

V.N.KARTHEEK REDDY
Advocate

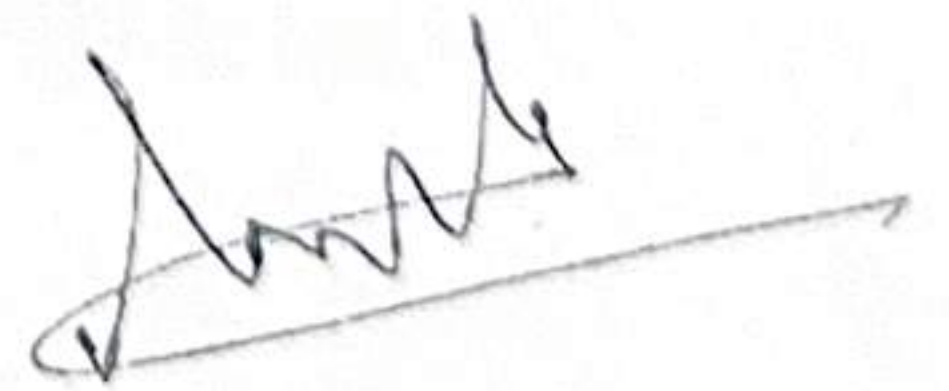
SUB: LEGAL OPINION

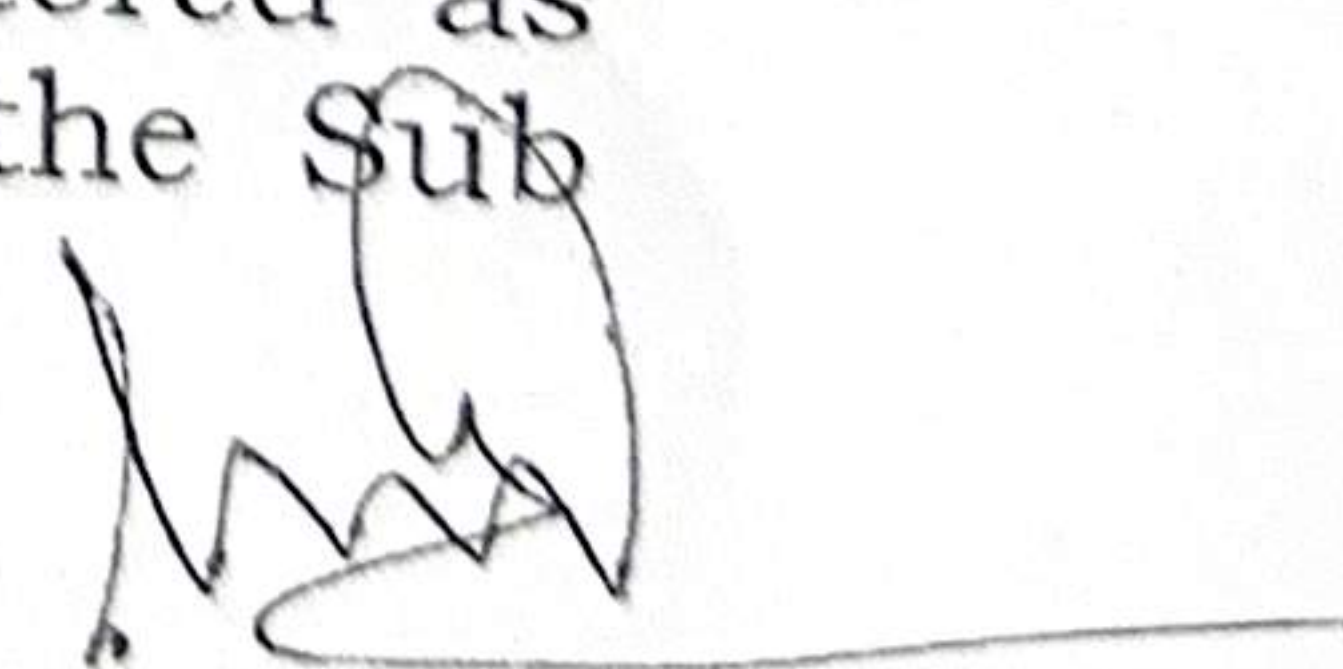
Property Details:

