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TO WHOMSOEVER IT MAY CONCERN

SUB: REGARDING LEGAL OPINION IN RESPECT OF ALL THAT THE PIECE AND PARCEL OF LAND ADMEASURING AC 6.20 GUNTAS OUT OF AC.7.02 GUNTAS IN SURVEY NO. 342/1, PART AND 343 PART OF NARSINGI VILLAGE, GANDIPET MANDAL, RR DISTRICT STANDING IN THE NAMES OF M/S S & S GREEN PROJECTS PVT LTD REPRESENTED BY THEIR MANGING DIRECTOR SRI M VIJAYA SAI S/O SRI M ANJENEYULU AND SRI Y. AMAR KUMAR S/O SRI Y. RMAKRISHNA RAO REP BY THEIR JOINT DEVELOPMENT AGREEMENT AND IRREVOCABLE GENERAL POWER OF ATTORNEY HOLDER ACCURATE GREEN MEADOWS REP BY ITS MANAGING PARTNER ACCURATE DEVELOPERS PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR SRI MITESH SURENDRA KULKARNI.

LEGAL OPINION

The complete description of the property is given below:-

All that piece and parcel of land admeasuring **Ac.6-20 Gts** out of **Ac.7-02 Gts** in survey No. 342/1 Part and 343Part of Narsingi Village, Gandipet Mandal, R.R. District and bounded by :-

NORTH	:	PART OF LAND IN SURVEY NO. 342/1
SOUTH	:	MUSI RIVER
EAST	:	PART OF LAND IN SURVEY NO. 342/1 PART,343 PART AND 340/11
WEST	:	PART OF LANDIN SURVEY NO. 342/1 PART, 343 PART BELONGING TO J. REVATHI, J. VENKATESWARA REDDY, J. ANISH ANAND REDDY, J. AKHIL ANAND REDDY AND B. DAMODAR REDDY.



PARTICULARS OF DOCUMENTS SCRUTINISED

Ser No	Date of Document	Name/Nature of document	Original/Xerox Scrutinised
1	Undated	Pattedar pass book	Xerox Scrutinised
2	Undated	Pattedar pass book	Xerox Scrutinised
3	Undated	Pattedar pass book	Xerox Scrutinised
4	Undated	Pattedar pass book	Xerox Scrutinised
5	2/10/2006	Agreement of Sale cum GPA no. 21630 of 2006	Xerox Scrutinised
6	2/10/2006	Sale Deed Doc No. 21631 of 2006	Xerox Scrutinised
7	11/3/2013	Sale Deed Doc No. 3628 of 2013	Xerox Scrutinised
8	11/3/2013	Sale Deed Doc No. 3532 of 2013	Xerox Scrutinised
9	11/3/2013	Sale Deed Doc No. 3533 of 2013	Xerox Scrutinised
10	5/5/2010	Certificate of Incorporation	Xerox Scrutinised
11	28/07/2014	JDA – IGPA 3590/2014	Xerox Scrutinised
12	28/07/2014	Deed of Easement 60 of 2014	Xerox Scrutinised
13	10/2/2011	Technical Approval Plan.	Xerox Scrutinised
14	23/7/2016	Technical Approval Plan.	Xerox Scrutinised
15	10/4/2017	Technical Approval Plan.	Xerox Scrutinised
16	19/11/2017	Mortgage Deed No. 2707 of 2017	Xerox Scrutinised
17	13/06/2016	Mortgage Deed No. 6381 of 2016	Xerox Scrutinised
18	29/05/2017	Deed of Relinquishment No. 5527/2017	Original Scrutinised
19	21/05/2018	Deed of Relinquishment No. 4768/2018	Original Scrutinised
20	19/10/2018	Release Deed No. 10045/2018	Original Scrutinised
21	19/11/2018	Memorandum of Deposit of Title Deed 11106/2018	Original Scrutinised
22	11/11/2016	To Whosoever It may Concern	Xerox Scrutinised
23	30/10/2018	Encumbrance Certificates x 2	Original Scrutinised
24	30/10/2018	Encumbrance Certificates x 2	Original Scrutinised
25	31/10/2018	Encumbrance Certificates x 1	Original Scrutinised



BRIEF INTRODUCTION TO THE PROPERTY

Some of the few facts which are necessary for determination of title and possession over the schedule property from the afore said documents. I have briefly enumerated as under:-

After perusing the documents mentioned supra which would reveal and disclose that originally the above said subject property is total extent of land Admeasuring Ac. 7.02 guntas in Survey Nos. 342/1, 343 of Narsingi village, Hyderabad West District, Hyderabad

That this Project i.e., Land Admeasuring Ac. 6-20 Guntas out of Ac 7-02 guntas in Survey Nos. 342/1, Part and 343 part, is being developed in to Residential Development by constructing multistoried Residential Apartment Complex., situated at : Narsingi (V), Gandipet (M) of RR Dist., within the limits HMDA and the said land is a Private Patta Land in nature which is now under Development as per the HMDA approved Multi storied Residential Apartment complex Development scheme and Project and including construction of total 582 Residential Flats in to "A to H" Blocks and the common amenities i.e., Club House, Swimming pool and other amenities as per the Technical Approval Accorded by the HMDA vide Letter No. 6857/P4/Plng/HMDA/2008, dated. 10-02-2011 and Hyderabad Metropolitan Development Authority has its Revised approved Plan dated. 23-07-2016 and again revised the plan on 10-04-2017. The said Development and construction has been undertaken by the Developer cum Builder M/S. Accurate Green Meadows. Represented by its Managing Partner Accurate Developers Pvt Ltd., represented by its Managing Director Sri. Mitesh Surendra Kulkarni.

The following persons are the owners of the land mentioned as under: -.

