

**K.P. SARADHI
ADVOCATE**

**OFF:--
11-6-862/2/6, IInd Floor,
Beside Pragati Printers,
Red Hills, Lakdikapul,
Hyderabad – 500 004.
040-64553849, 9246374879
saradhikatamaneni@yahoo.com**

To,
The Credit Manager,
TATA CAPITAL HOUSING FINANCE LIMITED,
Banjara Hills,
Hyderabad.

Dated: 02-08-2018

Web Top No. APF

LEGAL OPINION

1. Name of the Person

Offering Security: V. Subba Rao S/o V. V. Manikyala Rao

2. DESCRIPTION OF ALL THAT PROPERTY:--

All that the Land in Survey No.219, admeasuring Ac:2-10 Gts, in Survey No.220, admeasuring Ac:1-19 Gts, Total Ac:03-29 Gts, or 1-50 hectares, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, and bounded by: Boundaries Sy.No.219

NORTH : Land of Sy.No.219.
SOUTH : Land of Sy.No.218.
EAST : Land of Sy.No.220.
WEST : Land of Sy.No.218.

Boundaries Sy.No.220

NORTH : Sy.No.220 Part.
SOUTH : Sy.No.217.
EAST : Kishannagar Road.
WEST : Sy.No.219.

3. PARTICULARS OF THE DOCUMENTS SCRUTINISED:--

1. Registered sale deed executed by Sri. Jenige Siddulu S/o Sri. Durgaiah, for all that the Land in Survey No.219, admeasuring Ac:2-10 Gts, in Survey No.220, admeasuring Ac:1-19 Gts, Total Ac:03-29 Gts, or 1-50 hectares, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, **in favour of V. Subba Rao S/o V. V. Manikyala Rao**, purchased through a registered sale deed document No.14776/2007 registered on 27-08-2007 and registered before Sub Registrar-Shadnagar.

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2. Registered sale deed executed by 1). Smt. Bendi Subhadramma W/o Sri. Ram Reddy, 2). Sri. Bendi Sudhakar Reddy S/o Sri. Ram Reddy and 3). Sri. Bendi Prabhakar Reddy S/o Sri. Ram Reddy, for all that the Land in Survey No.219, admeasuring Ac:2-08 Gts, in Survey No.220, admeasuring Ac:1-19 Gts, Total Ac:03-27 Gts, or 1-47 hectares, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, **in favour of Sri. Jenige Siddulu S/o Sri. Durgaiah**,

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Advocate

purchased through a registered sale deed document No.3299/2003 registered on 18-06-2003 and registered before Sub Registrar-Shadnagar.

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3. Registered sale deed executed by 1). Sri. Bendi Chenna Reddy S/o Sri. Ram Reddy, 2). Sri. Bendi Ram Reddy S/o Chenna Reddy 3). Bendi Srinivas Reddy S/o Ram Reddy, 4). Bendi Chendra Reddy S/o Chinna Reddy, 5). Bendi Tirupathi Reddy S/o Kista Reddy, 6) Bendi Mohan Reddy S/o Chendra Reddy and 7). Bendi Narasimha Reddy S/o Bal Reddy, for all that the Land in Survey No.221, admeasuring Ac:7-00 Gts, in Survey No.220, admeasuring Ac:7-14 Gts, out of the total Ac:8-33 Gts, in Survey No.219, admeasuring Ac:11-02 Gts, out of total admeasuring Ac:13-12 Gts, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, **in favour of Sri. B. Venkatram Reddi S/o Sri. Late Seshi Reddy**, purchased through a registered sale deed document No.2785/1992 registered on 19-11-1992 and registered before Sub Registrar-Shadnagar.

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4. Registered Agreement and deed of mortgage executed by 1). Sri. B. Venkatram Reddy S/o Sri. Late B. Seshi Reddy and 2). Sri. V. Subba Rao S/o Late. V. V. Manikyala Rao, for all that the Plot Nos.36 to 39, 69 to 78 & 79 to 88 i.e., total 24 plots, admeasuring 13,004.67 Sq.yards or 10,887.63 Sq.mtrs, in Survey Nos.219, 220 & 221, Situated at Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana, **in favour of M/s. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority**, rep., by its Assistant Planning Officer Sri. U. Satyanarayana S/o Venkat Subbaiah, mortgaged through a registered Agreement and deed of mortgage document No.2479/2017 registered on 04-03-2017 and registered before Sub Registrar-Farooq Nagar.

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5. Certified copy of Pahani patrika for the year 1954-55, 1960-61, 1965-66, 1970-71, 1973-74, 1980-81, 1984-85, 1990-91, 1995-1996 & 1989-90, in survey nos. 219 & 220, of Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana.

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6. Approved layout plan in survey Nos: 219, 220 & 221, of Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana, sanctioned by Hyderabad Metropolitan Development Authority vide file No: 202376/LO/Plg./H/2015 dated: 27-04-2017.

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7. Final layout vide permit No: 16/LD/Plg/HMDA/2017 dated: 27-04-2017 issued by Metropolitan Commissioner Hyderabad Metropolitan Development Authority in Sy.Nos. 219, 220 & 221 at Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana.

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Advocate

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8. E.C. No.25306825 dated: 11-04-2017 issued by the Sub Registrar-Farooq Nagar in respect of the above schedule property for the period between 01-10-2007 to 10-04-2017 reflects the transaction covered under document No.2350/2017 standing in the name of M/s. The Metropolitan Commissioner, Hyderabad, Metropolitan Development Authority rep., by its Assistant Planning Officer Sri. U. Satyanarayana & apart from other transactions.

.... XEROX COPY

9. E.C. No.32935666 dated: 19-07-2018 issued by the Sub Registrar-Shadnagar in respect of the above schedule property for the period between 01-01-1983 to 18-07-2018 reflects the transaction covered under document No.14776/2007 standing in the name of Sri. V. Subba Rao & apart from other transactions.

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4. TRACING OF TITLE:--

It is recited herein that registered sale deed executed by Sri. Jenige Siddulu S/o Sri. Durgaiiah, for all that the Land in Survey No.219, admeasuring Ac:2-10 Gts, in Survey No.220, admeasuring Ac:1-19 Gts, Total Ac:03-29 Gts, or 1-50 hectares, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, in favour of V. Subba Rao S/o V. V. Manikyala Rao, purchased through a registered sale deed document No.14776/2007 registered on 27-08-2007 and registered before Sub Registrar-Shadnagar. From the date of purchased he is in the possession of the property.

It is recited herein that registered sale deed executed by 1). Smt. Bendi Subhadramma W/o Sri. Ram Reddy, 2). Sri. Bendi Sudhakar Reddy S/o Sri. Ram Reddy and 3). Sri. Bendi Prabhakar Reddy S/o Sri. Ram Reddy, for all that the Land in Survey No.219, admeasuring Ac:2-08 Gts, in Survey No.220, admeasuring Ac:1-19 Gts, Total Ac:03-27 Gts, or 1-47 hectares, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, in favour of Sri. Jenige Siddulu S/o Sri. Durgaiiah, purchased through a registered sale deed document No.3299/2003 registered on 18-06-2003 and registered before Sub Registrar-Shadnagar. From the date of purchased he was in the possession of the property.

It is recited herein that registered sale deed executed by 1). Sri. Bendi Chenna Reddy S/o Sri. Ram Reddy, 2). Sri. Bendi Ram Reddy S/o Chenna Reddy 3). Bendi Srinivas Reddy S/o Ram Reddy, 4). Bendi Chendra Reddy S/o Chinna Reddy, 5). Bendi Tirupathi Reddy S/o Kista Reddy, 6) Bendi Mohan Reddy S/o Chendra Reddy and 7). Bendi Narasimha Reddy S/o Bal Reddy, for all that the Land in Survey No.221, admeasuring Ac:7-00 Gts, in Survey No.220, admeasuring Ac:7-14 Gts, out of the total Ac:8-33 Gts, in Survey No.219, admeasuring Ac:11-02 Gts, out of total admeasuring Ac:13-12 Gts, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, in favour of Sri. B. Venkatram Reddi S/o Sri. Late Seshi Reddy, purchased through a registered sale deed document No.2785/1992 registered on 19-11-1992 and registered before Sub Registrar-Shadnagar. From the date of purchased he was in the possession of the property.

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Advocate

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It is recited herein that registered agreement and deed of mortgage executed by 1). Sri. B. Venkatram Reddy S/o Sri. Late B. Seshi Reddy and 2). Sri. V. Subba Rao S/o Late. V. V. Manikyala Rao, for all that the Plot Nos.36 to 39, 69 to 78 & 79 to 88 i.e., total 24 plots, admeasuring 13,004.67 Sq.yards or 10,887.63 Sq.mtrs, in Survey Nos.219, 220 & 221, Situated at Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana, in favour of M/s. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, rep., by its Assistant Planning Officer Sri. U. Satyanarayana S/o Venkat Subbaiah, mortgaged through a registered Agreement and deed of mortgage document No.2479/2017 registered on 04-03-2017 and registered before Sub Registrar-Farooq Nagar.

