

To,

Dt: 19.12.2018.

The M/s. Maruti Infra,
H.No.16-11-405/96, Musarambagh,
Malakpet, Hyderabad - 500 036.

LEGAL OPINION

Sir,

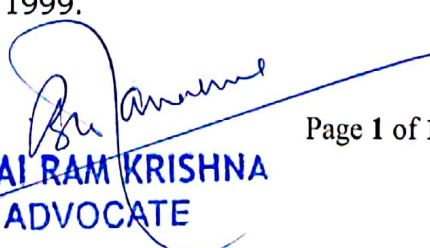
I have been handed over the xerox copies of the documents pertaining to Land actually admeasuring 3653.61 Sq.yards, being the net amalgamated area, in Survey No.370, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, Telangana for the purpose of legal opinion. On going through the relevant Xerox copies of the documents, the following is the opinion.

DESCRIPTION OF THE PROPERTY:

All the Land actually admeasuring 3653.61 Sq.yards, being the net amalgamated area, in Survey No.370, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, Telangana.

DOCUMENTS PERUSED FOR THE PURPOSE OF LEGAL OPINION:

1. Xerox copies of the Occupancy Rights Certificate Dt: 12.03.1998, issued by the Revenue Divisional Officer, Ranga Reddy East.
2. Xerox copies of the Pahanis issued by the office of the Mandal Revenue Officer, Keesara Mandal, R.R.District.
3. Xerox copy of the Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3843/1999.
4. Xerox copy of the Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3844/1999.
5. Xerox copy of the Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5369/2018.
6. Xerox copy of the Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3845/1999.

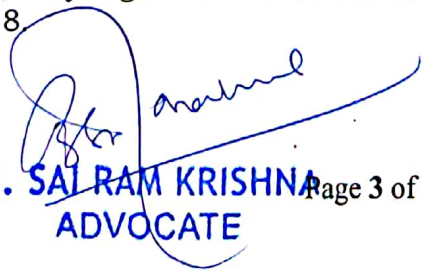

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7. Xerox copy of the Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3846/1999.
8. Xerox copy of the Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3847/1999.
9. Xerox copy of the Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5370/2018.
10. Xerox copy of the Sale Deed Dt: 26.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3849/1999.
11. Xerox copy of the Agreement of Sale cum G.P.A. Dt: 26.09.2001, duly registered before the Sub-Registrar, Malkajgiri as Document No.4999/2001.
12. Xerox copy of the Supplementary Deed Dt: 06.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5704/2018.
13. Xerox copy of the Sale Deed Dt: 06.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5705/2018.
14. Xerox copy of the Sale Deed Dt: 01.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5576/2018.
15. Xerox copy of the Sale Deed Dt: 01.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5577/2018.
16. Xerox copy of the Sale Deed Dt: 26.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3848/1999.
17. Xerox copy of the Sale Deed Dt: 28.05.2001, duly registered before the Sub-Registrar, Malkajgiri as Document No.2847/2001.
18. Xerox copy of the Sale Deed Dt: 28.07.2016, duly registered before the Sub-Registrar, Kapra as Document No.3465/2016.
19. Xerox copy of the Sale Deed Dt: 28.05.2001, duly registered before the Sub-Registrar, Malkajgiri as Document No.2848/2001.
20. Xerox copy of the Sale Deed Dt: 02.11.2018, duly registered before the Sub-Registrar, Kapra as Document No.6236/2018.
21. Xerox copy of the Sale Deed Dt: 11.03.2016, duly registered before the Sub-Registrar, Kapra as Document No.6223/2016.
22. Xerox copy of the Sale Deed Dt: 11.03.2016, duly registered before the Sub-Registrar, Kapra as Document No.6222/2016.


