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ADVOCATE

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Ref: LOP/003/2023

Dt.17-04-2023

LEGAL OPINION

The following List of Documents was produced before me, by M/s. S.G Automobiles rep., by its Managing Partner Mr. Hemang Choudhary, I have duly scrutinized the documents mentioned below and I am herewith furnishing my opinion as detailed below.

LIST OF DOCUMENTS

S.No	Date of the Document	Description of the Document	Remarks
1.	27-07-2021	Registered Sale Deed Vide Doc.No.3210/2021	Photostat Copy
2.	27-07-2021	Registered Sale Deed Vide Doc.No.3211/2021	Photostat Copy
3.	25-12-2022	1 B - R O R	Photostat Copy
4.	25-12-2022	1 B - R O R	Photostat Copy
5.	29-12-2022	Statement of Encumbrances	Photostat Copy
6.	29-12-2022	Statement of Encumbrances	Photostat Copy
7.	09-12-2010	Annexure-C, Proceedings issued by the RDO Srikakulam District	Photostat Copy
8.	09-12-2010	Annexure-C, Proceedings issued by the RDO Srikakulam District	Photostat Copy
9.	21-03-2023	Proceedings of the DTCP	Photostat Copy

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10.	27-02-2023	Registered Deed of Mortgage By Conditional Sale vide Doc.No. 1122/2023.	Photostat Copy
11.		LAYOUT PLAN	Photostat Copy

SCHEDULE OF THE PROPERTY

All that Vacant Plot No's 1 to 189 DTCP Approved Layout Plots measuring an total extent of 66,573.16 Sq Mts covered by Sy.Nos' 16/4p of Derasam Village & 151/19p & 152/2p of Pishni Village, Mandal, Srikakulam District.

East : 12 m wide existing B.T.Road and others land
West : Others land
North : Others land
South : Others land

DESCRIPTION OF DOCUMENT/ FLOW OF TITILE

1. Document No. 1 is the Photostat copy of Reg. Sale deed No. 3210/2021 dt. 27-07-2021 executed before JSRO, Ranasthalam, Srikakulam District. The recitals of the document depicts that Union Bank Of Inida, Mid Corporate Branch, having its corporate office at 1st Floor, Chandu's Plaza, Green Park Road, Visakhapatnam rep by its Authorized officer Mr. Killi Joga Rao in favour of M/s.SG Automobiles represented by its Designated partner Mr. Gaurav Gupta with respect to the Total land measuring an extent of Ac.10-00 cents viz., an extent of Ac.8.50 cents covered by S.Y.No. 152/2 & an extent of Ac.1-50cents covered by S.Y.No.151-19/2 of Pishni revenue Village, Ranasthalam Mandal, Srikakulam District for a valid sale consideration.

As per the recitals of the above mentioned document it depicts that originally M/s Narayani Ispath Pvt Ltd., purchased the total extent of Ac. 10-00 cents by way of registered sale deed vide Doc.No. 301/2012 and a rectification deed vide Doc.No.1250/2014. It is further observed that the whereas the said M/s Narayani Ispath has availed a credit/loan facility and mortgaged the property to Union Bank of India vide Doc.No. 1793/2014 dt.12-09-2014 and Doc.No. 3028/2016 dt. 31-12-2016. It is further submitted that the said M/s Narayani

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Ispath Pvt Ltd., failed to repay the outstanding dues and the said loan account was converted into N.P.A by virtue of the SARFAESI Act, 2002, the Union Bank of India has initiated proceedings against the property. It is further observed that the vendor i.e., Union Bank of India has issued a sale certificate in favour of M/s. S.G Automobiles, Visakhapatnam on dt.25-06-2021 as per Sec 9(6) of Security Enforcement Act, (2002). The purchaser herein had paid the total sale consideration to his vendors and the same was acknowledged by the vendors of this document and delivered the vacant possession of the property free from all encumbrances with clear title and interest. This document is valid under law with all the covenants detailed therein.

