



M/s K. RAJESHWAR RAO
LL.M. PGDCL & IPR

LEGAL OPINION

The following legal opinion is furnished in respect of all that the Land admeasuring Ac.6-00gts., in Sy.No 95 situated at Pothaipally Village and Grampanchyath, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana State owned by :

(1) M/s ASRITHAS GROUP rep by its Partner Sri V.Madhusudhana, (2) Sri I. Hari Hara Reddy, (3) Sri Sistla Lohith, (4) Smt K. Kusuma, (5) K.Tejaswini.

LIST OF DOCUMENTS FURNISHED:

S. No.	Nature of the Document	Document No & Date	Plot No/ Survey No./ Situated at	Extent	In favour of
1	Khassra Pahani	1954-55	SY.No. 96, situated at Pothaipally Village		Bhagi Reddy & Sambalish
2	Chesania Pahani	1955-48	SY.No. 95 & 96, situated at Pothaipally Village		B. Mallaiiah-[95] Bhagi Reddy & Sambalish-[96]
3	Pahani	1960-61 1965-66 1970-71 1975-76	SY.No. 95 & 96, situated at Pothaipally Village		B. Mallaiiah-[95] Bhagi Reddy & Sambalish-[96]
4	Pahani	1980-81 1981-82 1983-84 1984-85 1985-86	SY.No. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts.	PATTADARS: Konda Mallaiiah-[95] CH. Bal Reddy, Samba Goud, China Sambalish & Eshwaraiiah-[96] POSSESSORS: Kishita Reddy, Narayan Reddy, Yella Reddy, Ram Reddy, Ranga Reddy, T. Lakshmi, China Sambalish, Eshwaraiiah
5	Pahani	1986-87 1987-88 1988-89 1989-90	SY.No. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts.	PATTADARS: B. Pentiah, S/o Mallaiiah & B. Mallamma, W/o Mallaiiah-[95]

(Signature)

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					CH. Bal Reddy, Samba Goud, China Sambaiah & Eshwaraiiah - [96] POSSESSORS: Kishna Reddy, Narayan Reddy, Yella Reddy, Ram Reddy, Ranga Reddy, T. Lakshmi, China Sambaiah, Eshwaraiiah
6	Pahani	1990-91	SY. Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	B. Pentaiah, Mallamma and RenukaKabra (Ac. 7-28 Gts and 2.23 Gts in Sy. No. 95.) Pattadars - ChintalaBal Reddy, Samba Goud, T. Darshan, Eshwaraiiah and Possessors: ChintalaBal Reddy, Kishna Reddy, Narayan Reddy, Yella Reddy, Ram Reddy, Ranga Reddy, Shankariash, Bhodevi, Darshan and Eshwaraiiah - [SY. No. 96 - Ac. 5-05 Gts]
7	Pahani	1991-92	SY. Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	B. Pentaiah, Mallamma and RenukaKabra (Ac. 7-28 Gts & 2.23 Gts in Sy. No. 95). Pattadars - ChintalaBal Reddy, Samba Goud, T. Darshan, Eshwaraiiah and Possessors: Chintala Bal Reddy, Kishna Reddy, Narayan Reddy, Yella Reddy, Ram Reddy, Ranga Reddy, Shankariash, Bhodevi, Darshan and Eshwaraiiah - [SY. No. 96 - Ac. 5-05 Gts]
8	Pahani	1992-93 1993-94 1994-95	SY. Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	B. Pentaiah, Mallamma & RekhaKabra - [SY. No. 95] SY. 96 - Chintala Ram Reddy, Kishna Reddy, Narayan Reddy, Yella Reddy, Ranga Reddy, T. Eshwaraiiah, T. Kishnaiah, T. Anjaiah, T. Satyanarayana and T. Darshan
9	Pahani	1995-96 1996-97	SY. Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	SY. No. 95 - RekhaKabra (Ac. 7.28), Srinivas Kabra (Ac. 3.26), KishanPyariKabra (Ac. 2.14) &

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					Nandula Vanaja (Ac. 1.00), SY.No. 96- SY.96- Chintala Ram Reddy, Kishita Reddy, Narayan Reddy, Yella Reddy, Ranga Reddy, T. Eshwariah, T. Kishitaiah, T. Anjalai, T. Satyanarayana, T. Darshan & Srinivas Kabra-
10	Pahani	1997-98 1998-99 1999-2000	SY. Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	SY.No. 95- Reldha Kabra, Srinivas Kabra, Kishan Pyari Kabra & Nandula Vanaja, and E. Lalitha Rao and E. Jana Rao as Possessors SY.No. 96- Chintala Ram Reddy, Kishita Reddy, Narayan Reddy, Yella Reddy, Ranga Reddy, T. Eshwariah, T. Kishitaiah, T. Anjalai, T. Satyanarayana, T. Darshan & Srinivas Kabra-
11	Pahani	2000-01 2001-02	SY. Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	SY.No. 95- Rekha Kabra, Srinivas Kabra, Kishan Pyari Kabra & Nandula V anaja and B. Mallesh, B. Narasimha, B. Parvathalu as Possessors. SY.No. 96- Chintala Ram Reddy, Kishita Reddy, Narayan Reddy, Yella Reddy, Ranga Reddy, T. Eshwariah, T. Kishitaiah, T. Anjalai, T. Satyanarayana, T. Darshan & Srinivas Kabra-
12	Pahani	2002-03 2003-04	SY. Nos. 95/A, 95/AA & 95/EE & 96/YE, situated at Pothaipally Village	Ac. 14.28 Gts	SY.No. 95- Reldha Kabra, Srinivas Kabra, Kishan Pyari Kabra & Nandula V anaja SY.No. 96/YE- Srinivas Kabra
13	Pahani	2004-05, 2005-06	SY. Nos. 95/A1 & 95/A2, 95/AA & 95/EE & 96/YE, situated at Pothaipally Village	Ac. 14.28 Gts	SY.No. 95- Rekha Kabra, Srikanth Rao, Chandrakanth Rao, Srinivas Kabra, Kishan Pyari Kabra, and Nandula Vanaja