It is recited herein that certified copy of Pahani patrika for the year 1954-55, 1960-61, 1965-66, 1970-71, 1973-74, 1980-81, 1984-85, 1990-91, 1995-1996 & 1989-90, in survey nos. 219 & 220, of Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana.

It is recited herein that approved layout plan in survey Nos: 219, 220 & 221, of Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana, sanctioned by Hyderabad Metropolitan Development Authority vide file No: 202376/LO/Plg./H/2015 dated: 27-04-2017.

It is recited herein that final layout vide permit No: 16/LD/Plg/HMDA/2017 dated: 27-04-2017 issued by Metropolitan Commissioner Hyderabad Metropolitan Development Authority in Sy.Nos. 219, 220 & 221 at Elikatta Village & G.P., Farooqnagar Mandal, Ranga Reddy District, Telangana.

5. Encumbrances or charges or restrictions if any over the property offered as security:--

E.C. No.25306825 dated: 11-04-2017 issued by the Sub Registrar-Farooq Nagar, for the period between 01-10-2007 to 10-04-2017 in respect of the above said property, which do not disclose any charge, mortgage or any alienation over the above said property during the said period except the above said transactions. Further the said property is not tainted by any encumbrances, attachments, and claims either from the state or central Government or other local bodies or third party claims, liens etc. during the period from 01-10-2007 to 10-04-2017.

E.C. No.32935666 dated: 19-07-2018 issued by the Sub Registrar-Shadnagar, for the period between 01-01-1983 to 18-07-2018 in respect of the above said property, which do not disclose any charge, mortgage or any alienation over the above said property during the said period except the above said transactions. Further the said property is not tainted by any encumbrances, attachments, and claims either from the state or central Government or other local bodies or third party claims, liens etc. during the period from 01-01-1983 to 18-07-2018.

6. NATURE OF RIGHTS IN THE SAID PROPERTY:--

Owner Ship Rights

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Advocate

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7. WHETHER ANY MINORS INTEREST IS INVOLVED:--

- NO –

8. MUNICIPAL PERMISSION:-

- Yes -

9. URBAN LAND CEILING:-

- Not Applicable –

10. NO OBJECTION CERTIFICATE UNDER THE INCOME TAX ACT:-

- Not Applicable –

11. WHETHER EQUITABLE MORTGAGE CAN BE CREATED ON THE STRENGTH OF THE DOCUMENTS SCRUTINIZED:--

Yes, on deposit of the original title deed in favour of the loan applicant.

12. PERSON TO DEPOSIT OF THE TITLE DEEDS FOR CREATION OF MORTGAGE:--

V. Subba Rao S/o V. V. Manikyala Rao, is required to deposit the title deeds with the Bank. He is also required to confirm the same through a separate letter of confirmation evidencing the deposit of title deed towards the security for the repayment of the loan.

13. REQUIRED DOCUMENTS:--

14. OPINION:--

After perusing the above said documents, I am of opinion that the above said property of V. Subba Rao S/o V. V. Manikyala Rao, has got clear and marketable title and it is free from all encumbrances and liabilities from 01-01-1983 to 18-07-2018.

ADVOCATE

1. Sub Registrar Office Name : Shadnagar.
2. Sub Registrar Office State : Telangana
3. Sub Registrar Office District : Ranga Reddy District
4. Sub registrar office Pin Code : 509216
5. Property Address Details :

All that the Land in Survey No.219, admeasuring Ac:2-10 Gts, in Survey No.220, admeasuring Ac:1-19 Gts, Total Ac:03-29 Gts, or 1-50 hectares, Situated at Elikatta Village & G.P., Faruqnagar Mandal, Mahabubnagar District, and bounded by: Boundaries Sy.No.219

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WEST : Land of Sy.No.218.

Boundaries Sy.No.220

NORTH : Sy.No.220 Part.
SOUTH : Sy.No.217.
EAST : Kishannagar Road.
WEST : Sy.No.219.

Name of the Borrower:--

V. Subba Rao S/o V. V. Manikyala Rao

DOCUMENTS TO BE SUBMITTED FOR THE PURPOSE OF MORTGAGE:-

1) Registered sale deed document No.14776/2007, executed in favour of V. Subba Rao.

Original

2) Registered sale deed document No. 3299/2003, executed in favour of Sri. Jenige Siddulu

Original

3) Latest E.C.

Original

Note: All the Xerox Copies of the documents above referred are returned Herewith.