Sl.No.	Name of the Land Owners	Extent	Document No.	Sy. Nos.
1.	S & S Green Projects Pvt Ltd, Represented by its Managing Director, M. Vijaya Sai S/o M Anjeneyulu Purchased under Regd. Sale Deed Doc No. 3532 of 2013 dated. 11.03.2013 Jt SRO RR Dist.	Ac.1-00 gts	3532 of 2013	342/1 & 343.
2.	S & S Green Projects Pvt Ltd, Represented by its Managing Director, M. Vijaya Sai S/o M Anjeneyulu Purchased under Regd. Sale Deed Doc No. 3533 of 2013 dated. 11.03.2013 Jt SRO RR Dist.	Ac.1-00 gts	3533 of 2013	342/1 & 343.
3.	S & S Green Projects Pvt Ltd, Represented by its Managing Director, M. Vijaya Sai S/o M Anjeneyulu	Ac.1-13 gts	3628 of 2013.	342/1 & 343.



	Purchased under Regd. Sale Deed Doc No. 3628 of 2013 dated. 11.03.2013 Jt SRO RR Dist.			
4.	SRI. Y. Amar Kumars/o Y Rama Krishna Rao Purchased under Regd. Sale Deed Doc No. 21631/2006 dated. 02-10-2006 Jt SRO RR Dist.	Ac 3-29 gts	21631 of 2006	342/1 (P) & 343 (P).

M/S. S & S GREEN PROJECTS PVT. LTD. & M/S. ACCURATE GREEN MEADOWS., entered into a Registered Development Agreement cum Irrevocable General Power of Attorney (JDA-IGPA) No. 3590 of 2014 , Dated. 28-07-2014 Registered in the office of the Sub Registrar, Gandipet, to Develop the Land into Residential Flats over all the above mentioned open land property mentioned below as under:-

SCHEDULE OF PROPERTY

All that piece and parcel of land admeasuring **Ac.6-20 Gts** out of Ac.7-02 Gts in survey No. 342/1 part and 343 part of Narsingi Village, GandipetMandal, R.R. District and bounded by :-

NORTH :: PART OF LAND IN SURVEY NO. 342/1
SOUTH :: MUSI RIVER
EAST :: PART OF LAND IN SURVEY NO. 342/1 PART,343 PART AND 340/11
WEST :: PART OF LANDIN SURVEY NO. 342/1 PART, 343 PART BELONGING TO J. REVATHI, J. VENKATESWARA REDDY, J. ANISH ANAND REDDY, J. AKIL ANAND REDDY AND B. DAMODAR REDDY.

LEGAL FLOW OF TITLE AND POSSESSION

AS PER THE DOC NO.1:: MRO RAJENDRA NAGAR ISSUED PATTa TO J.REVATHI.

The MRO Rajendra Nagar has issued Pattedar Pass Book bearing Patta No. 192 which shows that J.Revathi as pattedar and possessors of land admeasuring Ac.0-30 Gts in survey No.342/1 and Ac.1-30 guntas in survey No.343 of Narsing Village, Gandipet Mandal, RR District. Likewise Land Title DSeed Book also issued in her favour.

AS PER THE DOC NO.2:: MRO RAJENDRA NAGAR ISSUED PATTa TO J. VENKATESHWAR REDDY.

The MRO/Rajendra Nagar has issued Pattedar Pass Book bearing Patta No. 221 which shows that J. Venkateshwar Reddy as pattedar and possessors of land admeasuring Ac. 1-01 gts in survey No.



342/1, and Ac. 2-20 gts in Survey No. 343 of Narsingi Village, Gandipet Mandal, RR District. Likewise Land Title Deed Book also issued in his favour

AS PER THE DOC NO.3:: MRO RAJENDRA NAGAR ISSUED PATTATTA TO J. AKHIL ANAND REDDY.

The MRO/ Rajendra Nagar has issued Pattadar Pass Book bearing Patta No. 24 which shows that J. Akhil Anand Reddy as pattadar and possessors of land admeasuring Ac.1-00 gts in Survey No. 342/1 and Ac.2-20 Gts in Survey No. 343 of Narsing Village, Gandipet Mandal, R.R. District. Likewise land Title Deed Book also issued in his favour.

AS PER THE DOC NO.4:: MRO RAJENDRA NAGAR ISSUED PATTATTA TO J. ANISH ANAND REDDY.

That the MRO Rajendra Nagar has issued Pattadar Pass book bearing Patta No. 23 which shows that J. Anesh Anand Reddy as pattadar and possessors of land admeasuring Ac.1-00Gts in survey No. 342/1 and Ac. 2-21Gts in survey No. 343 of Narsing village, Gandipet Mandal, RR District Likewise Land Title Deed Book also issued in his favour.

AS PER THE DOC NO.5:: GPA DOC 21630/06 RO RRDIST. EXE IN FAVOUR VIJAYA SAI. DT 02-10-2006.

J. Revathi, J. Venkateshwar Reddy, J. Anish Anand Reddy and J. Akhil Anand Reddy executed Registered Agreement of Sale cum GPA No. 21630 of 2006, Dated 02-10-2006 Registered at the office of the Sub Registrar Ranga Reddy in favour of M. Vijaya Sai in respect of all that land admeasuring Ac. 4-11 Gts out of Ac.13-02 Gts in survey No. 342/1 and 343 of Narsing Village, Gandipet Mandal, R.R. District.

By the above document it was agreed between the parties to sell and purchase the property for a sale consideration and the vendors acknowledged the receipt of sale consideration and the vendee was inducted into possession of the property and to this effect agreement was executed and the executants appointed claimant as their lawful attorney and attorney was empowered to execute registered sale deed in favour of prospective purchaser in the capacity of lawful attorney in respect of the property referred above and the executants agreed to ratify every action of the attorney as if it was done by him.

