659/1997 dated 15.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand

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A circular purple stamp of an advocate is visible, containing the text "DEVAKAR" at the top and "ADVOCATE" at the bottom, with two stars on either side.

10. Xerox copy of Sale Deed No. 650/1997 dated 15.03.1997 registered before SRO/Vallabhnagar executed by Sri. H.R. Pandya, S/o. Sri. R.B. Pandya in favour of M/s. Movva Enterprises, represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand
11. Xerox copy of Mutation Proceedings No. B/1075/97 dated 12.09.1997 issued by MRO/Malkajgiri in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand.
12. Xerox copy of Partnership Deed dated 01.04.1999 between Smt. Movva Suneetha W/o. Sri. Yogananda and Sri. Movva Rama Seshagiri Rao S/o. Sri. Nagabhushanam.
13. Xerox copy of Acknowledgement of Registration of Firms No. 127 of 1997 issued by Registrar of Firms, Guntur of M/s Movva Enterprises.
14. Original Encumbrance Certificate.

### SCHEDULE OF PROPERTIES

All that the Agricultural Dry Land admeasuring Ac. 2.0 Gts., out of Ac. 8.09-32 Gts., in Sy. No: 202/2 & 203/2 (202 & 203), situated at Yapral village, Malkajgiri Mandal, Ranga Reddy District (Presently Alwal Municipality and Mandal, Medchal-Malkajgiri District, Telangana State), is bounded by:

**NORTH** :  
**SOUTH** :  
**EAST** :  
**WEST** : To be obtained

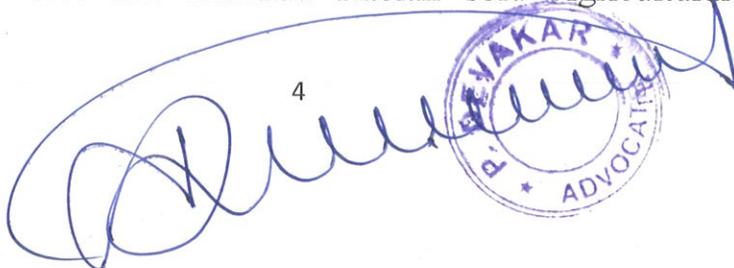

### TRACING OF TITLE:

It is seen from the above documents that originally 1) Sri. Mandala Pedda Pentiah, S/o. Sri. Mandala Pedda Narsimloo, was the Owner and Pattadar of Agricultural Dry Land, admeasuring Ac. 16-28 Gts., in Survey No. 202; Ac.19-17 Gts., in Survey No. 203 and Ac. 9-01Gts., in Sy.Nos. 205 & 206, total admeasuring Ac. 45-06 Gts., situated at Yapral Village, Medchal Taluka, Ranga Reddy District and 1) Sri. Mandala Pedda Venkiah S/o. Sri. Mandala Pedda Narsimloo and 2) Sri. Mandala Sivacharan, S/o. Sri. Mandala Rabiah were the possessors of Agricultural Dry Land and their names are appearing in 12<sup>th</sup> and 13<sup>th</sup> Columns of the Pahani Patrikas issued by MRO/Medchal, Ranga Reddy District, for the years 1970-71, 1972-73, 1980-81, , 1990-91, 2000-01, 2002-02 2005-06, 2006-07, 2011-12, 2012-13 and 2013-14. A Kammi Was built around their Agricultural land in Sy. Nos. 202 & 203, Situated at Yapral Village, Medchal Taluka, Ranga Reddy District. **(Document No. 1 & 2)**

Memo No. Record/152/2017 dated 25.07.2017 Issued by MRO/Malkajgiri in favour of M/s. Sri. Builders & Developers, Yapral, Ranga Reddy District **Wherein an application was made for issuance of particulars of protected Tenants** in respect of in Agricultural Dry Land in Sy. Nos. 202 and 203, Situated at Yapral Village, Medchal Taluka, Ranga Reddy District. The office has issued a Memo stating that the protected tenant register is in torn condition as such the certificate cannot be issued. **(Document No. 3)**

Sale Deed No. 222/1964 dated 09.10.1964 registered before SRO/Hyderabad executed by 1) Sri. Mandala Pedda Pentiah S/o. Sri. Mandala Pedda Narsimloo 2) Sri. Mandala Pedda Venkiah S/o. Sri. Mandala Pedda Narsimloo and 3) Sri. Mandala Sivacharan S/o. Sri. Mandala Rabiah sold Agricultural Dry Land

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admeasuring Ac16-28Gts in Survey No. 202, Agricultural Dry Land admeasuring Ac19-17Gts in Survey No. 203 and Agricultural Dry Land admeasuring Ac9-01Gts., in Sy.No. 206, total admeasuring Ac 45-06Gts., Situated at Yapral Village, Medchal Taluka, Ranga Reddy District in favour of Sri. 1) Sri. R.B. Pandya S/o. Sri. Bhavani Shankar Pandya and 2) Sri. B.H. Patel S/o. Sri. Hari Bhai Patel **(Document No. 4)**

Partition Deed No. 212/1980, Dt: 01.10.1980, registered before SRO/Marredpally between 1) Sri. R.B. Pandya S/o. Sri. Bhavani Shankar Pandya and 2) Sri. B.H. Patel S/o. Sri. Hari Bhai Patel . **(Document No. 5) Sri. R.B. Pandya S/o. Sri. Bhavani Shankar Pandya got his Portion of Agricultural Land admeasuring Ac10-13Gts in Sy. No. 202, Agricultural Land admeasuring Ac12-10Gts in Sy. No. 203 total land admeasuring Ac22-23Gts** and Sri. B.H. Patel S/o. Sri. Hari Bhai Patel got his portion of Agricultural Land admeasuring Ac6-15Gts., in Sy. No. 202, Ac7-07Gts., in Sy. No. 203, Ac4-10Gts., in Sy. No. 205, Ac4-31Gts., in Sy. No. 206, total admeasuring Ac22-23Gts, Situated at Yapral Village, Medchal Taluka, Ranga Reddy District