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25/3-2011, 25/3-2011, 25/3-2011
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14	Pahani	2007-08, 2008-09 & 2009-10	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 14.28 Gts	SY.No. 95- Rekha Kabra, Srikanth Rao, Chandrantha Rao, Srinivas Kabra, Kishan Pyari Kabra and Nandula Vanaja as Pattadars SY.No. 96/YE-Srinivas Kabra
15	Pahani & 1-B (ROR)	13-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 0.2440Gts	Kulkarni Nareesh Goud
16	Pahani& 1-B (ROR)	14-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac.0.2324 Gts Ac.0.3776 Gts	Vilasagaram Sudarshan
17	Pahani & 1-B (ROR)	14-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac.1.0880 Gts	M.Mallikarjun Reddy
18	Pahani& 1-B (ROR)	14-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 0.09 Gts	Solapuram Ananth Reddy
19	Pahani& 1-B (ROR)	14-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 0.1064 Gts Ac. 0.0400 Gts	Amarnath
20	Pahani& 1-B (ROR)	14-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 1.31 Gts	Gangisetty Ganesh
21	Pahani& 1-B (ROR)	14-12-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 2440 Gts	Malla Reddy
22	Sale Deed	2502/1989 13-04-1989	SY.Nos. 95, situated at Pothaipally Village	Ac. 3.26 Gts	V. Pentiah, & B. Mallamma executed in favour of Srinivas Kabra
23	Sale Deed	5986/1989 05-08-1989	SY.No 96, situated at Pothaipally Village	Ac. 0.04 Gts	T. Darahan, T. Eshwariah executed in favour of Srinivas Kabra
24	Sale Deed	957/1991 08-02-1991	SY.No. 95, situated at Pothaipally Village	Ac. 2.14 Gts	V. Pentiah, & B. Mallamma executed in favour of Kishan Pyari Kabra
25	ROR	B/2050/	SY.Nos. 95 &		Srinivas Kabra

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	Proceeding s	1990, 21-09-1990	96, situated at Pothaipally Village		
26	Pattadar Pass Book	Z162494 with Patta No. 153	SY.Nos. 95 & 96, situated at Pothaipally Village		Srinivas Kabra
27	Title Deed	Z10615 with Patta No. 53	SY.Nos. 95 & 96, situated at Pothaipally Village		Srinivas Kabra

28	Pattadar Pass Book	Z166019 with Patta No. 22	SY.No 96, situated at Pothaipally Village		Kishan Pyari Kabra
29	Title Deed	Z1259315	SY.No 96, situated at Pothaipally Village		Kishan Pyari Kabra
30	Notarised Will	03-04-2005	SY.Nos. 95 & 96, situated at Pothaipally Village		Anant Kabra
31	Death Certificate of Srinivas Kabra	20-09-2005			
32	Notarised Will	04-08-2017	SY.Nos. 95 & 96, situated at Pothaipally Village		Anant Kabra
33	Death Certificate of Kishan Pya ri Kabra	23-04-2018			
34	Patta Certificate with Proceeding	B/3589/201 8 10/10/2018	SY.Nos. 95 & 96, situated at Pothaipally Village		Anant Kabra
35	Notarised Declaratio n	12/10/2018	SY.Nos. 95 & 96, situated at Pothaipally Village		Anant Kabra
36	Notarised Declaratio n	12/10/2018	SY.Nos. 95 & 96, situated at Pothaipally		Anant Kabra

