

LEGAL OPINION**Ref.No.SS-SK/PVT/LSR/003/2025****Date: 10.02.2025**

To
M/s.Aditya Developers

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Sub: Legal opinion pertaining to M/s.Aditya Developers Rep., by its Managing Partner: Sri Kura Srinivas.

I. Name and Address of the Title Holder:

M/s.Aditya Developers Rep., by its Managing Partner: Sri Kura Srinivas, R/o. H.No.37-93/142/4, Plot No.364, Madhura Nagar, Near Neredmet X Road, R.K. Puram, Malkajgiri, Hyderabad – 500 056.

II. DESCRIPTION OF PROPERTY / PROPERTIES INCLUDING COMPLETE PROPERTY ADDRESS AS PER TITLE DOCUMENTS & DIMENSIONS OF THE PROPERTY:

All that the Proposed for construction of Residential Building consisting of Stilt + 5 Upper Floor, on Plot Nos.124 and 125, in Survey No.43, admeasuring 646 Sq.Yards or 540.05 Sq.Meters, situated at Sri Sai Suma Enclave, Yellareddyguda, Kapra Village and Mandal, Medchal-Malkajgiri District and bounded by:

North	:	Plot No.126
South	:	40' Wide Road
East	:	Plot No.123
West	:	40' Wide Road

III. AREA OF PROPERTY AS PER TITLE DOCUMENTS

The schedule property is admeasuring 646 Sq.Yards or 540.05 Sq.Meters.

IV. CADASTRAL SURVEY NO. (IF APPLICABLE)

The property forms part of the parts of Survey No.43.

V. NATURE OF THE LAND (RESIDENTIAL / COMMERCIAL / INDUSTRIAL)

The schedule property is for Residential/Commercial Purpose



VI. DESCRIPTION OF THE DOCUMENTS SCRUTINISED

Sl. No	Date of Document	Name of Document	Original/Cert/TC/Photostat
1.		Pahani Pathrika for the year 1985-86 issued by MRO, Keesara Mandal.	Photocopy
2.		Pahani Pathrika for the year 1995-96 issued by MRO, Keesara Mandal.	Photocopy
3.		Pahani Pathrika for the year 1997-98 issued by MRO, Keesara Mandal.	Photocopy
4.	29.08.2011	Decree and Judgment in O.S.No.221/2000 in the Court of the I Additional District Judge Ranga Reddy District at L.B.Nagar, Hyderabad between Sri N.Keshava Reddy as plaintiff and Smt.Moduri Eashwaramma and 41 others as defendants.	Photocopy
5.		Title Deed No.122173/269744 issued by MRO, Keesara Mandal.	Photocopy
6.		Pattadar Passbook No.269746/122172 issued by MRO, Keesara Mandal.	Photocopy
7.		Pattadar Passbook No.256319/91641 issued by MRO, Keesara Mandal.	Photocopy
8.		Pattadar Passbook No.269745/91639 issued by MRO, Keesara Mandal.	Photocopy
9.		ROR vide Proc.No.B/719/1998 issued by MRO, Keesara Mandal.	Photocopy
10.	10.07.2014	Regd. Sale Deed No.2487/2014 executed by 1.Smt.Madduri Eshwaramma, 2.Sri Madduri Krishna Reddy, 3.Sri Madduri Madhava Reddy, 4.Sri Madduri Nagabushanam Reddy, 5.Smt.Bharathamma, 6.Sri C.Venkat Reddy, 7.Sri C.Nagarjun Reddy, 8.Smt.L.Sudha and 9.Sri N.Keshava Reddy in favour of Sri Kanthamaneni Haradayal.	Photocopy
11.	11.11.2024	Regd. DAGPA No.6018/2024 executed by Sri Kanthamaneni Haradayal in favour of M/s.Aditya Developers Rep., by its Managing Partner: Sri Kura Srinivas.	Photocopy
12.	18.05.2024	Partnership Deed executed by and between Sri Kura Srinivas, Sri Gudala Santosh Kumar, Smt.Shireesha Domakonda and Smt.Domakonda Swarna Latha forming a partnership firm under the name and style of M/s.Aditya Developers.	Photocopy
13.	13.06.2024	Acknowledgement of Registration of Firm issued by Registrar of Firms shows that the name of the firm, M/s.Aditya Developers.	Photocopy
14.	10.01.2025	Regd. Simple Mortgage Deed No.177/2025 executed by Sri Kanthamaneni Haradayal Rep., by his DAGPA Holder: M/s.Aditya Developers Rep.,	Photocopy



