

Date : 11-8-2021

LEGAL OPINION**TO WHOMSOEVER IT MAY CONCERN**

I. Name of the title holders		Sri K. Ganesh @ Ganesh Yadav, Smt. K. Jayasree & their sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. (landlords) & M/s Maram Infra Projects Pvt. Ltd. (Developer).
II. Description of Property		Flats being built in residential building on Plot Nos.10, 11, 12 & 13, Sy.Nos.59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village, Saroornagar Mandal, Ranga Reddy District and bounded as under : North : Parvathamma Enclave, South: Existing ZP Road, East : 30' Wide Road, West : Neighbours land,
III. Document Studied :		
S. No.	Date of Document	Nature & description of Document
1	---	Pahanies for the years 1989-90, 1994-95, 1996-97, 1998-99, 1999-2000 to 2007-08, 2011-12, 2013-14, 2015 to 2018 indicating Sri K. Ganesh as owner of lands adm. Ac.7-00 gts. in Sy.No.59/P & Ac.0-24 gts. in Sy.No.59/Q/AA, Karmanghat Village.
2	22-05-2018	Registered Gift Deed bearing Doc. No.7439/2018 executed by Sri K. Ganesh @ Ganesh Yadav & his sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @



		Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. favouring Smt. K. Jayasree in respect of Undivided Unspecified Open Land bearing Plot Nos.10 & 11, adm. 210.71 Sq.yds. out of 1475 Sq.yds. in Sy.Nos. 59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village & registered at SRO, L.B. Nagar
3	22-05-2018	Registered Gift Deed bearing Doc. No.7440/2018 executed by Sri K. Ganesh @ Ganesh Yadav & his sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. favouring Smt. K. Jayasree in respect of Open Land bearing Plot Nos.12 & 13, adm. 884 Sq.yds. in Sy.Nos. 59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village & registered at SRO, L.B. Nagar
4	27-07-2019	Registered DAGPA bearing Doc. No.7820/2019 executed by Sri K. Ganesh @ Ganesh Yadav, Smt. K. Jayasree & their sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. favouring M/s Maram Infra Projects Pvt. Ltd., in respect of land bearing Plot Nos. 10, 11, 12 & 13, totally adm. 2359 Sq.yds. in Sy.Nos.59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village & registered at SRO, L.B. Nagar
5	09-02-2021	Registered Simple Mortgage bearing Doc.No.2082/2021 executed by M/s Maram Infra Projects Pvt. Ltd., rep. by its Managing Director Sri M. Satish Kumar favouring The Commissioner, GHMC in respect of 10% of proposed built up area of 364.02 Sq.mtrs. in Second Floor of the subject building & registered at SRO, L.B. Nagar



6	29-06-2021	Registered Rectification Deed bearing Doc.No.6598/2021 executed by M/s Maram Infra Projects Pvt. Ltd., rep. by its Managing Director Sri M. Satish Kumar favouring The Commissioner, GHMC in respect of 10% of proposed built up area of 364.02 Sq.mtrs. in Second Floor of the subject building & registered at SRO, L.B. Nagar
7	12-07-2021	Building Permit Order No.1/C4/08458/2021 issued by GHMC along with Plan for construction of 2 Cellars, Ground Floor + 5 Upper Floors on the subject land.
8	11-08-2021	List of Prohibited Properties obtained from Website of Registration & Stamps Dept., TS in respect of lands in Sy.Nos.59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village
9	12-08-2021	E.C. vide Statement No.61691413 obtained from Website of Regn. & Stamps Dept., TS in respect of subject building for 38 years from 1-1-1983 to 10-8-2021.
IV	Flow of title	<p>1. As per the Pahanies for the years 1989-90, 1994-95, 1996-97, 1998-99, 1999-2000 to 2007-08, 2011-12, 2013-14, 2015 to 2018 at Sl.No.1 in the list of documents scrutinised above, Sri K. Ganesh was the earlier owner of lands adm. Ac.7-00 gts. in Sy.No.59/P & Ac.0-24 gts. in Sy.No.59/Q/AA, Karmanghat Village.</p> <p>2. As per the Registered Gift Deed bearing Doc. No.7439/2018 at Sl.No.2 in the list above, the said Sri K. Ganesh @ Ganesh Yadav & his sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. divided their lands in Sy.Nos.59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village into several plots making provision for roads and out of those plots, gifted and delivered possession of the Undivided Unspecified Open Land bearing Plot Nos.10 &</p>