AS PER THE DOC NO.6:: SALE DEED DOC NO. 21631/2006 DATED 02-10-2006 IN FAVOUR SRI. Y. AMAR KUMAR.

Smt. J. Revathi, J. Venkateshwar Reddy, J. AnishAnand Reddy and J. AkhilAnand Reddy executed Registered Sale Deed bearing Document NO. 21631 of 2006, dated 02-10-2006 Registered at the office of the District Registrar Ranga Reddy in favour of Sri. Y. Amar Kumar in respect of all that land admeasuring Ac. 3-29 guntas out of Ac13-02 gts in survey No. 342/1 and 343 of Narsingi Village, Gandipet Mandal, R.R.District.

Further the document shows that the property was sold for a valid sale consideration and the vendor acknowledged the receipt of Sale consideration and the vendee was inducted into possession of the same.



AS PER THE DOC NO.7:: SALE DEED DOC NO. 3628/2013 DATED 11-03-2013 IN FAVOUR SRL M. VIJAYA SAI OF S.S.GREEN PROJECTS PVT.LTD.

Smt. J. Revathi, J. Venkateshwar Reddy, J. Anish Anand Reddy and J. Akhil Anand Reddy rep. by Agreement General Power of Attorney Holder M. Vijaya Sai executed Registered Sale Deed bearing Document NO.3628 of 2013, dated 11-03-2013 Registered at the office of the District Registrar Ranga Reddy in favour of S & S Green Projects Private Limited rep by its Managing Director Sri. M. Vijaya Sai in respect of all that land admeasuring Ac.1-13 Gts out of Ac.4-11 gts in survey No.342/1 and 343 of Narsing Village, Gandipet Mandal, RR District.

Further the Document shows that the Property was sold for a valid sale consideration and the vendor acknowledged the receipt of sale consideration and the vendee was inducted into possession of the same.

AS PER THE DOC NO.8:: SALE DEED DOC NO. 3532/2013 DATED 11-03-2013 IN FAVOUR SRLM. VIJAYA SAI OF S.S.GREEN PROJECTS PVT.LTD.

Smt. J. Revathi, J. Venkateshwar Reddy, J. Anish Anand Reddy and J. Akhil Anand Reddy rep. by Agreement General Power of Attorney holder M. Vijaya Sai executed Registered Sale deed bearing Document No.3532/2013, dated 11-03-2013 Registered at the office of the District Registrar Ranga Reddy in favour of S& S Green Projects Private Limited rep. by its Managing Director Sri. M. Vijaya Sai in respect of all that land admeasuring Ac. 1-00 gts out of Ac. 4-11 gts in survey No.342/1 and 343 of Narsing Village, Gandipet Mandal, Ranga Reddy District.

Further the Document shows that the property was sold for a valid sale consideration and the vendor acknowledged the receipt of sale consideration and the vendee was inducted into possession of the same.

AS PER THE DOC NO.9::SALE DEED DOC NO. 3533/2013 DATED 11-03-2013 IN FAVOUR SRL M. VIJAYA SAI OF S.S.GREEN PROJECTS PVT.LTD.

Smt. J. Revathi, J. Venkateshwar Reddy, J. Anish Anand Reddy and J.Akhil Anand Reddy rep. by Agreement General Power of Attorney Holder M. Vijaya Sai executed Registered Sale Deed bearing Document No. 3533 of 2013, dated 11-03-2013 Registered at the office of the District Registrar Ranga Reddy in favour of S&S Green Projects Private Limited rep. by its Managing Director Sri. M. Vijay Sai in respect of all that land admeasuring Ac. 1-00 gts out of ac. 4-11 Gts in Survey No. 342/1 and 343 of Narsing Village, Gandipet Mandal, R.R. District.

Further the document shows that the property was sold for a valid sale consideration and the vendor acknowledged the receipt of sale consideration and the vendee was inducted into possession of the same.

Thereby S& S Green Projects Private Limited rep. by its Managing Director Sri. M. Vijay Sai have became absolute owner and possessor of all that land admeasuring Ac-3-13 Gts in survey No.342/1 and 343 of Narsing Village, Gandipet Mandal, RR District.

AS PER THE DOC NO.10:: CERTIFICATE OF INCORPORATION U/COMPANIES ACT AS M/S. S & S GREEN PROJECTS P.LTD.

The Registrar of Companies, Andhra Pradesh issued Certificate of Incorporation which shows that M/S. S&S Green Projects Private Limited is Registered under the companies Act on 05-05-2010.



AS PER THE DOC NO.11::REGD. JT DEV AGREEMENT CUM GPA DOC NO. 3590/2014, DT.28-07-2014 SRO GANDIPETBT. M/S. S.S.GREEN PROJECT P.LTD& M/S. ACCURATE GREEN MEADOWS.

M/S. S & S Green Projects Private Limited., rep by its Managing Director Sri. M. Vijaya Sai and Sri.Y. Amar Kumar executed and entered in to Registered Joint Development Agreement cum Irrevocable General Power of Attorney No. 3590 of 2014, dated 28-07-2014 SRO Gandipet, RR Dist. Registered the office of the sub Registrar Gandipet in favour of Accurate Green Meadows rep by its Managing Partner Accurate Developers Pvt Ltd represented by its Managing Director Sri Mitesh Surendra Kulkarni in respect of all that part and parcel of land admeasuring Ac.6-20 Gts out of Ac. 7-02 gts in survey NO. 342/1 part and 343 part of Narsing village, Gandipet Mandal, R.R District., to Develop the land into Residential Flats over all the above mentioned open land property mentioned below as under:-

SCHEDULE OF PROPERTY

All that piece and parcel of land admeasuring **Ac.6-20 Gts** out of **Ac.7-02 Gts** in survey No. 342/1 part and 343 part of Narsingi Village, Gandipet Mandal, R.R. District and bounded by :-

NORTH	::	PART OF LAND IN SURVEY NO. 342/1
SOUTH	::	MUSI RIVER
EAST	::	PART OF LAND IN SURVEY NO. 342/1 PART,343 PART AND 340/11
WEST	::	PART OF LAND IN SURVEY NO. 342/1 PART, 343 PART BELONGING TO J. REVATHI, J. VENKATESWARA REDDY, J. ANISH ANAND REDDY, J. AKIL ANAND REDDY AND B. DAMODAR REDDY.