		by its Managing Partner: Sri Kura Srinivas in favour of the Commissioner, GHMC.	
15.	21.01.2025	Online Building Permission vide Permit No.4401/GHMC/LBN/2025-BP issued by Commissioner, GHMC.	Photocopy

VII. TRACING OF TITLE:

It is observed from the above documents that, Madduri Eshwaramma was pattedar and possessor of all the agricultural land in Survey No.43, admeasuring Ac.15-21 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District as seen from Pahani Pathrika for the year 1985-86 issued by MRO, Keesara Mandal.

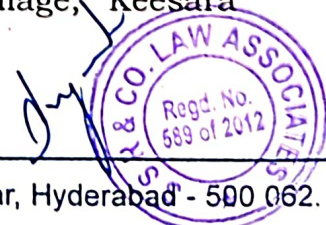
The Pahani Pathrika for the year 1995-96 issued by MRO, Keesara Mandal shows that Madduri Eshwaramma was pattedar and 1)Madduri Nagabhushanam Reddy, 2)Madduri Krishna Reddy & 3)Madduri Madhava Reddy possessor of all the agricultural land in Survey No.43, admeasuring Ac.15-21 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District.

The Pahani Pathrika for the year 1997-98 issued by MRO, Keesara Mandal shows that 1)Madduri Eshwaramma, 2)Madduri Nagabhushanam Reddy, 3)Madduri Krishna Reddy & 4)Madduri Madhava Reddy was pattedar and possessor of all the agricultural land in Survey No.43, admeasuring Ac.15-21 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District.

The Decree and Judgment in O.S.No.221/2000 in the Court of the I Additional District Judge Ranga Reddy District at L.B.Nagar, Hyderabad between Sri N.Keshava Reddy as plaintiff and Smt.Moduri Eashwaramma and 41 others as defendants shows that the suit of the plaintiff and the same is hereby decreed with costs, the suit for specific performance of MOU, dated 22.02.1999 directing the defendants 1 to 5 & defendants 40 to 42 representing as Lrs of decreased Smt.Bhagyamma @ Sarala to execute and register the sale deeds.

The Title Deed No.122173/269744 issued by MRO, Keesara Mandal shows that Sri Madduri Nagabhushanam Reddy is pattedar and possessor of all that the agricultural land in Survey No.43, admeasuring Ac.3-36 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District.

The Pattadar Passbook No.269746/122172 issued by MRO, Keesara Mandal shows that Sri Madduri Madhava Reddy is pattedar and possessor of all that the agricultural land in Survey No.43, admeasuring Ac.3-35 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District.



The Pattadar Passbook No.256319/91641 issued by MRO, Keesara Mandal shows that Smt.Madduri Eshwaramma is pattedar and possessor of all that the agricultural land in Survey No.43, admeasuring Ac.3-35 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District.

The Pattadar Passbook No.269745/91639 issued by MRO, Keesara Mandal shows that Sri Maddhuri Krishna Reddy is pattedar and possessor of all that the agricultural land in Survey No.43, admeasuring Ac.3-35 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District.

The ROR vide Proc.No.B/719/1998 issued by MRO, Keesara Mandal shows that the name of Sri Nagabushan Reddy, Smt.Eshwaramma, Sri Kishan Reddy and Sri Madhava Reddy are amended in the revenue records in respect of the lands in Survey No.43, to an extent of Ac.15-21 Guntas, situated at Kapra Village, Keesara Mandal, Ranga Reddy District and deleting the names of Smt.Madduri Eshwaramma.

