

C. PRABHAKARA RAO
M. Com., LLB
ADVOCATE

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To
M/s SS Constructions
Hyderabad.

Date :

Date: 23.09.2019

TO WHOMSOEVER IT MAY CONCERN

The following are the Photostat copies of documents placed before me to give my opinion.

1. Photostat copy of Regd. Sale Deed Doc. No.1206/1966 dated 21.05.1966
2. Photostat copy of Death Certificate issued by Registrar of Births and Deaths dated 22.05.1982
3. Photostat copy of legal heir certificate vide Certificate No. D/420/2019 dated 09.02.2019
4. Photostat copy of Regd. Relinquishment Deed Doc. No.2313/2019 dated 30.04.2019
5. Photostat copy of Certificate issued by Inspector of Police, Chaitanyapuri Police Station.
6. Photostat copy of letter given to SRO, Saroornagar, dated 04.02.2019
7. Photostat copy of Paper publication in Namaste Telangana dated 13.01.2019
8. Photostat copy of Paper publication in Times of India dated 13.01.2019
9. Photostat copy of Letter from Advocate dated 31.08.2019
10. Photostat copy of Building permission vide permit No. 2/C5/12049/2019 in file NO. 2/C5/09/558 /2019 dated 05.08.2019
11. Photostat copies of Encumbrance Certificates produced before me during the period from 01.01.1966 to 16.05.2019

P. Madhavi



SCHEDULE OF PROPERTY

All that the piece and parcel of Plot bearing No. 228 admeasuring 475 sq. yards or 397.14 sq. meters out of 500 sq. yards in survey No. 9/1, situated at Sri Ramakrishnapuram, Saroornagar Village and Mandal, Ranga Reddy District and bounded by:

North : Society open land (Park)

South : Plot No. 227

East : 40 feet wide road

West : Plot No 224

Verified the above mentioned Photostat copies of the documents and on verification of the same it is found that originally The Income Tax Department Employees Saroornagar Cooperative House Building Society executed Regd. Sale deed Doc. No. 1206 of 1966 dated 21.05.1966 in favour of K. Krishnama Charyulu S/o K. Ranga Charyulu conveying title and possession of plot bearing No. 228 admeasuring 500 sq. yards in survey No. 9/1, situated at Saroornagar Village, Then Hyderabad East Taluk, Hyderabad District now known as Ranga Reddy District. By virtue of the above K. Krishnama Charyulu S/o K. Ranga Charyulu.

Thereafter, K. Krishnama Charyulu S/o K. Ranga Charyulu died on 21.05.1982, this is evident from the Death certificate issued by Registrar of Births and Deaths, Municipal Corporation of Hyderabad dated 18.06.1982.

K. Krishnama Charyulu S/o K. Ranga Charyulu died leaving behind his wife Smt. K Alivelu and sons Sri K. Ranga Charyulu, Sri K V Parthasaradhi, K.V. Ramanujacharyulu, K. Venkateswarlu, K. Srinivas, and daughters Smt. C. Ranganayaki as his only legal heirs. This is evident from the Family Members Certificate issued by Tahsildar, Musheerabad Tahsil, Hyderabad District vide No. D/420/2019 dated 09.02.2019.

Y. Madhavi

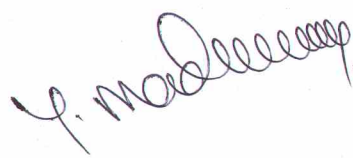


Thereafter, the Legal heirs of K. Krishnama Charyulu S/o K. Ranga Charyulu i.e. Smt. K Alivelu, Sri K. Ranga Charyulu, Sri K V Parthasaradhi, K.V. Ramanujacharyulu, K. Venkateswarlu and Smt. C. Ranganayaki jointly executed Regd Relinquishment Deed Doc. No. 2313 of 2019 dated 30.04.2019 in favour of K. Srinivas S/o K. Krishnamacharyulu relinquished their 6/7th share admeasuring 428.57 sq. yards out of total land of 500 sq. yards in plot bearing No. 228 in survey No. 9/1, Ramakrishnapuram, Saroornagar Village and Mandal R. R. District. By virtue of the said Release K. Srinivas S/o K. Krishnamacharyulu has become the absolute owner of the entire land of 500 sq. yards in plot bearing No. 228 in survey No. 9/1, Ramakrishnapuram, Saroornagar Village and Mandal R. R. District.

The original sale deed document No. 1206 of 1966 dated 21.05.1966 was misplaced by Srinivas K. S/o Late K Krishnamacharyulu while he was travelling from Vidyanagar to Ramakrishnapuram in two wheeler vehicle with a bag which contains the original document.

Sri Kilambi Srinivas got issued a public notice through his counsel in Namaste Telangana and Times of India papers regarding misplacement of document and requesting any person to traces it may hand over the original document. The paper publication was issued on 13.01.2019 in Namaste Telangana and Times of India papers.

The Counsel has issued certificate stating that he has not received any complaints from any person nor the original document is traced. Thereafter, K. Srinivas has also given a complaint to the Sub Registrar, Saroornagar regarding misplacement of document and requesting the S R O,



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not to register in case of any person approaches with the said document for registration of property.

Thereafter, K. Srinivas S/o Late K. Krishnamacharyulu entered into Regd. Agreement of sale cum GPA with Possession vide document No. 2588 of 2019 dated 15.05.2018 in favour of M/s S S Constructions represented by its proprietor Sri Y. Madhu S/o Y. Subba Rao agreeing to deliver title and possession of Plot bearing No. 228 admeasuring 475 sq. meters out of 500 sq. yards in survey No. 9/1, situated at Sri Ramakrishnapuram, Saroornagar Village and Mandal, Ranga Reddy District and also appointed him as his lawful attorney and handed over vacant possession received by him entire sale consideration.

On 05.05.2019, GHMC vide its Permit No. 2/C5/12049/2019, in file NO. 2/C5/09/32 of 2019 dated 05.05.2019 granted permission for construction of residential building consisting of Still and schedule property.

The Encumbrance Certificate produced before me during the period from 01.01.1966 to 16.05.2019 reflects the transactions that have taken place during the said period.

With the confirmation that K. Srinivas S/o Late K. Krishnamacharyulu in respect of Plot bearing No. 228 admeasuring 475 sq. yards or 397.14 sq. meters out of 500 sq. yards in survey No. 9/1, situated at Sri Ramakrishnapuram, Saroornagar Village and Mandal, Ranga Reddy District. By virtue of the Agreement of Sale cum GPA with possession M/s SS Constructions, represented by its Proprietor Y. Madhu S/o K Subba Rao having paid total sale

Y. Madhu


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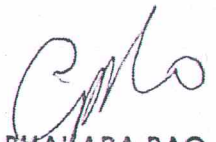
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consideration and taken schedule property and being a GPA holder has all rights represented on behalf of K. Srinivas and executed all documents.

This opinion is given based on the Photostat copies of the documents placed before me.




C. PRABHAKARA RAO
Advocate