Further the executants appointed the claimant as their lawful Attorney and Attorney was empowered to execute Registered Sale Deed in favour of prospective purchaser in the capacity of lawful Attorney in respect of share /flats allotted to the developer and the executants agreed to ratify every action of the attorney as if it was done him.

AS PER THE DOC NO.12:: REGD. EASEMENT DEED DOC NO. 60/2014 DATED 28-07-2014

Smt. C.Sarojini, w/o. C.K. Naidu rep by her Developer cum General Power of Attorney holder M/S. S & S Green Projects Private Limited executed Registered deed of Easement No. 60 of 2014 dated 28-07-2014 Registered at the office of the Sub Registrar Gandipet in favour of Accurate Green Meadows rep by its Managing Partner Accurate Developers Pvt Ltd represented by its Managing Director Sri Mitesh Surendra Kulkarni which shows that the owner and developer have execute a Joint Development Agreement Cum Irrevocable General Power of Attorney Dated.28-07-2014 for Development of land admeasuring Ac.6-20Gts out of Ac. 7-02 Gts in survey No. 342/1 part and 343 part of Narsingi Village into Residential Development by constructing Multistoried Residential Apartment complex.

Further owners have agreed to provide an approach road to the Schedule property to an extent of 24 meters width x 108 meters length from the main road as shown in Annexure-A of this deed and the same has to be utilized as road by the developer without vesting any title over the land and only providing the right to use portion of the road as common passage along with owners.



Further the owner have agreed to provide only the portion of land not exceeding 24 meters with X 108 meters length as direct and clear for use as common passage extending from the northern border of the schedule property and passing through and connects to the Narsingi Village., main Road on the plan annexed at annexure-A (passage) for ingress and egress from the main road to schedule property for the purpose of accessing the land being developer under the JDA-IGPA along with an irrevocable right to use this passage along with owners or their successors in interest and also provide and irrevocable right to the developer to use the passage to provide certain service such as electricity, water, drainage, gas telephone, optical fiber connections etc as may be required to be provided in respect of development to be undertaken under the JDA-IGPA in accordance with the terms of this deed.

AS PER THE DOC NO.13:: HMDA ISSUED APPROVED PLAN DATED 10-02-2011 FOR CONSTRUCTION OF MULTISTORIES RESIDENTIAL COMPLEX.

The Hyderabad Metropolitan Development Authority issued approved plan dated 10-02-2011 permitting to construct multistoried residential complex consisting 8 Towers i.e., A to H towers i.e., A-tower-29 Flats, B-Tower-29 Flats, C-Tower-38 Flats, D-Tower-39 Flats, E-Tower-29 Flats, F-Tower-29 Flats, G-Tower-38 Flat and H- Tower 39 Flats i.e., **Total 270 Flats** to be constructed on the land in survey No. 342/1 part and 343 part of Narsingi Village, Gandipet Mandal, R.R. District.

AS PER THE DOC NO.14:: HMDA ISSUED A REVISED PLAN DATED 23-07-2016 ::

The Hyderabad Metropolitan Development Authority issued Revised Approved Plan., dated 23-07-2016 permitting construct multistoried Residential complex consisting 8 Towers i.e., A to H towers i.e., A- Tower 29 Flats (Two Basements and Ground and four upper Floor), B-Tower- 29 Flats (Two Basements and Ground and four upper floor), C-Tower-38 Flats (Two Basements and Ground & four upper Floor), D-Tower-39 Flats (Two Basements and Ground and four upper floor), E- Tower-77 Flats (Two Basements and Ground and 12 upper Floors), F-Tower-77 flat (Ground and 12 upper floors), G- Tower-55 Flats (Two Basements and Ground and 6 upper floors) and H-Tower-39 flats (Two Basements and Ground and four upper floors) i.e., **Total 383 Flats** to be constructed on the land in survey No. 342/1 part and 343 part of Narsingi Village, Gandipet Mandal, RR District.

AS PER THE DOC NO.15:: HMDA ISSUED A REVISED PLAN DATED 10-4-2017::

The Hyderabad Metropolitan Development Authority issued Revised Approved Plan., dated 10-04-2017 permitting construct multistoried Residential complex consisting 8 Towers i.e., A to H towers i.e., A- Tower 77 Flats (Two Basements and Ground and 12 upper Floors), B-Tower- 77 Flats (Two Basements and Ground and 12 upper floors), C-Tower- 103 Flats (Two Basements and Ground and 12 upper Floors), D-Tower- 77 Flats (Two Basements and Ground and 12 upper floors), E- Tower- 77 Flats (Two Basements and Ground and 12 upper Floors), F-Tower-77 flats (Two Basements and Ground and 12 upper floors), G- Tower-55 Flats (Two Basements and Ground and 6 upper floors) and H-Tower-39 flats (Two Basements and Ground and 4 upper floors) i.e., **Total 582 Flats** to be constructed on the land in survey No. 342/1 part and 343 part of Narsingi Village, Gandipet Mandal, RR District.