		<p>11, adm. 210.71 Sq.yds. out of 1475 Sq.yds. in to Smt. K. Jayasree. It is pertinent to note that sons of actual owner in Pattadar are added as the said land standing in the name of him is said to be their ancestral property.</p> <p>3 As per the Registered Gift Deed bearing Doc. No.7440/2018 at Sl.No.3 in the list above, the said Sri K. Ganesh @ Ganesh Yadav & his sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. also gifted and delivered possession of the Open Land bearing Plot Nos.12 & 13, adm. 884 Sq.yds. in Sy.Nos. 59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village to Smt. K. Jayasree.</p> <p>4. As per the Registered DAGPA bearing Doc. No.7820/2019 at Sl.No.4 in the list above, the said Sri K. Ganesh @ Ganesh Yadav, Smt. K. Jayasree & their sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. (who are either the owner appearing in Pahani, his sons and the wife (donee under the above gifts) jointly entered into this deed with the Developer M/s Maram Infra Projects Pvt. Ltd., for development of the said land bearing Plot Nos.10, 11, 12 & 13, totally adm. 2359 Sq.yds. in Sy.Nos.59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village at the cost of the said Developer on condition of sharing of the Built Up Area in the proposed building in the ratio of 50:50.</p> <p>5. As per the Registered Simple Mortgage bearing Doc.No.2082/2021 at Sl.No.5 in the list above, the said M/s Maram Infra Projects Pvt. Ltd., rep. by its Managing Director Sri M. Satish Kumar created this mortgage over</p>
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		<p>the 10% of proposed built up area of 364.02 Sq.mtrs. in Second Floor of the subject building The Commissioner, GHMC.</p> <p>6. As per the Registered Rectification Deed bearing Doc.No.6598/2021 at Sl.No.6 in the list above, the said M/s Maram Infra Projects Pvt. Ltd., rep. by its Managing Director Sri M. Satish Kumar rectified the 10% of proposed built up area of 364.02 Sq.mtrs. in the previous mortgage deed. to 435.09 Sq.yds.</p> <p>7. As per the Building Permit Order No.1/C4/08458/2021 along with Plan at Sl.No.7 in the list above, the GHMC issued this Plan for construction of 2 Cellars, Ground Floor + 5 Upper Floors on the subject land.</p> <p>8. As per the List of Prohibited Properties obtained from Website of Registration & Stamps Dept., TS at Sl.No.8 in the list above, the subject building in Sy.Nos.59/P, 59/Q/A(as per Pahanies) 59/Q/AA (as per Pass Book), Karmanghat Village is not prohibited from registration.</p> <p>9. Thus title to the subject property is traced for a period of about 32 years from 1989 and Sri K. Ganesh @ Ganesh Yadav, Smt. K. Jayasree & their sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. (landlords) & M/s Maram Infra Projects Pvt. Ltd. (Developer) are found to be the absolute owners and possessors of the built up area in the subject building in the ratio of 50:50 as agreed under the above DAGPA.</p>
V	Minor's claim/interest, if any in the property	No minor's interest is involved in the subject property



VI	Encumbrances / mortgages/ liens/ charges	As per the E.C. referred to above, there are no such adverse transactions or charges over the subject building, except with GHMC over 10% built up area on 2 nd floor of the subject building.
VII	Final Certificate	As per the above referred documents and my verification online I am of the considered opinion that Sri K. Ganesh @ Ganesh Yadav, Smt. K. Jayasree & their sons Sri K. Mahender @ Mahender Yadav K., Sri K. Amrender @ Amrender Yadav K., Sri K. Rajesh @ Rajesh Yadav K., Sri K. Rakesh @ Rakesh Yadav K. & Sri K. Rama Laxman @ Rama Laxman Yadav K. (landlords) & M/s Maram Infra Projects Pvt. Ltd. (Developer) are having clear, valid and absolute marketable title to the 50% each in the built up area in the subject building and can convey the same to the prospective purchasers, subject to clear demarcation of flats falling to the share of each of the landlords and the developer by way of Registered Supplementary Agreement.
VIII	Additional documents required	Registered Supplementary Agreement to the DAGPA with clear demarcation of flats falling to the share of each of the landlords and the developer.
IX	Additional remarks	Nil



(KVCMS SARMA)
Advocate