"All that land in total admeasuring Acres. 98.11 Guntas comprising of land admeasuring Acres 14-10 Guntas in Survey No. 152, and an extent of Acres 27-30 Guntas comprising (a) Acres 7-12 Guntas in Survey No. 156, (b) Acres 9-26 Guntas in Survey No. 157, and (c) Acres 10-32 Guntas in Survey No. 158, and an extent of Acres 56-11 Guntas comprising of land measuring (i) Acres 16-17 Guntas in Survey No. 154 and (ii) Acres 12-34 Guntas in Survey No. 155; (iii) Acres 11-26 Guntas in Survey No. 151; and (iv) Acres 15-04 Guntas in Survey No. 153, situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana"

TITLE TRACE OF Mrs. PRATHIMA REDDY (Land Owner No.1) & M/s. SIGNATURE ONE DEVELOPERS PVT. LTD. (Land Owner No.2)

Whereas **Mrs. Prathima Reddy** is the sole and absolute owner and possessor of land measuring Acres 14-10 Guntas in Survey No. 152, situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana ("**Land Owner 1 Property**"); (ii) **M/s. Signature One Developers Private Limited** is the sole and absolute owner and possessor of land measuring Acres 27-30 Guntas comprising of land measuring (a) Acres 7-12 Guntas in Survey No. 156, (b) Acres 9-26 Guntas in Survey No. 157, and (c) Acres 10-32 Guntas in Survey No. 158, all situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana ("**Land Owner 2 Property**") the "**Land Owner 1 and Land Owner 2 Property**", having acquired the same in the following manner:



- (a) Bussu Venkata Reddy was the original owner and possessor of immovable property being agricultural land measuring Acres 88-24 Guntas comprising of (a) Acres 14-10 Guntas in Survey No. 152, (b) Acres 12-28 Guntas in Survey No. 157, (c) Acres 13-19 Guntas in Survey No. 158, (d) Acres 16-27 Guntas in Survey No. 156, (e) Acres 16-13 Guntas in Survey No. 159, and (f) Acres 15-07 Guntas in Survey No. 160 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District (hereinafter referred to as the "**Larger Property**");
- (b) Bussu Venkata Reddy along with his sons, namely (a) Bussu Sudhakar Reddy, (b) Venkata Ram Reddy, and (c) Karunakar Reddy filed declaration before the Land Reforms Tribunal under the provisions of the Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, declaring their holding of agricultural lands (including the Larger Property);
- (c) The said declarations were numbered as CC Nos. 2493, 2494, 2495 and 4164/I/7 by the Land Reforms Tribunal;
- (d) The Land Reforms Tribunal vide its order dated May 26, 1977 passed in proceeding bearing CC Nos. 2493, 2494, 2495 and 4164/I/7 declared (a) Bussu Sudhakar Reddy, (b) Venkata Ram Reddy, and (c) Karunakar Reddy as non surplus land holders;
- (e) Bussu Sudhakar Reddy executed Sale Deed dated May 30, 1979 conveying land measuring Acres 29-15 Guntas comprising of land measuring (a) Acres 16-27 Guntas in Survey No. 156 of Srinagar Village, and (b) Acres 12-28 Guntas in Survey No. 157 of Srinagar Village, in favour of Renu Suri. The said Sale Deed was registered as Document No. 298 of 1979 in the office of the Sub Registrar, Ibrahimpatnam;
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- (f) Renu Suri *alias* Renu Bajaj executed Sale Deeds dated (a) May 8, 2000 conveying land measuring Acres 12-28 Guntas in Survey No. 157 of Srinagar Village, in favour of Diamond Breeders Private Limited, and (b) January 27, 2000 conveying land measuring Acres 16-27 Guntas in Survey No. 156 of Srinagar Village, in favour of Gold Hen Breeders Private Limited. The said Sale Deeds were registered as Document Nos. 1530 of 2000 and 535 of 2000, respectively, in the office of the Sub Registrar, Maheswaram;
- (g) Bussu Venkata Reddy executed Sale deed dated May 30, 1979 conveying land measuring Acres 27-29 Guntas in Survey Nos. 152 and 158 comprising of (a) Acres 14-10 Guntas in Survey No. 152 of Srinagar Village, and (b) Acres 13-19 Guntas in Survey No. 158 of Srinagar Village, in favour of Santosh Kumari Suri. The said Sale Deed was registered as Document No. 299 of 1979 in the office of the Sub Registrar, Ibrahimpatnam;
- (h) Santosh Kumari Suri executed Sale Deeds dated (a) May 8, 2000 conveying land measuring Acres 14-10 Guntas in Survey No. 152 of Srinagar Village, in favour of Diamond Chicken Products Private Limited, and (b) May 12, 2000 conveying land measuring Acres 13-19 Guntas in Survey No. 158 of Srinagar Village, in favour of Diamond Breeders Private Limited. The said Sale Deeds were registered as Document Nos. 1494 of 2000, and 1529 of 2000, respectively, in the office of the Sub Registrar, Maheswaram;

