

E.AJAY REDDY
Advocate

Unit No.107, Ashoka Capitol,
H.No.8-2-120/76/6/7/8,
Opp: K.B.R.Park, Road No.2,
Banjara Hills, Hyderabad-34
Phone: +9140-23224245
Mobile: +91-9848044986
Email: eajayreddy@gmail.com

To
M/s CYBERCITY ORIANA,
having its Registered Office 4th Floor,
Plot No.55, Road No.36 extended Jubilee Hills,
Kavuri Hills, Hyderabad - 500033

Date: 26-02-2021

Sir,

Sub:- **LEGAL OPINION** on the title in respect of the subject property herein
- furnished herewith - Reg.

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I. DESCRIPTION OF THE SUBJECT PROPERTY:

All that the land totally admeasuring 27,301.8 Sq.Mtrs. or 32644 sq.yards in Sy.Nos.81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 102, 108/A1, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C, situated at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana, which is being developed into Multi-storied Commercial -cum- Residential Apartment Complex comprising of three towers each consisting of three Cellars, Ground plus 27 upper floors and club house block.

II. EXTENTS OF SUBJECT LAND OWNED BY THE CAPTIONED OWNERS OF THE PROPERTY:

- 1. SMT KAVETI PUSHPAVATHI@KAVETI PUAHPANJALI** W/o Sri Kaveti Laxminarayana,aged 56 years House hold,R/o H.No. 2-4-82,Flat No.306,Misha Garden ,Sikh Village,Secundrabad-500009,Telangana.
- 2. VENKATA VIVEK KAVETI** S/O Sri Kaveti Laxminarayana,aged 31 years House hold,R/o H.No. 2-4-82,Flat No.306,Misha Garden ,Sikh Village,Secundrabad-500009,Telangana.
- 3. KUMARI SANTHOSHI KAVETI** D/O Sri Kaveti Laxminarayana,aged 28 years House hold,R/o H.No. 2-4-82,Flat No.306,Misha Garden ,Sikh Village,Secundrabad-500009,Telangana.




4. **KUMARI AJEETA KAVETI** D/O Sri Kaveti Laxminarayana, aged 27 years House hold, R/o H.No. 2-4-82, Flat No.306, Misha Garden ,Sikh Village, Secundrabad-500009, Telangana.
5. **SMT.M.Y.SHOPA RANI**, W/O Sri M.Y .Yogesh, aged 60 years, Occ: House hold, R/o H.No. 10-2, FlaNo 27 & 28 ,Meghana Estate End Apartments ,Entrichment Road, Opp: SBI, Marredpally, Secundrabad, Telangana.
6. **SRI.M.Y.OMKESH** S/O Sri M.Y .Yogesh, aged 34 years, occ:Service, R/o H.No. 10-2, Flat No27 & 28 ,Meghana Estate End Apartments ,Entrichment Road, Opp: SBI, Marredpally, Secundrabad, Telangana.
7. **SMT.JANAGARI ANURADHA**, W/O SRI Janagari Narayana, aged 54years, Occ :Household ,R/o Flat No.202 ,BDR Rock park View Apartments, III rd Floor ,Methodist Colony ,Kundanbhagh, Begumpet Hyderabad, Telangana.
8. **SRI JAGARI REVANTH** S/O SRI Janagari Narayana, aged 27 years, Occ :Household ,R/o Flat No.202 ,BDR Rock park View Apartments, III rd Floor ,Methodist Colony , Kundanbhagh, Begumpet.
9. **KUMARI JAGARI HARSHINI** D/O SRI Janagari Narayana, aged 27 years, Occ :Household ,R/o Flat No.202 ,BDR Rock park View Apartments, III rd Floor ,Methodist Colony , Kundanbhagh, Begumpet.
10. **SMT.NARRA.SHYMALA DEVI** W/O Late N.Praveen kumar, aged 63 years ,Occ: House hold, R/o Flat No 202, Meghana Suresh Residency ,Road No 8&13, West Maerpally, Secundrabad, Telangana.
11. **SMT.KOSAM AISHWARYA**, W/O Late N.Praveen Kumar aged 37years Occ: House wife ,R/o Flat no. 12 A ,Krupa Apartments , westmaredpally, Secundrabad, Telangana.
12. **SRI NARRA SHAIREEN KUMAR** S/O Late N.Praveen kumar, aged 26 years ,Occ: Service, R/o Flat No 202, Meghana Suresh Residency ,Road No 8&13, West Maerpally, Secundrabad, Telangana.
13. **SRI NARRA SREERAM** S/O Late N.Praveen kumar, aged 34 years ,Occ: Service, R/o Flat No 202, Meghana Suresh Residency ,Road No 8 &13, West Maerpally, Secundrabad, Telangana.
14. **SRI RAJKUMAR** S/O Late sreeramulu , aged 62 years ,Occ : Business, R/o H.No.8-2-293/82/NG/39, Plot No 39, Road No.65, Nadagiri Hills ,Jublihills, Telangana.