AS PER THE DOC NO.16 :: 10% BUILT UP AREA MORTGAGED DEED EXE IN FAVOUR OF HMDA 10%::

M/S S & S Green Projects Pvt Ltd represented by its Managing Director Sri M Vijaya Sai and Sri Y. Amar Kumar rep by Joint Development Agreement Cum Irrevocable General Power of Attorney holder M/S Accurate Green Meadows, Executed Mortgage Deed No. 2707 of 2017 dated 19-11-



2017 in favour of the Metropolitan Commissioner, HMDA by Mortgaging 10% of area 7859.03 SqMtrs or 84593.89 Sq Feet out of total built up area of 78286.41 Sq Mtrs or 842361.77 Sq Feet in the Ground, First and Second Floor of Blocks A & B and ground and second floor of Block C and Second Floor of Block D and Ground Floor part of Block E which are clearly given below:-

Block	Floor	Area	UDS in Sq Yards
A	Ground, First & Second	2361.78 Sq. Mtrs	211.06
B	Ground, First & Second	2356.58 Sq. Mtrs	210.71
C	Ground & Second	1958.21 Sq. Mtrs	173.82
D	Second	801.52	71.63
E	Ground(Part)	380.94	34.04

AS PER THE DOC NO.17 :: 5% BUILT UP AREA MORTAGAGED DEED EXE IN FAVOUR OF HMDA 5%::

M/S. S & S Green Projects private Limited rep by its Managing Director Sri.M. Vijaya Sai and Sri. Y. Amar Kumar rep by Joint Development Agreement Cum Irrevocable General Power of Attorney holder M/S. Accurate Green Meadows executed Mortgage Deed No. 6381/2016 dated 13-06-2016 in favour of the Metropolitan Commissioner, HMDA by mortgaging 5% of area **2556.94 sq. meters or 27522.67 sq. ft** out of total built up area of 48881.54 sq. meters or 526156.5 sq. ft in first floor of Block-C and Ground and First floor of Block-D which are clearly given below.

Block	Floor	Area	UDS in sq. yds
C	1 st Floor	793.43 sq. mtrs	85.40
D	Ground and 1 st Floor	1763.51 sq. mtrs	189.82
	Total	2556.94mtrs	275.23

AS PER THE DOC NO.18 :: DEED OF RELINQUISHMENT BY HMDA IN FAVOUR OF ACCURATE GREEN MEADOWS::

On obtaining of Occupancy Certificate for Towers G & H, by M/s Accurate Green Meadows, Metropolitan Commissioner, Hyderabad Metropolitan Development Authority represented by Mr. G Suresh s/o G Narayana Swamy APO, HMDA executed a Deed of Relinquishment at the office of Jt. Sub Registrar, Ranga Reddy bearing Doc No. 5527/2017 dated 29/05/2017 vide which mortgage area of 1068.68 Sq Mtrs and 95.50 square Yards of UDS in the Second Floor of Tower D and Ground Floor (Part) of Tower E was released from area mortgaged vide Mortgage Deed no. 2707/2017 dated 19/11/2017.

AS PER THE DOC NO.19 :: DEED OF RELINQUISHMENT BY HMDA IN FAVOUR OF ACCURATE GREEN MEADOWS::

On obtaining of Occupancy Certificate for Towers E& F, by M/s Accurate Green Meadows, Metropolitan Commissioner, Hyderabad Metropolitan Development Authority represented by Mr. G Suresh s/o G Narayana Swamy APO, HMDA executed a Deed of Relinquishment at the office of Sub Registrar, Gandipet, Ranga Reddy bearing Doc No. 4768/2018 dated 21/05/2018 vide which mortgage area of 2071.99 Sq Mtrs and 178.41 Square Yards UDS in the Ground & Second Floor of Tower C and Ground Floor (Part) of Tower E was released from area mortgaged vide Mortgage Deed no. 2707/2017 dated 19/11/2017.



AS PER THE DOC NO.20: M/S. ACCURATE GREEN MEADOWS OBTAINED LOAN M/S. RELIANCE HOME FINANCE LTD(RHFL) AND SUBSEQUENT CLOSURE OF THE LOAN.

M/S. S & S Green Projects Private Limited rep by its Managing Director Sri.M. Vijaya Sai and Sri. Y. Amar Kumar rep by Joint Development Agreement Cum Irrevocable General Power of Attorney holder Accurate Green Meadows rep by its Managing Partner Accurate Developers Pvt Ltd represented by its Managing Director Sri Mitesh Surendra Kulkarni as Developer obtained a project loan from RHFL amounting to totaling to Rs. 45 Crores and consequently executed Registered Memorandum of Deposit of title Deed Memorandum of Deposit of Title Deed 6101/2015 dated 18/11/2015, Memorandum of Deposit of Title Deed 6608/2016 dated 15/10/2016 and Memorandum of Deposit of Title Deed 7892/2017 dated 16/11/2017 all Registered at the office of the sub Registrar Gandipet in favour of Reliance Home finance Ltd (RHFL) in by Mortgaging certain built up area in the said Memorandum of deposit of Title Deeds.

The Developer paid back the entire amount of the Project Load availed with interest to Reliance Home Finance Limited and pursuant to the same, RHFL executed a Release Deed 10045/2018 dated 19 October 2018 in favour of the Accurate Green Meadows rep by its Managing Partner Accurate Developers Pvt Ltd represented by its Managing Director Sri Mitesh Surendra Kulkarni Registered at the office of the sub Registrar Gandipet releasing all the three aforementioned Memorandum of Deposit of Title Deeds and the all the built up areas mortgaged to them. There is now no charge of RHFL on the project.