*(Diamond Breeders Private Limited, Gold Hen Breeders Private Limited, Diamond Chicken Products Private Limited, and Diamond Breeders Private Limited are hereinafter collectively referred to as the "**Companies**")*

- (i) Ms. Pratima Reddy (one of the owners), and Mr. Rohit Reddy (collectively referred to as the "**Agreement Holders**") entered into an Agreement to Sell dated March 13, 2013 ("**Agreement to Sell**") with the Companies agreeing to acquire land measuring Acres 60-00 Guntas comprising of land measuring (i) Acres

14-10 Guntas in Survey No. 152, (ii) Acres 12-28 Guntas in Survey No. 157, (iii) Acres 13-19 Guntas in Survey No. 158, and (iv) Acres 19-23 Guntas in Survey Nos. 156 (Part), 159 (Part) and 160 (Part) (out of Acres 48-07 Guntas comprising of (i) Acres 16-27 Guntas in Survey No. 156, (ii) Acres 16-13 Guntas in Survey No. 159, and (iii) Acres 15-07 Guntas in Survey No. 160), all situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District. The said Agreement to Sell was registered as Document No. 1437 of 2013 in the office of the Sub Registrar, Maheshwaram;

- (j) Subsequent to execution of the Agreement to Sell, the Agreement Holders, and the Companies mutually discussed and agreed that the Agreement Holders shall acquire land measuring Acres 42-00 Guntas (i.e. Land Owner 1 and Developer Property) as against land measuring Acres 60-00 Guntas agreed to be acquired under the Agreement to Sell;
- (k) As per the terms of the Agreement to Sell, Mr. Rohit Reddy (one of the Agreement Holders) nominated Ms. Pratima Reddy (Land Owner 1) to acquire land measuring Acres 14-10 Guntas in Survey No. 152. Accordingly, the Companies executed Sale Deed dated March 30, 2017 conveying land measuring Acres 14-10 Guntas in Survey No. 152 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District in favour of Ms. Pratima Reddy. The said Sale Deed was registered as Document No. 2447 of 2017 in the office of the Sub Registrar, Maheshwaram; and
- (l) Pursuant thereto, the Agreement Holders nominated Land Owner 2 to acquire the balance land measuring Acres 27-30 Guntas comprising of land measuring (i) Acres 7-12 Guntas in Survey No. 156, (ii) Acres 9-26 Guntas in Survey No. 157, and (iii) Acres 10-32 Guntas in Survey No. 158 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District. Accordingly, the Companies executed Sale Deed dated March 23, 2018 conveying land measuring land measuring Acres 27-30 Guntas comprising of land measuring (i) Acres 7-12 Guntas in Survey No. 156, (ii) Acres 9-26 Guntas in Survey No. 157, and (iii) Acres 10-

32 Guntas in Survey No. 158 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District in favour of Land Owner 2. The said Sale Deed was registered as Document No. 4647 of 2018 in the office of the Sub Registrar, Maheshwaram.