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15. **SMT.T. URMILA** W/O Sri Venkat Rao, aged 62years,Occ: House hold, R/o H.no. 3/A, 19th part, Gafoor Nagar, Image Hospital Lane, Madhapur, Hyderabad, Telangana.
16. **SMT.T.NAVEENA**, W/O DR.B.Dheeraj Kumar and D/oLate Sri Venkat Rao,aged 36 years,Occ: House hold,R/o H.no. 3/A,19th part, Gafoor Nagar,Image Hospital Lane, Madhapur, Hyderabad, Telangana.
17. **SRI. PHANI KUMAR** S/ o Late Sri Venkat Rao, aged 35 years,Occ: House hold,R/o H.no. 3/A,19th part, Gafoor Nagar, Image Hospital Lane, Madhapur, Hyderabad, Telangana.
18. **KUM.T.HIMABINDHU** , D/oLate Sri Venkat Rao,aged 32 years,Occ: House hold,R/o H.no. 3/A,19th part, Gafoor Nagar,Image Hospital Lane, Madhapur, Hyderabad, Telangana.
19. **KUM.T. PRIYANKA**, and D/oLate Sri Venkat Rao,aged 31 years,Occ: House hold,R/o H.no. 3/A,19th part, Gafoornagar,Image Hospital Lane, Madhapur, Hyderabad, Telangana
20. **M/s CYBERCITY BUILDERS & DEVELOPERS PRIVATE LIMITED**, [PAN No. AACCC8152C] a Company incorporated under the Companies Act, 1956, having its Registered Office at Green Hills Road, Near Hi-Tech City MMTS, IDL Road, KPHB, Hyderabad, Telangana-500 072, represented by its Managing Director viz., Sri VENU VINOD, S/o Late R.D.Bhoopal, aged 60 years.

III. NAME OF THE CAPTIONED DEVELOPER OF SUBJECT PROPERTY:

M/s CYBERCITY ORIANA, a registered partnership Firm having its Registered Office 4th Floor, Plot No.55, Road No.36 extended Jubilee Hills, Kavuri Hills, Hyderabad - 500033 represented by its **Managing Partners (a) SRI. K. MURALI KRISHNA**, S/o Sri. K. Venkateshwara Rao, aged 64 years, (b) **Sri Venu Vinod**, S/o Late R.D.Bhoopal, aged 60 years, (c) **Sri. K. Vijaya Bhaskar Reddy**, S/o Late Sri. K. Raghunandan Reddy, aged 61 years.

IV. LIST OF DOCUMENTS PERUSED BY ME:

Sl. No.	Description of Documents	Date of Document	Xerox/ Original
1.	Sale Deed executed by Sri Hashim Moinuddin in favour of Sri T.Sree Ramloo bearing registered document No.410 of 1959 in Book-I, Volume 1, Pages 280 & 281 with the O/o Sub-Registrar, Hyderabad West (Gharbi).	02-05-1959	Xerox

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2.	Death Certificate of Sri T.Sree Ramuloo issued by the Executive Officer, Gram Panchayat, Moosapet.	24-04-1986	Xerox
3.	Family member Certificate of Sri T.Ramuloo bearing No.C/248/2006 issued by the Deputy Collector & Mandal Revenue Officer, Balanagar Mandal.	14-03-2006	Xerox
4.	Death Certificate of Sri Tumu Venkat Rao issued by the Registrar of Birth & Deaths and Commissioner, Uppal Kalan Municipality.	12-11-1996	Xerox
5.	Family Member Certificate of Sri Tummu Venkat Rao bearing No.C/2186/2006 issued by the Mandal Revenue Officer, Uppal Mandal, Ranga Reddy District.	03-04-2006	Xerox
6.	Partition Deed executed among Smt. T.Urmila and 7 others bearing registered document No.10711 of 2005 in Book-1 with the Joint Sub-Registrar-I of the O/o District Registrar of Ranga Reddy.	15-06-2005	Xerox
7.	Agreement of Sale -cum- General Power of Attorney executed by Smt. T.Haribhushana and 5 others in favour of M/s Cybercity Builders & Developers bearing registered document No.11544 of 2005 in Book-1 with the Joint Sub-Registrar-I of the O/o District Registrar of Ranga Reddy.	15-06-2005	Xerox
8.	Development Agreement -cum- General Power of Attorney bearing registered document No.11543 of 2005 executed by Smt. B.Vijaya Lakshmi and 4 others in favour of M/s Cybercity Builders and Developers Pvt. Ltd.	15-06-2005	Xerox
9.	Agreement of Sale-cum-General Power of Attorney bearing registered document No.9578 of 2006 executed by Smt. B.Vijaya Lakshmi and 4 others in favour of M/s Cybercity Builders & Developers Pvt. Ltd.	10-04-2006	Xerox
10.	Endorsement in Application No.F1/456/62, 63 & 64/05 of C.C.No.F1/12343 to 12345/76 made	03-07-2007	Xerox

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	by the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad.		
11.	Endorsement in Application No.F1/455/1575/05, F1/456/62, 63, & 64/05 of C.C.No.F1/12343 to 12345/76 made by the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad.	03-07-2007	Xerox
12.	G.O.Ms.No.2042, Revenue (U.C-II), Department issued by the Government of Andhra Pradesh.	18-01-1995	Xerox
13.	G.O.Ms.No.2043, Revenue (U.C-II), Department issued by the Government of Andhra Pradesh.	25-01-1995	Xerox
14.	Sale Deed bearing document No.9582 of 2006 executed by M/s Cybercity Builders & Developers Pvt. Ltd. in favour of Smt.Kaveti Pushpavathi	10-04-2006	Xerox
15.	Sale Deed bearing document No.9580 of 2006 executed by M/s Cybercity Builders & Developers Pvt. Ltd. in favour of Smt.M.Y.Shobha Rani	10-04-2006	Xerox
16.	Sale Deed bearing document No.9579 of 2006 executed by M/s Cybercity Builders & Developers Pvt. Ltd. in favour of Smt.Janagari Anuradha	10-04-2006	Xerox
17.	Sale Deed bearing document No.9581 of 2006 executed by M/s Cybercity Builders & Developers Pvt. Ltd. in favour of Smt.Narra Shyamala Devi	10-04-2006	Xerox
18.	Sale Deed bearing document No.9577 of 2006 executed by M/s Cybercity Builders & Developers Pvt. Ltd. in favour of B.Vijaya Laxmi	10-04-2006	Xerox
19.	Development Agreement -cum- General Power of Attorney executed by Smt.Kaveti Pushpavathi & 3 others in favour of M/s Cybercity Builders & Developers Pvt. Ltd. bearing registered document No.1962 of 2012.	30-07-2012	Xerox
20.	Development Agreement -cum- General Power of Attorney executed by Smt.M.Y.Shobha Rani & another in favour of M/s Cybercity Builders & Developers Pvt. Ltd. bearing registered	30-07-2012	Xerox

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	document No.1963 of 2012.		
21.	Development Agreement -cum- General Power of Attorney executed by Smt.Janagari Anuradha & 2 others in favour of M/s Cybercity Builders & Developers Pvt. Ltd. bearing registered document No.1964 of 2012.	30-07-2012	Xerox
22.	Development Agreement -cum- General Power of Attorney executed by Smt.Narra Shyamala Devi & 3 others in favour of M/s Cybercity Builders & Developers Pvt. Ltd. bearing registered document No.1965 of 2012.	30-07-2012	Xerox
23.	Development Agreement -cum- General Power of Attorney executed by Smt.N.Shyamala Devi and 9 others in favour of M/s Cybercity Builders & Developers Pvt. Ltd. bearing registered document No.2447 of 2013.	18-02-2013	Xerox
24.	Sale Deed executed by M/s Cybercity Builders & Developers Pvt. Ltd. in its favour bearing registered document No.1159 of 2011.	30-04-2011	Xerox
25.	Sale Deed executed by M/s Cybercity Builders & Developers Pvt. Ltd. in its favour bearing registered document No.1160 of 2011.	30-04-2011	Xerox
26.	Gift Deed for Public purpose	-	Xerox
27.	Permit No.1/C23/00392/2021 in File No.1/C23/08498/2020 for construction of Multi-storied Residential Apartment Complex issued by the Greater Hyderabad Municipal Corporation.	08-01-2021	Xerox
28.	Partnership Deed	10-02-2021	Xerox