Sri. R.B. Pandya, S/o. Sri. Bhavani Shankar Pandya, expired leaving his son Sri. Harshadrai Ravishankar Pandya as his Legal Heir and file the Application for Mutation of the Property under Section 4 (I) of A.P. (ROR) Act 1971 and amended in Act of 11/1988, in respect of Agricultural Land admeasuring Ac. 22-23 Gts., in Sy.Nos: 202 & 203 of Yapral village. Upon which the Mutation Proceedings No. 202/Ypl/88/89, Dt: 06.04.1994 issued by Mandal Revenue Officer/Malkajgiri, duly mutating the name of Sri. Harshadrai Ravishankar Pandya, S/o. late Sri. R.B. Pandya. **(Document No. 6)**

  
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Sale Deed No. 633/1997, Dt: 14.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya sold Agricultural Dry Land admeasuring Ac. 2-02Gts forming the part of Sy. Nos. 202 & 203, , Situated at Yapral Village, Alwal Municipality, Malkajgiri Revenue Mandal, Ranga Reddy District, in favour of M/s. Movva Enterprises, represented by its Managing Partner Smt. Movva Sunitha, W/o. Sri. T. Yoganand (**Document No. 7**)

Sale Deed No. 628/1997, Dt: 12.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya sold Agricultural Dry Land admeasuring Ac. 2-02Gts forming the part of Sy. Nos. 202 & 203, , Situated at Yapral Village, Alwal Municipality, Malkajgiri Revenue Mandal, Ranga Reddy District in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand (**Document No. 8**)

Sale Deed No. 659/1997, Dt: 15.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya sold Agricultural Dry Land forming part of Sy. Nos. 202 & 203 admeasuring Ac2-02Gts and Ac~~03~~32Gts., Situated at Yapral Village, Alwal Municipality, Malkajgiri Revenue Mandal, Ranga Reddy District in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand (**Document No. 9**)

Sale Deed No. 650/1997 dated 15.03.1997 registered before SRO/Vallabhnagar executed by Sri.H.R. Pandya S/o. Sri. R.B. Pandya sold Agricultural Dry Land admeasuring Ac2-02Gts forming the part of Sy. Nos. 202 & 203, , Situated at Yapral Village, Alwal Municipality, Malkajgiri Revenue Mandal, Ranga Reddy District in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand (**Document No. 10**)

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A handwritten signature in blue ink is written over a circular stamp. The stamp contains the text "P. DEVAKAR" at the top and "ADVOCATE" at the bottom, with a star on each side. The signature is a cursive scribble that extends across the stamp and to the left.

Mutation Proceedings No. B/1075/97 dated 12.09.1997 issued by MRO/Malkajgiri in favour of in favour of M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand in respect of Agricultural Dry Land admeasuring Ac3-05Gts in Sy. Nos. 202/2 and 203/2 and Agricultural Land admeasuring Ac5-04.32Gts., total admeasuring Ac. 8.09-32 Gts., Situated at Yapral Village, Alwal Municipality, Malkajgiri Revenue Mandal, Ranga Reddy District (**Document No. 11**)

Partnership Deed dated 01.04.1999 between Smt. Movva Suneetha W/o. Sri. Yogananda and Sri. Movva Rama Seshagiri Rao S/o. Sri. Nagabhushanam. Wherin a Firm in the name and style of M/s Movva Enterprises was constituted and the same was registered with Registrar of Firms for which an acknowledgement of Registrar of Firms dated 11.06.1997 is issued (**Document No. 12 & 13**)

**Encumbrance:** Statement of Encumbrance on property is from **01.04.1982 to 12. 10. 2016**, issued by SRO/Vallabh Nagar and the entries are 1426/1992, 628/1997, 633/1997, 650/1997 are duly recorded, with other entries which do not pertain to the above property are **Sale Deed Nos. 3017/1996, 3018/1996, 4372/1996, 4373/1996**

A Separate Encumbrance Certificate from 12.10.2016 to till date to be obtained.

4. Minor's Claim: Nil

5) Urban Land Ceiling : Not Applicable

6) **Certificate:**


Therefore, on perusal of the above documents, I opine that Title of the below mentioned property of **M/s Movva Enterprises Represented by its Managing Partner Smt. Movva Sunitha W/o. Sri. T. Yoganand** have a clear marketable an un encumbered title in respect of the **Agricultural Dry Land admeasuring Ac. 2.0 Gts., out of Ac. 8.09-32 Gts., in Sy. No: 202/2 & 203/2 (202 & 203), situated at Yapral village, Malkajgiri Mandal, Ranga Reddy District (Presently Alwal Municipality and Mandal, Medchal-Malkajgiri District, Telangana State).**

**NOTE:**

- 1) Originals to be verified.
- 2) Separate Encumbrance Certificate from 12.10.2016 to till date to be obtained
- 3) Paper publication is suggested
- 4) Land to be converted from Agriculture to Non-Agriculture
- 5) Land use certificate from HMDA to be obtained in respect of Survey Nos. 202 and 203 of Yapral Village, Alwal Municipality

  
**ADVOCATE**  
**DEVAKAR, P**  
**ADVOCATE**  
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