



Mittapally Srinivas

ADVOCATE

(Legal Advisor Ranga Reddy Co-Operative Urban Bank Ltd.)

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Ref: ARB Infra/Legal Opinion/2019

Date: 15-05-2019.

LEGAL OPINION.

Following documents are furnished to me and sought the opinion on the marketable title in respect of the proposed residential building Apartment over the land admeasuring 1897 Sq.yds and land admeasuring 683 Sq.yds situated at Om Vihar Colony of Sy. No: 102 of Medipally village and Mandal, Medchal Malkajgiri District.

1. Xerox copy of Pattedar Pass Book
2. Xerox copy of ROR
3. Xerox copy of Pahani from meeseva for the year 2018-2019
4. Xerox copy of the Sale Deed bearing Doc: No: 2521/1967
5. Xerox copy of the GPA bearing Doc: No: 95/1993
6. Xerox copy of the Sale Deed bearing Doc: No: 948/1996
7. Xerox copy of the Sale deed bearing doc: No: 950/1996
8. Xerox copy of the property tax receipt Dt: 30-8-2010
9. Xerox copy of the property tax receipt Dt: 16-3-2017 in the name of P.Venkatesh and others.
10. Xerox copy of the Sale deed bearing Doc: No's 2305/2015, 2306/2015, 2307/2015, 2308/2015 and 2310/2015.
11. Xerox copy of Death Certificate of Nagireddy Bhagawan Reddy.
12. Xerox copy of Decree in O.S. No: 76/2017 of Junior Civil Judge, Suryapet.
13. Xerox copy of the Sale deeds bearing Doc: No: 10832/18, 10833/2018 and 10834/2018
14. Xerox copy of the Development Agreement cum GPA bearing Doc: No: 10835/2018.
15. Xerox copy of the Sanction Plan released by the Commissioner, Peerzadiguda Municipality.
16. Xerox copy of the Building Permit File No: G1/6026/2018-2019.
17. Xerox copy of the Mortgage deed bearing Doc: No: 10839/2018
18. Xerox copy of Encumbrance Certificate for the period 1-1-1985 to 10-11-2014 issued by Sub-Registrar, Uppal.
19. Xerox copy of Encumbrance Certificate for the period 11-10-2016 to 12-05-2019 issued by Sub-Registrar, Narapally.
20. Xerox copy of Partnership Deed of M/s ARB INFRA PROJECTS
21. Xerox copy of the Partnership Firm registration Certificate vide No: 3464 of 2018 issued by Registrar of Firms, Ranga Reddy Dist.

For M/S ARB INFRA PROJECTS

Managing Partner

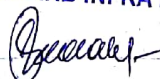
The Perusal of the above documents reveals that Mr.Om Prakash Gupta S/o.Vishweshwaranath purchased an extent of Ac: 18-08 Cents in Sy. No: 102 of Medipally Village, Erstwhile Hyderabad Dist by way of Registered Sale deed bearing Doc: No: 2521/1967 office of the Sub-Registrar, Hyderabad East for consideration from its owner and possessor Anwarulla Pasha for consideration and obtained physical possession thereof. Thereafter, an extent of Ac: 17-24 Gts in Sy. No: 102 of Medipally Village is mutated in his favor in revenue records and patta Pass Book vide No: 00318 is issued by the Tahsildar, Hyderabad East.

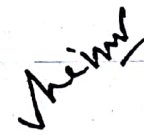
That sri Mr.Omprakash Gupta died on 5-11-1991 leaving behind his sons Mr.Satya Prakash, Sri.Prem Kumar and his wife Smt Vidya Devi as evident from the Legal Heir Certificate Dt: 26-6-1992 bearing No: C/2970/92 issued by the Mandal Revenue Officer, Uppal Mandal, Ranga Reddy Dist.

Further Mr. Satya Prakash and Prem Kumar executed the GPA in favour of their mother Smt Vidya Devi vide doc No. 95/1993 registered in the office of the sub registrar Uppal in respect of the above said land. Thereafter Smt.Vidya Devi along with her two sons Mr. Satya Prakash and Mr.Prem Kumar sold for consideration an extent of 1560 sq yds and extent of 2840sq. yds in sy. No. 102, Om Vihar, situated at Medipally Village and Gram Panchayat (previously under Peerzadiguda gram panchayat), Ghatkesar Mandal, Ranga Reddy Dist by way of Sale deed bearing Doc No. 948/1996 and by way of Sale deed bearing Doc No. 950/1996 respectively to SAYAJI IRON & ENGG. CO. LTD (later changed to Mac Nally Sayaji Engg. Ltd), both the sale deeds registered in the office of sub registrar Uppal.