V. BRIEF HISTORY OF THE SUBJECT PROPERTY TRACED OUT FROM THE AVAILABLE DOCUMENTS:

Originally one Hashim Moinuddin being the absolute owner and possessor of the larger extent of land totally admeasuring Ac.78-35 guntas in Sy.Nos.81, 101/1, 101/2, 102, 108 to 112 (81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 101/2, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) situated at Moosapet Village, Balanagar



Revenue Mandal, Ranga Reddy District, Telangana has alienated, conveyed and transferred the same in favour of one T.Sree Ramuloo, S/o Late T.Venkaiah through a Sale Deed dated 02-05-1959 vide registered document No.410 of 1959 in Book-I, Volume-1, Pages 280 & 281 with the office of Sub-Registrar, Hyderabad West [i.e., **document at Sl.No.1** of the above index].

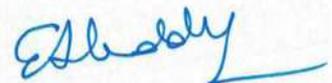
It is further evident that said T.Sree Ramuloo, who became the absolute owner and possessor of the above said larger extent of land, apart from his name, has also got entered the names of his two sons viz., T.Venkat Rao and T.Raj Kumar and further the land in various survey numbers was sub-divided and given podi numbers with respective entitlement to each of them.

Thus in the above manner, said T.Sree Ramuloo and his two sons viz., T.Venkat Rao and T.Raj Kumar became the pattadars, absolute owners and possessors of the respective extent of land as per the Revenue Records. Though the said land was shown in the names of said father and two sons, it was in fact joint property in the hands of said father viz., T.Sree Ramuloo and his two sons viz., T.Venkat Rao and T.Raj Kumar, Smt. T.Haribhushana (wife of T.Sree Ramuloo) and five daughters of said T.Sree Ramuloo.

On perusal of **documents at Sl.Nos.2 & 3** of the above index i.e., Death Certificate dated 24-04-1986 and Family Members Certificate dated 14-03-2006, it is evident from therein that on 18-10-1985, said T.Sree Ramuloo died intestate leaving behind him, his above named two sons viz., T.Venkat Rao, T.Raj Kumar and his wife Smt. T.Haribhushana and five daughters and consequently as a matter of convenience among all the family members, the names of his wife, two sons were shown and incorporated as pattadars in respect of the estate left by the deceased, which was in fact inherited by Smt. T.Haribhushana (wife of deceased), his two sons viz., said T.Venkat Rao and T.Raj Kumar and his five daughters viz., Smt. B.Vijaya Lakshmi, Smt. N.Shyamala Devi, Smt. M.Y.Shobha Rani, Smt. K.Pushpavathy @ Smt. K.Pushpalatha and Smt. J.Anuradha. Apart from that the two sons were continued as pattadars in respect of the land already mutated in their favour and further his wife and five daughters were incorporated as possessors in respect of the parts of land as per the family understanding among them, though the same is a joint property.

On perusal of **documents at Sl.Nos.4 & 5** of the above index i.e., Death Certificate dated 12-11-1996 and Family Members Certificate dated 03-04-2006, said T.Venkat Rao died on 04-11-1996 leaving behind him, his wife viz., Smt. T.Urmila, one son and three daughters as legal heirs and consequently, they have succeeded to and inherited the share, joint ownership held by the said deceased T.Venkat Rao.