TITLE TRACE OF : M/s.RAMKY INTEGRATED TOWNSHIP LTD. (Land Owner No.3)

- A. **M/s. Ramky Integrated Township Ltd., i.e. Land Owner 3** is the sole and absolute owner and possessor of land measuring Acres 56-11 Guntas comprising of land measuring (i) Acres 16-17 Guntas in Survey No. 154 and (ii) Acres 12-34 Guntas in Survey No. 155; (iii) Acres 11-26 Guntas in Survey No. 151; and (iv) Acres 15-04 Guntas in Survey No. 153, all situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana. (hereunder and is herein after referred to as the "**Land Owner 3 Property**"), having acquired the same in the following manner:
- (a) The Land Owner 3 Property was originally owned and possessed by Kulsum Begum;
 - (b) M. Narayana Goud was the protected tenant of land measuring Acres 42-19 Guntas comprising of (i) Acres 11-26 Guntas in Survey No. 151, (b) Acres 1-22 Guntas in Survey No. 153, (c) Acres 16-17 Guntas in Survey No. 154 and (d) Acres 12-34 Guntas in Survey No. 155 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District;
 - (c) M. Narayana Goud along with his father M. Balaiah were recorded as protected tenants in respect of land measuring Acres 13-22 Guntas in Survey No. 153 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District.
 - (d) Being the protected tenant, as per the provisions of Section 38(6) of the Tenancy Act, M. Narayana Goud acquired land measuring Acres 42-19 Guntas comprising of (i) Acres 11-26 Guntas in Survey No. 151, (b) Acres 1-22 Guntas in Survey No. 153, (c) Acres 16-17 Guntas in Survey No. 154 and (d) Acres 12-34

Guntas in Survey No. 155 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District from the original pattadar, Kulsum Begum after making payment.

- (e) The Revenue Divisional Officer, Hyderabad East vide his order dated October, 1979 passed in proceeding bearing no. H/9403/79 (Form - VIA) certified that M. Narayana Goud shall be deemed to be the purchaser of land measuring Acres 42-19 Guntas comprising of (i) Acres 11-26 Guntas in Survey No. 151, (b) Acres 1-22 Guntas in Survey No. 153, (c) Acres 16-17 Guntas in Survey No. 154 and (d) Acres 12-34 Guntas in Survey No. 155 situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, under Section 38(6) of the Tenancy Act. The Revenue Divisional Officer further confirmed that M. Narayana Goud shall be deemed to be the absolute owner, holder and pattadar of the said extent of land.
- (f) The Revenue Divisional Officer, Hyderabad East issued a Certificate of Ownership dated August 26, 1979, under Section 38 E of the Tenancy Act (Form - II), confirming transfer of ownership of land measuring Acres 13-22 Guntas in Survey No. 153, situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, respectively in favour of Mupidi Balaiah (father of M. Narayan Goud) and M. Narayana Goud.
- (g) M. Balaiah died leaving behind his son M. Narayana Goud as his sole legal heir.
- (h) M. Narayana Goud transferred the Land Owner 3 Property under the following deeds;
 - I. Land measuring Acres 21-30 Guntas comprising of (a) Acres 11-26 Guntas in survey No. 151 and (b) Acres 10-04 Guntas in survey in 153 of Srinagar village in favour of Dr. Adi Lakshmi under a Sale Deed dated June 13, 1980 registered as Document No. 353 of 1980 in the office of Sub Registrar, Ibrahimpatnam;

