

G.V.MALLIKHARJUNA RAO

Advocate

SRT 270, SANATHNAGAR,

HYDERABAD – 500 018.

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Date: 18-08-2020**LEGAL OPINION**

Sub:- Legal opinion in respect of lands admeasuring to an extent of Ac 1-10 gts in Sy.No.332 of Bachupalli Village and Mandal, Medchal-Malkajgiri District, Telangana State.

DOCUMENTS PRODUCED FOR SCRUTINY

<u>Sl.No.</u>	<u>Description of Document</u>	<u>Xerox Copy/CC/Original</u>
1.	Memo No. R.K.C.C.02/2017 dated 06-02-2017 pertaining to the available of Khasra and PT's	Xerox
2.	Sessala's and Pahanis for period 1955-58 to 2011-2012.	Xerox
3.	Sale Deed Doc No. 172/1966.	Xerox
4.	AGPA with Doc No. 216/2007 dated 22-12-2006 registered at SRO Ranga Reddy.	Xerox
5.	Sale deed Doc No. 403/2017 dated 07-01-2017 registered at SRO Ranga Reddy.	Xerox
6.	Sale deed Doc No. 404/2017 dated 07-01-2017 registered at SRO Ranga Reddy.	Xerox
7.	AGPA Doc No. 519/2007 dated 22-12-2006 registered at Sub Registrar, Ranga Reddy	Xerox
8.	Development Agreement cum GPA bearing No. 619/2017 registered at Sub Registrar Balanagar.	Xerox
9.	Sale deed bearing doc No.13550/2017 dated 13-10-2017, registered at SRO., Quthubullapur	Xerox
10.	Sale deed bearing doc No.9600/2019 dated 23-04-2019, registered at SRO., Quthubullapur	Xerox
11.	Development Agreement cum GPA bearing No. 11911/2019 registered at Sub Registrar Quthbullapur.	Xerox
12.	On-line Encumbrance Certificate	

Flow of Title:

That Originally Mr. Nawab Siraj Yar Jung was the Pattedar of the agricultural land in Sy. No. 332 to an extent of Ac 12.24 gts situated at Bachupalli Village, Medchal Taluk, Hyderabad District and the name of K. Ramchandra Reddy was recorded as Protected Tenant as is evident from Sessala Pahanis.



Subsequently Sri Zulfigar Ali S/o. Late Mr. Nawab Siraj Yar Jung along with his mother and brothers namely Khursheed Begum W/o. Late Mr. Nawab Siraj Yar Jung, Syed Fakrul Hassan, Syed Sarwar Hassan, Syed Abbas Hassan, Syed Mehdiali, Syed Asif Hassan sold an extent of land admeasuring Ac 12.24 guntas in Sy. No 332 situated at Bachupally Village to Sri Kasi Reddy Subhadra Devi W/o. Ramchandra Reddy vide registered Sale Deed bearing Doc No. 172/1966 dated 25-03-1966. The recitals of this sale deed reveals that the protected tenant had surrendered his tenancy rights and supported the alienation in favour of the Vendee.

The Vendors also got permission to alienate the property to Vendees by Tahsildar Medchal under sec. 47 and 48 of Tenancy Act and the same was granted vide proceedings no. D.Dis No. B2/6520/1965 dated 04-03-1966.

The Name of Smt. Subhadra Devi W/o. Ramachandra Reddy was incorporated in the revenue records. Thus Smt. K. Subhadra Devi W/o. Ramchandra Reddy became the absolute Patttedar and possessor of land in Sy. No. 332 to an extent of Ac 12.24 gts, situated at Bachupally Village.

The recitals of Pahani for the year 1985-86 reveals that Sri P. Sanjeev Reddy S/o. Ananth Reddy and Sri P. Ramchandra Reddy S/o. Anantha Reddy acquired the lands.

Subsequently it appears that the said Sri P. Sanjeev Reddy S/o. Late Ananth Reddy and P. Ramachandra Reddy S/o. P. Anantha Reddy filed a suit bearing OS No. 147/2006 on the File of II Addl. Dist. Judge, Ranga Reddy Court against Smt. Kasireddy Subhadra Devi for declaring them as Owners of the Property and a Decree is passed in favour of Sri P. Sanjeev Reddy S/o. Late Ananth reddy and P. Ramachandra Reddy S/o. P. Anantha Reddy. The same was confirmed by Smt. K. Subhadra Devi W/o. Ramchandra Reddy.