2. Document No. 2 is the Photostat copy of Reg. Sale deed No. 3211/2021 dt. 27-07-2021 executed before JSRO, Ranasthalam, Srikakulam District. The recitals of the document depicts that Union Bank Of India, Mid Corporate Branch, having its corporate office at 1st Floor, Chandu's Plaza, Green Park Road, Visakhapatnam rep by its Authorized officer Mr. Killi Joga Rao in favour of M/s.SG Automobiles represented by its Designated partner Mr. Gaurav Gupta with respect to the Total land measuring an extent of Ac.8-00 cents viz., land measuring an extent of Ac.4.35 cents covered by S.y.No.16-4-A-2; Ac.3.05 cents covered by S.Y.no.16-4-A-1; Ac.0-60 cents covered by S.y.No.15-3/1 of Derasam Village, Ranasthalam Mandal, Srikakulam District for a valid sale consideration.

As per the recitals of the above mentioned document it depicts that originally M/s Narayani Ispath Pvt Ltd., purchased the total extent of Ac.8-00 cents by way of registered sale deed vide Doc.No. 302/2012. It is further observed that the whereas the said M/s Narayani Ispath has availed a credit/loan facility and mortgaged the property to Union Bank of India vide Doc.No. 1793/2014 dt.12-09-2014 and Doc.No. 3028/2016 dt. 31-12-2016. It is further submitted that the said M/s Narayani Ispath Pvt Ltd., failed to repay the outstanding dues and the said loan account was converted into N.P.A by virtue of the SARFAESI Act, 2002, the Union Bank of India has initiated proceedings against the property. It is further observed that the vendor i.e., Union Bank of India has issued a sale certificate in favour of M/s. S.G Automobiles, Visakhapatnam on dt.25-06-2021 as per Sec 9(6) of Security Enforcement Act, (2002). The purchaser herein had paid the total sale consideration to his vendors and the same was acknowledged by the vendors of this document and delivered the vacant possession of the property free from all encumbrances with clear title and interest. This document is valid under law with all the covenants detailed therein.

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3. Document No. 3 is the Photostat copy of 1-B ROR, issued by the Revenue Department, Government of Andhra Pradesh vide App No: ROR012261108322; reveals that the Total land measuring an extent of Ac.8-00 cents viz., land measuring an extent of Ac.4.35 cents covered by S.y.No.16-4-A-2; Ac.3.05 cents covered by S.Y.no.16-4-A-1; Ac.0-60 cents covered by S.y.No.15-3/1 of Derasam Village, Ranasthalam Mandal, Srikakulam District was mutated in the name of Mr. Gourav Gupta vide Katha No. 1016. It is clearly observed that the Revenue Department of A.P has made necessary entries into their records and the same was confirmed that purchase of Mr. Gourav Gupta is the absolute owner without any interruption or whatsoever. This document is valid under law with all the covenants detailed therein.

4. Document No. 4 is the Photostat copy of 1-B ROR, issued by the Revenue Department, Government of Andhra Pradesh vide App No: ROR012261108291; reveals that the Total land measuring an extent of Ac.10-00 cents viz., land measuring an extent of Ac.8.50 cents covered by S.y.No.152/2 & Ac.1.50 cents covered by S.Y.no.151-19/2, of Pishini Village, Ranasthalam Mandal, Srikakulam District was mutated in the name of M/s.SG Automobiles rep., by Mr. Gourav Gupta vide Katha No. 638. It is clearly observed that the Revenue Department of A.P has made necessary entries into their records and the same was confirmed that purchase of M/s.SG Automobiles rep., by Mr. Gourav Gupta is the absolute owner without any interruption or whatsoever. This document is valid under law with all the covenants detailed therein.

5. Document No. 5 is the Photostat copy of Statement of Encumbrances issued by the Stamps & Registration Dept., Government of Andhra Pradesh vide Statement No: 67722604 from the period 01-01-2015 to 27-12-2022 with regard to the land measuring an extent of Ac.10-00 cents covered by S.Y.No's 151-19/2 & 152/2 of Pishini Village Ranasthalam Mandal, Srikakulam District, in which it is reflected the entries of M/s.SG Automobiles rep., by Mr. Gourav Gupta.

