

B.VENKAT REDDY
Advocate

Plot No.110, First Floor,
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Road No.71, Jubilee Hills,
Behind: Jubilee Hills Public School,
Hyderabad -500033
Cell: +91-9848712442
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To
M/s Cybercity Tattva LLP,
Level #4, Plot No.55, Kavuri Hills,
Road No.36, Extended Jubilee Hills Road,
Opposite Water Tank, Hyderabad-500033.

Date: 21-10-2024

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 HEREIN:

All that the land admeasuring **26,440.49 Sq.mts or 31,622.56 Sq.yds**
or Ac.6-21.34 guntas out of Ac.6-38.99 guntas, which is comprising
of
Sy.No.75/Part admeasuring Ac.2-02.00 guntas,
Sy.No.76/Full admeasuring Ac.0-08.00 guntas,
Sy.No.77/Full admeasuring Ac.2-08.00 guntas,
Sy.No.78/Full admeasuring Ac.1-21.99 guntas and
Sy.No.79/Part admeasuring Ac.0-39.00 guntas,
situated at **KOTHAGUDA Village**, Serilingampally Mandal, Ranga Reddy
District, Telangana, which is being developed into a Multi-storied Residential
Apartment Complex known as "**TREVITA BY CYBERCITY**" comprising of
3 (Three) Towers viz., 1, 2 & 3 and Club House. Tower-1 comprising of 1
Ground plus 17 upper Floors, Tower-2 comprising of 1 Ground plus 19 upper
Floors, Tower-3 comprising of 1 Ground Plus 18 upper Floors comprising of
Residential Flats and Club House comprising of 1 Ground plus 4 Upper
Floors.

**II. NAMES OF THE OWNERS WITH THEIR RESPECTIVE EXTENTS OUT OF
THE SUBJECT PROPERTY HEREIN:**

No. & Name of the Captioned Owner	Sy. No.	Extent of Land (in Acs.-gts.)	Total Extent of land



1. M/s Cybercity Tattva LLP. [Captioned Owner No.1 herein]	75 76 77 78 79	2-02.00 0-08.00 2-08.00 1-05.26 0-18.00	6-01.26
2. Smt. Lingamaneni Nalini [Captioned Owner No.2 herein]	78	0-13.00	0-13.00
4. Sri Lingamaneni Sunil [Captioned Owner No.3 herein]	78	0-03.73	0-03.73
5. Smt. Rakthapu Lakshmi and 4 others [Captioned Owner Nos.4 to 8 herein]	79	0-10.50	0-10.50
6. Sri Manne Malleh and 4 others [Captioned Owner Nos.9 to 13 herein]	79	0-05.25	0-05.25
7. Sri Manne Ramchander and 3 others [Captioned Owner Nos.14 to 17 herein]	79	0-05.25	0-05.25
		Total:	6-38.99

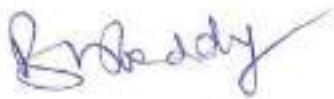
**III. NAME(S) AND ADDRESSES OF THE CAPTIONED LAND-OWNER(S) OF
THE SUBJECT PROPERTY HEREIN:**

- 1. M/s CYBERCITY TATTVA LLP**, a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at Level #4, Plot No.55, Kavuri Hills, Road No.36, Extended Jubilee Hills Road, Opposite Water Tank, Hyderabad-500033, Telangana, *represented by its Designated Partner viz., Mr. Srivardhan Reddy.*
- 2. SMT. LINGAMNENI NALINI**, W/o Sri Prasad Lingamneni, aged 67 years, Occ: Business, R/o Plot No.28, Santoshima Colony, AOC Gate, West Marredpally, Secunderabad-500026, Telangana, AADHAAR No.XXXX-XXXX-9740.
- 3. SRI LINGAMNENI SUNIL**, S/o Sri Lingamneni Prasad, aged 41 years, Occ: Business, Resident of 16B, Birdwood St, Bentleigh East, Victoria-3165, Australia, *represented by his GPA holder: Sri Lingamneni Nalini, W/o Sri Prasad Lingamneni, aged 67 years, Occ: Business, Plot No.28, Santoshima Colony, AOC Gate, West Marredpally, Secunderabad-500026, Telangana, AADHAAR No.XXXX-XXXX-9740 vide General Power of Attorney dated 05-08-2023 duly*



validated in File No.11909/E/2023 by the District Registrar of Ranga Reddy.

4. **SMT RAKTHAPU LAXMI** W/o Late R.Nagesh Goud, Aged about 57 years, Resident of House Number 2-41/11/10/31/1A, Prashantha Nagar colony, Near post office, Kondapur, K.V.Rangareddy, Telangana-500084, bearing Adhaar Card Number 5804-6617-7116.
5. **SRI RAKTHAPU VINAY GOUD** S/o Late R.Nagesh Goud, Aged about 36 years, Resident of 2-41/11/10/31/1A, Prashantha Nagar colony, Near post office, Kondapur, K.V.Rangareddy, Telangana-500084, bearing Adhaar Card Number 4038-7347-4015.
6. **SRI RAKTHAPU SANDEEP GOUD** S/o Late R.Nagesh Goud, Aged 33 years, Resident of 2-41/11/10/31/1A, Prashantha Nagar colony, Near post office, Kondapur, K.V.Rangareddy, Telangana-500084, bearing Adhaar Card Number 6419-8451-7965.
7. **SMT. KANAKAMAMIDI JYOTHI** D/o Late R.Nagesh Goud, W/o Kanakamamidi Surender Goud Aged 38 years, Resident of House Number 1-72/A, Old Hafeez pet, Near Hanuman Temple, Miyapur, Hyderabad-500049, bearing Adhaar Card Number 4347-1163-9783.
8. **KUMARI RAKTHAPU RAMYA** D/o Late R.Nagesh Goud, Aged 30 years, Resident of House Number 2-41/11/10/31/1A, Prashantha Nagar colony, Near post office, Kondapur, K.V.Rangareddy, Telangana-500084, bearing Adhaar Card Number 9910-3522-7553.
9. **SRI MANNE MALLESH**, S/o Manne Sathaiha, aged 61 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500019, bearing Adhaar Number 2588-2702-3004.
10. **SMT. MANNE NAGAMANI**, W/o Manne Mallesh, aged 55 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500019, bearing Adhaar Number XXXX-XXXX-7263.
11. **SRI MANNE ANIL**, S/o Manne Mallesh, aged 28 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500019, bearing Adhaar Number XXXX-XXXX-7263.
12. **SRI MANNE RAKESH**, S/o Manne Mallesh, aged 27 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500019, bearing Adhaar Number XXXX-XXXX-9220.
13. **Ms. MANNE RAJESHWARI**, D/o Manne Mallesh, aged 31 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500019, bearing Adhaar Number XXXX-XXXX-5895.



