

# LEGAL REPORT

FROM THE DESK OF  
**B.NAGENDER RAO & ASSOCIATES**



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**Date: 19/11/2020**

**TO WHOM SOEVER IT MAY CONCERN**

**LEGAL OPINION**

NAME OF THE APPLICANT : M/s. SRI SAI CONSTRUCTIONS

**Address and Identification of Property: -**

All that the Flats on Plot Nos.11B & 11C, (forming Part of Plot No.11), in Sy.No.34/1, admeasuring 700 Sq.yds or 585.27 Sq.mtrs, Situated at in Block No.1 of Silpa Garden Madeenaguda Village, Serilingampally Mandal and Municipality, Ranga Reddy District, under HUDA Layout No.5302/MP2/HUDA/97-T.S, and bounded as under :-

**Boundaries:-**

NORTH : 50' Wide Road  
SOUTH : Plot No.11A  
EAST : Plot No.10  
WEST : 40' Wide Road

Total extent of site as per document : 700 Sq.yds  
Total extent of site as per document : 700 Sq.yds

Encumbrance certificate from : 04/11/1990 to 02/11/2020



**II.LIST OF DOCUMENTS:-**

| Sl. No | Date of Document | Registered As Document No.                       | Nature of Document              | Verified With | Parties to the Document                                                                                                                |                                                                                                           | Extent/ Remarks                                                                  |
|--------|------------------|--------------------------------------------------|---------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|        |                  |                                                  |                                 |               | Executants                                                                                                                             | In favour of                                                                                              |                                                                                  |
| 1      | 06/02/98         | 844/98                                           | Sale Deed                       | Xerox         | Sri.Vemuri Subramanyam through his AGPA Holder M/s.Silpa Homes Pvt Ltd Rep by its Chairman Sri.P.C.Reddy                               | Master M.Prasanth Reddy (Minor aged about 1 year, under Guardianship of his Father Sri.M.Sreenivas Reddy) | Area 350 Sq.yds on Plot No.11B (forming Part of Plot No.11) in Sy.No.34/1        |
| 2      | 06/02/98         | 845/98                                           | Sale Deed                       | Xerox         | Sri.Vemuri Subramanyam through his AGPA Holder M/s.Silpa Homes Pvt Ltd Rep by its Chairman Sri.P.C.Reddy                               | Baby S.Pooja Reddy (Minor aged about 1 Year, under Guardianship of her Grand Father Sri.M.P.Ranga Reddy)  | Area 350 Sq.yds on Plot No.11C (forming Part of Plot No.11) in Sy.No.34/1        |
| 3      | 08/12/11         | Proc.No.LRS/10 524/CR-11/West Zone/Ho/GHMC /2008 | Regularization under LRS Scheme | Xerox         | Commissioner GHMC                                                                                                                      | S.Pooja Reddy (rep by M.P.Ranga Reddy)                                                                    | Area 350 Sq.yds on Plot No.11C in Sy.no.34/1                                     |
| 4      | 08/12/11         | Proc.No.LRS/10 523/CR-11/West Zone/Ho/GHMC /2008 | Regularization under LRS Scheme | Xerox         | Commissioner GHMC                                                                                                                      | M.Prasanth Reddy                                                                                          | Area 350 Sq.yds on Plot No.11B in Sy.No.34/1                                     |
| 5      | 08/07/15         | 1975/15                                          | Sale Deed                       | Xerox         | Sri.M.Prasanth Reddy (Now Major)                                                                                                       | Sri.Anil Kumar Suravaram                                                                                  | Area 350 Sq.yds on Plot No.11B (forming Part of Plot No.11) in Sy.No.34/1        |
| 6      | 30/09/19         | 16806/19                                         | DGPA                            | Xerox         | Sri.Anil Kumar Suravaram & S.Pooja Reddy (Now Major)                                                                                   | M/s.Sri Sai Constructions rep by its Proprietor Sri.K.Shanker Reddy                                       | Area 700 Sq.yds on Plot Nos.11B & 11C (forming Part of Plot No.11) in Sy.No.34/1 |
| 7      | 17/03/2020       | Permit No.2/C20/0391 2/2020                      | Building Permission             | Xerox         | Commissioner GHMC                                                                                                                      | M/s.Sri Sai Constructions, rep by its Proprietor Sri.K.Shanker Reddy                                      | Stilt + 5 Upper Floors                                                           |
| 8      | 04/03/2020       | 4181/2020                                        | Mortgage Deed                   | Xerox         | Sri.Anil Kumar Suravaram & S.Pooja Reddy through their DGPA holder M/s.Sri Sai Constructions rep by its Proprietor Sri.K.Shanker Reddy | The Commissioner GHMC                                                                                     | Mortgaged area 166.72 Sq.yds in Second Floor                                     |

|   |            |               |                         |       |                 |  |                          |
|---|------------|---------------|-------------------------|-------|-----------------|--|--------------------------|
| 8 | 03/11/2020 | App No.823878 | Encumbrance Certificate | Xerox | SRO Ranga Reddy |  | 04/11/90 to 02/11/2020   |
| 9 | 19/11/2020 | App No.123408 | Encumbrance Certificate | Xerox | SRO Ranga Reddy |  | 15/10/1980 to 18/11/2020 |

**Description of the schedule of property:-**

All that the Flats on Plot Nos.11B & 11C, (forming Part of Plot No.11), in Sy.No.34/1, admeasuring 700 Sq.yds or 585.27 Sq.mtrs, Situated at in Block No.1 of Silpa Garden Madeenaguda Village, Serilingampally Mandal and Municipality, Ranga Reddy District, under HUDA Layout No.5302/MP2/HUDA/97-T.S, and bounded as under :-

**Boundaries:-**

NORTH : 50' Wide Road  
 SOUTH : Plot No.11A  
 EAST : Plot No.10  
 WEST : 40' Wide Road

**Tracing of Party's Title:-**

Whereas from the recitals it confirms that Originally Master M.Prasanth Reddy (Minor, aged about 1 Year, Under Guardianship of his Father Sri.M.Sreenivas Reddy) was the Sole absolute owner and Peaceful Possessor of Plot No.11B (Forming Part of Plot No.11), admeasuring 350 Sq.yds in Sy.No.34/1, Situated at Rest of the area in Block No.01 of Silpa Garden, Madeenaguda Village, Serilingampally Mandal & Municipality, Ranga Reddy District, having Purchased the same vide registered Sale Deed bearing document No.844/98 dt.06/02/98, registered with the S.R.O.Ranga Reddy.