Subsequently the said (1) Smt. K. Subhadra Devi W/o. Ramchandra Reddy, (2) Sri K. Panduranga Reddy S/o. Sri Ramchandra Reddy (3) K.Bhujendra Reddy S/o. K.Ramchandra Reddy (4) K.Vemana Reddy S/o. K Ramchandra Reddy (5) P.Sanjeeva Reddy S/o. P.Anantha Reddy (6) P.Sameender Reddy S/o. P. Sanjeeva Reddy (7) P.Jeevendar Reddy S/o. P.Sanjeeva Reddy (8)



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P.Ramchandra Reddy S/o. P.Anantha Reddy (9) P. Krishna Reddy S/o. P.Anantha Reddy (10) P.Narendar Reddy S/o. Late P.Bal Reddy (11) P.Krishna Reddy S/o. Late P.Manga Reddy and (12) P.Surendar Reddy S/o. Late P.Manga Reddy have jointly executed an Agreement of Sale Cum General Power of Attorney in favour of Dr. Y. Ashok S/o Late Venkata Subbaiah and Sri. L. Uma Maheswar Rao S/o. Sri Amarappa Naidu **vide Doc No. 216/2006 dated 22-12-2006** for dry agricultural land admeasuring Ac 8-13 gts (out of Ac 12.24 gts) in Sy. No. 332 situated at Bachupally Village, Ranga Reddy Dist.

The said Smt. Kasireddy Subhadra Devi and 11 others represented by their AGPA Holders namely Dr. Y. Ashok and Sri L. Uma Maheswar Rao have sold an extent of Ac 7-03 guntas (Out of Ac 8-13 gts) in Survey No. 332 of Bachupally Village to Dr. Y. Ashok and Sri L. Uma Maheswar Rao vide registered sale deed bearing document No. 404/2017 dated 07-01-2017 and holds an extent of Ac 1-10 guntas with themselves.

Subsequently Dr. Y. Ashok and Sri L. Uma Maheswar Rao made self-sale deed in respect of balance extent of Ac 1-10 gts equivalent to 6050 Sq.yards out of Ac 8-13 in Survey No.332 of Bachupally Village vide registered sale deed bearing document No. 13550/2017 dated 13-10-2017, registered at SRO., Quthbullapur.

The said Dr. Y. Ashok and Sri L. Uma Maheswar Rao in turn sold the same to M/s. B. K. Oak Wood Estates, represented by its Managing Partner Sri Arshad Ayub S/o. Late Mohammed Ali vide registered Sale deed bearing document No.9600/2019 dated 23-04-2019, registered at SRO., Quthbullapur. Thus M/s. B. K. Oak Wood Estates became the owners and possessors of the lands to an extent of Ac 1-10 guntas or 6050 Sq.Yds in Survey No. 332 of Bachupally Village.

The said M/s. **B.K. Oak Wood Estates**, represented by its Managing Partners Sri Arshad Ayub S/o. Late Mohammed Ali entered into Development Agreement Cum General Power Of Attorney vide Doc No. 11911/2019 dated 15-05-2019 registered at Sub registrar Qutubullapur with **M/s. Anmol Constructions** (a Partnership Firm) having its office at Miyapur rep. by its Managing Partner Sri. S. Prakash S/o. Late S. Chandra Shekar and **PVR Developers India Private**



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Limited having its office at Khajaguda, Hyderabad rep. by its Managing Director Sri Parimi Venkata Ramana S/o. P.Venkata Subba Rao for the development of Ac 1-10 gts equivalent to 6050 Sq.yards in Survey No. 332, situated at Bachupally Village, Bachupally Mandal, Medchal-Malkajigiri District, Telangana in the ratio of 39:61% respectively.

Opinion:

I am of the opinion that the M/s. B. K. Oak Wood Estates are having marketable title in and over an extent of Ac 1-10 guntas or 6050 Sq.Yds., comprised in Survey No. 332 of Bachupally Village, Bachupally Mandal, Medchal-Malkajigiri District, Telangana State.

M/s. Anmol Constructions and PVR Developers India Private Limited being developers of the said property will get rights over their share after allocation of developed areas reduced into writing by way of entering into supplementary / allocation agreement among the Landowner and Developers.

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



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

**G.V.MALLIKHARJUNA RAO
ADVOCATE**