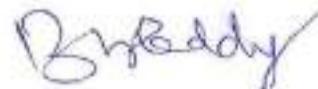
14. **SRI MANNE RAMCHANDER** S/o Manne Sathaiha, aged 53 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500084, bearing Adhaar Number 8576-8417-1902.
15. **SMT. MANNE VIJAYA LAXMI** W/o Manne Ramchander, aged 47 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500084, bearing Adhaar Number XXXX-XXXX-7606.
16. **SRI MANNE ABHINAY** S/o Manne Ramchander, aged 27 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500084, bearing Adhaar Number XXXX-XXXX-1273.
17. **Ms. MANNE AKHILA** D/o Manne Ramchander, aged 24 years, Resident of House Number 1-11, Kothaguda, Serilingampally, Rangareddy-500084, bearing Adhaar Number XXXX-XXXX-5490.

IV. NAME(S) OF THE CAPTIONED DEVELOPER(S)/PROMOTER(S) OF THE SUBJECT PROPERTY HEREIN:

M/s CYBERCITY TATTVA LLP, a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at Level #4, Plot No.55, Kavuri Hills, Road No.36, Extended Jubilee Hills Road, Opposite Water Tank, Hyderabad-500033, Telangana, *represented by its Designated Partner viz., Mr. Srivardhan Reddy.*

V. LIST OF DOCUMENTS PERUSED BY ME:

Sl. No.	Description of Document	Date of Document	Xerox/Original
1.	Sale Deed executed by Smt. Banu Bee and 3 others in favour of Uttarashada Greenlands Pvt. Ltd. bearing registered document No.3843 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	09-06-2000	Xerox
2.	Sale Deed executed by Sri Mohd. Khaja Molnuddin and 4 others in favour of Uttarashada Greenlands Pvt. Ltd. bearing registered document No.3844 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	09-06-2000	Xerox
3.	Sale Deed executed by Smt. Banu Bee and 3 others in favour of Uttarashada Greenlands Pvt. Ltd. bearing registered document No.3845 of	09-06-2000	Xerox



	2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.		
4.	Sale Deed executed by Sri Mohd. Khaja Moinuddin and 4 others in favour of Uttarashada Greenlands Pvt. Ltd. bearing registered document No.3846 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	09-06-2000	Xerox
5.	Sale Deed executed by Smt. Neelam Laxmamma and 2 others in favour of Smt. Pallamreddy Uma bearing registered document No.2251 of 1991 in Book-I, Volume 1951, Pages 111 to 118 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	09-06-2000	Xerox
6.	Sale Deed executed by Smt. Pallamreddy Uma in favour of Smt. P.Meera Reddy bearing registered document No.9260 of 1996 in Book-I, Volume 3404, Pages 499 & 500 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	22-11-1996	Xerox
7.	Sale Deed executed by Smt. Pallamreddy Uma in favour of Smt. P.Shanta Reddy bearing registered document No.9261 of 1996 in Book-I, Volume 3404, Pages 21 to 42 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	22-11-1996	Xerox
8.	Sale Deed executed by Smt. P.Shanta Reddy in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.3335 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	19-05-2000	Xerox
9.	Sale Deed executed by Smt. P.Meera Reddy in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.3336 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	19-05-2000	Xerox
10.	Sale Deed executed by Sri Neelam Sriramulu and 3 others in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.5246 of 2000 with the Joint Sub-	21-07-2000	Xerox

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	Registrar-I of the office of District Registrar of Ranga Reddy.		
11.	Sale Deed executed by Sri Neelam Sriramulu and 3 others in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.5247 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	21-07-2000	Xerox
12.	General Power of Attorney executed by Sri Bheemani Mallaiah and 2 others in favour of Sri K.Chennakeshava Rao and Sri G.Krishna bearing registered document No.142 of 1991 in Book-IV, Volume 146, Pages 429 to 432 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	23-01-1991	Xerox
13.	Sale Deed executed by Sri Bheemani Mallaiah and 2 others represented by their GPA holders Sri K.Chennakeshava Rao and Sri G.Krishna in favour of Sri K.Krishnam Raju and Sri V.Narasa Raju bearing registered document No.1644 of 1991 in Book-I, Volume 1939, Pages 343 to 352 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	04-03-1991	Xerox
14.	Proceedings bearing No.ROR/36/92 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District in favour of Sri K.Krishnam Raju and Sri V.Narasa Raju.	28-02-1992	Xerox
15.	Proceedings bearing No.C/632/92 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District in favour of Sri K.Krishnam Raju and Sri V.Narasa Raju.	03-08-1992	Xerox
16.	Sale Deed executed by Sri K.Krishnam Raju and Sri V.Narasa Raju in favour of Sri K.Ravindher Reddy and Sri K.Vijay Kumar Raju bearing registered document No.9179 of 1995 in Book-I, Volume 3124, Pages 333 to 344 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	22-09-1995	Xerox
17.	Sale Deed executed by Sri K.Ravindher Reddy in favour of Sri K.Vijay Kumar Raju bearing registered document No.2106 of 1999 with the	16-03-1999	Xerox

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	Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.		
18.	Sale Deed executed by Sri K.Vijay Kumar Raju in favour of Sri Mohammed Ayub bearing registered document No.2746 of 1999 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	19-04-1999	Xerox
19.	Sale Deed executed by Sri K.Vijay Kumar Raju in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.4069 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	16-06-2000	Xerox
20.	Sale Deed executed by Sri K.Vijay Kumar Raju in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.4070 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	16-06-2000	Xerox
21.	Sale Deed executed by Sri K.Vijay Kumar Raju in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.4072 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	16-06-2000	Xerox
22.	Sale Deed executed by Sri K.Vijay Kumar Raju in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.4073 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	16-06-2000	Xerox
23.	Sale Deed executed by Sri Mohammed Ayub in favour of M/s Punarvasu Greenfields Pvt. Ltd. bearing registered document No.10194 of 2001 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.	28-12-2001	Xerox
24.	Exchange Deed executed by and between M/s Punarvasu Greenfields Pvt. Ltd. and Smt. Lingamaneni Nalini bearing registered document No.999 of 2005 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	29-01-2005	Xerox
25.	Rectification Deed executed by M/s Punarvasu Greenfields Pvt. Ltd. in favour of Smt. Lingamaneni Nalini bearing registered document	07-08-2023	Xerox