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			Village		
37	Notarised Declaration	12/10/2018	SY.Nos. 95 & 96, situated at Pothaipally Village		Anant Kabra
38	Notarised Declaration	12/10/2018	SY.Nos. 95 & 96, situated at Pothaipally Village		Anant Kabra
39	Sale Deed	7144/2018 12/10/2018	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 6.00 Gts Sy. No. 95- 0.04gts & Sy.no.96- Ac.5.00gts	Anant Kabra executed infavour of Gangiseti Ganesh & 6 others
40	Rectification Deed	3094/2019 29-03-2019	SY.Nos. 95 & 96, situated at Pothaipally Village	Ac. 6.00 Gts (Sy. No. 95- 6.00gts & Sy.no.96- Ac.0.04gts)	Anant Kabra executed infavour of Gangiseti Ganesh & 6 others
41	ROR Proceeding s	B/4072/2018	SY.Nos. 95, 96 situated at Pothaipally Village	Ac.6.00 Gts in Sy No. 95 & Ac.0.04 Gts in Sy.No. 96.	Gangiseti Ganesh & 6 others
42	Amendme nt Proceeding s	MUT/06/13 /00453/2019 13-02-2019	SY.Nos. 95, 96 situated at Pothaipally Village	Ac. 6.04 Gts	Gangiseti Ganesh & 6 others
43	Pattadar Pass Book and Title Deed	T061302701 75 with Khata No. 60071	SY.Nos. 95, situated at Pothaipally Village		Kukkala Nareesh Goud.
44	Pattadar Pass Book and Title Deed	T061302701 72 with Khata No. 60068	SY.Nos. 95, situated at Pothaipally Village		Soleapuram Anant Reddy
45	Pattadar Pass Book and Title Deed	T061302701 74 with Khata No. 60070	SY.Nos. 95, situated at Pothaipally Village		M.Mallikharjuna Reddy
46	Pattadar Pass Book and Title Deed	T061302701 73 with Khata No. 60069	SY.Nos. 95, situated at Pothaipally Village		VilasagarnSudarshan
47	Pattadar Pass Book and Title Deed	T061302701 76 with Khata No. 60072	SY.Nos. 95, situated at Pothaipally Village		ChintalaMalla Reddy
48	Pattadar Pass Book and Title	T061302701 77 with Khata No.	SY.Nos. 95 & 96, situated at Pothaipally		Amarnath

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	Deed	60073	Village		
49	Conversion Proceeding &	32/475/19 18-03-2019	SY.No. 95, situated at Pothaipally Village	Ac. 6.00 Gts	Gangisetty Ganesh and others.
50	Special Power of Attorney	Doc. No. 32/2018	SY.No. 95, situated at Pothaipally Village	Ac. 2.14 Gts	J. Raghupathi Rao executed SPA in favour of P. Ganga Rao
51	Irrevocable GPA	4947/19 27/05/1919	95	Ac 1.09 Gts in (out of Ac. 6.00 Gts)	Gangisetty Ganesh & Vilasagaram Sudarshan
52	Cancellation of Irrevocable GPA (4947/2019)	1925/2020 12/03/2020	95	Ac 1.09 Gts in (out of Ac. 6.00 Gts)	M. Malikarjuna Reddy executed in favour of Gangisetty Ganesh & Vilasagaram Sudarshan
53	AGPA	1930/2020 12/03/20	95/ @ 2/2 & 95/ @ 2/5	Ac. 1-19.44 Gts	M. Malikarjuna Reddy, V. Amarnath executed in favour of Kukula Nares Goud & Chintala Malla Reddy
54	Sale Deed	2058/20 18/03/2020	95 (as per Pass Book/ Pahani 95/ @ 1/1, 95/ @ 2/1, 95/ @ 2/3, 95/ @ 2/4, 95/ @ 1/2, 95/ @ 2/5, & 95/ @ 2/2)	Ac. 1-39.68 Gts	M/s Asrithas Group
55	Sale Deed	1080/21 06-02-2021	95/ @ 1/1, 95/ @ 2/1, 95/ @ 2/3, 95/ @ 2/4, 95/ @ 2/5, 95/ @ 2/2)	Ac. 4-00.32 Gts	M/s Asrithas Group & 4 others
56	Statement of EC	06/02/19	SY.No. 95, situated at Pothaipally Village		
57	Web Statement of EC	10/12/19	SY.No. 95, situated at Pothaipally Village		
58	Sale Deed	6303/2021	SY.No. 95,	9641.28	M/s Asrithas's Group &

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		Dt: 30/10/2021	situated at Pothaipally Village	Sq.Yrds	Gangapatnam Parameswari executed infavour of Intha Hari Hara Reddy
59	Sale Deed	6304/2021 Dt: 30/10/2021	SY.No. 95, situated at Pothaipally Village	3025 Sq.Yrds	Gangapatnam Chaitanya Reddy executed infavour of Intha Hari Hara Reddy
60	Sale Deed	6305/2021 Dt: 30/10/2021	SY.No. 95, situated at Pothaipally Village	3025 Sq.Yrds	Gangapatnam Sandeep Reddy executed infavour of Intha Hari Hara Reddy
61	Sale Deed	6306/2021 Dt: 30/10/2021	SY.No. 95, situated at Pothaipally Village	1573 Sq.Yrds	Gangapatnam Sandeep Reddy executed infavour of Sistla Lohit
62	Release Deed	6307/2021 Dt: 30/10/2021	SY.No. 95, situated at Pothaipally Village	2662 Sq.yrds	Gangapatnam Parameswari infavour of M/s Asritha's Group
63	DAGPA & Suppleme ntary Allocation Deed	6963/2021 Dt: 02-12- 2021 and 2114/2022	SY.No. 95, situated at Pothaipally Village	8712 Sq.Yrds or Ac.1-32 Gts, and	Hari Hara Reddy and Sistla Lohith executed in favour of M/S Asritha's Group M/S Asritha's Group executed Supplementary Cum Allocation Deed No. 2114/2022 in favour of Hari Hara Reddy and Sistla Lohith.
64	DAGPA & Suppleme ntary Allocation Deed	6964/2021 Dt: 02-12- 2021 & 2115/2022	SY.No. 95, situated at Pothaipally Village	5808 Sq.Yrds or Ac.1.08 Gts	Whereas the K. Kusuma and K. Tejaswini executed in favour of M/S Asritha's Group and M/S Asritha's Group executed Supplementary Cum Allocation Deed No. 2115/2022 in favour of K. Kusuma and K. Tejaswini.

