

HARI HARA KUMAR

P. S. N. MURTHY

P. VIJAY KUMAR

ADVOCATES

H. No. 1-9-319/1/A,
Lane behind SBH,
Vidyanagar,
HYDERABAD - 500 044. (A.P.)
☎ Off & Res : 7630908

Date 23.01.2000

Sub: Legal Opinion with regarding to the property of Shri T. Sivakumra Goud, S. Vamsi Krishna and B. Parvati, i.e. land to the extent of Ac.18.15, in Survey No.666/1, situated at Khapra Village, Khapra Municipality, Medchal Taluq.

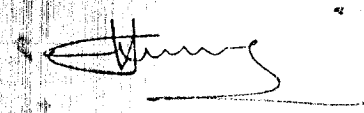
The following documents are placed before me for extending legal opinion for the above said property.

- 1) Copy of Registered Sale Deed dt.29.6.1979, Doc.No.1446/79
- 2) Original Pattadar Pass Books of T. Shivakumar Goud
- 3) Original Pattadar Pass Books of B. Parvathi
- 4) Khasra Pahani for the year 1954-55
- 5) Pahani Patrikas for the years 1970-71, 1977-78, 1991-92, 1992-93, 1993-94, 1994-95, 1996-97, 1997-98
- 6) Encumbrance Certificate for the years 1.1.1965 to 31.3.1982
- 7) Letter from Mandal Revenue Officer dt.23.5.1996
- 8) Gazette Notification dt.1.1.1998
- 9) HUDA letter No.1789/MP1/HUDA/96 dt.23.5.1999
- 10) Govt. of A.P., Municipal Admn. and Urban Devp. Department letter dated 22.11.1999.

I. Details of the Title:

I have pursued the documents thoroughly. From the documents, it can be seen from the Khasra Pahani submitted for the year 1954-55 that the land to the extent of 18.15 covered by Survey No.666/1 is a patta land and one G. Balamma, W/o Takkoji was shown as Pattadar. Along with G. Balamma another person by name S.Nagoji, S/o Takkoji are shown as Pattadars.

It is further seen from the pahani patrika 1970-71 that Balamma and Nagoji continued as pattadars in equal share and Katika Balamma and Katika Chander are shown as possessors of the land in column No.16.

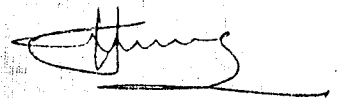


It is further seen from Pahani patrika of 1977-78 that G. Balamma and G. Ramachander are shown as pattadars and the names of T. Shivakumar Goud and S. Vamsi Krishna are shown as possessors in the column. It can be further seen that the persons shown as possessors in the pahani patrika 1977-78, i.e., T. Shivakumar Goud and S. Vamsi Krishna have purchased the entire land to the extent of Ac.18.15 from G. Balamma and G. Ramachander who were shown as pattadars in the pahani patrika for the year of 1977-78 by way of registered sale deed dated 12.6.1979. Then onwards in the pahani patrika for the years 1980-81, 1981-82, the names of T. Shivakumar Goud and S. Vamsi Krishna are shown as pattadars and possessors with share of 2/3rd and 1/3 of the land Ac.18.05.

It can be seen from the pahani patrika for the year 1982-83 that P. Parvathi Devi becomes pattadar along with T. Shivakumar Goud and S. Vamsi Krishna and all the three are shown pattadars and possessors of Ac.6.5 each and then onwards till latest pahani 1977-98, the above three persons are shown as pattadars and possessors.

It can be further seen that T. Shivakumar Goud and S. Parvathi were issued patta pass book along with record of rights in their names by Government to the extent of Ac.6.5 each, showing that they are absolute owners and possessors of the land.

The Encumbrance Certificate produced for the year 1965 to 1982 only reflects one transaction between the original pattadars Smt. G. Balamma, G. Ramachander and T. Shivakumar Goud and S. Vamsi Krishna. The certificate issued by H.M. Koppa, shows that



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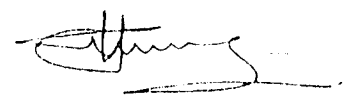
H. No. 1-9-319/1/A,
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Date : _____
_____ in the entire property in Survey

No.666/1.

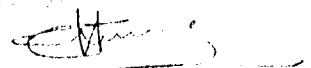
It can be further seen that the said T. Shivakumar Goud and B. Parvathi have applied for change of land use with HUDA and as per the publication in the official Gazette dated 1.1.1998, it appears that T. Shivakumar Goud has paid necessary charges of Rs.10,09,483/- to HUDA and got the draft variation approved by Govt. of Andhra Pradesh vide GO Ms No.656 M.A. dated 22.11.1999.

From the above documents, it can be seen that the entire land to the extent of Ac.18.15 in Survey No.666/1 was in the joint names of T. Shivakumar Goud and S. Vamsi Krishna, who got the property partitioned between them in the Revenue Records basing on their investments in the ratio of 2/3rd and 1/3rd. Later Shri T.Shivakumar Goud has transferred land to the extent of Ac.6.05 out of his share on the name of B. Parvathi and as on date as per the revenue records, T. Shivakumar Goud, B. Pravathi and S. Vamsi Krishna are holders of Ac.6.05 each. Though revenue records including record of rights book show exclusive title with respective shares on the above persons, it is advised that any land that is proposed to be purchased from T. Shivakumar Goud, the signatures of the the other two persons, i.e. B. Parvathi and S. Vamsi Krishna may be obtained by making them consenting parties to the documents for the sake of clarity, convenience under the registration act and have proper transimission of the title.



II. Opinion:

In the light of the above details and description of the title I opine that the above said property has valid and marketable title and can be purchased/accepted as security by proper way of conveyance.



(CHAITANYA KUMAR)
ADVOCATE