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	No.12301 of 2023 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.		
26.	Exchange Deed executed by and between M/s Punarvasu Greenfields Pvt. Ltd. and Sri Lingamaneni Sunil bearing registered document No.1000 of 2005 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	29-01-2005	Xerox
27.	Rectification Deed executed by M/s Punarvasu Greenfields Pvt. Ltd. in favour of Sri Lingamaneni Sunil bearing registered document No.12300 of 2023 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	07-08-2023	Xerox
28.	Sale Deed executed by Sri Manne Pandu and others in favour of Sri Rakthapu Nagesh Goud bearing registered document No.5584 of 2002 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	05-07-2002	Xerox
28-a.	Ratification Deed executed by Smt. Talari Madhavi and others in favour of Sri Rakthapu Nagesh Goud bearing registered document No.15084 of 2024 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.	06-08-2024	Xerox
29.	Death Certificate of Sri Rakthapu Nagaesh issued by the office of the Greater Hyderabad Municipal Corporation.	20-10-2017	Xerox
30.	Legal Heir/Family of Deceased of Sri Rakthapu Nagesh family.	05-12-2017	Xerox
31.	Will Deed executed by Sri Manne Sathaiah in favour of Sri Manne Mallesh and Sri Manne Ramchander bearing registered document No.7 of 2017 in Book-III with the office of Sub-Registrar, Serilingampally.	25-01-2017	Xerox
32.	Death Certificate of Sri Manne Sathaiah issued by the office of the Greater Hyderabad Municipal Corporation.	10-01-2019	Xerox

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33.	Development Agreement -cum- Irrevocable General Power of Attorney executed by M/s Dhanista Bio-tech Pvt. Ltd. and others in favour of M/s Jeedimetla Residential Homes Pvt. Ltd. bearing registered document No.5681 of 2015 with the office of Sub-Registrar, Quthbullapur.	10-07-2015	Xerox
34.	Consent Award passed by the Hon'ble Sole Arbitrator Sri Justice R.Subhash Reddy in the matter of M/s Dhanista Bio-tech Pvt. Ltd. and others.	02-05-2023	Xerox
35.	Agreement executed among SRS Orion Investments Limited and others.	23-03-2022	Xerox
36.	Order passed by the National Company Law Tribunal, Mumbai Bench-I in C.A.No.157/MB/C-1/2018 in C.P.(IB) No.3638/MB/C-I, 2018.		
37.	Agreement executed among SRS Orion Investments Limited and others.	30-03-2022	Xerox
38.	Deed of Conveyance executed by Punarvasu Greenfields Pvt. Ltd. and others in favour of M/s Cybercity Tattva LLP bearing registered document No.8622 of 2023 with the office of office Joint Sub-Registrar, Ranga Reddy District.	01-06-2023	Xerox
39.	Amended and Restated Development Agreement -cum- General Power of Attorney executed by Dhanista Bio-tech Pvt. Ltd. and others in favour of M/s Jeedimetla Residential Homes Pvt. Ltd. bearing registered document No.8623 of 2023 with the office of office Joint Sub-Registrar, Ranga Reddy District.	01-06-2023	Xerox
40.	Development Agreement -cum- General Power of Attorney executed by Smt. Lingamaneni Nalini and Sri Lingamaneni Sunil in favour of M/s Cybercity Tattva LLP bearing registered document No.12302 of 2023 with the office of office Joint Sub-Registrar, Ranga Reddy District.	07-08-2023	Xerox
41.	Development Agreement -cum- General Power of Attorney executed by Smt. Rakthapu Laxmi and 4 others in favour of M/s Cybercity Tattva LLP bearing registered document No.10123 of	14-06-2023	Xerox

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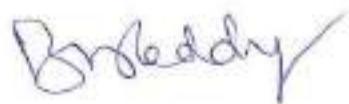
	2023 with the office of office Joint Sub-Registrar, Ranga Reddy District.		
42.	Development Agreement -cum- General Power of Attorney executed by Sri Manne Malleh and 10 others in favour of M/s Cybercity Tattva LLP bearing registered document No.9747 of 2023 with the office of office Joint Sub-Registrar, Ranga Reddy District.	14-06-2023	Xerox
43.	Building Permit Order for construction of a Multi-storied Residential Apartment Complex bearing Permit No.6196/GHMC/SLP/2024-BP in File No.010244/GHMC/5078/SLP1/2023-BP issued by the Greater Hyderabad Municipal Corporation (GHMC) in favour of M/s Cybercity Tattva LLP.	21-10-2024	Xerox
44.	Sanctioned and Approved Plans for construction of a Multi-storied Residential Apartment Complex bearing Permit No.6196/GHMC/SLP/2024-BP in File No.010244/GHMC/5078/SLP1/2023-BP issued by the Greater Hyderabad Municipal Corporation (GHMC) in favour of M/s Cybercity Tattva LLP.	21-10-2024	Xerox
45.	Statement of Encumbrance on Property for the period from 01-01-1983 to 20-09-2024 issued by the office of Sub-Registrar, Ranga Reddy (R.O.).	21-09-2024	Xerox

VI. BRIEF FLOW OF TITLE OF THE SUBJECT PROPERTY TRACED OUT FROM THE FURNISHED DOCUMENTS:

A. LINK/FLOW OF TITLE IN RESPECT OF THE LAND ADMEASURING AC.2-02 GUNTAS (OUT OF AC.3-02 GUNTAS) IN SY.NO.75/PART:

Out of the total land admeasuring Ac.3-02 guntas in Sy.No.75, we are concerned with the land admeasuring Ac.2-02 guntas only for the purposes of this Legal Opinion.

On perusal of **documents at Sl.Nos.1 to 4** of the above index i.e., four registered Sale Deeds all dated 09-06-2000, it is evident that the vendors in the Sale Deeds viz., Smt. Banu Bee and 7 others were the absolute owners and possessors of the land admeasuring Ac.2-02 guntas and they have in turn alienated, conveyed and transferred the following extents of land totally admeasuring **Ac.2-02 guntas in Sy.No.75/part** in favour of one **M/s Uttarashada Greenlads Pvt. Ltd.** through below-mentioned four registered Sale



Deeds all dated 09-06-2000 with the Joint Sub-Registrar of the office of District Registrar of Ranga Reddy:-

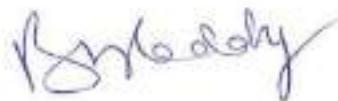
- (a) Smt. Banu Bee and 3 others [i.e., legal heirs of above said Sri Ahmed Ali] have alienated an extent of Ac.0-21 guntas through a Sale Deed dated 09-06-2000 bearing registered document No.3843 of 2000;
- (b) Sri Khaja Moinuddin and 3 others [i.e., legal heirs of Sri Vahid Ali] have alienated an extent of Ac.0-21 guntas through a Sale Deed dated 09-06-2000 bearing registered document No.3844 of 2000;
- (c) Smt. Banu Bee and 3 others [i.e., legal heirs of above said Sri Ahmed Ali] have alienated an extent of Ac.0-20 guntas through a Sale Deed dated 09-06-2000 bearing registered document No.3845 of 2000;
- (d) Sri Khaja Moinuddin and 3 others [i.e., legal heirs of Sri Vahid Ali] have alienated an extent of Ac.0-20 guntas through a Sale Deed dated 09-06-2000 bearing registered document No.3846 of 2000;

Thus in the above manner, said M/s Uttarashada Greenlands Pvt. Ltd. became the absolute owner and possessor of the land admeasuring Ac.2-02 guntas in Sy.No.75 of Kothaguda Village.

