

G.V.MALLIKHARJUNA RAO

Advocate

SRT 270, SANATHNAGAR,

HYDERABAD - 500 018.

Cell: 9866137083

Date: 17-02-2020**LEGAL OPINION**

Sub:- Legal opinion in respect of lands bearing Survey Nos. 740, 741 & 742, situated at Patancheruvu Village and Mandal, Sangareddy District, Telangana State.

DOCUMENTS PRODUCED FOR SCRUTINY

<u>Sl.No.</u>	<u>Description of Document</u>	<u>Xerox Copy/CC/Original</u>
1.	Khasra	Xerox
2.	Sessala	Xerox
3.	Pahanies for the years 1967-68, 1972-73, 1980-81, 1985-86, 1990-91, 1995-96, 2000-01, 2005-06, 2010-11, 2014-15	Xerox
4.	1979-80 ROR	Xerox
5.	1989-90 ROR	Xerox
6.	GHMC Permit No.1/C22/00175/2020	Xerox
7.	Development Agreement cum General Power of Attorney bearing document No.23569/2016	Xerox
8.	Development Agreement cum General Power of Attorney bearing document No.40141/2018	Xerox
9.	Development Agreement cum General Power of Attorney bearing document No.21168/18	Xerox
10.	Gift Settlement Deed bearing No.4283/2004	Xerox
11.	Gift Settlement Deed bearing No.4286/2004	Xerox
12.	Gift Settlement Deed bearing No.4287/2004	Xerox
13.	Gift Settlement Deed bearing No.4406/1988	Xerox
14.	Gift Settlement Deed bearing No.20911/2007	Xerox
15.	Ratification Deed bearing document No.20395/2018	Xerox
16.	Rectification Deed bearing document bearing No.21158/2018	Xerox
17.	Environment Clearance issued by State Level Environment Impact Assessment Authority (SEIAA)	Xerox
19.	Land Conversion proceeding No. A2/8849/2016 dated 28-09-2018 of The Competant Authority and Revenue Divisional Officer, Sangareddy.	Xerox
20.	Pattedar Pass Book of T. Veeraiah Goud	Xerox
21.	On-line Encumbrance Certificate	Xerox



Flow of Title:

On combined readings of above referred documents it reveals that the total extent of land bearing Survey Nos. 740, 741 & 742 is Ac 1-01 gunta, Ac 1-13 ¼ gts & Ac 2-15 gts respectively and classified as Patta Land as is evident from Khasra Pahani.

Survey No. 740 :

Initially Hanumanth Reddy was the Pattedar of the lands to an extent of Ac 1-01 gunta in Survey No. 740 of Patancheruvu Village and Mandal, Sangareddy District, Telangana State.

One Sri Kalal Mohan S/o. Veeraiah was recorded as Protected Tenant for the lands admeasuring Ac 1-01 gts in Sy.No.740.

Subsequently the recitals of Pahani for the year 1980-81 reveals that the said Kalal Mohan S/o. Veeraiah purchased the lands by way of un-registered sale Deed (Kani Kareed) and thereafter the name of Kalal Mohan alias T.V.Mohan Goud S/o. Veeraiah alias Veera Goud was reflected in the Pahanies till 2014-15.

Meanwhile the said T.V.Mohan Goud along with his son T.Nandeshwar Goud has gifted open place of House No. 3-121 admeasuring 385 Sq.Yds comprised in Survey No. 740, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District) to his wife Thouti Nandamma vide gift settlement Deed bearing document No. **4406/1988 dated 29-07-1988**, registered at RO., Sangareddy.

Subsequently the said Thouti Nandamma in turn gifted the same to his son Sri T. Veeraiah Goud S/o. T.V.Mohan Goud vide Gift Settlement Deed bearing document No. 4287/2004 dated 27-03-2004, registered at RO., Sangareddy.

Thus Sri T. Veeraiah Goud S/o. T.V.Mohan Goud became the owner and possessor of open place of House No. 3-121 admeasuring 385 Sq.Yds comprised in Survey No. 740, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State.



The said Sri T. Veeraiah Goud S/o. T. V. Mohan Goud along with his sons namely T. Dilip Goud and T. Kiran Kumar Goud have entered into Development Agreement Cum General Power of Attorney with M/s. A.R. Anmol Developers represented by its Managing Partners Sri D. Mahipal Reddy and Sri Sangareddypeta Prakash, for the development of **290 Sq.Yds** comprised in Survey No. 740, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State registered as document No. 40141/2018 dated 12-09-2018, registered at RO., Sangareddy.

Survey No. 741 :

Initially Kalal Mohan was the Pattedar of the lands to an extent of Ac 1-15 guntas in Survey No. 741 of Patancheruvu Village and Mandal, Sangareddy District, Telangana State.

The name of Kalal Mohan was recorded as Pattedar till 1972-73 and thereafter the name of Kalal Mohan alias T.V.Mohan Goud S/o. Veeraiah alias Veera Goud was reflected in the Pahanies till 2000-01.

The said Sri T. V. Mohan Goud has gifted an extent of Ac 1-13 ½ guntas in Survey No. 741, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District) to his son Sri T. Veeraiah Goud S/o. T.V.Mohan Goud vide Gift Settlement Deed bearing document No. 4283/2004 dated 27-03-2004, registered at RO., Sangareddy.

Thus Sri T. Veeraiah Goud S/o. T.V.Mohan Goud became the owner and possessor of an extent of Ac 1-13 ½ guntas in Survey No. 741, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State.

