



SWAROOPA MALANI
ADVOCATE, B.A., LLB, LLM

3-3-900/1, Kutbiguda
Hyderabad-500027

To,
M/s Rathi Constructions,
Represented by its Partners,
Sri Murli Narayan Rathi, Sri Krishna Rathi,
Having office at: 3-6-1, Himayat Nagar,
Hyderabad.

Dated: 18-04-2022

Legal opinion: All that plot No 45 and 46 adm1160 Sq yd, in
Sy.No 177/1,179 and 180 situated at Block No 3,
Narsimha Nagar Colony, Mallapur Village,
UppalMandal, Kapra Municipaltly Ranga Reddy
District belongs to Smt L. Vanirshree.

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I have verified the Xerox copy of the sale deed having document No 5069 of 1968 executed by Surjeet Singh in favour of Chandra shekar Reddy under the said sale deed Surjeet Singh have executed sale deed and sold the subject property in favor of Chandrashekar as such Chandra shekar became the owner and possessor of the subject property and holds the marketable title.

I have verified the Xerox copy of the sale deed having document No 5589 of 1996 executed by Chandra shekar through his registered General Power of Attorney to Sri Chandra Mouli in favor of M Venkatesh Goud and Smt L. Vanishree under the above said sale deed Chandrashekar sold the subject property in favor of M. Venkatesh Goud and L. Vanishree as such they became the owner and possessor of the subject property and hold the marketable tile.

I have verified the Xerox copy of the registered partition deed having document No 9787 of 2000 dated 13-11-2000 executed in between M. Venkatesh Goud and L. Vanishree and they got partition the subject property and accordingly M. Venkatesh Goud became the sole owner of "A" schedule property i.e. all that piece and parcel of plot no 43 admeasuring 583 Sq yd and L. Vaniishree became the sole owner of block "B" schedule property i.e. all that piece and parcel of plot No 45 and 46 admeasuring 1160 Sq yd as such they became owner of their respective share as per partition deed and holds marketable title.

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I have verified the Xerox copy of the development agreement cum General Power of attorney having document No 7954 of 2021 dated 30-11-2021 executed by L.Vanishree in favor of M/S Rathi constructions represented by Its partner Murli Narayan Rathi and Sri Krishna Rathi, under the said document L. Vanishree agreed to give all that Plot No 45 and 46 admeasuring 1160 Sq Yd for the development and construction of cellar, Stilt plus 5 upper floors with the ratio of 50:50 with Rathi Construction and also handover the possession to the as such the Rathi construction hold the marketable title with respect to 50% of super built up area.

I have verified the Xerox copy of the permit vide permit No 0836/GHMC/LBN/2022-BP dated: 04-04-2022 wherein GHMC permitted 1 cellar, stilt, and five upper floors on plot no 45 and 46.

On the verification of the above referred documents I am of the opinion that L. Vanishree hold the marketable title with respect all that plot No 45 and 46 admeasuring 1160 Sq yd, in Sy.No 177/1,179 and 180 situated at Block No 3, Narsimha Nagar Colony, Mallapur Village, Uppal Mandal, Malkajgiri District and having authority to enter into a development agreement and so also Rathi construction having authority to construct the building as per sanctioned plan and holds the marketable title with respect to 50% of the super built up area and can entered into any deeds.

NOTE: This opinion is given on the basis of the Xerox copy of the documents without physical verification of land and original documents.


SWAROOPA MALANI
ADVOCATE