- II. Land measuring Acres 5-00 Guntas in Survey No. 153/2 of Srinagar village in favour of N. Suguna Devi under a Sale Deed dated February 11, 1980 registered as Document No. 52 of 1980 in the office of Sub Registrar, Ibrahimpatnam; and
- III. Land measuring Acres 29-11 Guntas comprising of (i) Acres 16-17 Guntas in Survey No. 154 and (ii) Acres 12-34 Guntas in Survey No. 155 of Srinagar Village in favour of his daughter T. Vinoda Devi under a Gift Settlement Deed dated October 9, 1979 registered as Document No. 773 of 1979 in the office of Sub Registrar, Ibrahimpatnam.
- (i) N. Suguna Devi conveyed land measuring Acres 5-00 Guntas in Survey No. 153/2 of Srinagar Village in favour of Dr. Adi Lakshmi under a Sale Deed dated November 19, 1982 registered as Document No. 2286 of 1982 in the office of Sub Registrar, Ibrahimpatnam.
- (j) Dr. Adi Lakshmi executed the following gift deeds in favour of her son T. Kishore Kumar;
- I. Land measuring Acres 22-00 Guntas comprising (i) Acres 11-26 Guntas in Survey No. 151 and (ii) Acres 10-14 Guntas in Survey No. 153 of Srinagar village under a Gift Deed dated July 12, 2000 registered as Document No. 2192 of 2000 in the office of Sub Registrar, Ibrahimpatnam; and
- II. Land measuring Acres 5-00 Guntas in Survey No. 153/2 of Srinagar Village under a Gift Deed dated May 23, 2003 registered as Document No. 1416 of 2003 in the office of Sub Registrar, Maheshwaram.
- (k) Pursuant thereto, T. Vinodha executed General Power of Attorney dated May 5, 2007 in favour of Ramky Estates & Farms Private Limited in respect of land measuring Acres 29-11 Guntas in Survey Nos. 154 and 155 comprising of (a) Acres 16-17 Guntas in Survey No. 154 and (b) Acres 12-34 Guntas in Survey No. 155 situated at Srinagar Village registered as Document No. 76/ IV/ 2007 in the office of the Sub Registrar, Maheshwaram; Subsequently Sale Deed registered as

Document No.1423 of 2013 dated March 23, 2013 was executed by T.Vinodha represented by general power of attorney holder Ramky Estates and Farms Limited, to convey and transfer the aforesaid land in favour of Land Owner 3.

Pursuant thereto, T. Kishore Kumar executed General Power of Attorney dated May 5, 2007 in favour of Ramky Estates & Farms Private Limited Land measuring Acres 26-30 Guntas in Survey Nos. 151 and 153 comprising of (a) Acres 11-26 Guntas in Survey No. 151 and (b) Acres 15-04 Guntas in Survey No. 153 situated at Srinagar Village registered as Document No. 77/ IV/ 2007 in the office of the Sub Registrar, Maheswaram; and subsequently Sale Deed registered as Document No.1424 of 2013 dated March 23, 2013 is executed by T. Kishore Kumar represented by general power of attorney holder Ramky Estates and Farms Limited, to convey and transfer the aforesaid land in favour of Land Owner 3.

Therefore Land Owners No.1 to 3 are the absolute Owners and peaceful possessors of **all that land in total admeasuring Acres. 98.11 Guntas** comprising of land admeasuring Acres 14-10 Guntas in Survey No. 152, and an extent of Acres 27-30 Guntas comprising (a) Acres 7-12 Guntas in Survey No. 156, (b) Acres 9-26 Guntas in Survey No. 157, and (c) Acres 10-32 Guntas in Survey No. 158, and an extent of Acres 56-11 Guntas comprising of land measuring (i) Acres 16-17 Guntas in Survey No. 154 and (ii) Acres 12-34 Guntas in Survey No. 155; (iii) Acres 11-26 Guntas in Survey No. 151; and (iv) Acres 15-04 Guntas in Survey No. 153, situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana

EXECUTION OF DEVELOPMENT AGREEMENT:

Subsequently the said land Owners No.1 to 3 have given the said extent of land admeasuring Acres. 98.11 Guntas covering the subject Property for development and executed a Development Agreement-cum- General Power of Attorney in favour **Ramky Signature One Private Limited**, having its registered office at 9th Floor, Ramky Grandiose, Gachibowli, Hyderabad.

OPINION:

Therefore the Land Owners have valid and clear title in which, the aforementioned developer is given development of Residential units in the said Land.


ADVOCATE: