

BANDARUPALLI PRATAP
ADVOCATE

LEXEMINENT ASSOCIATES

Advocates & Consultants

Enrolment No: AP233/1999

Date: 28th October, 2019

LEGAL OPINION / LEGAL SEARCH REPORT

To whom so ever it may concern:

Xerox copies of the following documents are placed before me seeking my opinion on the rights of the parties in and over the subject matter property i.e. the land situated in Sy.Nos. 56, 57 & 61 of Nagole Village, Uppal Mandal & Medchal Malkajgiri District and upon the units proposed to be developed thereupon:

Sl. No.	DATE	DISCRIPTION	REMARKS
1	07-08-1980	Xerox Copy of Sale Deed bearing no. 462 of 1980 registered in the office of SRO Uppal in favor of Sri Ananthula Janga Reddy and others	This deed evidences the sale in favor of said purchasers, an extent of land admeasuring Ac. 03-38 Guntas In Sy. No.57 of Nagole Village for valuable consideration.
2		Xerox Copy of Pattadar Passbook bearing No. 160937, with Patta No. 106 issued by Revenue department	This document evidences that an extent of land admeasuring Ac.03-09 guntas situated in Sy. No. 56 & 61 of Nagole Village was mutated in Revenue record onto the name of Sri. Yegge Ramulu as an ancestral property and that accordingly this passbook was issued



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3	20-04-2017	Xerox Copy of Deed of Partition bearing no. 6393 of 2017 registered in the office of SRO Uppal	This deed evidences that the land admeasuring Ac.03-09 guntas situated in Sy. No. 56 & 61 of Nagole Village was partitioned among the family members of Sri. Yegge Ramulu
4	22nd April 2017	Xerox copy of Development Agreement cum General Power of Attorney bearing document no.6394 of 2017, registered in the office of SRO, Uppal	This document evidences that said Sri Yegge Ramulu and others has given piece of land admeasuring 15609 Sq. Yards comprised in Sy.No. 56 & 61 of Nagole Village, for development of residential complex thereupon in favor of M/s Concrete Infra Projects India LLP.
5	22nd April 2017	Xerox copy of Development Agreement cum General Power of Attorney bearing document no.7068 of 2017	This document evidences that said Sri Ananthula Janga Reddy and others has given piece of land admeasuring 2178 Sq. Yards comprised in Sy.No. 57 of Nagole Village, out of the land purchased under above sale deed – for development of residential complex thereupon in favor of M/s Concrete Infra Projects India LLP.

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6	23-08-2017	Xerox Copy of Ratification Deed Bearing Document No.10919 of 2017, registered in the office of SRO Uppal executed by Smt. Ananthula Kanyakumari in favor of M/s Concrete infra projects India LLP	This document evidences that the above mentioned DAGPA bearing document No. 7068 of 2017 dated 22-04-2017 is ratified by the one of the required parties to the same, who couldn't execute it initially due to personal inconvenience
7	27-7-2019	Xerox Copy of Mortgage Deed Bearing Document No. 11416 of 2019 registered in the office of SRO Uppal executed by all the Land Owners under above mentioned DAGPAs represented by their GPA Holder M/s Concrete Infra Projects India LLP in favor of Commissioner, GHMC	This document evidences creating mortgage in favor of competent authority which is prerequisite for permission under the law in force
8	16 th August 2019	Xerox copy of Building Permit Order issued GHMC Town Planning Section bearing Permit No.1/C3/12445/2019 in File No.1/HO/16042/2017	By this document it is seen that competent authority sanctioned building permit for construction of residential complex upon land admeasuring 13835.06 Sq. mts. which is the subject matter of above mentioned DAGPAs, after deducting the road affected area therefrom.
9	24-10-2019	Xerox copy of Encumbrance Certificate	On perusal of these ECs, it is seen that the

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		bearing Statement no. 43038822 pertaining to land in Sy.No. 56 & 61 of Nagole Village, for the period from 28-06-1980 till 30-09-2007	abovementioned transactions are reflected in encumbrances certificates and that no other transactions that are prima facie suspicious could be found.
10	24-10-2019	Xerox copy of Encumbrance Certificate bearing Statement no. 43035778 pertaining to land in Sy.No. 57 of Nagole Village, for the period from 28-06-1980 till 30-09-2007	On perusal of these ECs, it is seen that the abovementioned transactions are reflected in encumbrances certificates and that no other transactions that are prima facie suspicious could be found.
11	24-10-2019	Xerox copy of Encumbrance Certificate bearing Statement no. 43036616 pertaining to land in Sy.No. 57 of Nagole Village, for the period from 01-10-2007 till 10-10-2016	On perusal of these ECs, it is seen that the abovementioned transactions are reflected in encumbrances certificates and that no other transactions that are prima facie suspicious could be found.
12	24-10-2019	Xerox copy of Encumbrance Certificate bearing Statement no. 43025612 pertaining to land in Sy.No. 57 of Nagole Village, for the period from 11-10-2016 till 23-10-2019	On perusal of these ECs, it is seen that the abovementioned transactions are reflected in encumbrances certificates and that no other transactions that are prima facie suspicious could be found.

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13	24-10-2019	Xerox copy of Encumbrance Certificate bearing Statement no. 43036727 pertaining to land in Sy.No. 56 & 61 of Nagole Village, for the period from 01-10-2007 till 10-10-2016	On perusal of these ECs, it is seen that the abovementioned transactions are reflected in encumbrances certificates and that no other transactions that are prima facie suspicious could be found.
14	24-10-2019	Xerox copy of Encumbrance Certificate bearing Statement no. 43025543 pertaining to land in Sy.No.56 & 61 of Nagole Village, for the period from 11-10-2016 till 23-10-2019	On perusal of these ECs, it is seen that the abovementioned transactions are reflected in encumbrances certificates and that no other transactions that are prima facie suspicious could be found.

OPINION / REPORT:

On perusal of above documents, I opine that the land owners and developer named in the above documents, viz. (i) Sri Ananthula Janga Reddy & others, ii) Sri Yegge Ramulu & Others, iii) Smt.Ananthula Kanyakumari & iv)M/s Concrete Infra Projects India LLP have absolute rights and marketable title in and over the subject matter lands situated in Nagole Village in terms of above documents and the purchasers of units in the residential complex as per the permit from competent authority as detailed supra will get clear title in and over the same. Hence this Opinion.

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