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NARATION ON FLOW OF TITLE:

On perusal of Khasra Pahani-1954-55, it reveals that for Survey No. 95 admeasuring Ac.14-28 Gts recorded in the name of B. Mallaiah as Pattadar.

On perusal of Chessala Pahani 1955-58, it reveals that for Survey No. 95 admeasuring Ac.14-28 Gts recorded in the name of B. Mallaiah as Pattadar.

In Pahani 196-61, 1965-66, 1970-71, 1975-76, 1980-81 reveals that for Survey No. 95 admeasuring Ac.14-28 Gts recorded in the name of B.Mallaiah as Pattadar.

In Pahani 1981-82, for Survey No. 95 admeasuring Ac.14-28 Gts the name of Konda Mallaiah recorded as Pattadar. Likewise, Pahanics for the Years 1983-84, 1985-86, same entries carried.

Pahani for the year 1986-87 for Survey No. 95 admeasuring Ac. 14-28 Gts, B. Pentaiah, S/o Mallaiah and Mallamma, W/o Mallaiah were recorded as Pattadars and Possessors. Likewise, Pahani for the Year 1987-88, 1988-89, 1989-90 above said persons recorded as Pattadars and Possessors.

In the year 1989-90, B. Pentaiah, S/o B.Mallaiah and B. Mallamma, W/o B.Mallaiah sold an extent of Ac.3-26 Gts in Survey No. 95 to Srinivas Kabra, S/o Hiralal Kabra by receiving total sale consideration of Rs.80,300/- which was evidenced in registered Sale Deed bearing No. 2502/1989 dated 13-04-1989 registered before SRO, Medchal.

Thigulla Darshan, S/o Late China Sambaiah, Tigulla Eshwaraiah, S/o Narsaiah sold an extent of Ac. 0-04 Gts equivalent to 484 Sq.Yards in Survey No. 96 to Srinivas Kabra, S/o HiralalKabra Vide Sale Deed No. 5986/1989, dated 09-08-1989 for a valid sale consideration.

Srinivas Kabra, S/o Late Hiralal Kabra has been mutated his name on Revenue Records Vide ROR Proceedings bearing No. B/2050/1990, dated 21-09-1990. And accordingly, has been issued PassBook bearing No. Z162494 and Title Deed bearing No. Z10615 with Patta No. 153.



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Pahani for the Year 1990-91 for Survey No. 95 admeasuring Ac. 14-28 Gts, B.Pentaiah, S/o Mallaiah, Mallamma, W/o Mallaiah and Smt Rekha Kabra, W/o Anand Kabra (Ac.7-28 Gts) were recorded as Pattadars and Possessors.

Pahani for the Year 1991-92 for Survey No. 95 admeasuring Ac. 14-28 Gts, out of that B.Pentaiah, S/o Mallaiah, Mallamma, W/o Mallaiah were recorded as Pattadars and Possessors for an extent of Ac.7-00 Gts and Smt Rekha Kabra, W/o Anand Kabra recorded as Pattadar and Possessor for an extent of Ac.7-28 Gts.

In the year 1991, B. Pentaiah, S/o B.Mallaiah and B. Mallamma, W/o B.Mallaiah sold an extent of Ac.2-14 Gts in Survey No. 95 to Kishan Pyari Kabra, W/o Srinivas Kabra, by receiving total sale consideration of Rs.58,750/- which was evidenced in registered Sale Deed bearing No. 957/1991 dated 08-02-1991 registered before SRO, Medchal.

Kishan Pyari Kabra has been mutated in Revenue Records and received Pass Book bearing No. 2166019 and Title Deed bearing No. 21259315 with Patta No.22.

Pahani for the Year 1992-93, 1993-94, 1994-95 for Survey No. 95 admeasuring Ac. 14-28 Gts, out of that B.Pentaiah, S/o Mallaiah, Mallamma, W/o Mallaiah were recorded as Pattadars and Possessors for an extent of Ac.7-00 Gts and Smt Rekha Kabra, W/o Anand Kabra recorded as Pattadar and Possessor for an extent of Ac.7-28 Gts.

Pahani for the Year 1995-96 for Survey No. 95 Smt Rekha Kabra for an extent of Ac. 7-28 Gts, Srinivas Kabra for an extent of Ac. 3-26 Gts, Kishan Pyari Kabra for an extent of Ac. 2-14 Gts and Smt Nandula Vanaja for an extent of Ac.1-00 Gts recorded as Pattadars.