Whereas from the recitals it confirms that M.Prasanth Reddy S/o Sri.M.Sreenivas Reddy (Now Major), who was the Sole absolute owner and Peaceful Possessor of Plot No.11B (Forming Part of Plot No.11), admeasuring 350 Sq.yds, in Sy.No.34/1, Situated at Rest of area in Block No.01 of Madeenaguda Village, Serilingampally Mandal & Municipality, Ranga Reddy District, got the above Plot Regularized Under LRS Scheme and the same was regularized by the Commissioner GHMC vide proceedings mentioned above, and Sold the same in favour of Sri.Anil Kumar Suravaram vide registered Sale deed bearing document No.1975/15 dt.08/07/15, registered with the S.R.O.Balanagar.

Likewise from the recitals it confirms that Baby S.Pooja Reddy D/o Sri.S.Anil Kumar (Minor aged about 1 Year, under Guardianship her Grand Father Sri.M.P.Ranga Reddy) was the Sole absolute owner and Peaceful Possessor of Plot No.11/C (Forming Part of Plot No.11), admeasuring 350 Sq.yds, in Sy.No.34/1, Situated at Rest of area Block No.01, of Municipality, Madeenaguda Village, Serilingampally Mandal, R.R.Dist, having Purchased the same vide registered Sale Deed bearing document No.845/98 dt.06/02/98, registered with the S.R.O.Ranga Reddy, got the above Plot Regularized Under LRS Scheme and the same was regularized by the Commissioner GHMC vide proceedings Mentioned above.

Whereas the recitals Confirms that Sri.Anil Kumar Suravaram (owner for Plot No.11B (Forming Part of Plot No.11), area 350 Sq.yds, in Sy.No.34/1), and along with the contiguous land owner Ms.Pooja Reddy D/o Sri.S.Anil Kumar (Now Major) (owner for Plot No.11C (Forming Part of Plot No.11), admeasuring 350 Sq.yds), clubbed their above properties of Total admeasuring 700 Sq.yds, and jointly entered in DGPA with the Developers M/s.Sri Sai Constructions, Builders and Developers Rep by its Proprietor Sri.K.Shanker Reddy for the construction of Residential Complex vide registered DGPA bearing document No.16806/19 dt.30/09/19, registered with the S.R.O.Ranga Reddy, and obtained Construction for the Construction of Stilt + 5 Upper Floors from the Commissioner GHMC vide Permit No.2/C20/03912/2020 dt.17/03/2020, constructed Flats and also executed a Mortgage Deed in favour of The Commissioner GHMC and Mortgaged area 166.72 Sq.yds in Second Floor vide registered Mortgage Deed bearing document No.4181/2020 dt.04/03/2020, registered with the S.R.O.Ranga Reddy.

As per the above DGPA bearing Flat Nos.201, 202, 401, 402 & 502, has fallen to the share of the Land owners Sri.Anil Kumar Suravaram & S.Pooja Reddy and Flat Nos.101, 102, 301, 302 & 501, has fallen to the share of the Developer.

My opinion based on the Xerox copies produced before me, and I have conducted an Empirical Search to determine if any litigation/s or acquisition proceedings are pending in respect of the Schedule of property. The genuineness of the Signature of the documents & multiple registrations on the same property cannot be ascertained by me and hence adequate precautions should be taken by the applicant/purchaser/mortgagor. This report is subject to physical inspection of the schedule of property by the applicant / purchaser / mortgagor, to ensure the location and physical possession of the applicants and his vendors. I recommend a physical examination of all the original documents by comparing with certified copies prior to the conclusion of any transaction relating to the properties denoted herein. The above all precautions should be taken to avoid fabrication of documents by way of impersonation and deposit of Second document.

Since the said property is existence since 1998 and hence the Land owners Sri.Anil Kumar Suravaram & S.Pooja Reddy through their DGPA holders M/s.Sri Sai Constructions, Rep by its Proprietor Sri.K.Shanker Reddy shall have clear title over the Property and hence the **applicants/Prospective Purchasers** shall have “good and clear marketable title” over the Flats on Plot Nos.11B & 11C, (forming Part of Plot No.11), in Sy.No.34/1, admeasuring 700 Sq.yds or 585.27 Sq.mtrs, Situated at in Block No.1 of Silpa Garden Madeenaguda Village, Serilingampally Mandal and Municipality, Ranga Reddy District, under HUDA Layout No.5302/MP2/HUDA/97-T.S, Subject to fulfillment of following terms & Conditions.

1. Original Registered Sale Deed of the Schedule of Property in favour of the **applicants/Prospective Purchasers** to be executed by the Land owners Sri.Anil Kumar Suravaram & S.Pooja Reddy & the DGPA Holder M/s. Sri Sai Constructions, Rep by its Proprietor Sri.K.Shanker Reddy, for their respective share of Flats.

For Bhaskar Legal Services  
 Vaishnavi  
 (B.VAISHNAVI)  
 Advocate Partner