



**Y.BALAKRISHNA RAO, B. Com., LL.B
ADVOCATE**

Panel Advocate : Punjab National Bank, Canara Bank
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PRIVILEGED REPORT

LEGAL OPINION

Date: 10-09-2021

To,

**M/S. Hari Priya Developers
Krithika Lay Out, Madhapur, Hyderabad**

Sir,

Sub: Legal Opinion in respect of Land admeasuring Ac.7-11Guntas in Survey Nos. 39/A/1, 39/A/3, 39/A/4, 46, 47 and 48, of Bagayath Bhongir Village, Bhongir Mandal, Yadadri-Bhuvanagiri District, Tenlangana -Reg.

I, on the basis of the copies of title deeds forwarded to me pertaining to the said immovable property and other information submitted by you, have conducted a detailed search and investigation and submit my report as under :

1. NAME AND ADDRESS OF THE TITLE HOLDERS:

**Sri.K.Gokul Krishna, S/o.K.V.Raja Shekar Rep by its lawful attorney
M/s. HARIPRIYA DEVELOPERS
Rep. by it's Managing Partner Sri. Tripuraneni Hari Krishna**

2. DESCRIPTION OF IMMOVABLE PROPERTY:

All that land admeasuring 18,319.05 Sq.Mtrs or 21909.40 Sq.Yds Survey Nos. 46, 47 and 48, of Bagayath Bhongir Village, Bhongir Mandal, Yadadri-Bhuvanagiri District, Tenlangana and bounded by :

North : Land in Sy.No.39, 47 & 48/Part

South : Land in Sy.No.39, 46,47,48/Part

East : Land in Sy.No.48

West : 200' Wide By Pass Road



LIST OF DOCUMENTS

Sl.No.	Date	Description of document
1		Xerox copy of Pahanis of 1954-55,, 1965-66,1975-76,1983-84,1989-90, 1991-92,1992-93,1995-96,1997-98,1998-99,1999-2000,,2001-02,2002-03,2003-04,2004-05,2006-07,2007-08,2009-10,2011-12
2	02-12-1983	Xerox copy of Regd.Sale Deed No.1495/1983 executed by P.Andamma in favour of A.Muthamaiah Goud
3	27-10-1984	Xerox copy of Regd.Sale Deed No.5389/1994 executed by A. Bixapathi and others in favour of K.Papaireddy and Smt.K.Shobha
4	02-10-2006	Xerox copy of Regd.Sale Deed No. 10827/2006 executed by P.Narender Reddy and others in favour of V.Buchi Reddy & B.Krishna Reddy
5	03-11-2010	Xerox copy of Regd.Sale Deed No. 4096/2010 executed by executed by A.Janardan and others in favour of B.Upender and another
6	31-12-2010	Xerox copy of Regd. Rectification Deed No. 5519/2010 executed by V.Buchi Reddy & B.Krishna Reddy in favour of B.Upender
7	06-12-2010	Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.4919/2010 executed by V.Buchireddy and B.Krishna Reddy in favour of B.Upender.
8	06-12-2010	Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.4920/2010 executed by V.Buchireddy and B.Krishna Reddy in favour of B.Upender.
9	17-01-2011	Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.231/2011executed by K.Papi Reddy Smt.K.Shobha in favour of B.Bixapathi.
10	27-01-2011	Xerox copy of Regd.Sale Deed No.636/2011executed by K.Papi Reddy Smt.K.Shobha rep by AGPA Holder B.Bixapathi in favour of K.V.Rajasekhar.
11	27-01-2011	Xerox copy of Regd. Sale deed No.633/2011executed by V.Buchireddy and B.Krishna Reddy rep by their AGPA Holders of B.Upender & others in favour of K.V.Rajasekhar.
12	27-01-2011	Xerox copy of Regd. Sale deed No.634/2011executed by V.Buchireddy and B.Krishna Reddy rep by their AGPA Holders of B.Upender & others in favour of K.V.Rajasekhar.