The said Sri T. Veeraiah Goud S/o. T. V. Mohan Goud along with his sons namely T. Dilip Goud and T. Kiran Kumar Goud have entered into Development Agreement Cum General Power of Attorney with M/s. A.R. Anmol Developers represented by its Managing Partners Sri D. Mahipal Reddy and Sri Sangareddypeta Prakash, for the development of Ac 1-13 ½ guntas comprised in Survey No. 741, situated at Patancheru Village and Mandal, Sangareddy District

(Erstwhile Medak District), Telangana State registered as document No. 23569/2016 dated 03-10-2016, registered at RO., Sangareddy.

Survey No. 742 :

Initially Kalal Mohan was the Pattedar of the lands to an extent of Ac 2-15 guntas in Survey No. 742 of Patancheruvu Village and Mandal, Sangareddy District, Telangana State.

The name of Kalal Mohan was recorded as Pattedar till 1972-73 and thereafter the name of Kalal Mohan alias T.V.Mohan Goud S/o. Veeraiah alias Veera Goud was reflected in the Pahanies till 2000-01.

The said Sri T. V. Mohan Goud has gifted an extent of Ac 2-15 guntas in Survey No. 742, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District) to his son Sri T. Veeraiah Goud vide Gift Settlement Deed bearing document No. 4286/2004 dated 27-03-2004, registered at RO., Sangareddy.

The said T. Veeraiah Goud S/o. T.V.Mohan Goud has gifted an extent of Ac 1-00 guntas out of Ac 2-15 guntas in Survey No. 742, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District) to his sister Smt. R. Durga W/o. R. Ashok Goud vide registered Gift Settlement Deed bearing document No. 20911 of 2007 dated 16-11-2007, registered at RO., Sangareddy. In the said deed the Northern Boundary was wrongly mentioned as 40' wide Road instead of Agricultural Land of T. Veeraiah Goud in Survey No. 742 and the same is rectified vide registered Rectification Deed No. 21158/2018 dated 01-06-2018, registered at RO., Sangareddy and holds an extent of Ac 1-15 guntas for himself.

Thus Smt. R. Durga W/o. R. Ashok Goud became the owner and possessor of an extent of Ac 1-00 gunta in Survey No. 742, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State. The name of R. Durga was incorporated in the revenue records as is evident from 2010-11 Pahani.



Subsequently the Son of T. Veeraiah Goud namely Sri T. Kiran Kumar Goud ratified the said Gift Settlement Deed admitting the Gift Deed is genuine and valid vide registered Ratification Deed bearing document No. 20395/2018 dated 01-06-2018, registered at RO., Sangareddy.

The said Smt. R. Durga W/o. R. Ashok Goud have entered into Development Agreement Cum General Power of Attorney with M/s. A.R. Anmol Developers represented by its Managing Partners Sri D. Mahipal Reddy and Sri Sangareddypeta Prakash, for the development of Ac 1-00 guntas comprised in Survey No. 742, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State registered as document No. 21168/2018 dated 01-06-2018, registered at RO., Sangareddy.

Similarly Sri T. Veeraiah Goud S/o. T. V. Mohan Goud along with his sons namely T. Dilip Goud and T. Kiran Kumar Goud also entered into Development Agreement Cum General Power of Attorney with M/s. A.R. Anmol Developers represented by its Managing Partners Sri D. Mahipal Reddy and Sri Sangareddypeta Prakash, for the development of Ac 1-15 guntas comprised in Survey No. 741, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State registered as document No. 23569/2016 dated 03-10-2016, registered at RO., Sangareddy.

Opinion:

Based on available records I am of the opinion that T. Veeraiah Goud S/o. T. V. Mohan Goud is having marketable title in and over **290 Sq.Yds** comprised in Survey No. 740 and Ac 1-13 ½ guntas in Survey No. 741 & an extent of Ac 1-15 guntas in Survey No. 742, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State.

Similarly Smt. R. Durga W/o. R. Ashok Goud is having marketable title in and over an extent of Ac 1-00 guntas in Survey No. 742, situated at Patancheru Village and Mandal, Sangareddy District (Erstwhile Medak District), Telangana State.



By virtue of Development Agreement cum GPA M/s. A.R. Anmol Developers are having marketable title in and over their allotted shares as per allocation agreement entered between the Land Owners and the Developers.

As per the online search, I have not found any encumbrances over the said lands.

The above legal opinion is given on the basis of the Xerox copies of the property documents produced for scrutiny and no liability cast upon this legal office in respect of the opinion.




G.V.MALLIKHARJUNA RAO
ADVOCATE

Advise:

- (1) The Proposed Purchaser is advised to conduct survey of land and fix the boundaries before purchasing the property.
- (2) The purchaser is advised to make a paper publication before purchasing the property.
- (3) Make local enquiry with regard to the possession of the property and any litigation over the property.
- (4) Make enquiry with regard to any acquisition or requisitions proceedings initiated by the authorities.
- (5) T.Veera Goud and T. Dilip Kumar have mortgaged Ac 0-05 gts in Sy.No.742 in favour of Tapas Srinivas vide Mortgage Deed without Possession bearing document No.20585/2007 dated 08-11-2007, registered at SRO., Sanga Reddy. Please Verify whether this mortgage is released or not.



A handwritten signature in black ink, appearing to be "G.V. Rao".

**G.V.MALLIKHARJUNA RAO
ADVOCATE**