6. Document No. 6 is the Photostat copy of Statement of Encumbrances issued by the Stamps & Registration Dept., Government of Andhra Pradesh vide Statement No: 67722622 from the period 01-01-2015 to 27-12-2022 with regard to the land measuring an extent of Ac.8-00 cents covered by S.Y.No's 16/14, Desaram Village Ranasthalam Mandal, Srikakulam District, in which it is reflected the entries of M/s.SG Automobiles rep., by Mr. Gourav Gupta.

Mr. Gourav Gupta

7. Document No.7 is the Photostat copy of Annexure-C, Proceedings issued by the RDO Srikakulam District, regarding the Conversion of Agricultural Land to Non-Agricultural Land with respect to land measuring an extent of Ac.10-00 cents covered by S.Y.No.151/19P & 152P. vide Dis.No.3065/2010 dt.09-12-2010.

8. Document No.8 is the Photostat copy of Annexure-C, Proceedings issued by the RDO Srikakulam District, regarding the Conversion of Agricultural Land to Non-Agricultural Land with respect to land measuring an extent of Ac.8-00 cents covered by S.Y.No..15/3P & 16/4P vide Dis.No.3064/2010 dt.09-12-2010.

9. Document No.9 is the Photostat copy of the Proceedings of the DTCP/SUDA vide FLP.No: 1178/0004/LP//2022/Mortgage Date : 21 March, 2023; Vide L.P.No. : 55/2022/1178/DTCP/DPMS with regard to land situated in S.No.15/3p,16/4p & Derasam Village& S.No.151/19bp,152/1ap,152/1cp of Pishini to an extent of 16.4494 Acres belongs to M/s. S G AUTOMOBILES, Final Layout Plan it is revealed that on application of M/s. S G AUTOMOBILES, rep by M/s. S G AUTOMOBILES for approval of Residential lay-out plan in an extent of 16.4494 Acres in S.No.15/3p,16/4p of Derasam Village, S.No.151/19bp,152/1ap,152/1cp of Pishini Village, S.No.151/19bp,152/1ap,152/1cp of Pishini Village, Mandal Rajam, Ranastalam, District Srikakulam has been examined with reference to the rules and regulations in force and issued the Tentative Layout Pattern Submitted by applicant is approved as per Rule 7(5)(e) of AP land development (Layout and Sub-division) rules 2017 subject to the following condition & under the provisions of section 84(2) Of AP Metropolitan Region and Urban Development Authorities Act,2016. This document is valid under law with all the covenants detailed therein.

10. Document No 10 is the Photostat copy of the Registered Deed of Mortgage executed by the M/s.SG Automobiles in favour of the SUDA represented by Vice Chairman Doc.No.1122/2023 dt. 27-02-2023 before the JSRO, Ranasthalam, Srikakulam District.

The recitals of the said deed depict that the Mortgagor herein i.e., M/s.SG Automobiles has executed a mortgage deed in favour of SUDA with respect to 15 % of the plotted area measuring an extent of 5,567.26 sq. Yards bearing Plot No's. 12 to 15; 57 to 78 (Total 26 Plots) of the Layout named as 'Sreenidhi Golden City' approved by SUDA vide L.P.No.55/2022/1178/DTCP.

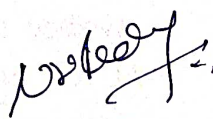
11. Document No 11 is the Photostat copy of the Layout plan vide L.P.No.55/2022/1178/DTCP, it is observed that the said layout was named as

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Sreenidhi Golden City comprising of 189 plots of different sizes herein referred as Schedule Property.

LEGAL OPINION

Therefore from all the above referred documents placed by M/s. SG Automobiles, who intend to sell their property show that they are the absolute owners of the property and possess vested interest in plot no's 1 to 11, 16 to 56, 79 to 189 (Total 163 plots) and contingent interest in plot no's 12 to 15 & 57 to 78 (Total 26 plots) i.e., Schedule property and that they are exercising their rights of possession and enjoyment and ownership and as such there is no impediment to purchase, the said property after obtaining Sale deeds from the respective owners and legal heirs, the purchaser will get absolute title to the schedule mentioned properties referred above and the purchaser can deal with the said property in any manner whatsoever, subject to verification Encumbrances if any by obtaining E.C. and also possession on field.


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