Said Smt. T.Haribhushana, T.Raj Kumar, T.Venkat Rao and five daughters [i.e., Smt. B.Vijaya Lakshmi, Smt. N.Shyamala Devi, Smt. M.Y.Shobha Rani, Smt. K.Pushpavathy @ Smt. K.Pushpalatha and Smt. J.Anuradha] being the joint owners have alienated, conveyed and transferred the land admeasuring Ac.8-00 guntas out



of the total land admeasuring Ac.78-35 guntas to third parties and after the said alienation, they have remained as joint owners of the land admeasuring Ac.70-35 guntas.

It is further evident that the legal heirs of said T.Venkat Rao, T.Raj Kumar, Smt. T.Haribhushana and Smt. B.Vijaya Lakshmi, Smt. N.Shyamala Devi, Smt. M.Y.Shobha Rani, Smt. K.Pushpavathy @ Smt. K.Pushpalatha and Smt. J.Anuradha have got partitioned the above land admeasuring Ac.70-35 guntas among themselves with their respective shares by metes and bounds and the said Deed of Partition was registered as Document No.10711 of 2005 dated 15-06-2005 with the office of District Registrar, Ranga Reddy District [i.e., **document at Sl.No.6** of the above index] and as per the said Partition, the said members of the family were allotted with the following extents with metes and bounds:-

1.	T.Raj Kumar	:	Ac 22-00 Guntas
2.	Smt. B.Vijaya Lakshmi	:	Ac 04-00 Guntas
3.	Smt. N.Shyamala Devi	:	Ac 04-00 Guntas
4.	Smt. M.Y.Shobha Rani	:	Ac 04-00 Guntas
5.	Smt. K.Pushpavathy @ Smt. K.Pushpalatha @ Pushpanjali	:	Ac 04-00 Guntas
6.	Smt. J.Anuradha	:	Ac 04-00 Guntas
7.	Smt. T.Haribhushana	:	Ac 06-35 Guntas
8.	Smt. T.Urmila		
9.	Smt. T.Naveena		
10.	T.Phani Kumar	:	Ac 22-00 Guntas
11.	Smt. Himabindu		
12.	Kumari Priyanka		
Total Extent of land		:	Ac 70-35 Guntas

Said Smt. T.Haribhushana and 5 others viz. Smt. B.Vijayalaxmi, Smt. N.Shyamaladevi, Smt. M.Y.Shobha Rani, Smt. K.Pushpavathy, @ K.Pushpalatha and Smt. J.Anuradha have sold an extent of Acres 19-35 Guntas to the M/s Cybercity Builders & Developers Pvt. Ltd. through an Agreement of Sale-cum-General Power of Attorney dated 15-06-2005 vide registered document No.11544 of 2005 [i.e., **document at Sl.No.7** of the above index] and handed over the physical possession of the above extent to the said M/s Cybercity Builders & Developers Pvt. Ltd.

Further said Smt. B.Vijaya Lakshmi and 4 others being the absolute owners and possessors of the balance land admeasuring Ac.7-00 guntas along with the land admeasuring Ac.22-00 guntas belonging to Sri T.Raj Kumar, have entrusted the same to said M/s Cybercity Builders and Developers Pvt. Ltd. for development of the said total land admeasuring Ac.29-00 guntas into the layout of plots to get better and maximum advantage and income out of the said land and said Smt. B.Vijaya Lakshmi and 4 others along with said Sri T.Raj Kumar have also executed a

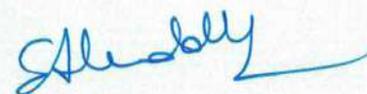
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Development Agreement -cum- General Power of Attorney dated 15-06-2005 bearing registered document No.11543 of 2005 with the Joint Sub-Registrar-I of the O/o District Registrar of Ranga Reddy in favour of said company [i.e., **document at Sl.No.8** of the above index]

Since the developmental works could not be commenced due to several reasons on the said land, said Smt. B.Vijaya Lakshmi and 4 others have agreed and undertaken to alienate the said land admeasuring Ac.7-00 guntas in favour of said M/s Cybercity Builders and Developers Pvt. Ltd. instead of getting it developed and since they have received total sale consideration from M/s Cybercity Builders and Developers Pvt. Ltd. in respect of said land, they have also appointed said purchaser as their GPA holder empowering it to execute Sale Deeds on their behalf and executed an Agreement of Sale -cum- General Power of Attorney dated 10-04-2006 bearing registered document No.9578 of 2006 with the Joint Sub-Registrar-I of the O/o District Registrar of Ranga Reddy and in respect of said land admeasuring Ac.7-00 guntas [i.e., **document at Sl.No.9** of the above index] and handed over the physical possession of the above extent of land to the said purchaser.