AS PER THE DOC NO.21:: MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

M/S. S& S Green Projects Private Limited rep by its Managing director Sri.M. VijayaSai and Sri.Y. Amar Kumar rep by Joint Development Agreement Cum Irrevocable General Power of Attorney holder Accurate Green Meadows rep by its Managing Partner Accurate Developers Pvt Ltd represented by its Managing Director Sri Mitesh Surendra Kulkarni executed Registered Memorandum of Deposit of Title Deed No. 11106 of 2018 Dated 19-11-2018 Registered at the office of the Sub Registrar Gandipet., in favour of Housing Development Finance Corporation Limited in by Mortgaging 201 flats as per details of flats given in the Annexure I attached to this opinion.

Further the document shows that the developer availed loan of Rs. 42 crores from Housing Development Finance Corporation Limited and Accordingly the Developer mortgaged above mentioned Flats by depositing Original Sale Deed No. 21631 of 2006, 3628 of 2013, 3532 of 2013, 3533 of 2013, JDA-IGPA 3590 of 2014 with Housing Development Finance Corporation Limited.

NOTE: The purchasers are advised to obtain NO OBJECTION CERTIFICATE for sale of above mentioned mortgaged Flats from M/S. Housing Development Finance Corporation Limited.

AS PER THE DOC NO.22:: SRI G. BALARAM EXE TO WHOM SO IT MAY CONCERN ADDL.POWERS OF SRI. MITESH SURENDER KULKARNI DT 11.11.2016.

M/S. Accurate green Meadows rep by its Partner Mr.G. Balram executed., To whosoever it may concern dated 11.11.2016 which shows that Mr. Mitesh Surendra Kulkarni shall hold the following powers in addition to the various power conferred under the clause 6 of the Partnership Deed dated 04-05-2014 read with the Reconstitution of the Partnership Deed dated 19-02-2015.

a). To Negotiate, finalize, sign, execute and enter into Agreement Of Sale Agreement of construction, Sale Deed and ancillary documents in respect of and admeasuring Ac. 6-20 gts in



Survey Nos. 342/1 part and 343 and perform all or any other acts necessary for such afore mentioned documents.

b). To Admit, present and Register Sale deed or any other document before the concerned sub Registrar as also delegate such aforementioned powers to third parties in respect of schedule property.

The above Sale deed is in order and the prospective purchasers will acquire clear, valid, marketable, title and possession on execution of Registered Sale Deed by M/S. S & S Green Projects Private Limited rep by its Managing Director Sri. M. Vijayasai And Sri. Y. Amar Kumar rep by Joint Development Agreement Cum Irrevocable General Power of Attorney holder M/S. Accurate Green Meadows rep by its Managing Partner Mr. Mitesh Surendra Kulkarni as Vendors and M/S. Accurate Green Meadows rep. by its Managing Partner Sri. Mitesh Surendra kulkarni as Developer.

AS PER THE DOC NO.23, 24, 25:: ENCUMBRANCE CERTIFICATES.

a) **THE ENCUMBRANCE CERTIFICATE::** bearing No. 021805897475 dated 30-10-2018 issued by SRO Gandipet, in respect of subject property Regd. Sale Deed Doc No. 3533/2013 show no encumbrance and no mortgages during the period 01-10-2007 to 28-10-2018., and it is free from all sorts of encumbrances etc.

b) **THE ENCUMBRANCE CERTIFICATE::** bearing No. 021805897505 dated 30-10-2018 issued by SRO Gandipet, in respect of subject property Regd. Sale Deed Doc No. 3532/2013 show no encumbrance and no mortgages during the period 01-10-2007 to 28-10-2018., and it is free from all sorts of encumbrances etc.

c) **THE ENCUMBRANCE CERTIFICATE::** bearing No. 021805897488 dated 30-10-2018 issued by SRO Gandipet, in respect of subject property Regd. Sale Deed Doc No. 3628/2013 show no encumbrance and no mortgages during the period 01-10-2007 to 28-10-2018., and it is free from all sorts of encumbrances etc.

d) **THE ENCUMBRANCE CERTIFICATE::** bearing No. 021805897498 dated 30-10-2018 issued by SRO Rajendranagar in respect of subject property Regd. Sale Deed Doc No. 21631/2006 show no encumbrance and no mortgages during the period 01-5-1995 to 30-9-2007., and another EC No. 021805903702 dt. 31-10-2018 issued by SRO Gandipet period from 01-10-2007 to 30-10-2018 it is free from all sorts of encumbrances etc.

Therefore the property in subject is free from all sorts of encumbrance and mortgages during the period 01-10-2007 to 30-10-2018 and the entry which was reflected is in favour of the borrower as the same relates to own document.

PRESENT OWNER'S TITLE AND POSSESSION ::

As seen from the above said discussion it is clear that there is a legal flow of the title and possession right from the Vendors. The flow of title is traced out for a period (12) years, which is complete and conclusive against all the legal adverse inferences and the present owner herein is having and derived a clear, valid and absolute Marketable Title and Possession over and above the said subject property herein from its predecessors in Title.

By virtue of the above said valid conveyance M/S. S & S Green Projects Private Limited rep by its Managing Director Sri. M. Vijaya Sai and Sri. Y. Amar Kumar rep by Joint Development



Agreement Cum Irrevocable General Power of Attorney holder M/S Accurate Green Meadow, has become the absolute owners and possessors of the Developers Share in above said property in question and they are having clear, valid, perfect, subsisting, absolute and marketable title in respect of the above said property in question and the owners herein is in continuous possession and enjoyment of the above said property in question since the date of its impediments.

