

BANDARUPALLI PRATAP
ADVOCATE

LEXEMINENT ASSOCIATES
Advocates & Consultants

Enrolment No: AP233/1999

Date: 17th February, 2021

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 comprising Plot No's. 65, 65/1, 66, 66/1, 65/2 & 66/2, total admeasuring 1192.76 Sq. Yards equivalent to 997.29 Sq. mts, Situated at Sy.No. 8/౯ & 9/౯ of Raidurg Khalsa Village, Seriligampally Mandal and Municipality, Rangareddy District and upon the residential units proposed to be developed thereupon:

Sl. No.	DATE	DISCRIPTION	REMARKS
1	29 th June 2005	Sale Deed bearing no. 9229/2005, registered in the office of Joint SRO Ranga Reddy, executed by M/s Janmabhoomi Homes Pvt. Ltd Represented by its Chairman & Managing Director Mr. Narne Appa Rao, in favour of Mr. K. Venkatesh.	Under this deed, Plot No. 66 admeasuring 200 Sq. Yards comprised in said Sy. Nos. 8/౯ & 9/౯, was purchased by said purchasers for valuable consideration.
2	29 th June 2005	Sale Deed bearing no. 9230/2005, registered in the office of Joint SRO Ranga Reddy, executed by M/s Janmabhoomi Homes Pvt. Ltd Represented by its Chairman & Managing Director Mr.	Under this deed, Plot No. 65 admeasuring 200 Sq. Yards comprised in said Sy. Nos. 8/౯ & 9/౯, was purchased by said purchasers for valuable consideration.

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		Narne Appa Rao, in favour of Mrs. K. Lalitha.	
3	29 th June 2005	Sale Deed bearing no. 9231/2005, registered in the office of Joint SRO Ranga Reddy, executed by M/s Janmabhoomi Homes Pvt. Ltd Represented by its Chairman & Managing Director Mr. Narne Appa Rao, in favour of Mr. D. Venu Gopal.	Under this deed, Plot No. 66/1 admeasuring 200 Sq. Yards comprised in said Sy. Nos. 8/౯ & 9/౯, was purchased by said purchasers for valuable consideration.
4	29 th June 2005	Sale Deed bearing no. 9232/2005, registered in the office of Joint SRO Ranga Reddy, executed by M/s Janmabhoomi Homes Pvt. Ltd Represented by its Chairman & Managing Director Mr. Narne Appa Rao, in favour of Mr. D. Venu Gopal.	Under this deed, Plot No. 65/1 admeasuring 200 Sq. Yards comprised in said Sy. Nos. 8/౯ & 9/౯, was purchased by said purchasers for valuable consideration.
5	29 th June 2005	Sale Deed bearing no. 9233/2005, registered in the office of Joint SRO Ranga Reddy, executed by M/s Janmabhoomi Homes Pvt. Ltd Represented by its Chairman & Managing Director Mr. Narne Appa Rao, in	Under this deed Plot Nos. 65/2 & 66/2, admeasuring 233 Sq. Yards & 178 Sq. Yards, comprised in said Sy. Nos. 8/౯ & 9/౯, was purchased by said purchaser for valuable consideration.

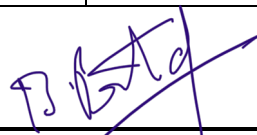
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		favour of Mrs. B. Sharada.	
6	03 rd December 2013	LRS Proceeding bearing No. LRS/1798/CR-11/West Zone/2012, issued by GHMC	This document evidences that the competent authority had regularized the above mentioned plot no.66/1 admeasuring 167.2 sq. mts equivalent to 200 Sq. Yards
7	03 rd December 2013	LRS Proceeding bearing No. LRS/1800/CR-11/West Zone/2012, issued by GHMC	This document evidence that the competent authority had regularized the above mentioned plot nos. 65/2 &66/2, totally admeasuring 343.59 sq. mts equivalent to 411 Sq. Yards
8	03 rd December 2013	LRS Proceeding bearing No. LRS/1801/CR-11/West Zone/2012, issued by GHMC.	This document evidences that the competent authority had regularized the above mentioned plot no.65 admeasuring 167.2 sq. mts equivalent to 200 Sq. Yards out of which, an area to the tune of 15.25 sq. mts equivalent to 18.23 Sq. Yards is affected due to road widening.
9	03 rd December 2013	LRS Proceeding bearing No. LRS/1795/CR-11/West Zone/2012 issued by GHMC	This document evidences that the competent authority had regularized the above mentioned plot no.65/1 admeasuring 167.2 sq. mts equivalent to 200 Sq. Yards



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10	03rd December 2013	LRS Proceeding bearing No. LRS/1797/CR-11/West Zone/2012 issued by GHMC	This document evidences that the competent authority had regularized the above mentioned plot no.66 admeasuring 167.2 sq.mts equivalent to 200 Sq. Yards
11	13th January 2014	Development Agreement cum General Power of Attorney bearing document no.931 of 2014, registered in the office of SRO, Serilingampally.	It is evident that above mentioned purchasers viz. 1) Mr. K. Venkatesh, 2) Mrs. K. Lalitha, 3) D. Venu Gopal & 4) B. Sharada have executed this document in favor of M/s Concrete Constructions for development of land admeasuring 1192.76 Sq. Yards comprised in above mentioned plots bearing nos. 65, 65/1, 65/2, 66, 66/1 & 66/2 – for development of residential complex thereupon. (clarified that certain extent was deducted for road)
12	11th June, 2020	Mortgage deed bearing document no.2913/2020, registered in the office of SRO Serilingampally executed by all Landowners executed under above mentioned DAGPA represented by their GPA holder M/s Concrete	This document evidence certain mortgage in favor of competent authority as a prerequisite for permission under the law in force.



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		Constructions in favor GHMC	
13	25 th June, 2020	Building Permit Order accorded by GHMC, vide Proceeding Bearing No. 1/C20/06696/2020.	As per this proceeding, GHMC had accorded approval for construction of residential complex with 1 Cellar +stilt + five upper floors.
14	09 th Februar y, 2021	Encumbrance Certificate bearing Statement no. 52788124 pertaining to land in Sy. No. 8/A, 9/A of Raidurg Khalsa Village Village, for the period from 01-10- 2007 till 07-02-2021	It is evident that during the given period, there are no other transactions reflected in the EC, than detailed supra, and that no other transactions that are prima facie suspicious could be found.

OPINION / REPORT:

On perusal of above documents, I opine that the landowners named in the above documents, viz. (i) Mr. K. Venkatesh (ii) Mrs. K. Lalitha (iii) Mr. D. Venu Gopal (iv) Mrs. B. Sharada have absolute rights and marketable title in and over the subject matter land admeasuring 1192.76 Sq. Yards situated in Raidurg Khalsa Village in terms of above documents and the purchasers of units / flats in the residential complex from the said Landowners & Developer (M/s Concrete Constructions) as per the Development Agreement Cum General Power of Attorney detailed supra will get clear title in and over the same. Hence this opinion.

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