13	27-01-2011	Xerox copy of Regd.Sale Deed No.635/2011executed by V.Buchireddy and B.Krishna Reddy in favour of K.V.Rajasekhar.
14	05-09-2013	Xerox copy of Regd.Gift Settlement Deed No. 3568/2014 executed by K.V.Rajasekhar in favour of K.Gokul Krishna
15	04-01-2018	Xerox copy of Regd.General Power of Attorney No. 167/2018 executed by K.Gokul Krishna in favour of K.Gopala Krishna
16	26-10-2019	Xerox copy of Regd. Rectification Deed No.18240/2019 executed by K.V.Rajasekhar in favour of K.Gokul Krishna
17	26-10-2019	Xerox copy of Regd. Cancellation of Power of Attorney No. 18241/2019 executed by K.Gokul Krishna in favour of K.Gopala Krishna
18	26-10-2019	Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.18243/2019 executed by K.Gokul Krishna in favour of M/s Haripriya Developers.
19	16-03-2020	Xerox copy of Land conversion proceedings No. C/607/2020
20	24-11-2020	Xerox copy of HMDA Drfat LP.No. 036791/GHT/LT/U6/HMDA/22062020
21	04-01-2020	Xerox copy of Encumbrance Certificate statement No.44924809

FLOW OF TITLE

The Xerox copy of C/c of pahanis issued for the year 1954-55, 1964-65, 1975-76,1983-84 shows that Smt.Pulimamidi Kondamma is the pattadar of land admeasuring in Sy No.47 & 48 of Bhongiri Village. The Xerox copy of C/c of Proceedings No. D/3581/I/95 Dt.07-07-1995 shows that Smt.P.Kondamma and her husband died intestate and upon application made by Mr.P.Narender Reddy,P.Devender Reddy, P.Surender Reddy and P.Amarender Reddy, the MRO Bhongir mutated the revenue records in their name in respect of land in Sy.No. 47 and 48.It is further observed that P.Andamma is pattadat of land in Sy.no.46 of Bhongir Vill a sper pahani of 1982-83 and 84-85.

The pahani for the years 1995-96 shows that Mr.P.Narender Reddy is pattadar of land admeasuring Ac.1-19 in Sy.No.47/E, Ac. 0-25 in Sy.No.48/E of Bhongor Viil. Sri.P.Devender Reddy is pattadar of land admeasuring Ac.1-19 in Sy.No.47/EE, Ac. 0-25 in Sy.No.48/EE of Bhongor Viil, P.Surender Reddy is pattadar of land admeasuring Ac.1-19 IN Sy.No.47/U, Ac. 0-25 in Sy.No.48/U of Bhongor Viil and P.Amarender Reddy is pattadar of



land admeasuring Ac.1-19 IN Sy.No.47/UU, Ac. 0-25 in Sy.no.48/UU of Bhongor Viil. The said entries have been continued for the year 1997-98,99-2000,2001-02,2002-03,2003-04,2004-05,2006-07,2007-08. The Pahani for the year 2009-10 shows that I.Ramulu and others are owners of land in Sy.NO.46 with its sub survey numbers. Sri.V.Buchi rddy and another are owners of land in Sy.NO.47 & 48 with its sub survey numbers.

Xerox copy of Regd.Sale Deed No.1495/1983 dt.02-12-1983 shows that P.Andamma is owner of land in Sy.no. 46 of Bhongir Bagayat Village. She sold land admeasuring Ac.8-13 in Sy.No.46 of Bhongir Vill to A.Muthamaiah Goud for valuable sale consideration.

Xerox copy of Regd. Sale Deed No.5389/1994 Dt.27-10-1984 executed by A. Bixapathi and others all sons of late A.Muthamaiah Goud shows that after death of their father they became joint owners of land in Sy.No.46. Through this sale deed they jointly sold land admeasuring Ac.8-13 in Sy.No.46 of Bhongir Vill to K.Papaireddy and Smt.K.Shobha for valuable sale consideration.

Xerox copy of Regd. Sale Deed No. 10827/2006 Dt.02-10-2006 executed by P.Narender Reddy, P.Devender Reddy, P.Surender Reddy and P.Amarender Reddy are the owners of land in Sy.No. 47 admg.Ac.5-36 and Ac. 4-38 in Sy.No. 48 of Bhongir Vill having succeeded by them from Smt.P.Kondamma as per the MRO Proceedings No. D/3581/I/95 Dt.07-07-1995. Through this sale deed they have jointly sold the said land to V.Buchi Reddy & B.Krishna Reddy.

Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.4919/2010 Dt.06-12-2010 shows that V.Buchireddy and B.Krishna Reddy in turn sold the land in Sy.No. 47 admg.Ac.5-36 of Bhongir Vill to B.Upender, G.Ravinder, D.Ravikanth and P.Rajender for valuable consideration by appointing them as the lawful attorneys to deal with said land.