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23. Xerox copy of the Sale Deed Dt: 01.02.2000, duly registered before the Sub-Registrar, Malkajgiri as Document No.1318/2000.
24. Xerox copy of the Sale Deed Dt: 27.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.6094/2018.
25. Xerox copy of the Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3854/1999.
26. Xerox copy of the Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5361/2018.
27. Xerox copy of the Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3853/1999.
28. Xerox copy of the Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5366/2018.
29. Xerox copy of the Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3850/1999.
30. Xerox copy of the Sale Agreement Dt: 20.12.2013, duly registered before the Sub-Registrar, Kapra as Document No.5177/2013.
31. Xerox copy of the Cancellation of Sale Agreement Dt: 23.04.2015, duly registered before the Sub-Registrar, Kapra as Document No.1426/2015.
32. Xerox copy of the Agreement of Sale cum G.P.A. Dt: 23.04.2015, duly registered before the Sub-Registrar, Kapra as Document No.1432/2015.
33. Xerox copy of the Sale Deed Dt: 12.11.2018, duly registered before the Sub-Registrar, Kapra as Document No.6372/2018.
34. Xerox copy of the Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3851/1999.
35. Xerox copy of the Sale Agreement Dt: 20.12.2013, duly registered before the Sub-Registrar, Kapra as Document No.5176/2013.
36. Xerox copy of the Cancellation of Sale Agreement Dt: 23.04.2015, duly registered before the Sub-Registrar, Kapra as Document No.1427/2015.
37. Xerox copy of the Agreement of Sale cum G.P.A. Dt: 23.04.2015, duly registered before the Sub-Registrar, Kapra as Document No.1559/2015.
38. Xerox copy of the Sale Deed Dt: 12.11.2018, duly registered before the Sub-Registrar, Kapra as Document No.6371/2018.

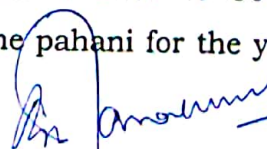

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39. Xerox copy of the Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3852/1999.
40. Xerox copy of the Sale Agreement Dt: 20.12.2013, duly registered before the Sub-Registrar, Kapra as Document No.5177/2013.
41. Xerox copy of the Cancellation of Sale Agreement Dt: 23.04.2015, duly registered before the Sub-Registrar, Kapra as Document No.1426/2015.
42. Xerox copy of the Agreement of Sale cum G.P.A. Dt: 23.04.2015, duly registered before the Sub-Registrar, Kapra as Document No.1433/2015.
43. Xerox copy of the Sale Deed Dt: 27.02.2017, duly registered before the Sub-Registrar, Kapra as Document No.786/2017.
44. Xerox copy of the Permit Dt: 06.07.2017, alongwith the plan showing amalgamation of all the plots, duly approved by Greater Hyderabad Municipal Corporation.

FLOW OF TITLE:

On perusal of the aforesaid documents, originally the entire land forming part of Survey No.370, admeasuring 1 Acre 19 Guntas equivalent to 7139.00 Sq.yards of Kapra Village, then Keesara Mandal belonged to Kammari Omkara Murthy and Kammari Vasanth Kumar, both sons of Late Kammari Brahmaiah, having become the joint owners of the aforesaid land by virtue of an Occupancy Rights Certificate granted in their favour by the office of the Revenue Divisional Officer, Ranga Reddy East Division under Proceeding No.J/6737/1997, Dt: 12.03.1998. The said Kammari Omkara Murthy and Kammari Vasanth Kumar being the sons of Brahmaiah and having been found in possession of the said land, the revenue authorities issued the aforesaid Certificate in their favour in respect of the aforesaid land under the provisions of the A.P. (Telangana Area) Abolition of Inams Act, 1955. Even though, the names of Kammari Omkara Murthy and Kammari Vasanth Kumar have been recorded as P.Omkara Murthy and P.Vasanth Kumar in the pahanis, their names appear as Kammari in the revenue records in view of their caste by occupation.

As both of them were entitled to a consolidated extent of 1 Acre 19 Guntas, the land of 1 Acre 19 Guntas was divided between P.Omkara Murthy and P.VasanthKumar, whereby each of them were entitled to 30 Guntas and 29 Guntas respectively as shown separately in the pahani for the year 2000-01. The


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extent of land in Survey No.370, after division was shown as Survey No.370/A, admeasuring 30 Guntas in the name of Omkaram and Survey No.370/AA, admeasuring 29 Guntas in the name of Vasanth Kumar.

i. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.1, admeasuring 183.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. C.Swarupa, by a Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3843/1999.

ii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.2, admeasuring 223.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. C.Swarupa, by another Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3844/1999.

