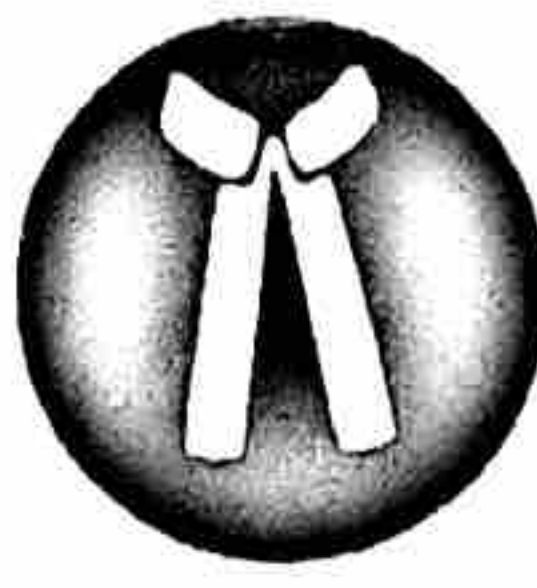




President : District Bar Association, Warangal.

Former Member Bar Council of A.P.

Chairman : Sri Raja Rajeshwari Devasthanam, Wgl.

1st Vice-President : Telangana State Federation of Bar Associations

Chairman : Sri Shivani College of Pharmacy, Wgl.

President : Mahaboobia Education Society, Wgl.

Working President : Mogilaiah Memorial Trust, Wgl.

M.C. Member : A.V.V. Vidya Sangam, Wgl.

Life Member : Red Cross Society, Wgl.

Legal Adviser : Chanda Kanthaiah Memorial College, Wgl.

14/03/2019

Ref. :

Date :

LEGAL OPINION

Pertaining to House No.13-4-20 situated at division.25, Matwada , Warangal city, Warangal urban district belonging to D.Ramchander Rao and D.Rajender Kumar S/o D.Raghunath Rao R/o Warangal city.

LIST OF DOCUMENTS SCRUTINIZED

<u>Sl. No.</u>	<u>Description of Document</u>	<u>Doc.No.</u>	<u>Date</u>	<u>Original/Xerox</u>
<u>1.</u>	<u>Assessment's</u>	<u>Page no.36</u>	<u>Year.1975</u>	<u>Certified copy</u>
<u>2.</u>	<u>Assessment's</u>	<u>Page no.66</u>	<u>Year.1984</u>	<u>Certified Copy</u>
<u>3.</u>	<u>Encumbrance Certificate</u>	<u>37863238</u>	<u>14/3/2018</u>	<u>Original</u>
<u>4.</u>	<u>Partition Deed</u>	<u>1416/2016</u>	<u>04/02/2018</u>	<u>Original</u>
<u>5.</u>	<u>Development Agreement</u>	<u>209/2018</u>	<u>12/01/2018</u>	<u>Original</u>
<u>6.</u>	<u>Permission Proceedings and approved plan of GWMC</u>	<u>No.3006/10959/W25/2018</u>	<u>09/05/2018</u>	<u>Original</u>

Cont...2

Vaddiraj Venkateshwar Rao

B.Com., LL.B.

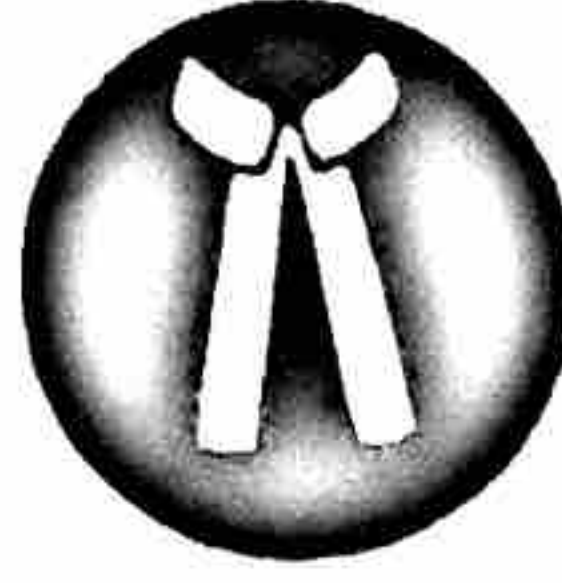
ADVOCATE

H.No. 13-4-21, Vaddiraj Colony,
Matwada. WARANGAL-506 002 (T.S.)

Vaddiraj Venkateshwar Rao

B.Com., LL.B.

ADVOCATE



13-4-21, Vaddiraj Colony,
Matwada, WARANGAL-12. (T.S.)
Phone : 0870-2424015
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E-mail : venkat_vaddiraj@yahoo.com

✕ President : District Bar Association, Warangal.

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Life Member : Red Cross Society, Wgl.

Legal Adviser : Chanda Kanthaiah Memorial College, Wgl.

Ref. :

Date : 14.3.2019.

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I have examined and scrutinized the documents mentioned at Sl.No. 1 to 6 of the table above. Whereas M/s Vaddiraj Infrastructures Pvt.Ltd, a private limited company constituted by three directors viz., V.Vikram, V.Ganesh and V.Shyamala Devi have entered into development agreement with the land lords for an extent of 1030 Sq.yards in 13-4-20, Matwada, Warangal city by way of development agreement dated.12/01/2018 vide doc.no. 209/2018.The developers have obtained permission for the construction of apartments in stilt + Ground + 4 floors from Greater Warangal Municipal Corporation, Warangal vide proceeding no. 3006/10959/W25/2018 dated 09/05/2018. After obtaining the construction permission in an area of 1030 Sq.yards, the developer has commenced the construction work. I have also verified the encumbrance certificate mentioned at sl.no.3 of the above. There are no encumbrances over the property under development.

In View of the above documents, facts and circumstances, I am of the opinion that, title to the property of D.Ramchandher Rao and D.Rajender Kumar in plot no.13-4-20 vide municipal permission proceeding no.3006/10959/W25/2018 dated 09/05/2018 issued by the Greater Warangal Municipal Corporation, Warangal is clear, valid and marketable. The Residential apartment complex to be constructed in the above plot as per the permission of Greater Warangal Municipal Corporation, Warangal will also have a clear valid and marketable title.

(V.VENKATESHWAR RAO)

Vaddiraj Venkateshwar Rao
Advocate
B.Com., LL.B.
ADVOCATE

H.No. 13-4-21, Vaddiraj Colony,
Matwada, WARANGAL-500 002 (T.S.)