Pahani for the Year 1996-97 for Survey No. 95, Smt Rekha Kabra for an extent of Ac. 7-28 Gts, Srinivas Kabra for an extent of Ac. 3-26 Gts, Kishan Pyari Kabra for an extent of Ac. 2-14 Gts and Smt Nandula Vanaja for an extent of Ac.1-00 Gts recorded as Pattadars.

Pahani for the Year 1997-98 for Survey No. 95 Smt Rekha Kabra for an extent of Ac. 7-28 Gts, Srinivas Kabra for an extent of Ac. 3-26 Gts, Kishan Pyari Kabra for an extent of Ac. 2-14 Gts and Smt Nandula Vanaja for an extent of Ac.1-00 Gts recorded as Pattadars. E. Lalitha Rao, E. Jana Rao recorded as Possessors for an extent of Ac.2-00 Gts each and B. Malleah,



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B. Narasimha, B. Parvathalu recorded as Possessors for an extent of Ac. 2-00 Gts. Same entries carried Pahani for the Year 1998-99, 1999-2000.

Pahani for the Year 2000-01 for Survey No. 95/A Smt Rekha Kabra recorded as Pattadar and Possessor for an extent of Ac. 7-28 Gts, Srinivas Kabra recorded as Pattadar for an extent of Ac. 3-26 Gts, Kishan Pyari Kabra for an extent of Ac. 2-14 Gts and Smt Nandula Vanaja for an extent of Ac. 1-00 Gts recorded as Pattadars, and B. Mallesh, B. Narasimha, B. Parvathalu recorded as Possessors for an extent of Ac. 6-00 Gts.

Pahani for the year 2002-03, for Survey No. 95/A admeasuring Ac. 7-28 Gts, Survey No. 95/AA admeasuring Ac. 3-26 Gts, Survey No. 95/E admeasuring Ac. 2-14 Gts and Survey No. 95/EE admeasuring Ac. 1-00 Gts recorded in the name of Rekha Kabra, Srinivas Kabra, Kishan Pyari Kabbra and Nandula Vanaja as Pattadars respectively.

Likewise, Pahani for the year 2003-04, entries of 2002-03 Pahani carried.

Pahani for the Year 2004-05, for Survey No. 95/A admeasuring Ac. 6-32 Gts, Survey No. 95/A1 admeasuring Ac. 0-18 Gts, Survey No. 95/A2 admeasuring Ac. 0-18 Gts, Survey No. 95/AA admeasuring Ac. 3-26 Gts, Survey No. 95/E admeasuring Ac. 2-14 Gts and Survey No. 95/EE admeasuring Ac. 1-00 Gts recorded in the name of Rekha Kabra, Srikanth Rao, Chandrakanta Rao, Srinivas Kabra, Kishan Pyari Kabbra and Nandula Vanaja recorded as Pattadars and Possessors respectively.

Pahani for the Year 2005-06, for Survey No. 95/A admeasuring Ac. 6-32 Gts, Survey No. 95/A1 admeasuring Ac. 0-18 Gts, Survey No. 95/A2 admeasuring Ac. 0-18 Gts, Survey No. 95/AA admeasuring Ac. 3-26 Gts, Survey No. 95/E admeasuring Ac. 2-14 Gts and Survey No. 95/EE admeasuring Ac. 1-00 Gts recorded in the name of Rekha Kabra, Srikanth Rao, Chandrakanta Rao, Srinivas Kabra, Kishan Pyari Kabbra and Nandula Vanaja recorded as Pattadars and Possessors respectively.

The Pahani for the Year 2007-08, for Survey No. 95/A admeasuring Ac. 6-32 Gts, Survey No. 95/A1 admeasuring Ac. 0-18 Gts, Survey No. 95/A2 admeasuring Ac. 0-18 Gts, Survey No. 95/AA admeasuring Ac. 3-26 Gts, Survey No. 95/E admeasuring Ac. 2-14 Gts and Survey No. 95/EE admeasuring Ac. 1-00 Gts recorded in the name of Rekha Kabra, Srikanth Rao, Chandrakanta Rao, Srinivas Kabra, Kishan Pyari Kabbra and Nandula Vanaja recorded as Pattadars and Possessors respectively. Whereas Kanaka Reddy, Narasimha, Mallesh, Parvathalu were recorded as Possessors against the extents of Srinivas Kabra and Rekha Kabra.

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Likewise same entries carried for the Pahani of the Year 2008-09 & 2009-10.

On 03-04-2005, Sri Srinivas Kabra, S/o Late Hiralal Kabra by bequeathing his rights over an agricultural land admeasuring Ac.3-36 Gts in Survey No. 95 and Ac.0-04 Gts in Survey No. 96 situated at Pothaipally Village, Shamirpet Mandal, Ranga Reddy District executed an Un-registered Notarized Will Deed dated 03-04-2005 in favour of his son Anant Kabra.

On 09-09-2005, Sri Srinivas Kabra expired and to that effect Death Certificate was issued on 20-09-2005 by Municipal Corporation of Hyderabad.