The Regd. Sale Deed No.2487/2014 executed by 1.Smt.Madduri Eshwaramma, 2.Sri Madduri Krishna Reddy, 3.Sri Madduri Madhava Reddy, 4.Sri Madduri Nagabushanam Reddy, 5.Smt.Bharathamma, 6.Sri C.Venkat Reddy, 7.Sri C.Nagarjun Reddy, 8.Smt.L.Sudha and 9.Sri N.Keshava Reddy in favour of Sri Kanthamaneni Haradayal in respect of all that the Residential Open Plot Nos.124 and 125 in Sri Sai Suma Enclave, covered under Survey No.43, admeasuring 646 Sq.Yards or 540.05 Sq.Meters, situated at Yellareddyguda Village, Kapra Village, Keesara Mandal, Ranga Reddy District.

The Regd. DAGPA No.6018/2024 executed by Sri Kanthamaneni Haradayal in favour of M/s.Aditya Developers Rep., by its Managing Partner: Sri Kura Srinivas in respect of all that the part and parcel of Plot Nos.124 and 125, in Survey No.43, admeasuring 646 Sq.Yards or 540.05 Sq.Meters, situated at Sri Sai Suma Enclave, Yellareddyguda, Kapra Village and Mandal, Medchal-Malkajgiri District.

The Partnership Deed executed by and between Sri Kura Srinivas, Sri Gudala Santosh Kumar, Smt.Shireesha Domakonda and Smt.Domakonda Swarna Latha forming a partnership firm under the name and style of M/s.Aditya Developers to carry on the business of all types of construction works, developments, real estates, property management, property consulting services, etc. and Sri Kura Srinivas shall be Managing Partner and is authorized to sign the documents on behalf of the firm.

The Acknowledgement of Registration of Firm issued by Registrar of Firms shows that the name of the firm, M/s.Aditya Developers has



been entered in the register of firms as vide No.1895/2024 at Medchal-Malkajgiri.

The Regd. Simple Mortgage Deed No.177/2025 executed by Sri Kanthamaneni Haradayal Rep., by his DAGPA Holder: M/s.Aditya Developers Rep., by its Managing Partner: Sri Kura Srinivas in favour of the Commissioner, GHMC in respect of all that the 10% of area i.e. 162.44 Sq.Yards (135.80 Sq.Meters) or 1461.96 Sq.Feet in Fifth Floor, Plot Nos.124 and 125, in Survey No.43, admeasuring 646 Sq.Yards or 540.05 Sq.Meters, situated at Sri Sai Suma Enclave, Yellareddyguda, Kapra Village and Mandal, Medchal-Malkajgiri District.

The Online Building Permission vide Permit No.4401/GHMC/LBN/2025-BP issued by Commissioner, GHMC shows that permission was accorded to Sri Kanthamaneni Haradayal for construction of Residential Building consisting of Stilt + 5 Upper Floor, on Plot Nos.124 and 125, in Survey No.43, to an extent of 539.9 Sq.Meters, situated at Sri Sai Suma Enclave, Yellareddyguda, Kapra Village and Mandal, Medchal-Malkajgiri District.

VIII. OBSERVATION:

1. The Layout Plan of Plots vide No.5279/MP2/HUDA/99 not submitted.
2. Encumbrance Certificate from SRO in respect of the schedule of property.

IX. CERTIFICATE OF TITLE:

As per the documents placed before me, I am of the considered opinion that subject to the observations made above and the charge created for financial assistance, Sri Kanthamaneni Haradayal Rep., by his DAGPA Holder: M/s.Aditya Developers Rep., by its Managing Partner: Sri Kura Srinivas is having an absolute clear and marketable title in respect of the schedule of property referred above.

Hence, from the above referred documents, it is clear that the schedule of property referred above, if offered as security by way of equitable mortgage and any document/s executed in the manner required under law will satisfy the requirement of creation of equitable mortgage.

SUJIT SASIDHARN
ADVOCATE AND LEGAL ADVISOR