B. LINK/FLOW OF TITLE IN RESPECT OF THE LAND TOTALLY ADMEASURING AC.2-16 GUNTAS COMPRISING OF SY.NO.76 (FULL) ADMEASURING AC.0-08 GUNTAS AND SY.NO.77 (FULL) ADMEASURING AC.2-08 GUNTAS:

On perusal of **document at Sl.No.5** of the above index i.e., Sale Deed dated 21-03-1991, it is evident that Smt. Neelam Laxmamma and 2 others were the absolute owners and possessors of the land admeasuring Ac.1-08 guntas (out of Ac.2-16 guntas) in Sy.No.76 & 77 of Kothaguda Village and they have in turn alienated, conveyed and transferred the same in favour of one Smt. Pallamreddy Uma through a Sale Deed dated 21-03-1991 bearing registered document No.2251 of 1991 in Book-I, Volume 1951, Pages 111 to 118 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.6** of the above index i.e., Sale Deed dated 22-11-1996, it is evident that said Smt. Pallamreddy Uma being the absolute owner and possessor of the above said land admeasuring Ac.1-08 guntas (out of Ac.2-16 guntas) in Sy.No.76 & 77 of Kothaguda Village, had in turn alienated, conveyed and transferred the part of land admeasuring Ac.0-24 guntas (out of Ac.1-08 guntas) in favour of one Smt. P.Meera Reddy through a Sale Deed dated 22-11-1996 bearing registered document No.9260 of 1996 in Book-I, Volume 3404, Pages 499 & 500 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.



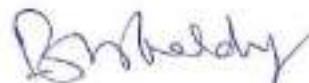
On perusal of **document at Sl.No.7** of the above index i.e., Sale Deed dated 22-11-1996, it is evident that said Smt. Pallamreddy Uma being the absolute owner and possessor of the above said land admeasuring Ac.1-08 guntas (out of Ac.2-16 guntas) in Sy.No.76 & 77 of Kothaguda Village, had in turn alienated, conveyed and transferred the part of land admeasuring Ac.0-24 guntas (out of Ac.1-08 guntas) in favour of one Smt. P.Shanta Reddy through a Sale Deed dated 22-11-1996 bearing registered document No.9261 of 1996 in Book-I, Volume 3404, Pages 21 to 42 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.8** of the above index i.e., Sale Deed dated 19-05-2000, it is evident that said Smt. P.Shanta Reddy being the absolute owner and possessor of the above said land admeasuring Ac.0-24 guntas (out of Ac.1-08 guntas) in Sy.No.76 & 77 of Kothaguda Village had in turn alienated, conveyed and transferred the same in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 19-05-2000 bearing registered document No.3335 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.9** of the above index i.e., Sale Deed dated 19-05-2000, it is evident that said Smt. P.Meera Reddy being the absolute owner and possessor of the above said land admeasuring Ac.0-24 guntas (out of Ac.1-08 guntas) in Sy.No.76 & 77 of Kothaguda Village had in turn alienated, conveyed and transferred the same in favour of said M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 19-05-2000 bearing registered document No.3336 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.10** of the above index i.e., Sale Deed dated 21-07-2000, it is evident that Sri Neelam Sriramulu and 3 others were the absolute owners and possessors of the land admeasuring Ac.1-08 guntas comprising of Sy.No.76 admeasuring Ac.0-04 guntas and Sy.No.77 admeasuring Ac.1-04 guntas of Kothaguda Village and they have in turn alienated, conveyed and transferred the land admeasuring Ac.0-24 guntas (out of Ac.1-04 guntas) in Sy.No.77 in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 21-07-2000 bearing registered document No.5246 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.11** of the above index i.e., Sale Deed dated 21-07-2000, it is evident that Sri Neelam Sriramulu and 3 others were the absolute owners and possessors of the land admeasuring Ac.1-08 guntas comprising of Sy.No.76 admeasuring Ac.0-04 guntas and Sy.No.77 admeasuring Ac.1-04 guntas of Kothaguda Village and they have in turn alienated, conveyed and transferred the land admeasuring Ac.0-24 guntas (out of Ac.1-04 guntas) comprising of Sy.No.76 admeasuring Ac.0-04 guntas and Sy.No.77 admeasuring Ac.0-20 guntas in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 21-07-2000 bearing registered document No.5247 of 2000 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.



Thus in the above manner, said M/s Punarvasu Greenfields Pvt. Ltd. became the absolute owner and possessor of the land totally admeasuring Ac.2-16 guntas comprising of

Sy.No.76 admeasuring Ac.0-08 guntas and

Sy.No.77 admeasuring Ac.2-08 guntas of Kothaguda Village.

C. LINK/FLOW OF TITLE IN RESPECT OF THE LAND ADMEASURING AC.1-22 GUNTAS (FULL) IN SY.NO.78:-

On perusal of **document at SI.No.12** of the above index i.e., General Power of Attorney dated 23-01-1991, it is evident that Sri Bheemani Mallaiah and 2 others were the absolute owners and possessors of the land admeasuring **Ac.1-22 guntas in Sy.No.78** of Kothaguda Village and they have in turn appointed, nominated, constituted and retained (1) Sri K.Chennakeshava Rao and (2) Sri G.Krishna to do, perform and execute several things, acts and deeds in respect of the said land including the power to sell, to execute and register Sale Deeds in favour of prospective purchasers and executed a General Power of Attorney dated 23-01-1991 in their favour, which was registered as document No.142 of 1991 in Book-IV, Volume 146, Pages 429 to 432 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.

On perusal of **document at SI.No.13** of the above index i.e., Sale Deed dated 04-03-1991, it is evident that Sri Bheemani Mallaiah and 2 others were the absolute owners and possessors of the land admeasuring **Ac.1-22 guntas in Sy.No.78** of Kothaguda Village and they represented by their GPA holders (1) Sri K.Chennakeshava Rao and (2) Sri G.Krishna, have in turn alienated, conveyed and transferred the same in favour of Sri K.Krishnam Raju and Sri V.Narasa Raju through a Sale Deed dated 04-03-1991 bearing registered document No.1644 of 1971 in Book-I, Volume 1939, Pages 343 to 352 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy and consequently their names were mutated and incorporated in the revenue records as pattadars and possessors in respect of the said land vide Proceedings dated 28-02-1992 & 03-08-1992 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District. [i.e., **documents at SI.Nos.14 & 15** of the above index].

On perusal of **document at SI.No.16** of the above index i.e., Sale Deed dated 22-09-1995, it is evident that said Sri K.Krishnam Raju and Sri V.Narasa Raju who became the absolute owners and possessors of the land admeasuring **Ac.1-22 guntas in Sy.No.78** of Kothaguda Village, have in turn alienated, conveyed and transferred the same in favour of Sri K.Ravinder Reddy and Sri K.Vijay Kumar Raju through a Sale Deed dated 22-09-1995 bearing registered document No.9179 of 1995 in Book-I, Volume 3124, Pages 333 to 344 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

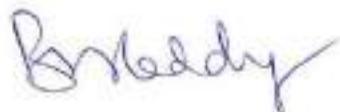
On perusal of **document at SI.No.17** of the above Index i.e., Sale Deed dated 16-03-1999, it is evident that said Sri K.Ravinder Reddy being the absolute owner and possessor of the half undivided share of land admeasuring Ac.0-31



guntas (out of **Ac.1-22 guntas**) in **Sy.No.78** of Kothaguda Village, have in turn alienated, conveyed and transferred the same in favour of other half undivided share owner viz., Sri K.Vijay Kumar Raju through a Sale Deed dated 16-03-1999 bearing registered document No.2106 of 1999 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.18** of the above Index i.e., Sale Deed dated 19-04-1999, it is evident that said Sri K.Vijay Kumar Raju who became the absolute owner and possessor of the land admeasuring **Ac.1-22 guntas in Sy.No.78** of Kothaguda Village, had in turn alienated, conveyed and transferred the following extents/parts of land in favour of below-mentioned persons through under mentioned registered Sale Deeds:-

- (a) 202 Sq.yds or Ac.0-01.66 guntas (out of Ac.1-22 guntas) in favour of one Sri Mohammed Ayub through a Sale Deed dated 19-04-1999 bearing registered document No.2746 of 1999 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy [i.e., **document at Sl.No.18** of the above index]. Said Sri Mohammed Ayub had in turn transferred the same in favour of M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 28-12-2001 bearing registered document No.10194 of 2001 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy [i.e., **document at Sl.No.19** of the above index].
- (b) Ac.0-02 guntas (out of Ac.1-22 guntas) in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 16-06-2000 bearing registered document No.4069 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy [i.e., **document at Sl.No.20** of the above index].
- (c) Ac.0-20 guntas (out of Ac.1-22 guntas) in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 16-06-2000 bearing registered document No.4070 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy [i.e., **document at Sl.No.21** of the above index].
- (d) Ac.0-20 guntas (out of Ac.1-22 guntas) in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 16-06-2000 bearing registered document No.4072 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy [i.e., **document at Sl.No.22** of the above index].
- (e) Ac.0-20 guntas (out of Ac.1-22 guntas) in favour of one M/s Punarvasu Greenfields Pvt. Ltd. through a Sale Deed dated 16-06-2000 bearing registered document No.4073 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy [i.e., **document at Sl.No.23** of the above index].



On perusal of **document at Sl.No.24** of the above index i.e., Exchange Deed dated 29-01-2005, it is evident that said M/s Punarvasu Greenfields Pvt. Ltd. being the absolute owner and possessor of the above said land admeasuring Ac.1-22 guntas in Sy.No.78 of Kothaguda Village, had in turn transferred an extent of **1574 Sq.yds or Ac.0-13 guntas** (out of Ac.1-22 guntas) in favour of one **Smt. Lingamaneni Nalini** and in exchange thereof, it received the land admeasuring 1895 Sq.yds or Ac.0-15.67 guntas in Sy.No.61/Part of Kothaguda Village from her and both of them, have entered into and executed among themselves an Exchange Deed dated 29-01-2005, which was registered as document No.999 of 2005 read with a Rectification Deed dated 07-08-2023 bearing registered document No.12301 of 2023 [i.e., **document at Sl.No.25** of the above index] both with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.26** of the above index i.e., Exchange Deed dated 29-01-2005, it is evident that said M/s Punarvasu Greenfields Pvt. Ltd. being the absolute owner and possessor of the above said land admeasuring Ac.1-22 guntas in Sy.No.78 of Kothaguda Village, had in turn transferred an extent of **452 Sq.yds or Ac.0-03.73 guntas** (out of Ac.1-22 guntas) in favour of one **Sri Lingamaneni Sunil** and in exchange thereof, it received the land admeasuring 525 Sq.yds or Ac.0-04.33 guntas in Sy.No.61/Part of Kothaguda Village from him and both of them, have entered into and executed among themselves an Exchange Deed dated 29-01-2005, which was registered as document No.1000 of 2005 read with a Rectification Deed dated 07-08-2023 bearing registered document No.12300 of 2023 [i.e., **document at Sl.No.27** of the above index] both with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

Thus in the above manner, the following became the absolute owners and possessors of the land totally admeasuring Ac.1-22 guntas with their respective extents in Sy.No.78 of Kothaguda Village:-

M/s Punarvasu Greenfields Pvt. Ltd.	-	Ac.1-05.26 guntas
Smt. Lingamaneni Nalini	-	Ac.0-13.00 guntas
Sri Lingamaneni Sunil	-	Ac.0-03.73 guntas
	-----	-----
	Total -	Ac.1-21.99 guntas
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D. LINK/FLOW OF TITLE IN RESPECT OF THE LAND ADMEASURING AC.0-39.79 GUNTAS (OUT OF AC.1-02 GUNTAS) IN SY.NO.79:-

On perusal of **document at Sl.No.12** of the above index i.e., General Power of Attorney dated 23-01-1991, it is evident that Sri Bheemani Mallalah and 2 others were the absolute owners and possessors of the land admeasuring **Ac.0-21 guntas** in Sy.No.79 of Kothaguda Village and they have in turn appointed, nominated, constituted and retained (1) Sri K.Chennakeshava Rao and (2) Sri G.Krishna to do, perform and execute several things, acts and deeds in respect of the said land including the power to sell, to execute and register Sale Deeds in favour of prospective purchasers and executed a General Power of Attorney dated

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23-01-1991 in their favour, which was registered as document No.142 of 1991 in Book-IV, Volume 146, Pages 429 to 432 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.

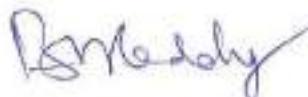
On perusal of **document at Sl.No.13** of the above index i.e., Sale Deed dated 04-03-1991, it is evident that Sri Bheemani Mallaiah and 2 others were the absolute owners and possessors of the land admeasuring **Ac.0-18 guntas in Sy.No.79** of Kothaguda Village and they represented by their GPA holders (1) Sri K.Chennakeshava Rao and (2) Sri G.Krishna, have in turn alienated, conveyed and transferred the same in favour of Sri K.Krishnam Raju and Sri V.Narasa Raju through a Sale Deed dated 04-03-1991 bearing registered document No.1644 of 1971 in Book-I, Volume 1939, Pages 343 to 352 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy and consequently their names were mutated and incorporated in the revenue records as pattadars and possessors in respect of the said land vide Proceedings dated 28-02-1992 & 03-08-1992 issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District, [i.e., **documents at Sl.Nos.14 & 15** of the above index].

On perusal of **document at Sl.No.16** of the above Index i.e., Sale Deed dated 22-09-1995, it is evident that said Sri K.Krishnam Raju and Sri V.Narasa Raju who became the absolute owners and possessors of the land admeasuring **Ac.0-18 guntas in Sy.No.79** of Kothaguda Village, have in turn alienated, conveyed and transferred the same in favour of Sri K.Ravinder Reddy and Sri K.Vijay Kumar Raju through a Sale Deed dated 22-09-1995 bearing registered document No.9179 of 1995 in Book-I, Volume 3124, Pages 333 to 344 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.17** of the above index i.e., Sale Deed dated 16-03-1999, it is evident that said Sri K.Ravinder Reddy being the absolute owner and possessor of the half undivided share of land admeasuring Ac.0-31 guntas (out of **Ac.0-18 guntas**) in **Sy.No.79** of Kothaguda Village, have in turn alienated, conveyed and transferred the same in favour of other half undivided share owner viz., Sri K.Vijay Kumar Raju through a Sale Deed dated 16-03-1999 bearing registered document No.2106 of 1999 with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.20** of the above Index i.e., Sale Deed dated 16-06-2000, it is evident that said Sri K.Vijay Kumar Raju who became the absolute owner and possessor of the land admeasuring **Ac.0-18 guntas in Sy.No.78** of Kothaguda Village, had in turn alienated, conveyed and transferred the same in favour of one **M/s Punarvasu Greenfields Pvt. Ltd.** through a Sale Deed dated 16-06-2000 bearing registered document No.4069 of 2000 with the Joint Sub-Registrar-II of the office of District Registrar of Ranga Reddy.

On perusal of **documents at Sl.Nos.28 & 28-a** of the above index i.e., Sale Deed dated 05-07-2002 and Ratification Deed dated 06-08-2024, It is evident that one Sri Manne Pandu and 4 others were the absolute owners and possessors of the land admeasuring **Ac.0-10.50 guntas in Sy.No.79/part** of Kothaguda



Village, have in turn alienated, conveyed and transferred the same in favour of one **Sri Rakthapu Nagesh Goud** through a Sale Deed dated 05-07-2002 bearing registered document No.5584 of 2002 read with a Ratification Deed dated 06-08-2024 bearing registered document No.15084 of 2024 both with the Joint Sub-Registrar-I of the office of District Registrar of Ranga Reddy.

On perusal of **documents at Sl.Nos.29 & 30** of the above Index i.e., Death Certificate dated 20-10-2017 and Details of Legal heirs/family members dated 05-12-2017, it is evident that said **Sri Rakthapu Nagesh Goud** who became the absolute owner and possessor of the land admeasuring **Ac.0-10.50 guntas in Sy.No.79/part** of Kothaguda Village expired on 15-09-2017 leaving behind him, his wife, two sons and two daughters as his legal heirs and thus by virtue of succession and inheritance, they became the joint, absolute owners and possessors of the said land.

On perusal of **document at Sl.No.31** of the above index i.e., Will Deed dated 25-01-2017, it is evident that one **Sri Manne Sathaiah** was the absolute owner and possessor of the land admeasuring **Ac.0-10.50 guntas in Sy.No.79/part** of Kothaguda Village and he had executed a Will Deed dated 25-01-2017 bearing registered document No.7/III/2017 with the office of Sub-Registrar, Serilingampally, whereunder, he has bequeathed and gave the same in favour of his two sons viz., **Sri Manne Mallesh and Sri Manne Ramchander** and subsequently upon the death of said Sri Manne Sathaiah on 04-12-2018 as is evident from the Death Certificate dated 10-01-2019 [i.e., **document at Sl.No.32** of the above index], in terms of the said Will Deed, his said two sons being the beneficiaries therein, became the absolute owners and possessors of the said land.

Thus in the above manner, the following became the absolute owners and possessors of the land totally admeasuring **Ac.0-39 guntas (out of Ac.1-02 guntas)** in **Sy.No.79** with their respective extents in **Sy.No.78** of Kothaguda Village:-

M/s Punarvasu Greenfields Pvt. Ltd.	-	Ac.0-18.00 guntas
Smt. Rakthapu Lakshmi and 4 others	-	Ac.0-10.50 guntas
Sri Manne Mallesh	-	Ac.0-05.25 guntas
Sri Manne Ramchander	-	Ac.0-05.25 guntas
	<hr/>	<hr/>
Total -		Ac.0-39.00 guntas
	<hr/>	<hr/>

THUS in the above manner, **ULTIMATLEY**, the following persons including the **Captioned Owners hereinabove** became the absolute owners and possessors of the subject land herein totally admeasuring **Ac.06-38.99 guntas** with their respective extents as under:-



Name of the Owner	Sy.No.	Extent of Land (in Acs.-gts.)	Total Extent of land
1. M/s Uttarashada Greenfields Pvt. Ltd.	75	2-02.00	2-02.00
2. M/s Punarvasu Greenfields Pvt. Ltd.	76 77 78 79	0-08.00 2-08.00 1-05.26 0-18.00	3-39.26
3. Smt. Lingamaneni Nalini [Captioned Owner No.2 herein]	78	0-13.00	0-13.00
4. Sri Lingamaneni Sunil [Captioned Owner No.3 herein]	78	0-03.73	0-03.73
5. Smt. Rakthapu Lakshmi and 4 others [Captioned Owner Nos.4 to 8 herein]	79	0-10.50	0-10.50
6. Sri Manne Mallesh [Captioned Owner No.9 herein]	79	0-05.25	0-05.25
7. Sri Manne Ramchander [Captioned Owner No.14 herein]	79	0-05.25	0-05.25
		Total:	6-38.99

On perusal of **document at Sl.No.33** of the above index i.e., Development Agreement -cum- GPA dated 10-07-2015, it is evident that above said **M/s Uttarashada Greenlands Pvt. Ltd.** being the absolute owner and possessor of the above said land admeasuring **Ac.2-02 guntas in Sy.No.75/Part of Kothaguda Village**, has in turn entrusted the same along with other neighbouring landowners with their respective extents of land totally admeasuring Ac.11-09.26 guntas in favour of one **M/s Jeedimetla Residential Homes Pvt. Ltd.** for the purpose of development of the same and executed a Development Agreement dated 10-07-2015, which was registered as document No.5681 of 2015 with the office of Joint Sub-Registrar, Quthbullapur.