At the time of purchase of the above land by said M/s Cybercity Builders and Developers Pvt. Ltd. was part of excess land declared under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and hence in terms of G.O.Ms.Nos.455 & 456 Revenue (U.C.-I) Department, both dated 29-07-2002 (i) M/s Cybercity Builders and Developers Pvt. Ltd. has obtained clearance/ allotment under Section 23(4) of the Act and (ii) also obtained clearance/exemption under Section 20(1)(a) of the Act from the Government at its own cost and expenses vide G.O.Ms.Nos.2043 & 2042 Revenue (U.C.II) Department, both dated 28-11-2005 and Endorsements dated 03-07-2007 and 10-04-2006 respectively (which are ultimate/conclusive proof of title) and by virtue of the said proceedings, the agreemental rights of the M/s Cybercity Builders & Developers Pvt. Ltd. herein were converted into free hold rights and thus it became the absolute owner and possessor of the above said larger extent of land including the said herein as is evident from the **document at Sl.Nos.10 to 13** of the above index].

Thus in the above manner, said M/s Cybercity Builders & Developers Pvt. Ltd. became the Agreement of Sale-cum-General Power of Attorney holder in respect of the land admeasuring Ac.8-00 guntas i.e. land admeasuring Ac.4-00 guntas belonging to Smt.K.Puspavathy @ K.Pushpanjali and Ac.4-00 guntas belonging to Smt.J.Anuradha. Out of the said land admeasuring Ac.8-00 guntas, the land admeasuring Ac.5-08 guntas is covered by the Agreement of Sale-cum-General Power of Attorney dated 15-06-2005 vide registered document No.11544 of 2005 and land admeasuring Ac.2-32 guntas is covered by Agreement of Sale-cum-General Power of Attorney dated 10-04-2006 vide registered document No.9578 of 2006.



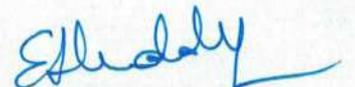
Out of the said total land admeasuring Ac.26-35 guntas covered under above referred two Agreements of Sale -cum- GPAs bearing document Nos.11544 of 2005 and 9578 of 2006, the said Agreement holder has divided the land admeasuring Ac.3-04.59 guntas which is equivalent to 15,067 Sq.yds into smaller residential plots by retaining an open land in between two rows of plots with itself.

The said land admeasuring Ac.3-04.59 guntas equivalent to 15,076 Sq.yds which was divided into plots is out of the total land admeasuring Ac.4-00 guntas originally belonging to Smt. K.Pushpavathi @ K.Pushpalatha who has agreed and undertaken to alienate the said total land admeasuring Ac.4-00 guntas belonging to her in favour of said Agreement holder and executed above Agreements.

Said M/s Cybercity Builders & Developers Pvt. Ltd. being the Agreement holder has developed and divided the land admeasuring Ac.3-04.59 guntas i.e., land admeasuring Ac.2-24 guntas purchased from said Smt. K.Pushpavathi through an Agreement of Sale -cum- GPA dated 15-06-2005 bearing registered document No.11544 of 2005 and the land admeasuring Ac.0-20.59 guntas out of Ac.1-16 guntas purchased from said Smt. K.Pushpavathi through an Agreement of Sale -cum- GPA dated 10-04-2006 bearing registered document No.9578 of 2006 and thus said Agreement holder became the Agreement -cum- GPA holder in respect of the said land admeasuring Ac.3-04.59 guntas and while retaining itself the open land in between two rows of plots, it had in turn alienated, conveyed and transferred the Plot of land totally admeasuring 9000 sq.yards in favour of following persons as under:-

WHEREAS out of the said land admeasuring Ac.8-00 guntas, said M/s Cybercity Builders & Developers Pvt. Ltd. divided the part of the land into smaller plots of land and alienated an extent of land admeasuring 9000 sq.yards in favour of following persons as under:-

Sl.No.	Executed in favour of	Extent of land (in Sq.yards)	Sale Deed No.
1.	Smt.Kaveti Pushpavathi	1780	9582/2006 10-04-2006
2.	Smt.M.Y.Shobha Rani	1780	9580/2006 10-04-2006
3.	Smt.Janagari Anuradha	1780	9579/2006 10-04-2006
4.	Smt.Narra Shyamala Devi	1780	9581/2006 10-04-2006



5.	B.Vijaya Laxmi	1880	9577/2006 10-04-2006
Totally admeasuring 9000			

i.e. **Documents at Sl.Nos.14 to 18** of the above index.

The above said owners earlier with an intention to develop their respective extents of land by clubbing the same with the adjacent, abutting land belonging to said M/s Cybercity Builders & Developers Pvt. Ltd. if itself have entrusted the same to the Developers through following Development Agreements -cum- General Power of Attorneys wherein in terms of the said Development Agreements, said M/s Cybercity Builders & Developers Pvt. Ltd. has agreed and undertaken to develop the Schedule Project land herein into a Multi-storied Residential Apartment Complex or/and Commercial Complex as under:-

Sl.No.	Executed by	Extent of land (in Sq.yards)	Development Agreement Document No. & dated
1.	Smt.Kaveti Pushpavathi & 3 others	1780	1962/2012 30-07-2012
2.	Smt.M.Y.Shobha Rani & another	1780	1963/2012 30-07-2012
3.	Smt.Janagari Anuradha & 2 others	1780	1964/2012 30-07-2012
4.	Smt.Narra Shyamala Devi & 3 others	1780	1965/2012 30-07-2012
5.	Smt.N.Shyamala Devi and 9 others i.e. LRs of Smt.B.Vijaya Laxmi	1880	2447/2013 18-02-2013
		9000	

i.e. **Documents at Sl.Nos.19 to 23** of the above index.

Thus said M/s Cybercity Builders & Developers Pvt. Ltd. has sold an extent of land admeasuring 9000 sq.yards out of Ac.8-00 guntas equivalent to 38,720 sq.yards in favour of the above persons.

Said M/s Cybercity Builders & Developers Pvt. Ltd. being the Agreement of sale cum GPA holder under the Agreement of Sale -cum- GPA dated 10-04-2006

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bearing registered document No.9578 of 2006 had in turn executed the following sale deeds in its favour as under:-

- (a) Land admeasuring Ac.1-16 guntas belongs to Smt.K.Pushpavathi through a Sale Deed dated 30-04-2011, bearing document No.1159 of 2011 i.e. **Document No.24** of the above index.
- (b) Land admeasuring Ac.1-16 guntas belongs to Smt.J.Anuradha through a Sale Deed dated 30-04-2011, bearing document No.1160 of 2011 i.e. **Document No.25** of the above index.

Thus said M/s Cybercity Builders & Developers Pvt. Ltd. itself is the absolute owner of land admeasuring 29,720 sq.yards out of the land admeasuring Ac.8-00 guntas having acquired the same through Agreement of sale cum GPA dated 15-06-2005, bearing registered document No.11544 of 2005, Sale Deeds both dated 30-07-2011 bearing registered document Nos.1159 of 2012 & 1160 of 2012 and the M/s Cybercity Builders & Developers Pvt. Ltd. had in turn decided to develop the said land admeasuring 29,720 sq.yards by clubbing the same with the adjacent extents of land admeasuring 9000 sq.yards belonging to the Captioned Landowners hereinabove mentioned above into a Multi-storied Residential Apartment Complex since all the said extents are abutting, adjacent and contiguous to each other thus forming part of a compact block of land admeasuring Ac.8-00 guntas equivalent to 32,384.01 sq.Mtrs or 38,720 sq.yards.

Out of the said total land admeasuring Ac.8-00 guntas equivalent to 32,384.01 sq.Mtrs or 38,720 sq.yards, an extent of land admeasuring 5,082.22 sq.mts equivalent to 6076 Sq.yds or 1.255 acres was affected under amalgamation vide Memo No.7882/Plg.III/2019, dated 19-06-2020 and said M/s Cybercity Builders & Developers Pvt. Ltd. has gifted away the said land for public purpose to the GHMC vide Gift Deed dated _____, bearing registered document No._____ i.e. **Document at Sl.No.26** of the above index and handed over the same to the GHMC.

After execution of said gift deed for public purpose in respect of the said extent, the land left with said M/s Cybercity Builders & Developers Pvt. Ltd. for the purpose of development of the Residential project is 27,301.8 Sq.Mtrs. or 32644 sq.yards (i.e. Project land) and out of the same, the land belonging to said M/s Cybercity Builders & Developers Pvt. Ltd. itself is 23,644 sq.yards and the balance area admeasuring 9000 sq.yards is belonging to the Captioned Landowners herein and others who in turn entrusted the same in favour of M/s Cybercity Builders & Developers Pvt. Ltd. through above referred Development Agreements-cum-GPAs.

Subsequent to the execution and registration of above referred Development Agreements -cum- GPAs and in terms of the same, by investing its own funds, said M/s Cybercity Builders & Developers Pvt. Ltd. obtained Permit No.1/C23/00392/2021, dated 08-01-2021 in File No.1/C23/08498/2020 for construction of Multi-storied Residential Apartment Complex consisting of three



Blocks/Towers each comprising of three Cellars for parking and ground plus 27 upper floors for residential flats and Club House comprising ground plus four upper floors on the project land admeasuring 27,301.8 Sq.Mtrs. or 32,644 sq.yards. i.e. **Document at Sl.No.27** of the above index.

On perusal of **document at Sl.No.28** of the above index, i.e. Partition Deed dated 10-02-2021, it is evident that said M/s Cybercity Builders & Developers Pvt. Ltd. being the Developer and as well as owner of part of the land out of the Schedule Project land had in turn formed itself along with 3 others in to a Partnership Firm under the name and style of "M/s Cybercity Oriana" (hereinafter referred to as 'Developer') vide a Partnership Deed dated 10-02-2021 and said M/s Cybercity Builders & Developers Pvt. Ltd. being a partner has brought in all its right, title & interest in the Schedule Project land including its ownership rights and development rights of the Schedule Project land in to the partnership Firm viz., "M/s Cybercity Oriana" i.e. Developer Firm towards its capital contribution and thus the Developer Firm became the owner of the part of project land belonging to the Consenting party and also acquired developmental rights of the part of project land originally entrusted by the Landowners to the M/s Cybercity Builders & Developers Pvt. Ltd. and thus the Developer is entitled to develop the Schedule Project Land in to a Multi-storied residential Apartment Complex.

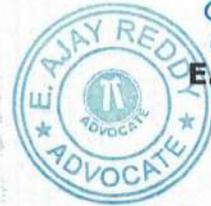
Thus in the above manner, the Captioned Owners hereinabove became the absolute owners and possessors of the subject land herein.

CONCLUSION: On perusal of the all the documents referred to above and also on the basis of detailed discussion supra, I am ultimately of the opinion that the **Captioned Owners hereinabove viz., SMT KAVETI PUSHPAVATHI and others** are the absolute owners and possessors of the Subject Land herein and further the link/flow of title is also traced out ultimately in favour of the above captioned owners and all the documents referred to above do not suffer from any sort of legal infirmities and I am of further opinion that the **Captioned Developer hereinabove viz., M/s Cybercity Oriana** obtained valid, legal and enforceable developmental rights cum GPA powers in respect of the subject land from the above referred captioned owners and thus the Developer on obtaining requisite permits described above from the various Authorities in compliance of all the relevant provisions of the statutes and rules made there-under, obtained a valid permit and sanction for construction of the Multi-storied Residential Apartment Complex on the said land. I am of further opinion that the captioned owners on one hand and the captioned Developer on the other hand, have acquired marketable title in and over the respective Residential Flats allotted towards their respective shares and they are further entitled and authorized to sell their respective Residential Flats to any prospective purchasers and upon such purchase of the Residential Flats in the project, such purchasers will acquire valid, legal and marketable title in and over the Residential Flats purchased by them and however the Developer and the landowners are bound to adhere to the various terms and conditions stipulated in the permits and sanctions issued by the Authorities for construction of the Multi-storied Residential Apartment Complex and only on complying with all such

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conditions and upon completion of the construction of the Multi-storied Residential Apartment Complex, the Authority will further issue an Occupancy Certificate.

This Legal Opinion is given accordingly,



A handwritten signature in blue ink, appearing to read "E. Reddy", written over the stamp.

E.AJAY REDDY
Advocate

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