Mrs. C.Swarupa sold and conveyed the said Plot No.2, admeasuring 223.00 Sq.yards, to Smt. Naini Hemalatha, by a Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5369/2018.

iii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.3, admeasuring 239.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. C.Swarupa, by another Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3845/1999.

iv. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.4, admeasuring 165.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. C.Swarupa, by another Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3846/1999.


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v. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.5, admeasuring 200.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. C.Swarupa, by another Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3847/1999.

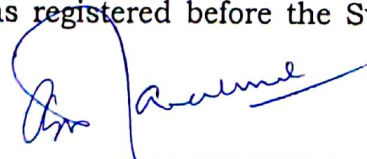
Smt. C.Swarupa sold and conveyed the said Plot No.5, admeasuring 200.00 Sq.yards, to Smt. Naini Hemalatha, by a Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5370/2018.

vi. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot Nos.6 to 11, in all admeasuring 1315.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Shaik Shuaib Ahmed, by another Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3849/1999.

Shaik Shuaib Ahmed executed an Agreement of Sale cum G.P.A. Dt: 26.09.2001, in respect of Plot Nos.7 to 11, admeasuring 1315.00 Sq.yards, in favour of Aruva Hanumantha Reddy, which was duly registered before the Sub-Registrar, Malkajgiri as Document No.4999/2001.

While executing the aforesaid Agreement of Sale cum G.P.A., in favour of Aruva Hanumantha Reddy, even though the area of the plots was correctly mentioned as 1315.00 Sq.yards, by typographical error, Plot No.6, was omitted to be mentioned in the said Agreement of Sale cum G.P.A., but the intention of the Vendor Shaik Shuaib Ahmed was to sell and convey Plot No.6 also alongwith Plot Nos.7 to 11.

Therefore a Supplementary Deed Dt: 06.10.2018, was executed by Shaik Shuaib Ahmed in favour of Aruna Hanumantha Reddy to supply the missing Plot No.6 and the said Supplementary Deed was registered before the Sub-Registrar, Kapra as Document No.5704/2018.


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Shaik Shuaib Ahmed, represented by his Agreement of Sale cum G.P.A. Holder, Aruva Hanumantha Reddy sold and conveyed Plot Nos.6, 7, 8 and 9/Part, admeasuring 789.00 Sq.yards, unto himself i.e., Aruva Hanumantha Reddy, by a Sale Deed Dt: 06.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5705/2018.

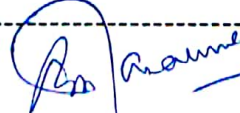
Shaik Shuaib Ahmed, represented by his Agreement of Sale cum G.P.A. Holder, Aruva Hanumantha Reddy sold and conveyed Plot Nos.9/Part, 10 and 11, in all admeasuring 301.00 Sq.yards, to Mrs. Gangapuram Sushmitha, by a Sale Deed Dt: 01.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5576/2018.

Shaik Shuaib Ahmed, represented by his Agreement of Sale cum G.P.A. Holder, Aruva Hanumantha Reddy sold and conveyed the entire remaining extent comprised in Plot No.11, admeasuring 225.00 Sq.yards, to P.Panchajanyam and Ch.Prakash, by a Sale Deed Dt: 01.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.5577/2018.

vii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.12, admeasuring 162.5 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. Thopu Sujatha, by another Sale Deed Dt: 25.05.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3848/1999.

viii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.13, admeasuring 180.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to R.Uday Kumar, by another Sale Deed Dt: 28.05.2001, duly registered before the Sub-Registrar, Malkajgiri as Document No.2847/2001.