On perusal of **document at Sl.No.34** of the above index i.e., Consent Award dated 02-05-2023 [passed by the Sole Arbitrator Justice R.Subhash Reddy, Former Judge, Supreme Court of India in the matter of Arbitration between Dhanista Bio-Tech Pvt. Ltd. and 2 others (Claimants) versus Jeedimetla Residential Homes Pvt. Ltd. and others (Respondents)], which is extracted hereunder:-

1. "The Claimants therein are the owners and possessors of the larger extent of land admeasuring **Ac.11-09.26 guntas** in various survey numbers of



Kothaguda Village and they have entered into a Development Agreement - cum- GPA dated 10-07-2015 bearing registered document 5681 of 2015 for development of said land with 1st Respondent therein.

2. Subsequently, there was an Agreement entered into between Claimants, Respondents and PE Investors, on 23-03-2022 [i.e., **document at SI.No.35** of the above index]. As per the same, 1st Respondent developer has agreed to transfer development rights on "as is where basis to the 2nd Respondent subject to certain terms and conditions" in respect of the land admeasuring **Ac.4-39 guntas in Sy.Nos.59, 60, 61, 63, 65, 66, 67 & 68/parts of Kothaguda Village**. In terms of the said Agreement, Hill County Properties Limited has given up its rights and interests of development rights on the land owned by the Claimants. The National Company Law Tribunal, Mumber Bench-1 by order dated 12-08-2022 [i.e., **document at SI.No.36** of the above index] has approved the settlement proposals between the parties in terms of the Settlement Agreement dated 23-03-2022. Subsequently the 2nd Respondent has acquired hundred percent shareholding of the first Respondent JRHPL.
3. The 2nd Respondent has also entered into an Agreement with 3rd Respondent for conveying the land to the extent of **6.25 Acres in Sy.Nos.75 to 79/parts of Kothaguda Village** out of the total land held by the Claimants.
4. It is the case of the Claimants, that the original developer and the Respondents, who acquired rights of development, have committed breach of the development agreement and the same is disputed by the Respondents herein.
5. In view of such disputes both parties hereby by an Agreement dated 30-03-2023 [i.e., **document at SI.No.37** of the above index] have appointed me as the Sole Arbitrator to decide and resolve the disputes/differences that have arisen between. I have entered reference and issued notices dated 05-04-2023 by fixing the date of preliminary hearing on 26-04-2023. During the pendency of this proceeding, the parties have initiated negotiations to settle the disputes amicably and to that effect mail was sent stating that they have successfully negotiated and settled matter by entering into Agreement for Compromise and Release of Claims. On the date of hearing on 26-04-2023, original copy of Agreement/Settlement signed by all the parties was filed. Learned counsels appearing for the parties made a request to pass the Consent Award in terms of the settlement agreement and terminate the proceedings.
6. Pursuant to notice sent by this Tribunal, the parties/authorized persons were also present in person and they also made a request to terminate the proceedings in terms of the agreement entered into and they have acknowledged their signatures on the Agreement dated 26-04-2023, which is filed as Agreement for Compromise and Release of Claims.



7. I have perused the Agreement/Settlement entered into by and among the parties on 26-04-2023. Same is in the interests of all the parties. Accordingly, this Consent Award is passed recording and incorporating Agreement for Compromise and Release of Claims. This Consent Award Incorporating the settlement titled as Agreement for Compromise and Release of Claims, represents final settlement of differences between the parties herein.
8. In view of the settlement arrived at between the parties, there shall be no order as to costs. The arbitration proceedings are accordingly terminated herewith."

On perusal of **document at Sl.No.38** of the above index i.e., Deed of Conveyance (pursuant to above said Arbitral Award) dated 01-06-2023, it is evident in implementation of the above said Arbitral Award dated 02-05-2023, the Claimants therein viz., Punarvasu Greenfields Pvt. Ltd., Uttarashada Greenlands Pvt. Ltd. along with the Respondent No.2 viz., M/s Cybercity Builders & Developers Pvt. Ltd. have in turn conveyed and transferred the land totally admeasuring **Ac.6-01.26 guntas** comprising of:-

Sy.No.75/part admeasuring Ac.2-02.00 guntas,
Sy.No.76/part admeasuring Ac.0-08.00 guntas,
Sy.No.77/part admeasuring Ac.2-08.00 guntas,
Sy.No.78/part admeasuring Ac.1-05.26 guntas and
Sy.No.79/part admeasuring Ac.0-18.00 guntas,
situated at Kothaguda Village, Serilingampally Mandal, Ranga Reddy District in favour of Respondent No.3 therein viz., **M/s Cybercity Tattva LLP [i.e., Captioned Owner No.1/Developer herein]** through a Deed of Conveyance dated 01-06-2023, which was registered document No.8622 of 2023 with the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.39** of the above index i.e., Amended and Restated Development Agreement -cum- GPA dated 01-06-2023, it is evident in implementation of the above said Arbitral Award dated 02-05-2023, the Claimants therein have in turn executed a Development Agreement -cum- GPA dated 01-06-2023 afresh in favour of M/s Jeedimetla Residential Homes Pvt. Ltd. i.e., Respondent No.1 therein, which was registered document No.8623 of 2023 with the office of District Registrar of Ranga Reddy in respect of the balance land admeasuring **Ac.4-39 guntas in Sy.Nos.59, 60, 61, 63, 65, 66, 67 & 68/part of Kothaguda Village [which is not the part and parcel of the subject land herein]**.

On perusal of **document at Sl.No.40** of the above index i.e., Development Agreement -cum- GPA dated 07-08-2023, it is evident that said **Smt. Lingamaneni Nalini and Sri Lingamaneni Sunil [i.e., Captioned Owner Nos.2 & 3 herein]** being the absolute owners and possessors of the land admeasuring 2026 Sq.yds or Ac.0-16.73 guntas in Sy.No.78, situated at Kothaguda Village, have in turn entrusted the same to said **M/s Cybercity Tattva**

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LLP [i.e., **Captioned Owner No.1/Developer herein**] for the purpose of development of the same into Multi-storied Residential Apartment Complex and they have executed a Development Agreement -cum- GPA dated 07-08-2023 in its favour, which was registered document No.12302 of 2023 with the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.41** of the above index i.e., Development Agreement -cum- GPA dated 14-06-2023, it is evident that said **Smt. Rakthapu Laxmi and 4 others** [i.e., **Captioned Owner Nos.4 to 8 herein**] being the absolute owners and possessors of the land admeasuring 1270.50 Sq.yds or Ac.0-10.50 guntas in Sy.No.79, situated at Kothaguda Village, have in turn entrusted the same to said **M/s Cybercity Tattva LLP** [i.e., **Captioned Owner No.1/Developer herein**] for the purpose of development of the same into Multi-storied Residential Apartment Complex and they have executed a Development Agreement -cum- GPA dated 14-06-2023 in its favour, which was registered document No.10123 of 2023 with the office of District Registrar of Ranga Reddy.

On perusal of **document at Sl.No.42** of the above index i.e., Development Agreement -cum- GPA dated 14-06-2023, it is evident that said **Sri Manne Mallesh and Sri Manne Ramchander along with their family members** [i.e., **Captioned Owner Nos.9 to 17 herein**] being the absolute owners and possessors of the land admeasuring 1270.50 Sq.yds or Ac.0-10.50 guntas [i.e., Ac.0-05.25 guntas each] in Sy.No.79, situated at Kothaguda Village, have in turn entrusted the same to said **M/s Cybercity Tattva LLP** [i.e., **Captioned Owner No.1/Developer herein**] for the purpose of development of the same into Multi-storied Residential Apartment Complex and they have executed a Development Agreement -cum- GPA dated 14-06-2023 in its favour, which was registered document No.9747 of 2023 with the office of District Registrar of Ranga Reddy.

Thus in above manner, out of the total **Subject Land herein admeasuring Ac.6-38.99 guntas**, said **M/s Cybercity Tattva LLP** [**Captioned Owner No.1/Developer herein**] became the absolute owner and possessor of the land admeasuring **Ac.6-01.26 guntas** through above referred registered Conveyance Deed and further it has obtained developmental rights and GPA powers in respect of the balance land admeasuring **Ac.0-37.73 guntas** through above referred registered Development Agreements -cum- GPAs from the above **Captioned Owner Nos.2 to 17 herein**.

On perusal of **documents at Sl.Nos.43 & 44** of the above index i.e., Permit and Sanctioned Plan/Proceedings dated 21-10-2024, it is evident that the Captioned Developer herein viz., M/s Cybercity Tattva LLP has applied for Permit and Sanctioned Plan on the land admeasuring **28,225.81 Sq.mts or 33,757.79 Sq.yds or Ac.6-38.99 guntas** and after scrutiny and receipt of requisite fees, the Greater Hyderabad Municipal Corporation (GHMC) has accorded Building Permission and Sanctioned Plans vide **Building Permit Order No.6196/GHMC/SLP/2024-BP in File No.010244/GHMC/5078/SLP1/2023-BP, dated 21-10-2024** for construction of a Multi-storied Residential Apartment Complex comprising of 3 (Three) Towers viz., 1, 2 & 3 and Club House.



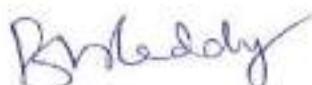
Tower-1 comprising of 1 Ground plus 17 upper Floors, Tower-2 comprising of 1 Ground plus 19 upper Floors, Tower-3 comprising of 1 Ground Plus 18 upper Floors comprising of Residential Flats and Club House comprising of 1 Ground plus 4 Upper Floors on the **subject project land herein** admeasuring **26,440.49 Sq.mts or 31,622.56 Sq.yds or Ac.6-21.34 guntas out of Ac.6-38.99 guntas**, which is comprising of Sy.No.75/Part admeasuring Ac.2-02.00 guntas, Sy.No.76/Full admeasuring Ac.0-08.00 guntas, Sy.No.77/Full admeasuring Ac.2-08.00 guntas, Sy.No.78/Full admeasuring Ac.1-21.99 guntas and Sy.No.79/Part admeasuring Ac.0-39.00 guntas, situated at **KOTHAGUDA Village**, Serilingampally Mandal, Ranga Reddy District, Telangana, since an extent of 1814.95 Sq.mts or 2170.66 Sq.yds or Ac.0-17.93 guntas was affected under the road widening.

On perusal of documents at **SI.Nos.45** of the above index, i.e., Statement of Encumbrance on Property, it is evident from the above referred encumbrance statement that the subject property is free from any registered encumbrances or charges of whatever kind for the period from 01-01-1983 to 20-09-2024.

VII. OPINION:

On perusal of the documents referred to above and also on the basis of detailed discussion supra, I am ultimately of the opinion that the landowners herein viz., M/s Cybercity Tattva LLP and 16 others are the absolute owners and possessors with their respective extents of land out of the project land totally admeasuring Ac.6-38.99 guntas forming part of Sy.Nos.75 to 79 of Kothaguda Village, Serilingampally Mandal, Ranga Reddy District and further the link/flow of title is also traced out ultimately in favour of the above landowners and all the documents referred to above do not suffer from any sort of legal infirmities and I am of further opinion that the Developer herein viz., M/s Cybercity Tattva LLP obtained valid, legal and enforceable developmental rights through the Development Agreements -cum- GPAs from the aforesaid landowners viz., Smt. Lingamaneni Nalini and 9 others in respect of the part of the project land admeasuring Ac.0-37.73 guntas and thus the Captioned Developer herein obtained requisite permits and sanction for construction of a Multi-Storied Residential Apartment Complex on the said compact block of land admeasuring Ac.6-38.99 guntas out of which, the developer herein also the owner of the land admeasuring Ac.6-01.26 guntas and in terms of said Development Agreements -cum- GPAs, the respective constructed/saleable built-up areas will be allocated and earmarked to the landowners and the developer herein in proportionate to their respective entitlements by virtue of entering into a Supplementary -cum- Area Sharing Agreement.

I am of further opinion that upon execution and registration of Supplementary -cum- Area Sharing Agreement/s, the Captioned Owners on one hand and the Captioned Developer herein on the other hand will be allotted and allocated with specific Flat Numbers with the respective extents with Floor Numbers, Block/Tower Numbers, parking areas and proportionate undivided share of land out of the entire saleable/constructed areas in the Multi-storied Residential



Apartment Complex towards their respective entitled shares in terms of Development Agreement -cum- GPAs and hence the landowners on one hand and the Developer on the other hand will acquire valid and subsisting marketable title in and over the respective Residential Flats to be allotted towards their respective shares and they are further entitled to alienate their respective Residential Flats to any prospective purchasers and receive sale consideration and upon purchase of the Residential Flats, 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 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 and all the papers/documents furnished to me are returned herewith.



B. Venkat Reddy
B. VENKAT REDDY
Advocate

Housiey