On 04-08-2017, Smt Kishan Pyari Kabra, W/o Late Sri Srinivas Kabra executed an un-registered Notarized Will Deed by bequeathing her rights over the lands in Survey Nos. 95 and 96 admeasuring Ac.6-04 Gts, (out of this, she only entitled for Ac.2-14 Gts only) situated at Pothaipally Village, Shamirpet Mandal, Ranga Reddy District in favour of her Son Sri AnantKabra.

Later Smt Kishan Pyari Kabra died on 31-03-2018, to that effect, a Death Certificate was issued by GHMC, Hyderabad on 23-04-2018.

Smt Surekha Sarada, D/o Srinivas Kabra, Mundada Swaroopa Devi, D/o Srinivas Kabra, Smruthi Kabra and Sthuti Kabra daughters of Anant Kabra executed Declarations in favour of Anant Kabra with regard to ownership over the lands admeasuring Ac.6-04 Gts in Survey Nos. 95/Part and 96/ [Part, situated at Pothaipally Village, Shamirpet Mandal, Medchal-Malkajgiri District

On 10/10/2018, Tahasildar, Shamirpet issued Patta Certificate Vide Proceeding No. B/3589/2018 in favour of Anant Kabra, S/o Srinivas Kabra for the lands admeasuring Ac.6-00 Gts in Survey No. 95 and Ac.0-04 Gts in Survey No. 96, situated at Pothaipally Village, Shamirpet Mandal, Medchal-Malkajgiri Mandal.

On 12/10/2018, Sri Anant Kabra, S/o Late Srinivas Kabra executed a registered Sale Deed bearing No. 7144/2018, registered before SRO Shamirpet in favour of (1) Gangisetty Ganesh, (2) Solapuram Anant Reddy, (3) Vilasagaram Sudarshan, (4) M. Mallikarjuna Reddy, (5) Kukkala Nareesh Goud (6) Chintala Malla Reddy (7) V. Amarnath with regard to Agricultural lands admeasuring Ac. 6-00 in Survey No. 95/Part and Ac.0-04 Gts in Survey No. 96/Part, situated at Pothaipally Village, Shamirpet Mandal, Medchal-Malkajgiri District. Further Anant Kabra, S/o Late Srinivas

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Kabra executed a registered rectification deed bearing No. 3094/2019 dated 29-03-2019 registered before SRO Shamirpet by rectifying the error took place in the Principal Sale Deed with regard to link document and thereupon the title has been transferred perfectly in favour of Gangisetty Ganesh and others.

Later Gangisetty Ganesh and others has been mutated their names in Revenue Records Vide ROR Proceedings bearing No. B/4072/2018 in the month of January, 2019 and Proceedings have been recorded and amended in Revenue Records with regard to the Survey Nos. 95 and 96 with their respective shares Vide File No. MUT/06/13/00453/2019, dated 13/02/2019 issued by Tahasildar, Shamirpet Mandal, Medchal-Malkajgiri District.

After that Gangisetty Ganesh and others applied for Pattadar Pass Book and Title Deed before Tahasildar, Shamirpet Mandal and accordingly after perusal of records, Tahasildar Shamirpet Mandal issued Pattadar and Title Deed Pass Books in their favour and the details are as follows:

S. No	Name	ROR Proceeding No & Pattadar & Title Deed No.	SY.No.	Total Extent In Ac-Gts
1	Gangishetti Ganesh	B/4072/2018, 08/01/2019.	95/ es/1/1	1-21
2	Vilasagaram Sudharshan	B/4072/2018, 08/01/2019. [Pattadar Passbook and Title Deed bearing no. T06130270173 with Khatha No.60069]	95/ es/1/3 95/ es/2/1	0-23.24 0-37.76
3	Kukkala Naresh Goud	B/4072/2018, 08/01/2019. [Pattadar Passbook and Title Deed bearing no. T06130270175 with Khatha No.60071]	95/ es/2/3	0-24.40
4	Chintala Malla Reddy	B/4072/2018, 08/01/2019 [Pattadar Passbook and Title Deed bearing no. T06130270176 with Khatha No.60072]	95/ es/2/4	0-24.40
5	Solapuram. Ananth Reddy	B/4072/2018, 08/01/2019 [Pattadar Passbook and Title Deed bearing no T06130270172]	95/ es/1/2	0-09.76

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		with Khatha No. 60068]		
6	V.Amarnath	B/4072/2018, 08/01/2019 [Passbook and Title Deed bearing no. T06130270177 with Khatha No.60073]	95 es/2/5 96/ 2	0-10.64 0-04
7	M. Mallikarjun a Reddy	B/4072/2018, 08/01/2019 [Pattadar Passbook and Title Deed bearing no. T06130270174 with Khatha No.60070]	95/ es/2/2	1-08.80
TOTAL EXTENT				6-04

The names of (1) Sri Gangishetti Ganesh, S/o Late Chittaiiah, 2. Sri Solapuram Ananth Reddy, S/o Late Narsa Reddy, 3. Sri Vilasagaram Sudharahan, S/o V. Satyanarayana, 4. Sri M. Mallikarjuna Reddy, S/o Late Madhusudhan Reddy, 5. Sri Kukala Naresa Goud, S/o Late K. Bikshapathi Goud, 6 Sri Chintala Malla Reddy, S/o Chintala Yadi Reddy and 7. Sri V. Amarnath, S/o Late Veeraiah with regard to the extents in Sub-division Survey Nos of 95 and 96, situated at Pothaipally Village, Shamirpet Mandal, Medchal-Malkajgiri District have been recorded in Revenue Records and evidenced through online Pahanics and 1-B(ROR) dated 13-12-2019 and 14-12-2019.

