

# R. LALITHA DEVI B.A., L.L. B

ADVOCATE



Office: Flat No 106, Prasanna Residency, Madhavi Nagar, Near Indian Bank, Kukatpally, Hyderabad-50072

## LEGAL OPINION FOR SCRUTINY OF TITLE

The complete description of immovable property and legal scrutiny of title

1. Name of the owner: **M/S Sri Sukhadah represented by S. Chandrasa Reddy, Managing partner**
  - a. Survey Number: **661,662,694-700 and 703**
  - b. Door/Flat/Plot/Patta number: **189,190,196 and 197**
  - c. Extent: **Admeasuring 1000 sq yds, Situated at Sharadha Layout, Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District**
  - d. Location and Boundaries: **Adibatla Village, Ibrahimpatnam Revenue Mandal, Ranga Reddy District, Under Adibatla Municipality.**

## BOUNDARIES

|              |                              |
|--------------|------------------------------|
| <b>NORTH</b> | <b>: 40 Feet Road</b>        |
| <b>SOUTH</b> | <b>: Plot No 191 and 195</b> |
| <b>EAST</b>  | <b>: 30 Feet Road</b>        |
| <b>West</b>  | <b>: 30 Feet Road</b>        |

2. Particulars of the Documents Scrutinized:

| SINo | Date of Document | Nature of Document                                          | Parties of Document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Original/Photo Copy |
|------|------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1    | 02-11-2016       | Firm Certificate                                            | <b>1. S Chandrasaha Reddy, 2) S Ramanamma are the Partners for the Firm M/S SRI SUKHADAH.</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | Original            |
| 2    | 05-11-2016       | Acknowledgment of Registration of Firm                      | <b>M/S SRI SUKHADAH has entered into the register of firms as [No.3582 of 2016] at Medchal- Malkajgiri District.</b>                                                                                                                                                                                                                                                                                                                                                                                                        | Original            |
| 3    | 01-06-2022       | Registered Development Agreement Cum GPA (Doc No 8427/2022) | <b>SRI D. JAGADEESHWAR REDDY, S/O D. ALWAL REDDY AND D. HARISH REDDY (SPA), S/O D. ALWAL REDDY</b><br>executed all that piece and parcel of Plot Nos. 189,190,196 and 197 admeasuring 1000 Sq. Yds or 836.1 Sq. Mts. in Survey No.661,662,694 to 700 and 703 of Sharadha Enclave, Situated at Adibatla Village (Adityanagar), Ibrahimpatnam Mandal, Ranga Reddy District, Under Adibatla Municipality, in favour of <b>M/ S. SRI SUKHADAH, Rep by its Managing Partner S.Chandrasaha Reddy, S/O of S Rama Chandra Reddy</b> | Original            |

|   |            |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |
|---|------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 4 | 01-11-2003 | Registered Sale Deed (Doc No 4616/2003) | <b>1)SRI A.NAGESH,S/O Kumariah,2)SRI G. Mallesh, S/O Venkaiah, 3)SRI J.ASHOK, S/O J.Srisailam,4) A.BHEEM REDDY, S/O Malla Reddy 5) J. Srikanth,S/O J. Srisailam 6) A.ASHOK REDDY, S/O A.Janga Reddy</b><br>executed all that piece and parcel of bearing plot nos: Plot Nos. 189,190,196 and 197 admeasuring 1000 Sq. Yds or 836.1 Sq. Mts. in Survey No.661,662,694 to 700 and 703 of Sharadha Enclave, Situated at Adibatla Village (Adityanagar), Ibrahimpatnam Mandal, Ranga Reddy District, Under Adibatla Municipality, in favour of <b>SRI D. JAGADEESHWAR REDDY, S/O D. ALWAL REDDY</b> | Original |
|---|------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

**M/S. SRI SUKHADAH Rep. By its Managing Partner S. Chandrasa Reddy** obtained a technical Approval of Residential Bldg./Apartment in Sy No 661,662,694-700 and 703 of Sharadha Layout, Adibatla Village, Ibrahimpatnam Revenue Mandal, Ranga Reddy Dist., The Office of Commissioner Adibatla Municipality Vide Permit No:0007/BP/3131/2022 Dated 14<sup>th</sup> Jul'2022.

As per EC Dated 13-06-2022 vide statement No:1976/2022 shows that **M/S. SRI SUKHADAH Rep. By its Managing Partner S. Chandrasa Reddy** is the Developer/claimant for the said property.

There is clear flow of title in favor of **M/S. SRI SUKHADAH Rep. By its Managing Partner S. Chandrasa Reddy** without any missing link from 2003.

As per the documents submitted, **M/S. SRI SUKHADAH Rep. By its Managing Partner S. Chandrasa Reddy** is sole Owner and Possessor of All that part and parcel of land bearing Plot Nos. 189,190,196 and 197 admeasuring 1000 Sq. Yds or 836.1 Sq. Mts. in Survey No.661,662,694 to 700 and 703 of Sharadha Enclave, Situated at Adibatla Village (Adityanagar), Ibrahimpatnam Mandal, Ranga Reddy District, Under Adibatla Municipality.

**OPINION:**

**As per the material placed before me, I am of the opinion that M/s. SRI SUKHADAH Rep. by its Managing Partner S. CHANDRAHASA REDDY, S/O of S. RAMA CHANDRA REDDY have an absolute, clear, marketable title over the property mentioned above and he was the sole owner of the said property.**

I Certify that as per EC verified by me the properties are free from any existing charges/encumbrances.

DATE:20-07-2022

PLACE: HYDERABAD



**ADVOCATE**