

I. RAMESH

Mobile: 9246546715

B.Com, L.L.M

CHAMBERS AT:

"Sri Sai Nilayam", 9-1-19/48

Vinayak Nagar, Langer House

HYDERABAD-500008

ADVOCATE

Dt: 26.10.2019

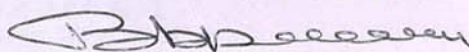
LEGAL OPINION

M/s. Theme Ambience Constructions Private Limited, Hyderabad, has placed before me the Xerox copies of the below mentioned 43 documents related to land admeasuring 3 Acres 35 Guntas in Sy. No. 70(P), 71, 72, & 73, situated at Nanakramguda village, Serilingampally Mandal, Ranga Reddy District and sought legal opinion with regard to title and possession of it.

Sl. No.	Description of Document	Original/Xerox
1	Registered Development Agreement Cum General Power of Attorney dated 09.06.2010 bearing document No. 7904/2010 executed by and between Sri P. Srinivasa Rao, Smt. P. Srilakshmi and M/s. Theme Ambience Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
2	Development Agreement cum General Power of Attorney dated 18.08.2011 executed by Sri V. Niranjan Reddy in favor of M/s. Theme Ambience Constructions Pvt. Ltd.	Xerox
3	Registered Sale Deed dated 24.08.2011 bearing document No. 7837/2011 executed by Sri V. Niranjan Reddy in favor of M/s. Theme Ambience Constructions Pvt. Ltd. And the document was registered at Sub Registrar of Assurances, Ranga Reddy.	Xerox
4	Registered Sale Deed dated 17.11.2007 bearing document No. 1740/2007 executed by Sri Kamal Kumar Kedia and Smt Sangeeta Kedia in favor of M/s. Theme Ambience Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
5	Registered Development Agreement Cum General Power of Attorney dated 14.02.2007 bearing document No. 2965/2007 executed by and between Sri Ved Mittal & others and M/s. Theme Ambience Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
6	Registered Sale Deed dated 28.11.2006 bearing document No. 25533/2006 executed by Sri Vijay Bagrodia & others in favor of M/s. Theme Ambience Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox

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For Theme Ambience Constructions Pvt. Ltd.



Director

M/s. I. RAMESH

ADVOCATE B.Com LL.M

CHAMBER # 9-1-19/48 "Sri Sai Nilayam"

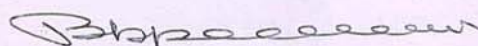
Vinayak Nagar, Langer House,

Hyderabad - 500008

Mobile: 9246546715

7	Registered Sale Deed dated 11.11.2006 bearing document No. 25534/2006 executed by Sri Bimal Kumar Kedia and Smt Renu Kedia in favor of M/s. Theme Ambience Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
8	Registered Sale Deed dated 14.11.2006 bearing document No. 25535/2006 executed by Sri Manoj Daga in favor of M/s. Theme Ambience Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
9	Registered Sale Deed dated 22.02.2006 bearing document No. 3953/2006 executed by Sri K. Murali Mohan Rao and Smt K. Sujini in favor of Sri Ved Mittal and others. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
10	Registered Sale Deed dated 28.08.2006 bearing document No. 17682/2006 executed by M/s. Theme Ambience Constructions Pvt. Ltd. In favor of Sri S. Jaipal Reddy and others. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
11	Registered Sale Deed dated 06.10.2005 bearing document No. 16860/2005 executed by Smt Shareef Bee and others In favor of Sri Vijay Bagroda and others. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
12	Registered Sale Deed dated 06.10.2005 bearing document No. 16861/2005 executed by Smt Shareef Bee and others In favor of Sri Manoj Daga and Smt Sangita Daga. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
13	Registered Sale Deed dated 06.10.2005 bearing document No. 16862/2005 executed by Smt Shareef Bee and others In favor of Sri Kamal Kumar Kedia and Smt Sangeeta Kedia. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
14	Registered Sale Deed dated 06.10.2005 bearing document No. 16863/2005 executed by Smt Shareef Bee and others In favor of Sri Bimal Kumar Kedia and Smt Renu Kedia. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
15	Registered Sale Deed dated 06.10.2005 bearing document No. 16864/2005 executed by Smt Shareef Bee and others In favor of M/s. Theme Constructions Pvt. Ltd. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
16	Registered Sale Deed dated 06.10.2005 bearing document No. 16865/2005 executed by Smt Shareef Bee and others In favor of P. Srinivas an Smt P. Sri Lakshmi. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox

For Theme Ambience Constructions Pvt. Ltd.



Director

M/s. I. RAMESH

ADVOCATE B.Com. LL.M.