VERIFICATION OF ORIGINAL TITLE DEEDS::

I have verified the original Title Deeds bearing Doc. Nos. 21630/2006, 21631/2006, 3628/2013, 3532/2013, 3533/2013 & 3590/14. The said Documents are true, genuine and originals in nature

OPINION ::

In sum up the entire discussion on flow of title made above and as per the Documents referred above and basing on that as seen from the recitals of all above said documents, it is clear that the Developer/Builder M/S. Accurate Green Meadows., Represented by its Managing Partner M/s Accurate Developers Pvt Ltd, represented by its Managing Director Sri. Mitesh Surendra Kulkarni herein are having rights over the above said properties and they derived clear, perfect, valid, absolute legal marketable and lawful title and possession over and above said subject property herein from their predecessors in title along with all alienable rights. The flow of title is traced out for a period of (12) years, which is complete and conclusive against all the legal adverse inferences.

I AM OF THE OPINION that the individual purchasers can acquire absolute, clear and marketable title over the schedule property as stated above in this opinion on having duly Registered Sale Deeds from M/S. Accurate Green Meadows., Represented by Managing Partner in their favour and that by depositing the original sale deeds the prospective purchasers can create a valid equitable mortgage in favour of Banks/Housing Finance Corporations.

M/S. S & S Green Projects Private Limited rep by its Managing Director Sri.M. Vijaya Sai and Sri. Y. Amar Kumar rep by Joint Development Agreement Cum Irrevocable General Power of Attorney Holder M/S. Accurate Green Meadows rep by its Managing Partner M/s Accurate Developers Pvt Ltd represented by its Managing Partner Sri. Mitesh Surendra Kulkarni as vendors and M/s. Accurate Green Meadows rep its Managing Partner Sri. Mitesh Surendra Kulkarni as Developer have acquired clear, valid, Marketable, title and possession in respect of the flats falling to the share of the Developer to be constructed on all that piece and parcel of land admeasuring Ac.6-20 Gts out of Ac-7-02 Gts in survey No.342/1 part and 343 part of Narsingi Village, Gandipet Mandal, RR District except mortgaged area in favour of HMDA by themselves and through their predecessors in title and the firm can sell the flats to prospective purchasers and on such purchase the prospective purchaser will get clear, valid marketable title and possession of the said Flats.

Therefore., there is no defect in the chain of title and the flow of title is clear, valid and VENDORS, Joint Development Agreement Cum Irrevocable General Power of Attorney holders as well as land owners have absolute marketable title over the schedule property.

Dated. 19-11-2018
At. Hyderabad.


(M. MOHAN RAO)
ADVOCATE



LIST OF UNITS MORTGAGED TO HDFC LTD BY ACCURATE WIND CHIMES

S.No	Unit No	Tower	Unit No	Type of Flat	Saleable Area(Sft.)
1	A001	A	001	3BHK	1655
2	A003	A	003	3BHK	1655
3	A004	A	004	3BHK	1655
4	A102	A	102	2BHK	1180
5	A103	A	103	3BHK	1655
6	A105	A	105	3BHK	1440
7	A106	A	106	3BHK	1655
8	A201	A	201	3BHK	1720
9	A203	A	203	3BHK	1725
10	A204	A	204	3BHK	1725
11	A205	A	205	3BHK	1440
12	A301	A	301	3BHK	1720
13	A302	A	302	2BHK	1180
14	A304	A	304	3BHK	1725
15	A306	A	306	3BHK	1720
16	A402	A	402	2BHK	1180
17	A403	A	403	3BHK	1725
18	A405	A	405	3BHK	1440
19	A406	A	406	3BHK	1720
20	A501	A	501	3BHK	1720
21	A503	A	503	3BHK	1725
22	A504	A	504	3BHK	1725
23	A505	A	505	3BHK	1545
24	A601	A	601	3BHK	1655
25	A602	A	602	2BHK	1285
26	A604	A	604	3BHK	1655
27	A606	A	606	3BHK	1655
28	A702	A	702	2BHK	1285
29	A703	A	703	3BHK	1690
30	A705	A	705	3BHK	1545
31	A706	A	706	3BHK	1695
32	A801	A	801	3BHK	1695
33	A803	A	803	3BHK	1690
34	A804	A	804	3BHK	1690
35	A805	A	805	2BHK	1440
36	A901	A	901	3BHK	1660
37	A902	A	902	2BHK	1180
38	A904	A	904	3BHK	1660
39	A906	A	906	3BHK	1660
40	A1001	A	1001	3BHK	1700



41	A1002	A	1002	2BHK	1180
42	A1003	A	1003	3BHK	1700
43	A1005	A	1005	2BHK	1440
44	A1006	A	1006	3BHK	1700
45	A1103	A	1103	3BHK	1700
46	A1104	A	1104	3BHK	1700
47	A1105	A	1105	2BHK	1440
48	A1106	A	1106	3BHK	1700
49	A1201	A	1201	3BHK	1700
50	A1202	A	1202	2BHK	1180
51	A1204	A	1204	3BHK	1700
52	A1205	A	1205	2BHK	1440
53	B001	B	001	3BHK	1660
54	B003	B	003	3BHK	1660
55	B004	B	004	3BHK	1660
56	B006	B	006	3BHK	1660
57	B101	B	101	3BHK	1660
58	B102	B	102	3BHK	1385
59	B105	B	105	2BHK	1185
60	B106	B	106	3BHK	1660
61	B203	B	203	3BHK	1725
62	B204	B	204	3BHK	1725
63	B205	B	205	2BHK	1185
64	B206	B	206	3BHK	1725
65	B301	B	301	3BHK	1725
66	B302	B	302	3BHK	1435
67	B303	B	303	3BHK	1725
68	B304	B	304	3BHK	1725
69	B401	B	401	3BHK	1725
70	B402	B	402	3BHK	1435
71	B405	B	405	2BHK	1185
72	B406	B	406	3BHK	1725
73	B503	B	503	3BHK	1725
74	B504	B	504	3BHK	1725
75	B505	B	505	2BHK	1295
76	B506	B	506	3BHK	1725
77	B601	B	601	3BHK	1660
78	B602	B	602	3BHK	1540
79	B603	B	603	3BHK	1660
80	B604	B	604	3BHK	1660
81	B701	B	701	3BHK	1695
82	B702	B	702	3BHK	1540
83	B705	B	705	2BHK	1295
84	B706	B	706	3BHK	1695
85	B803	B	803	3BHK	1690
86	B804	B	804	3BHK	1690
87	B805	B	805	2BHK	1185
88	B806	B	806	3BHK	1695



89	B901	B	901	3BHK	1660
90	B902	B	902	2BHK	1435
91	B903	B	903	3BHK	1660
92	B904	B	904	3BHK	1660
93	B1001	B	1001	3BHK	1700
94	B1002	B	1002	2BHK	1435
95	B1004	B	1004	3BHK	1700
96	B1005	B	1005	2BHK	1185
97	B1006	B	1006	3BHK	1700
98	B1101	B	1101	3BHK	1700
99	B1103	B	1103	3BHK	1700
100	B1105	B	1105	2BHK	1185
101	B1106	B	1106	3BHK	1700
102	B1202	B	1202	2BHK	1435
103	B1203	B	1203	3BHK	1700
104	B1204	B	1204	3BHK	1700
105	B1205	B	1205	2BHK	1185
106	C001	C	001	3BHK	1605
107	C004	C	004	3BHK	1605
108	C005	C	005	3BHK	1580
109	C101	C	101	3BHK	1605
110	C102	C	102	2BHK	1380
111	C106	C	106	2BHK	1090
112	C107	C	107	2BHK	1090
113	C108	C	108	3BHK	1605
114	C201	C	201	3BHK	1670
115	C204	C	204	3BHK	1665
116	C205	C	205	3BHK	1665
117	C302	C	302	2BHK	1460
118	C308	C	308	3BHK	1670
119	C508	C	508	3BHK	1665
120	C708	C	708	3BHK	1650
121	C802	C	802	2BHK	1460
122	C808	C	808	3BHK	1650
123	C901	C	901	3BHK	1605
124	C902	C	902	2BHK	1460
125	C905	C	905	3BHK	1605
126	C908	C	908	3BHK	1605
127	C1001	C	1001	3BHK	1645
128	C1005	C	1005	3BHK	1645
129	C1008	C	1008	3BHK	1645
130	C1105	C	1105	3BHK	1645
131	C1201	C	1201	3BHK	1645
132	C1202	C	1202	2BHK	1500
133	C1208	C	1208	3BHK	1645
134	D001	D	001	3BHK	1655
135	D003	D	003	3BHK	1655
136	D004	D	004	3BHK	1655



137	D006	D	006	3BHK	1655
138	D101	D	101	3BHK	1655
139	D102	D	102	2BHK	1180
140	D106	D	106	3BHK	1655
141	D201	D	201	3BHK	1720
142	D203	D	203	3BHK	1725
143	D204	D	204	3BHK	1725
144	D205	D	205	3BHK	1440
145	D303	D	303	3BHK	1725
146	D304	D	304	3BHK	1725
147	D306	D	306	3BHK	1720
148	D403	D	403	3BHK	1725
149	D404	D	404	3BHK	1725
150	D406	D	406	3BHK	1720
151	D501	D	501	3BHK	1720
152	D505	D	505	3BHK	1545
153	D506	D	506	3BHK	1720
154	D603	D	603	3BHK	1655
155	D604	D	604	3BHK	1655
156	D605	D	605	3BHK	1545
157	D701	D	701	3BHK	1695
158	D703	D	703	3BHK	1690
159	D704	D	704	3BHK	1690
160	D901	D	901	3BHK	1660
161	D903	D	903	3BHK	1660
162	D904	D	904	3BHK	1660
163	D905	D	905	2BHK	1440
164	D906	D	906	3BHK	1660
165	D1001	D	1001	3BHK	1700
166	D1003	D	1003	3BHK	1700
167	D1004	D	1004	3BHK	1700
168	D1005	D	1005	2BHK	1440
169	D1103	D	1103	3BHK	1700
170	D1104	D	1104	3BHK	1700
171	D1105	D	1105	2BHK	1440
172	D1106	D	1106	3BHK	1700
173	D1201	D	1201	3BHK	1700
174	D1206	D	1206	3BHK	1700
175	E001	E	001	3BHK	1655
176	E004	E	004	3BHK	1655
177	E006	E	006	3BHK	1655
178	E103	E	103	3BHK	1655
179	E105	E	105	3BHK	1440
180	E106	E	106	3BHK	1655
181	E201	E	201	3BHK	1720
182	E403	E	403	3BHK	1725
183	E804	E	804	3BHK	1685
184	E1103	E	1103	3BHK	1700



185	E1104	E	1104	3BHK	1700
186	E1106	E	1106	3BHK	1695
187	E1201	E	1201	3BHK	1695
188	E1204	E	1204	3BHK	1700
189	F001	F	001	3BHK	1655
190	F003	F	003	3BHK	1655
191	F004	F	004	3BHK	1655
192	F006	F	006	3BHK	1655
193	F101	F	101	3BHK	1655
194	F506	F	506	3BHK	1720
195	F706	F	706	3BHK	1695
196	F904	F	904	3BHK	1655
197	F1004	F	1004	3BHK	1700
198	F1202	F	1202	3BHK	1435
199	F1203	F	1203	3BHK	1700
200	F1204	F	1204	3BHK	1700
201	H102	H	102	2BHK	1065