The land belongs to (1) Sri Gangishetti Ganesh, S/o Late Chittaiiah, 2. Sri Solapuram Ananth Reddy, S/o Late Narsa Reddy, 3. Sri Vilasagaram Sudharshan, S/o V. Satyanarayana, 4. Sri M. Mallikarjuna Reddy, S/o Late Madhusudhan Reddy, 5. Sri Kukala Naresa Goud, S/o Late K. Bikshapathi Goud, 6 Sri Chintala Malla Reddy, S/o Chintala Yadi Reddy and 7. Sri V. Amarnath, S/o Late Veeraiah in Survey No. 95 admeasuring Ac.6-00 Gts has been converted from Agricultural to Non-agricultural purpose Vide Proceeding bearing No. B2/475/2019, dated 18-03-2019 issued by Revenue Divisional Officer, Keesara Division, Medchal-Malkajgiri District in favour of above said persons and accordingly they paid requisite chalan amount of Rs.13, 06,800/- towards Fees.

Subsequent thereto Sri M. Mallikarjuna Reddy who is the absolute owner, possessor and pattadar of all that the land admeasuring Ac.1-09 Gts or 5929 Sq.Yards in Survey No. 95 of Pothaipally Village, Shamirpet Mandal, Medchal-Malkajgiri District with an intention sell his share of land, has appointed Sri Gangishetti Ganesh, S/o Late Chittaiiah and Sri Sri Vilasagaram Sudharshan, S/o V. Satyanarayana as his attorneys to deal with his share of property by virtue of Irrevocable General Power of Attorney dated : 27-05-2019, which deed had been duly registered in the

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Office of Sub-registrar, Shamirpet as Document bearing No. 4947/2019. Thereafter this Irrevocable General Power of Attorney bearing Document No. 4947/2019 has been cancelled by the parties to this deed mutually by Virtue of Cancellation of Irrevocable General Power of Attorney dated: 12-03-2020, which deed had been duly registered in the Office of Sub-Registrar, Shamirpet as Document bearing No. 1925/2020.

Subsequent thereto the said M. Mallikarjuna Reddy, S/o Late Madhusudhan Reddy along with Sri V. Amarnath, S/o Late Veeraiiah has sold an extent of the land admeasuring Ac.1-08.80 Gts in Survey No. 95/ε/2/2 (share of Sri M. Mallikarjuna Reddy) and an extent of 0-10.64 in Survey No. 95/ε/2/5 (Share of Sri V. Amarnath) to Sri Kukkala Nareesh Goud, S/o Late K. Bikshapathi Goud, and Sri Chintala Malla Reddy, S/o Chintala Yadi Reddy by virtue of Agreement of Sale Cum General Power of Attorney with Possession dated :12-03-2020, which deed had been duly registered in the Office of Sub-Registrar, Shamirpet as Document bearing No. 1930/2020.

Subsequent thereto the said (1) Sri Gangishetti Ganesh, S/o Late Chittaiiah, 2. Sri Vilasagaram Sudharshan, S/o V. Satyanarayana, 3. Sri Kukkala Nareesh Goud, S/o Late K. Bikshapathi Goud, 4. Sri Chintala Malla Reddy, S/o Chintala Yadi Reddy, 5. Sri Solapuram Ananth Reddy, S/o Late Naresa Reddy, 6. Sri V. Amarnath, S/o Late Veeraiiah and 7. Sri M. Mallikarjuna Reddy, S/o Late Madhusudhan Reddy, Parties 6 & 7 represented by their AGPA Holders :Sri Kukkala Nareesh Goud and Sri Chintala Malla Reddy sold an extent of Ac. 1-39.68 Gts in Survey Nos.

95/ ε/1/1, 95/ε/1/3, 95/ε/1/2, 95/ε/2/1, 95/ε/2/3, 95/ε/2/4, 95/ε/2/5 & 95/ε/2/2, situated at Pothaipally Village and Grampanchayat, Shamirpet Mandal, Medchal-Malkajigiri District to (1) **M/s ASRITHA'S GROUP** rep by its Partner **SRI V. Madhusudhana**, S/o Sri V. Lakshmaiah and (2) **Smt Gangapatnam Parameswari**, W/o Sri Gangapatnam Ravindra Reddy by virtue of Registered Sale Deed dated: 18-03-2020, which deed had been duly registered as Document bearing No. 2058/2020.