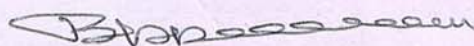
CHAMBER #3-1-19/48 "Sri Sai Nilayam"

Vinayak Nagar, Langer House,

Hyderabad - 500008. Cell 9465 46715

17	Registered Sale Deed dated 06.10.2005 bearing document No. 16867/2005 executed by Smt Shareef Bee and others In favor of Smt K. Sujini & Sri K. Murali Mohan Rao. The document was registered at the Registrar of Assurances, Ranga Reddy.	Xerox
18	Unregistered Agreement of Demarcation of Area dated 11.08.2010 executed by and between Sri P. Srinivasa Rao & Another and M/s. Theme Constructions Pvt. Ltd.	Xerox
19	Unregistered Agreement of Demarcation of Area dated 11.08.2010 executed by and between Sri Ved Mittal & Others and M/s. Theme Constructions Pvt. Ltd.	Xerox
20	Unregistered Development Agreement Cum General Power of Attorney dated 30.09.2006 executed by and between Sri Jaipal Reddy and others in Favor of M/s. Theme Constructions Pvt. Ltd.	Xerox
21	Pahani Patrikas for the year 1959-60; 1963-64; 1969-70;1974-75; 1978-79; 1985-86; 1990-91; 1993-94; 2000-01; 2001-02; 2002-03	Xerox
22	Pattadar Pass Book bearing No. 189761 with Patta No. 10 of Sri Osman Khan issued by the Mandal Revenue Officer, Serilingampally	Xerox
23	Proceedings of Plan approval dated 09.05.2008 bearing No. G/17/BP/WZ/346/08 issued by the Zonal Commisioner, West Zone, GHMC in favor of M/s. Theme Constructions Pvt. Ltd.	Xerox
24	Proceedings dated 04.12.2007 bearing No. B/982/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
25	Proceedings dated 04.12.2007 bearing No. B/983/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
26	Proceedings dated 04.12.2007 bearing No. B/984/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
27	Proceedings dated 04.12.2007 bearing No. B/985/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
28	Proceedings dated 04.12.2007 bearing No. B/978/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
29	Proceedings dated 04.12.2007 bearing No. B/980/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
30	Proceedings dated 04.12.2007 bearing No. B/981/2007 issued by the Tahsildar, Serilingampally Mandal.	Xerox
31	Family Member Certificate of Late Sri Osman Khan issued by the Mandal Revenue Officer, Serilingampally Mandal vide its proceedings bearing D.Dis No. B/3126/2004 dated 14.12.2004	Xerox
32	Family Member Certificate of Late Sri Manan Khan issued by the Mandal Revenue Officer, Serilingampally Mandal vide its proceedings bearing D.Dis No. A/854/2005 dated 22.02.2005	Xerox

For Theme Ambience Constructions Pvt. Ltd.



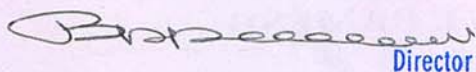
Director

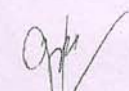

M/s. I. RAMESH
 ADVOCATE S.Com. LL.M
 CHAMBER #5-1-19/18 "Sri Nilayam"
 Vinayak Nagar, Linggi House,
 Hyderabad - 500 078. Call: 2405 46715

33	Family Member Certificate of Late Sri Mahmood Khan issued by the Mandal Revenue Officer, Serilingampally Mandal vide its proceedings bearing D.Dis No. A/862/2005 dated 23.02.2005	Xerox
34	Revised Approved Building Plan and Permission No. 9543/BP/Plg/CDA/HMDA/2007 dated 05.08.2011 issued by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.	Xerox
35	Land Use Information Certificate dated 05.08.2002 bearing Application No. 115/P5/CDA/2002 issued by the Special Officer, ULC.	Xerox
36	Certificate of Incorporation of M/s. Theme Constructions Pvt. Ltd. Incorporated dated 24.05.2004 and Memorandum of Association & Articles of the Association.	Xerox
37	Fresh Incorporation Certificate of M/s. Theme Ambience Constructions Private Limited dated 02.06.2007	Xerox
38	Encumbrance Certificate dated 31.12.2011 bearing No. 34038 from 01.01.1983 to 29.12.2011 reflecting transaction vide document Nos. 11019/2011, 10331/2011, 10041/2011, 9650/2011, 8168/2011, 7837/2011, 7180/2011, 6672/2011, 6628/2011, 6627/2011, 6626/2011, 6625/2011, 6624/2011, 6623/2011, 6074/2011, 6046/2011, 4423/2011, 4030/2011, 9503/2010, 8615/2010, 8599/2010, 8598/2010, 8235/2010, 7904/2010, 287/2009, 2965/2007, 1740/2007, 25535/2006, 25534/2006, 25533/2006, 17682/2006, 8954/2006, 16868/2005, 16867/2005, 16866/2005, 16865/2005, 16864/2005, 16863/2005, 16862/2005, 16861/2005.	Xerox
39	Occupation Certificate vide no B/1852/TPS/TP11/2011/OC dated 2-06-2014, issued by Commissioner, GHMC for Block D & E.	Xerox
40	Approved Building Plan and Permission No. 48923/HO/WZ/Cir-11/2016 dated 22-03-2016 issued by Commissioner GHMC for A, B, C and Amenities Block.	Xerox
41	Occupation Certificate vide no 5889/06/02/2015/HO/OC dated 23-04-2016 issued by Commissioner GHMC for Block B & C and Amenities Block.	Xerox
42	Approved Building Plan and Permission No. 53571/HO/WZ/CIR-11/2016 dated 14-09-2019 issued by Commissioner GHMC for 15 th Floor in Block A.	Xerox
43	Encumbrance Certificate dated 4-10-2019 bearing No. 34115297, 34115310, 34115321, 34115308, 34115332, and dated 5-10-2019 bearing no 34115567 from 1-1-2000 to 3-10-2019 reflecting nil transaction for Flat Nos: 1501, 1502, 1503, 1504, 1505, 1506, A Block.	Xerox