R.Uday Kumar inturn sold and conveyed the said Plot No.13, admeasuring 180.00 Sq.yards, to Dulam Tirupathi Goud and Kasarla Venkata Narsimha, by a Sale Deed Dt: 28.07.2016, duly registered before the Sub-Registrar, Kapra as Document No.3465/2016.


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ix. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.14, admeasuring 180.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Smt. C.Aparna, by another Sale Deed Dt: 28.05.2001, duly registered before the Sub-Registrar, Malkajgiri as Document No.2848/2001.

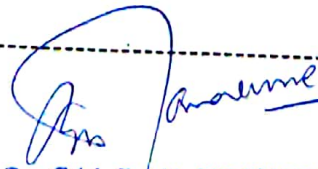
Smt. C.Aparna inturn sold and conveyed the said Plot No.14, admeasuring 180.00 Sq.yards, Naini Goverdhan Reddy, by a Sale Deed Dt: 02.11.2018, duly registered before the Sub-Registrar, Kapra as Document No.6236/2018.

x. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.15, admeasuring 258.5 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Giri Anil Reddy, by another Sale Deed Dt: 11.03.2016, duly registered before the Joint Sub-Registrar, L.B.Nagar as Document No.6223/2016.

xi. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.16, admeasuring 225.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to G.Venkatateshwar Reddy, by another Sale Deed Dt: 11.03.2016, duly registered before the Joint Sub-Registrar, L.B.Nagar as Document No.6222/2016.

xii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.17, admeasuring 225.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to S.Subbaiah Yadav, by another Sale Deed Dt: 01.02.2000, duly registered before the Sub-Registrar, Malkajgiri as Document No.1318/2000.

S.Subbaiah Yadav inturn sold and conveyed the said Plot No.17/Northern Part, admeasuring 90.00 Sq.yards, Naini Goverdhan Reddy, by a Sale Deed Dt: 27.10.2018, duly registered before the Sub-Registrar, Kapra as Document No.6094/2018.


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xiii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot Nos.18, 21 and 22, in all admeasuring 587.5 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Daraboina Neelakantham, by another Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3854/1999.

Daraboina Neelakantham inturn sold and conveyed the said Plot Nos.21/Part and Plot No.22, admeasuring 249.00 Sq.yards, Naini Goverdhan Reddy, by a Sale Deed Dt: 20.09.2018, duly registered before the Sub-Registrar, Kapra as Document No.5361/2018.

xiv. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot Nos.19, 20 and 23, in all admeasuring 595.00 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Daraboina Jagadishwari, by another Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3853/1999.

Daraboina Jagadishwari sold and conveyed Plot No.23, admeasuring 225.00Sq.yarsd, to Naini Goverdhan Reddy, by a Sale Deed Dt; 20.09.2018 duly registered before the Sub-Registrar, Kapra as Document No.5366/2018.

xv. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.24, admeasuring 203.33 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. C.Aparna, by another Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3850/1999.

C.Aparna executed a Sale Agreement in respect of Plot No.24, admeasuring 203.33 Sq.yards, agreeing to sell and convey the same to Miriyala Srinivas, by a Sale Agreement Dt: 20.12.2013, duly registered before the Sub-Registrar, Kapra as Document No.5177/2013.

The said Agreement of Sale was bilaterally cancelled between both the parties by executing a Cancellation of Sale Agreement Dt: 23.04.2015, also duly registered before the Sub-Registrar, Kapra as Document No.1426/2015.


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Mrs. C.Aparna (after cancellation of the Agreement of Sale), executed an Agreement of Sale cum G.P.A. Dt: 23.04.2015, in favour of Naini Goverdhan Reddy and Nimmala Srinivasu, in respect of Plot No.24, admeasuring 203.33 Sq.yards, duly registered before the Sub-Registrar, Kapra as Document No.1432/2015.

Mrs. C.Aparna, represented by her Agreement of Sale cum G.P.A. Holders Naini Goverdhan Reddy and Nimmala Srinivasu sold and conveyed Plot No.24, admeasuring 203.33 Sq.yards, unto themselves i.e., Naini Goverdhan Reddy and Nimmala Srinivasu, by a Sale Deed Dt: 12.11.2018, duly registered before the Sub-Registrar, Kapra as Document No.6372/2018.

xvi. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.25, admeasuring 203.33 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to R.Uday Kumar, by another Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3851/1999.

R.Uday Kumar executed a Sale Agreement in respect of Plot No.25, admeasuring 203.33 Sq.yards, agreeing to sell and convey the same to Nimmala Srinivasu, by a Sale Agreement Dt: 20.12.2013, duly registered before the Sub-Registrar, Kapra as Document No.5176/2013.

The said Agreement of Sale was bilaterally cancelled between both the parties by executing a Cancellation of Sale Agreement Dt: 23.04.2015, also duly registered before the Sub-Registrar, Kapra as Document No.1427/2015.

R.Uday Kumar (after cancellation of the Agreement of Sale), executed an Agreement of Sale cum G.P.A. Dt: 23.04.2015, in favour of Naini Goverdhan Reddy and Nimmala Srinivasu, in respect of Plot No.25, admeasuring 203.33 Sq.yards, duly registered before the Sub-Registrar, Kapra as Document No.1559/2015.

R.Uday Kumar, represented by her Agreement of Sale cum G.P.A. Holders Naini Goverdhan Reddy and Nimmala Srinivasu sold and conveyed Plot No.25, admeasuring 203.33 Sq.yards, unto themselves i.e., Naini Goverdhan Reddy and Nimmala Srinivasu, by a Sale Deed Dt: 12.11.2018, duly registered before the Sub-Registrar, Kapra as Document No.6371/2018.


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xvii. P.Omkara Murthy and P.Vasanth Kumar sold and conveyed Plot No.26, admeasuring 203.33 Sq.yards, in Survey No.370, Block No.9, Kapra Village and Municipality, R.R.District, to Mrs. K.Sridevi and R.Jaya Kumar, by another Sale Deed Dt: 26.08.1999, duly registered before the Sub-Registrar, Malkajgiri as Document No.3852/1999.

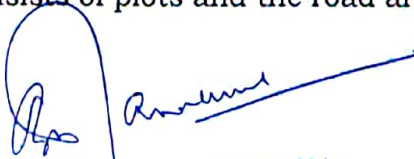
Mrs. K.Sridevi and R.Jaya Kumar executed a Sale Agreement in respect of Plot No.26, admeasuring 203.33 Sq.yards, agreeing to sell and convey the same to Kranthi Kumar, by a Sale Agreement Dt: 20.12.2013, duly registered before the Sub-Registrar, Kapra as Document No.5177/2013.

The said Agreement of Sale was bilaterally cancelled between both the parties by executing a Cancellation of Sale Agreement Dt: 23.04.2015, also duly registered before the Sub-Registrar, Kapra as Document No.1426/2015.

Mrs. K.Sridevi and R.Jaya Kumar (after cancellation of the Agreement of Sale), executed an Agreement of Sale cum G.P.A. Dt: 23.04.2015, in favour of Naini Goverdhan Reddy and Nimmala Srinivasu, in respect of Plot No.26, admeasuring 203.33 Sq.yards, duly registered before the Sub-Registrar, Kapra as Document No.1433/2015.

Mrs. K.Sridevi and R.Jaya Kumar, represented by her Agreement of Sale cum G.P.A. Holders Naini Goverdhan Reddy and Nimmala Srinivasu sold and conveyed Plot No.26, admeasuring 203.33 Sq.yards, to Dulam Tirupathi Goud and Kasarla Venkata Narsimha Reddy, by a Sale Deed Dt: 27.02.2017, duly registered before the Sub-Registrar, Kapra as Document No.786/2017.

All the aforesaid land admeasuring 1 Acre 19 Guntas equivalent to 7139.00 Sq.yards, having been divided into plots was sold and conveyed in the form of plots to each of the aforesaid purchasers as mentioned in the earlier paragraphs under each of the Sale Deeds. The entire land consists of plots and the road areas.