Thereafter Mac Nally Sayaji Engineering LTD., sold the part of open land in sy.no. 102, of Medipally village in 'OM VIHAR' situated at Medipally village and Gram Panchayat, Ghatkesar Revenue Mandal, Ranga Reddy dist., admeasuring 641 sq. yds, to Sri. K. Venkat Reddy and 4 others by way of Sale deed bearing Doc No.2305/2015 dated 10-03-2015 registered in the office of the Sub-Registrar, Uppal for consideration.

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Mac Nally Sayaji Engineering LTD, also sold the part of open land (towards West Part) in sy.no. 102, of Medipally village in 'OM VIHAR' situated at Medipally village and Gram Panchayat, Ghatkesar Revenue Mandal, Ranga Reddy dist., admeasuring 683 sq. yds, to Sri. G. Vijay Kumar and 4 others vide Doc No.2306/2015 dated 09-3-2015 registered in the office of the Sub-Registrar, Uppal for consideration.

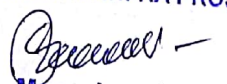
Mac Nally Sayaji Engineering LTD., sold the part of open land(towards West part) in sy.no. 102, of Medipally village in 'OM VIHAR' situated at Medipally village and Gram Panchayat, Ghatkesar Revenue Mandal, Ranga Reddy dist., admeasuring 583 sq. yds, to Sri. K.Krishna and 4 others vide Doc No.2307/2015 dated 09-03-2015 registered in the office of the Sub-Registrar, Uppal for consideration.

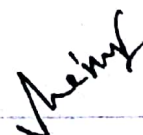
Mac Nally Sayaji Engineering LTD, sold the piece and parcel of premises bearing No.10-132 in Sy.No. 102, of Medipally village in 'OM VIHAR' situated at Medipally village and Gram Panchayat, Ghatkesar Revenue Mandal, Ranga Reddy dist., admeasuring 583 Sq. yds, to Sri. P. Venkatesh and four others vide Doc No.2308/2015 dated 10-03-2015 registered in the office of the Sub-Registrar, Uppal for consideration.

Further Mac Nally Sayaji Engineering LTD., sold the part of open land (towards South east part) in Sy.No. 102, of Medipally village in 'OM VIHAR' situated at Medipally village and Gram Panchayat, Ghatkesar Revenue mandal, Ranga Reddy dist, admeasuring 895 sq. yds, to Sri. N.Om Prakash and another vide Sale deed bearing Doc No.2310/2015 dated 10-03-2015 registered in the office of the Sub-Registrar, Uppal.

Further Sri.N. Bhagwan Reddy one of the purchasers of the land forming part of Registered Sale deed bearing Doc No. 2308/2015 died on 3/10/2015 as evident from the death Certificate Id- 50043-D-4779 issued by Registrar, Births and Deaths, Suryapet Municipality, Nalgonda Dist.

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The Hon'ble Junior Civil Judge, Suryapet by the Judgment and Decree Dt: 12/9/2017 in O.S. No: 76 of 2017 declared that his Wife Nagireddy Vasantha, his son Nagireddy Chandrashekar Reddy, his daughter Kasi Reddy Vani are the only legal heirs of Late Nagireddy Bhagwan Reddy.

Sri. G. Vijay Kumar, Laxman, N. Janardhan Reddy, Smt. P. Anitha and Smt. Y. Aparna @ N. Aparna entered in to Development Agreement with M/s. ARB Infra Projects Rep. by Managing Partners Singireddy Anjan Reddy and Karnati Bhaskar in respect of their property admeasuring 683 Sq.yds situated in Sy. No: 102, Om Vihar colony, Medipally Village and Mandal [Erstwhile Ghātkesar Mandal] Medchal Malkajgiri District,[Erstwhile Ranga Reddy Dist] vide DAGPA Doc no. 10835/2018 dated 04-10-2018 agreeing to share the Developed Area i.e 55% to the Developer and 45% to the Owners.

M/s. ARB Infra Projects Rep. by its Managing Partners Singireddy Anjan Reddy and Karnati Bhaskar purchased premises bearing No: 10-132 admeasuring 583 Sq.yds situated at Om Vihar Colony, Medipally Village and Mandal, Peerzadiguda Municipality, Medchal-Malkajgiri Dist from P. Venkatesh and 6 others vide Sale deed Dt: 4/10/2018 bearing Doc: No: 10832/2018 registered in the office of the Sub-Registrar, Narapally.

M/s. ARB Infra Projects Rep. by its Managing Partners Singireddy Anjan Reddy and Karnati Bhaskar purchased all that the part of Open Land [Towards Middle Part] admeasuring 641 Sq.yds situated at Om Vihar Colony, Medipally Village and Mandal, Peerzadiguda Municipality, Medchal-Malkajgiri Dist from K. Venkat Reddy and 4 others vide Sale deed Dt: 4/10/2018 bearing Doc: No: 10833/2018 registered in the office of the Sub-Registrar, Narapally.

M/s. ARB Infra Projects Rep. by its Managing Partners Singireddy Anjan Reddy and Karnati Bhaskar purchased all that the part of Open Land [Towards Western Part] admeasuring 583 Sq.yds situated at Om Vihar Colony,

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Medipally Village and Mandal, Peerzadiguda Municipality, Medchal-Malkajgiri Dist from K. Krishna and 4 others vide Sale deed Dt: 4/10/2018 bearing Doc: No: 10834/2018 registered in the office of the Sub-Registrar, Narapally.

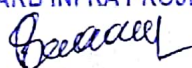
Thus M/s. ARB Infra Projects purchased a total extent of 1807 Sq.yds through above said registered sale deeds and entered into Development Agreement Cum GPA to an extent of 683 Sq.yds vide DAGPA Doc: No: 10835/2018 with its owners with a stipulation to share the Developed area in the ratio of 55% to the Developer and 45% to the Owners and Flats No: 106, 107, 108 on the First Floor and Flats No: 202, 207 & 208 on second floor of the proposed building are allotted to the share of the Developer M/s ARB Infra Projects.

Since the above said properties are contiguous with a view to the develop the total area of 2490 Sq.yds as acquired supra in to a multi storied Residential building Apartment, M/s ARB INFRA PROJECTS obtained the permission from the HMDA Vide Proceedings No: 014060/GHT/R1/U6/HMDA/27072018 and the sanction plan is released by the Commissioner Peerzadiguda Municipality vide proceedings No: G/6026/2018-2019 B.A.No: 02/2019-20 Dt: 8/4/2019 for the construction of Stilt plus Five Upper Floors thereon.

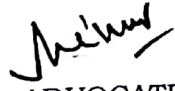
Further in pursuance of the sanctioned plan executed registered mortgage deed bearing Doc: No: 10839/2018 Dt: 4-10-2018 for the due completion of the project.

Further Xerox copy of Encumbrance Certificate for the period 1-1-1985 to 10-11-2014 issued by Sub-Registrar, Uppal and Encumbrance Certificate for the period 11-10-2016 to 12-05-2019 issued by Sub-Registrar, Narapally reflects the above said transactions. Basing on the above said documents title can be traced from the year 1967 and the title is passed through registered documents to the present owners. Further M/s ARB INFRA PROJECTS obtained required permission from the competent authority to construct the residential building Apartment.

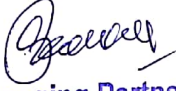
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Hence, I am of the opinion that M/s ARB INFRA PROJECTS a Partnership Firm {registered with Registrar of Firms vide Registration No: 3464 of 2018} has got marketable title in respect of the proposed residential building Apartment in respect of land admeasuring 1897 Sq.yds and in respect of 683 Sq.yds as per the shares and Flats specified in the Development Agreement cum GPA as stated supra situated at Om Vihar Colony of Sy. No: 102 of Medipally village and Mandal, Medchal Malkajgiri District, subject to the Mortgage deed executed by M/s ARB INFRA PROJECTS for the due performance of the project as per the sanction plan.


ADVOCATE

For M/S ARB INFRA PROJECTS


Managing Partner

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