Subsequent thereto the said (1) Sri Gangishetti Ganesh, S/o Late Chittaiiah, 2. Sri Vilasagaram Sudharshan, S/o V. Satyanarayana, 3. Sri Kukkala Nareesh Goud, S/o Late K. Bikshapathi Goud, 4. Sri Chintala Malla Reddy, S/o Chintala Yadi Reddy, 5. Sri V. Amarnath, S/o Late Veeraiiah and 6. Sri M. Mallikarjuna Reddy, S/o Late Madhusudhan Reddy, Parties 5 & 6 represented by their AGPA Holders :Sri Kukkala Nareesh



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Goud and Sri Chintala Malla Reddy sold an extent of **Ac.4-00.32 Gts** equivalent to 19,398.72 Sq. Yards in **Sy. Nos. 95/3/1/1, 95/3/1/3, 95/3/2/1, 95/3/2/3, 95/3/2/4, 95/3/2/5 & 95/3/2/2**, situated at Pothaipally Village, Thumukunta Municipality, Shamirpet Mandal, Medchal-Malkajgiri District to (1) **M/s ASRITHA'S GROUP** rep by its Partner **SRI V. Madhusudhana, S/o Sri V. Lakshmaiah**, (2) **SMT K. Kusuma, W/o Sri Radhaiah K Radhakrishnaiah**, (3) **Kandukuru Tejaswini, D/o Sri K. RADHAIAH**, (4) **Mr. Gangapatnam Chaitanya Reddy, S/o Ravindra Reddy** and (5) **Mr. Gangapatnam Sandeep Reddy, S/O. MR. Ravindra Reddy** by virtue of Registered Sale Deed dated : 06-02-2021, which deed had been duly registered in the Office of Sub-Registrar, Shamirpet as Document bearing No.1080/2021, Dt: 06-02-2021.

Whereas the Asrithas Group and another have executed Sale Deed No. 6303/2021, Dt: 30-10-2021, in favour of Intha Hari Hara Reddy, S/o Brahma Reddy Intha of an extent of 2662 Sq.Yrds.

Whereas the Vendee Gangapatnam Chaitanya Reddy in Document No. 1080/2021 have executed his share through Sale Deed No. 6304/2021, Dt: 30-10-2021, in favour of Intha Hari Hara Reddy, S/o Brahma Reddy Intha of an extent of 3025 Sq.Yrds.

Whereas the Vendee Gangapatnam Sandeep Reddy in Document No. 1080/2021 have executed his share through Sale Deed No. 6305/2021, Dt: 30-10-2021, in favour of Intha Hari Hara Reddy, S/o Brahma Reddy Intha of an extent of 1573 Sq.Yrds and to Sistla Lohith to an extent of 1452 Sq.Yrds vide Document No. 6306/2021, Dt: 30-10-2021.

Whereas the Vendee No.2 Gangapatnam Parameswari in Document No. 2058/2020 have released deed their share through Release Deed No. 6307/2021, Dt: 30-10-2021, to M/S Asritha's Group of an extent of 3489.64 Sq.yrds.

Whereas the Hari Hara Reddy and Sistla Lohith executed a DAGPA No. 6963/2021, Dt: 02-12-2021, in favour of M/S Asritha's Group of an extent of 8712 Sq.Yrds or Ac.1-32 Gts, and M/S Asritha's Group executed Supplementary Cum Allocation Deed No. 2114/2022 in favour of Hari Hara Reddy and Sistla Lohith.

Whereas the K. Kusuma and K. Tejaswini executed a DAGPA No. 6964/2021, Dt: 02-12-2021, in favour of M/S Asritha's Group of an extent of 5808 Sq.Yrds or Ac.1.08 Gts and M/S Asritha's Group executed

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Supplementary Cum Allocation Deed No. 2115/2022 in favour of K. Kusuma and K. Tejaswini.

On the perusal of Statement of Encumbrances, it is observed that the execution of Sale Deeds in favour of **M/s ASRITHAS GROUP** and others has been tallied and title has been conveyed correctly to them.

CERTIFICATE OF OPINION

On perusing of all the above sequence of the copies of the documents and Revenue Records, it is certified in my opinion that the title in respect of "all that the land admeasuring Ac. 6-00 Gts in Survey No.95, situated at Pothaipally Village, Thumukunta Municipality, Shamirpet Mandal, Medchal-Malkajgiri District" in the following manner

S.No	Name	Extent (Acres- Guntas)
1	M/s ASRITHAS GROUP rep by its Partner Sri V. Madhusudhana	3-00
2	I.Hari Hara Reddy	1-20
3	Sistla Lohith	0-12
4	K. Kusuma	0-28
5	K. Tejaswini	0-20
	Total	6-00

has been transferred correctly in favour (1) **M/s ASRITHAS GROUP** rep by its Partner Sri V. Madhusudhana for an extent of Ac.3.00Gts. Whereas I.Hari Hara Reddy, Sistla Lohith with an total extent of 8712 Sq.Yrds or Ac.1-32 Gts has executed a DGPA in favour of **M/s ASRITHAS GROUP** for Development.

Whereas K. Kusuma and K. Tejaswini with an total extent of 5808 Sq.Yrds or Ac.1.08 Gts has executed a DGPA in favour of **M/s ASRITHAS GROUP** for Development and as such they are having clear, absolute and marketable Title which is free from all sorts of encumbrances in respect of the above said Lands.

Hence this Opinion.


M/s KRAJESHWAR RAO
LL.M, PGDCL & IPR