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All the owners have jointly approached the Greater Hyderabad Municipal Corporation with a proposal to merge the entire land into one single bit and have applied to Greater Hyderabad Municipal Corporation for approval for the purpose of amalgamation and also for construction of apartments on the said property. By Proceedings in File No.A/3060/TPS/GHMC/HO/2016/HO, Dt: 06.07.2017, the proposal of the owners of plots for amalgamation of all the plots was permitted subject to obtaining building permission from Greater Hyderabad Municipal Corporation before undertaking development activity, shall handover an extent of 2913.63 Sq.meters being effected in the widening of adjoining nala, free of cost to Greater Hyderabad Municipal Corporation and subject to the applicants paying open space contribution charges alongwith building permission charges and also subject to development of the buffer zone area at their (plot owners) cost.

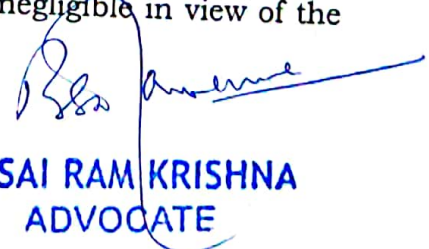
The entire land amalgamated into single piece of land is shown in the approval plan showing the area statement of the plotted area, road area and also the area affected in road widening. By virtue of the aforesaid Orders, the respective plot owners have now become the joint owners of the consolidated extent of open land admeasuring 3653.61 Sq.yards. The area calculation statement of 7139.00 Sq.yards, and the actual available area is as follows:

(i) Total extent of land -		7139.00 Sq.yds
(ii) Nala Area existing	- 0958.35 Sq.yds	
(iii) Proposed Nala widening area	- 0820.15 Sq.yds	
(iv) Road Area	- 1790.18 Sq.yds	

	3568.68 Sq.yards	(-) 3568.68 Sq.yds

		3570.32 Sq.yds

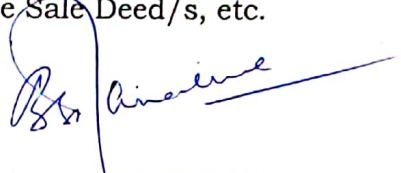
Even though the remaining extent of land after calculation is 3570.32 Sq.yards, as per the amalgamation plan, the extent is 3653.61 Sq.yards. There is an excess area of approximately 84.00 Sq.yards, which is negligible in view of the large extent of the land involved.


B. SAI RAM KRISHNA
ADVOCATE

OPINION:

In view of the above documents **and subject to below mentioned observations**, I am of the opinion that Smt. C.Swarupa, Smt. Naini Hemalatha, Aruva Hanumantha Rao, Smt. Gangapuram Sushmitha, P.Panchajanyam, Ch.Prakash, Smt. Thopu Sujatha, Dulam Tirupathi Goud, Kasarla Venkata Narsimha, Naini Goverdhan Reddy, Giri Anil Reddy, G.Venkateshwar Reddy, S.Subbaiah Yadav and Nimmala Srinivasu, have a **good, valid and marketable title** to the property comprising of Land actually admeasuring 3653.61 Sq.yards, being the net amalgamated area, in Survey No.370, situated at Kapra Village, Kapra Mandal, Medchal-Malkajgiri District, Telangana and that they are entitled to deal with the aforesaid land, including the right to sell, execute Sale Deed/s, etc.

Secunderabad.
Dt: 19.12.2018.


B.SAIRAM KRISHNA
Advocate.
ADVOCATE

NOTE:

- i. All the original documents shall be verified personally.
- ii. Up-to-date Encumbrance Certificates shall be obtained reflecting all the aforesaid documents, and showing no other encumbrances over the said property.
- iii. Copy of Khasra Pahani in respect of Survey No.370 shall be obtained.
- iv. Copy of Passbook and Title Deed of P.Omkara Murthy shall be obtained.
- v. Copy of Passbook and Title Deed of P.Vasanth Kumar shall be obtained.


B.SAIRAM KRISHNA
Advocate.
ADVOCATE