For Theme Ambience Constructions Pvt. Ltd.

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Director


MR. T. RAMANI
ADVOCATE, HON. J.M.
CHAMBER #5-11/10-10, "Sri Anilayam"
Vinayak Nagar, Langer House,
Hyderabad - 500058. Call: 248546715

Passing of Title

Pahani entries of Sy. Nos.70, 71, 72 & 73 situated at Nanakramguda Village, Serilingampally Village, Serilingampally Mandal, Ranga Reddy district reflects as follows:

Year	Sy.No.	Extent (Ac-Gts)	Pattedar	Possessor
1959-60	70	14-33	1. Osman Khan	1. Osman Khan
1963-64	71		2. Mohammad Khan	2. Mohammad Khan
1969-70	72			
1963-64	73			
1969-70				
1974-75				
1978-79				
1985-86	70	1-33	1. Osman Khan	Osman Khan (0-37)
	71	0-39	2. Mohammad Khan	Mohammad Khan (0-36)
	72	1-28		Osman Khan (0-19)
	73	0-21		Mohammad Khan (0-20)
				Osman Khan (0-34)
				Mohammad Khan (0-34)
				Osman Khan (0-10)
				Mohammad Khan (0-11)
1990-91	70	1-33	1. Osman Khan	1. Osman Khan
	71	0-39	2. Mohammad Khan	2. Mohammad Khan
	72	1-28		
	73	0-21		
1993-94	70	1-33	1. Osman Khan	1. Osman Khan
			2. Mohammad Khan	2. Mohammad Khan
	71	0-39	1. Osman Khan	1. Osman Khan
			2. Mohammad Khan	2. Mohammad Khan
	72	1-28	1. Osman Khan	1. Osman Khan
			2. Mohammad Khan	2. Mohammad Khan
	73	0-21	1. Osman Khan	1. Osman Khan
			2. Mohammad Khan	2. Mohammad Khan
2000-01	70	1-33	1. Osman Khan	1. Osman Khan (0-37)
			2. Mohammad Khan	2. Mohammad Khan (0-36)
	71	0-39	1. Osman Khan	1. Osman Khan (0-19)
			2. Mohammad Khan	2. Mohammad Khan (0-20)
	72	1-28	1. Osman Khan	1. Osman Khan (0-34)
			2. Mohammad Khan	2. Mohammad Khan (0-34)
	73	0-21	1. Osman Khan	1. Osman Khan (0-10)
			2. Mohammad Khan	2. Mohammad Khan (0-11)
2001-02	70	1-33	1. Osman Khan	1. Osman Khan (0-37)
			2. Mohammad Khan	2. Mohammad Khan (0-36)
	71	0-39	1. Osman Khan	1. Osman Khan (0-19)
			2. Mohammad Khan	2. Mohammad Khan (0-20)
	72	1-28	1. Osman Khan	1. Osman Khan (0-34)

Subsequently, the Owners submitted the Family Members Certificates issued by the Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District as follows:

Family Members of Late Sri Osman Khan:

Proceedings No. & Date	Name of the Persons	Relationship with the Deceased
D.Dis.No.B/3126/2004 14.12.2004	Smt Shareefa Bee	Wife
	Smt Sajida Begum	Daughter
	Sri Azam Khan	Son
	Sri Jaffer Khan	Son
	Sri Khader Khan	Son
	Smt Hameeda Begum	Daughter
	Sri Saber Khan	Son

Family Members of Late Sri Manan Khan:

Proceedings No. & Date	Name of the Persons	Relationship with the Deceased
D.Dis.No.A/854/2005 22.02.2005	Smt Amedi Begum	Wife
	Sri Rasheed Khan	Son
	Sri Rateeq Khan	Son
	Smt Neerjha Begum	Daughter
	Smt Shajabe Begum	Daughter
	Smt Nibrath Begum	Daughter
	Miss Ishrath Begum	Daughter

Family Members of Late Sri Mahmood Khan:

Proceedings No. & Date	Name of the Persons	Relationship with the Deceased
D.Dis.No.B/3126/2004 14.12.2004	Smt Rehmani Begum	Wife
	Smt Chand Sultana	Daughter
	Smt Farzana Begum	Daughter
	Smt Rehana Begum	Daughter
	Smt Rezwana Begum	Daughter
	Smt Shaheen Begum	Daughter
	Smt Parveen Begum	Daughter
	Smt Saheera Begum	Daughter
	Sri Ahmed Ali	Grandson
	Sri Jafer Ali	Grandson
	Smt Ayesha Begum	Grand Daughter
	Smt Sabena Begum	Grand Daughter
	Smt Ghosia Begum	Grand Daughter

After the demise of Late Mohammad Khan, Late Osman Khan & Late Mannan Khan, their family members and original owner Sri Mossa Khan totally 36 members by name 1. Smt Shareefa Bee, 2. Smt Sajida Begum, 3. Sri Azam Khan, 4. Sri Jaffer Khan 5. Sri Khader Khan 6. Smt Hameeda Begum, 7. Sri Saber Khan (1 to 7 are family members of Late Sri Osman Khan) 8. Sri Moosa Khan 9. Smt Zamrothbe 10. Sri Asath Khan 11. Sri Anwar Khan 12. Smt Haji Begum 13. Smt Shahnaz Begum 14. Smt Aijaz Begum 15. Smt Nasreen Begum 16. Smt Soni Begum (9 to 16 are the Children of Sri Moosa Khan who is the owner mentioned as Vendor No.8) 17. Sri Rasheed Khan 18. Sri Rateeq Khan 19. Smt Neerjha Begum 20. Smt Shajabe Begum 21. Smt Nibrath Begum 22. Miss Ishrath Begum 23. Smt Amedi Begum (17 to 23 are Family members of Late Sri Mannan Khan) 24. Smt Rehmani Begum 25. Smt Chand Sultana 26. Smt Farzana Begum 27. Smt Rehana Begum 28. Smt Rezwana Begum 29. Smt Shaheen Begum 30. Smt Parveen Begum 31. Smt Saheera Begum 32. Sri Ahmed Ali 33. Sri Jafer Ali 34. Smt Ayesha Begum 35. Smt Sabena Begum 36. Smt Ghosia Begum (24 to 36 are the Family Members of Late Sri Mohammad Khan) and Consenting Parties 1. Sri Kummari Malliah 2. Sri Kummari Pentaiah 3. Sri Kummari Kistaiah (Party No. 1 to 3 have joined as parties being tenants in the properties) 4. Sri Mir Amzad Ali Khan 5. Sri Mir Sarfarz Ali Khan 6. Sri Mir Wazid Ali Khan; (Party No. 4 to 6 have joined as consenting parties being agreement holders to the entire extent of Ac.05-17Gts) have jointly sold the lands in favor of the purchasers which was clearly mentioned in the below table:

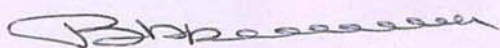
Sl. No.	Sale Deed date & Document No.	Claimants/Purchasers	Description of the Property
1.	06.10.2005 16860/2005	1. Sri Vijay Bagrodia 2. Smt. Sulochana Bagrodia 3. Sri Vijay Bagrodia (HUF) represented by its Karta Sri Vijay Bagrodia	All that the Land admeasuring Ac.0-22.5 Gts. Forming part of Sy. No. 72(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
2.	06.10.2005 16861/2005	1. Sri Manoj Daga 2. Smt Sangeeta Daga	All that the Land admeasuring Ac.0-12.5 Gts. Forming part of Sy. No. 71(part) & 72(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
3.	06.10.2005 16862/2005	1. Sri Kamal Kumar Kedia 2. Smt Sangita Kedia	All that the Land admeasuring Ac.0-15 Gts. Forming part of Sy. No. 72(part) & 73(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
4.	06.10.2005 16863/2005	1. Sri Bimal Kumar Kedia 2. Smt Renu Kedia	All that the Land admeasuring Ac.0-15 Gts. Forming part of Sy. No. 72(part) & 73(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga

			Reddy.
5.	06.10.2005 16864/2005	M/s Theme Constructions Private Limited	All that undivided share of land admeasuring Ac.0-35 Gts. Forming part of Sy. No. 70(part), 71(part) and 72(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
6.	06.10.2005 16865/2005	1.Sri P. Srinivas 2.Smt P. Sri Lakshmi	All that undivided share of land admeasuring Ac.1-04 Gts. in part of Sy. No. 70 & 71 towards West side and part of in Sy. No. 69 East side situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
7.	06.10.2005 16867/2005	1.Smt K.Sujini 2. Sri K Murali Mohan Rao	All that undivided share of land admeasuring Ac.0-16 Gts. in part of Sy. No. 70 & 71 towards East side situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.

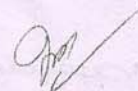
Subsequently, the above said Claimants / Purchasers executed and sold the lands more clearly mentioned in the below table:

Sl. No.	Sale Deed date & Document No.	Executants	Claimants	Description of the Property
1.	28.11.2006 25533/2006	1.Sri Vijay Bagrodia 2.Smt. Sulochana Bagrodia 3.Sri Vijay Bagrodia (HUF) represented by its Karta Sri Vijay Bagrodia	M/s Theme Constructions Private Limited	All that the Land admeasuring Ac.0-22.5 Gts. Forming part of Sy. No. 72(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
2.	14.11.2006 25535/2006	1. Sri Manoj Daga 2.Smt Sangeeta Daga	M/s Theme Constructions Private Limited	All that the Land admeasuring Ac.0-12.5 Gts. Forming part of Sy. No. 71(part) & 72(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.

For Theme Ambience Constructions Pvt. Ltd.



Director

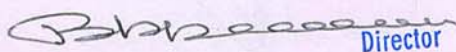


3	17.11.2007 1740/2007	1. Sri Kamal Kumar Kedia 2. Smt. Sangeeta Kedia	M/ s Theme Construction Pvt Ltd	All that land admeasuring Acres 0-15 gts forming part of Survey No.72 (part) & 73(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
4	11.09.2006 25534/2006	1. Sri Bimal Kumar Kedia 2. Smt. Renu Kedia	M/ s Theme Construction Pvt Ltd	All that land admeasuring Acres 0-15 gts forming part of Survey No.72 (part) & 73(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
5	28.05.2006 17682/2006	M/ s Theme Construction Pvt Ltd	1. Sri S Jipal Reddy 2. Smt. A. S. Lakshmi 3. Smt. P Rajasri 4. Sri Niranjan Reddy 5. Smt. V Vinay Sheel Reddy	All that property being agricultural dry land totally admeasuring acres 0-35 gts forming part of Survey No.71 (part) & 72(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.
6	22.02.2006 3953/2006	1. Sri Murali Mohan Rao 2. Smt. K Sujini	1. Sri Ved Mital 2. Smt. Uma Rani 3. Sri Naresh Kumar Mittal 4. Sri Raghuvier Sharan Gupta 5. Smt. Ritudevi Goyal	All that land admeasuring Acres 0-16 gts equivalent to 1936 Sq.Yds forming part of Survey No.70 (part) & 71(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.

It is observed from the above table that M/s. Theme Construction Private Limited becomes the absolute owner of the land admeasuring Acres 0-22.5 gts + Ac. 0-12.5 gts + Ac. 0-155 gts + Ac. 0-15 gts = Acres 1-25 gts or Acres 1.62 cents in forming parts of Sy Nos. 71,72 & 73.

For Theme Ambience Constructions Pvt. Ltd.

10

 Director


 CHAIRMAN, RANGA REDDY DISTRICT
 RANGA REDDY DISTRICT
 Hyderabad - 500008. Tel: 46543715

Future, it is observed from the above said table that Sri Ved Mittal and others; 2 Sri P Srinivas Rao and another 3. Sri S Jaipal Reddy and others: separately entered into three Development Agreement Cum General Power of Attorney with M/s. Theme Construction Pvt Ltd with a view to develop a colony /human settlement/commercial complex by obtaining necessary permission from Cyberabad Urban Development Authority. The details were more clearly mentioned in the below table.

Document Number and Date	Executed by	Description of the property	Share of the Owner	Share of the Developer
14.02.2007 2965/2007	1. Sri Ved Mital 2. Smt. Uma Rani 3. Sri Naresh Kumar Mittal 4. Sri Raghuvier Sharan Gupta 5. Smt. Ritudevi Goyal	All that land admeasuring Acres 0-16 gts equivalent to 1936 Sq.Yds forming part of Survey No.70 (part) & 71(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.	40% of the built up area of 22400 Sq.ft., out of 56000 Sq.ft.,	60% of the built up area of 33600 Sq.ft., out of 56000 Sq.ft.,
09.06.2010 7904/2010	1. Sri P. Srinivasa Rao 2. Smt. P. Sri Lakshmi	All that land admeasuring Acres 0-39 gts forming part of Survey No.70 (part) & 71(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.	35% of the built up area of 47775 Sq.ft., out of 136500Sq.ft.,	65% of the built up area of 88725 Sq.ft., out of 136500 Sq.ft.,
Unregistered DAGPA dated 30.09.2016	1. Sri S Jipal Reddy 2. Smt. A. S. Lakshmi 3. Smt. P Rajasri 4. Sri Niranjana Reddy 5. Smt. V Vinay Sheel Reddy	All that land admeasuring Acres 0-35 gts forming part of Survey No.71 (part) & 72(part) Situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District. The document was registered at the Joint Sub Registrar of Assurances, Ranga Reddy.	47.5% of the built up area of 41600 Sq.ft., out of 87579Sq.ft.,	52.5% of the built up area of 45979 Sq.ft., out of 87579 Sq.ft.,

Hence, M/s. Theme Construction Pvt Ltd became the Development Agreement Cum General Power of Attorney Holder with respect to the land totally admeasuring Acres 2-10 gts (0-16 gts + 0-35 gts = Acres 2-10 gts) in Sy No.s 70 & 71.

Subsequently, M/s. Theme Construction Pvt Ltd, Sri Jaipal Reddy & others; Sri P. Srinivas Rao others; and Sri Ved Mittal & others obtained permission for construction of Multistoried Residential Apartment with Cellar + 14 Upper Floors along with amenities vide Permission No. 9543/BP/PLG/CDA/HMDA/2007 dated 05.08.2011 from the Metropolitan Commissioner Hyderabad Metropolitan Development Authority.

As per Demarcation of area document dated 11.08.2010 executed by and between Sri Ved Mittal & others and M/s. Theme Constructions Pvt Ltd (Developer) the total consideration built-up area for Acres 0-16 gts comes up to 56,000 Sq.ft., out of which the owners will get 22,400 Sft towards 40% share as per the Development Agreement cum General Power of Attorney dated 14.02.2007 bearing documents No. 2965/2007 and remaining 33,600 Sft and club house will go to the share of Developer.

Thereafter, Agreement of Demarcation of Area dated 11.08.2010 executed by and between Sri. P. Srinivas Rao & other and M/s. Theme Constructions Pvt Ltd (Developer) the total consideration built-up area for Acres 0-39 gts comes up to 1,36,500 Sq.ft., out of which Sri O. Srinivas Rao & other are entitled to 47775 Sq. ft., of built up area towards 35% share as per the Development Agreement cum General Power of Attorney dated 09.06.2010 bearing documents No. 7904/2010 and remaining 88725 Sft and club house will go to the share of Developer.

Thereafter, Sri V. Niranjan Reddy one of the party among Sri S. Jaipal Reddy and others, intended to separate from the Project and thus intended to alienate his 1/7th share of land admeasuring 605 Sq. Yards in No.s 70(part) 71(part) and 72(part) of Nanakramguda Village, Purchased vide document No. 17682/2006.

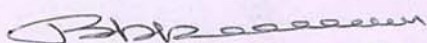
Sri V. Niranjan Reddy executed an unregistered Development Agreement cum General Power of Attorney dated 18.08.2011 in respect of land admeasuring 398 Sq. Yard out of 605 Sq. Yards in Sy. Nos 70(part) 71(part) and 72(part) on favor of M/s. Theme Construction Private Limited vide registered sale deed dated 24.08.2011 bearing document No. 7837/2011 and the documents was registered at Registrar of Assurances, Ranga Reddy. It is agreed between the parties that the owner shall entitle to 5040 Sq. ft, of built up area and the proportionate undivided share of land towards the owner's share was not clearly mentioned in the document.

Sri V. Niranjan Reddy sold land admeasuring 207 Sq. Yards in Sy. Nos 70(part) 71(part) and 72(part) on favor of M/s. Theme Construction Private Limited vide registered sale deed dated 24.08.2011 bearing document No. 7837/2011 and the documents was registered at Registrar of Assurances, Ranga Reddy.

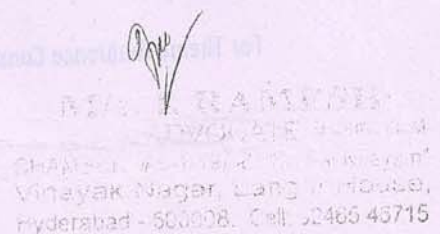
The Tahsildar (Deputy Collector Cadre) Serilingampally Mandal issued Notices in from – VIII giving 30 days time and no objections were received within the stipulated time hence, issued Mutation Proceeding in ROR Records in the name of the following owners with respect to the property situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District.

For Theme Ambience Constructions Pvt. Ltd.

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Director



TAHSILDAR
SERILINGAMPALLY MANDAL
RANGA REDDY DISTRICT
CHAPRA - 500008, Cell. 92465 45715

Proceeding No. & Date	Name of the Previous Owner	Mutation in the name of the Present Owner	Sy. No.	Extent (Acred- Gts)
No.B/978/2007 04.12.2007	Osman Khan & Mohammad Khan 1. M. Vijay Bagrodia 2. M. Sulochana Begrodia 3. Vijay Bagrodia(HUF) (Represented by its Karta Sri Vijay Bagrodia).	M/s Theme Constructions Pvt Ltd Represented by Aswin Tyagi	72	0-22 1/2
No.B/980/2007 04.12.2007	Osman Khan & Mohammad Khan 1. Kamal Kumar Kedia 2. Smt. Sangeeta Kedia	M/s Theme Constructions Pvt Ltd Represented by Aswin Tyagi	72 73	0-05 0-10
No.B/981/2007 04.12.2007	Osman Khan & Mohammad Khan	1. Sri Srinivas Rao 2. Smt. P Sri Lakshmi	70 71	0-19 0-25 0-04
No.B/982/2007 04.12.2007	Osman Khan & Mohammad Khan 1. Bimal Kumar Kedia 2. Smt. Renu Kedia	M/s Theme Constructions Pvt Ltd Represented by Aswin Tyagi	72 73	0-04 0-11
No.B/983/2007 04.12.2007	Osman Khan & Mohammad Khan 1. K Sujini 2. K. Murali Mohan Rao	1. Sri Ved Mital 2. Smt. Uma Rani 3. Sri Naresh Kumar Mittal 4. Sri Raghuvier Sharan Gupta 5. Smt. Ritudevi Goyal	70 71	0-09 0-07
No.B/984/2007 04.12.2007	Osman Khan & Mohammad Khan M/s. Theme Construction Pvt Ltd	1. Sri S Jipal Reddy 2. Smt. A. S. Lakshmi 3. Smt. P Rajasri 4. Sri Niranjana Reddy 5. Smt. V Vinay Sheel Reddy	70 71 72	0-04 0-04 0-27
No.B/985/2007 04.12.2007	Osman Khan & Mohammad Khan 1. Manoj Daga 2. Sangita Daga	M/s Theme Constructions Pvt Ltd Represented by Aswin Tyagi	71 72	0-03 0-09 1/2



Subsequently, the Special officer, Cyberabad Development Authority issued Land use Information Certificate dated 05.08.2002 bearing Application No. 115/P5/CDA/2002 as follows;

Land in Sy. No	Land Use
55	Residential (P) & Commercial Cum Housing (P)
56,58,71 to 73	Residential
57,69 & 70	Residential & affected 36.0M Read
59, 60 & 62	Residential (P) & Commercial Cum Housing (P) & 36.0M Road

It is observed from the proceeding dated 09.05.2008 bearing No. G/17/BP/WZ/346/08 that the Zonal Commissioner, GHMC, West Zone, Serilingampally issued permission for construction of a Residential Building consisting one sub cellar, Ground and Four Upper Floors in Sy. Nos. 70(P), 71 & 72 & 73 situated at Nanakramguda (V) covered by West Zone, Greater Hyderabad Municipal Corporation in favor of M/s. Theme Construction Pvt Ltd.

The Owners submitted the Certificate of Incorporation of M/s. Theme Construction Private Limited Incorporation on 24.05.2004 consequently the name was changed to M/s. Theme Ambience Construction Private Limited Incorporation on 02.06.2007 also submitted the Memorandum of Association and Articles of the Association.

The Owners submitted the Encumbrance Certificate dated 31.12.2011 bearing Nos 34038 from 01.01.1983 to 29.12.2011 reflecting transaction vide documents Nos 11019/2011, 10331/2011, 10041/2011, 9650/2011, 8168/2011, 7837/2011, 7180/2011, 6672/2011, 6628/2011, 6627/2011, 6627/2011, 6626/2011, 6625/2011, 6624/2011, 6623/2011, 6074/2011, 6046/2011, 4423/2011, 4030/2011, 9503/2010, 8615/2010, 8599/2010, 8598/2010, 8235/2010, 7904/2010, 287/2009, 2965/2007, 1740/2007, 25535/2006, 25534/2006, 25533/2006, 17682/2006, 8954/2006, 16868/2005, 16867/2005, 16866/2005, 16865/2005, 16864/2005, 16863/2005, 16862/2005 & 16861/2005.

It is observed from the proceeding dated 05.08.2011 bearing No. 9543/BP/Plg/CDA/HMDA/2007 that the Commissioner, GHMC/HMDA issued permission for construction of a Residential Building consisting One cellar, Stilt and Fourteen Upper Floors in Sy Nos. 70(P), 71 & 72 & 73 situated at Nanakramguda (V) in favor of M/s. Theme Construction Pvt Ltd.

It is observed that the occupancy certificate vide no B/1852/TPS/TP11/2011/OC, Dated 02.06.2014 was issued by Commissioner GHMC for Block D & E.

It is observed from the proceeding dated 22-03-2016 bearing No. 48923/HO/WZ/Cir-11/2016 that the Commissioner, GHMC/HMDA issued revised permission for construction of a Residential Building consisting One cellar, Stilt and Fourteen Upper Floors for Block A, B, C and Amenities Block in Sy Nos. 70(P), 71 & 72 & 73 situated at Nanakramguda (V) c in favor of M/s. Theme Construction Pvt Ltd.

It is observed that the occupancy certificate vide no 5889/06/02/2015/HO/OC, Dated 23.04.2016 was issued by Commissioner GHMC for Block B, C and Amenities Block.

It is observed from the proceeding dated 14-09-2019 bearing No. 53571/HO/WZ/CIR-11/2016 that the Commissioner, GHMC/HMDA issued revised permission for construction of a Residential Building consisting Fifteenth Floor for Block A, in Sy Nos. 70(P), 71 & 72 & 73 situated at Nanakramguda (V) c in favor of M/s. Theme Construction Pvt Ltd.

The Owners submitted further Encumbrance Certificate dated 4-10-2019 bearing No. 34115297, 34115310, 34115321, 34115308, 34115332, and dated 5-10-2019 bearing no 34115567 from 1-1-2000 to 3-10-2019 reflecting nil transaction for Flat Nos: 1501, 1502, 1503, 1504, 1505, 1506, A Block.

Schedule- I

All that the Land admeasuring acres 0.22.5 gts forming part of Sy No. 72(part) situated at Nanakramguda Village , Serilingampally Mandal, Ranga Reddy District in the state of Andhra Pradesh. (Belong to M/s Theme Construction Pvt Ltd as per document No.25533/2006).

Boundaries:

North: Neighbours Land

South: Owners Land Sy No. 72

East: Neighbours Land

West: Owners Land Sy No. 71 & 72

Schedule- II

All that the Land admeasuring acres 0.12.5 gts forming part of Sy No. 71(part) & 72(part) situated at Nanakramguda Village , Serilingampally Mandal, Ranga Reddy District in the state of Andhra Pradesh. (Belong to M/s Theme Construction Pvt Ltd as per document No.25535/2006).

Boundaries:

North: Neighbours Land in Sy No. 70

South: Neighbours Land

East: Owners Land Sy No. 72

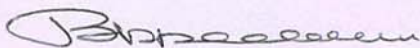
West: Owners Land Sy No. 71 & 72

Schedule- III

All that the Land admeasuring acres 0.15 gts forming part of Sy No. 72(part) & 73(part) situated at Nanakramguda Village , Serilingampally Mandal, Ranga Reddy District in the state of Andhra Pradesh. (Belong to M/s Theme Construction Pvt Ltd as per document No.1740/2007).

For Theme Ambience Constructions Pvt. Ltd.

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Director



M/s. I. RAMESH
ADVOCATE & COUNSELLOR
CHAMBER # 11-12/1F, SRI CHANDRAN
VINEYAK NAGAR, LANGER HOUSE,
HYDERABAD - 500008. Cell: 02465 46715

Boundaries:

North: Neighbours Land in Sy No. 72
South: Road
East: Neighbours Land
West: Neighbours Land in Sy No. 72 & 73

Schedule- IV

All that the Land admeasuring acres 0.15 gts forming part of Sy No. 72(part) & 73(part) situated at Nanakramguda Village , Serilingampally Mandal, Ranga Reddy District in the state of Andhra Pradesh. (Belong to M/s Theme Construction Pvt Ltd as per document No.25534/2006).

Boundaries:

North: Neighbours Land in Sy No. 72
South: Road
East: Neighbours Land in Sy No. 72 & 73
West: Neighbours Land

Schedule- V

All that the undivided share in Land admeasuring 207 Sq. Yard out of 1/7th share in the land admeasuring Ac. 00-05 gts out of Ac. 00-35 gts in Sy No. 70(part), 71(part) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District and the entire Ac. 00-35 gts of land is bounded by: (Belong to M/s Theme Construction Pvt Ltd as per document No.7837/2011).

Boundaries:

North: Neighbours Land in Sy No. 70
South: Neighbours House
East: Neighbours Land in Sy No. 72
West: Neighbours Land in Sy No. 71

Schedule- VI

All that the piece and parcel of land admeasuring about Acres 0.16 gts forming part of Sy No. 70 & 71 situated at Nanakramguda Village , Serilingampally Mandal, Ranga Reddy District in the state of Andhra Pradesh. (Belong to Sri Ved Mittal and others as per document No.2965/2007).

Boundaries:

North: Part of Sy No. 70
South: Nanakramguda Village followed by road
East: Part of Sy No. 72
West: Part of Sy No. 70 & 71

Schedule- VII

All that the piece and parcel of land admeasuring about Acres 0.39 gts forming part of Sy No. 70(part) & 71(part) situated at Nanakramguda Village , Serilingampally Mandal, Ranga Reddy District in the state of Andhra Pradesh. (Belong to Sri P. Srinivas Roa and others as per document No.7904/2010).

Boundaries:

North: Part of Sy No. 70

South: Neighbours House

East: Part of Sy No. 70 & 71

West: Owner's Road

1. A perusal of the above mentioned documents shows that the Owner has obtained construction permission initially in the year 2007-08 for cellar, stilt, ground and four floors for A, B, C, D & E Block as per document no 23. Thereafter, in the year 2011 again applied to make it as 14 floors for A, B, C, D and E blocks and accordingly, the GHMC has approved for 14 floors in the year 2012 as per document no 34. An application was made for grant of revised plan for A, B C, and Amenities Blocks and the same was accorded in the year 2016 as per document no 40. In the year 2019, 15th floor was accorded permission to be raised on 'A' block and accordingly necessary approvals were sanctioned by the GHMC as per the document no 42.
2. A perusal of the above mentioned documents clearly shows the title of the Owners and is also in possession of the same, having raised the structures. As such according to me, the Owners has got valid title and legal possession over the Blocks A, B, C, D and E. Though most of the flats have been sold to third parties and with regard to the remaining flats, the Owners has got title and legal possession.

Hence, this legal opinion.


ADVOCATE

For Theme Ambience Constructions Pvt. Ltd.


Director