Xerox copy of Regd. Rectification Deed No. 5519/2010 Dt.31-12-2010 executed by V.Buchi Reddy & B.Krishna Reddy in favour of B.Upender shows that they have executed Regd. AGPA No.4919/2010 & 4920/2010 and in said documents, the sub survey number for Sy.No.47 and 48 were not mentioned. Through this deed said clerical mistake has been rectified.

Xerox copy of Regd. Sale deed No.633/2011Dt.27-01-2011 shows that V.Buchireddy and B.Krishna Reddy rep by their AGPA Holders of B.Upender & others sold the land in Sy.No. 47 admg.Ac.5-36 of Bhongir Vill to K.V.Rajasekhar for valuable consideration.



Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.4920/2010 Dt.06-12-2010 shows that V.Buchireddy and B.Krishna Reddy in turn sold the land admeasuring Ac. 4-38 in Sy.No. 48 of Bhongir Vill to B.Upender, G.Ravinder, D.Ravikanth and P.Rajender for valuable consideration by appointing them as the lawful attorneys to deal with said land.

Xerox copy of Regd. Sale deed No.634/2011Dt.27-01-2011 shows that V.Buchireddy and B.Krishna Reddy rep by their AGPA Holders of B.Upender & others sold the land in Sy.No. 48 admg.Ac.4-38 of Bhongir Vill to K.V.Rajasekhar for valuable consideration.

Xerox copy of Regd.Sale Deed No. 4096/2010 executed by A.Janardan and others in favour of B.Upender and another shows that A.Janradan and others are sons of Late A.Ganapathi. All of them succeeded the property and became the owners of land in Sy.No.39/A/1 admg. Ac.1-02 Gnts of Bhongir Vill. Through this sale deed A.Janradan and others had sold the said land to B.Upender and P.Sri Ramulu for valuable sale consideration.

Xerox copy of Regd. Sale deed No.635/2011Dt.27-01-2011 shows that B.Upender and P.Sri Ramulu sold the land in Sy.No. 39/A/1 admg.Ac.0-37 of Bhongir Vill to K.V.Rajasekhar for valuable consideration.

Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.231/2011Dt.17-01-2011 shows that K.Papi Reddy Smt.K.Shobha are the owners of land in Sy.No.46 admg. Ac.0-30 Guntas of Bhongir Vill. They have sold the said land to Mr.B.Bixapathi and appointed him as their lawful attorney to deal with said property.

Xerox copy of Regd.Sale Deed No.636/2011Dt.27-01-2011 executed by K.Papi Reddy Smt.K.Shobha rep by AGPA Holder B.Bixapathi sold land in Sy.No.46 admg. Ac.0-30 Guntas of Bhongir Vill in favour of K.V.Rajasekhar.

Xerox copy of Regd.Gift Settlement Deed No. 3568/2014 Dt.05-09-2013 shows that K.V.Rajasekhar is owner of land **admeasuring Ac.0-37 Guntas** (Comprising of Ac.0-13 Guntas in Sy.No.39/A/1, Ac.0-12 Guntas in Sy.No.39/A/3 and Ac.0-12 Guntas in Sy.No.39/A/4), admeasuring Ac.0-30 Gnts in Sy.no.46, admg.Ac.5-17 Gnts in Sy.No. 47



and admg. Ac.0-07 Gnts in Sy.No. 48 of BHongir Vill by virtue of Regd.Sale Documents Nos.633/2011, 634/2011,635/2011and 636/2011. Through this deed Mr.K.CV.Rajasekhar gifted the said property to his Mr. K.Gokul Krishna in consideration of love and affection. The said gift deed acted upon and Mr.K.Gokul Krishna became owner of said property.

Xerox copy of Regd.General Power of Attorney No. 167/2018 Dt.04-01-2018 shows that K.Gokul Krishna appointed his grandfather Mr.K.Gopala Krishna as his lawful attorney to sell the property admg.Ac.7-11 Gnts in Sy.nos.39,46,47 & 48 of Bhongir Vill.

Xerox copy of Regd. Rectification Deed No.18240/2019 Dt.26-10-2019 shows that K.V.Rajasekhar executed Regd.Gift Deed No. 3568/2014 in favour of Mr.K.Gokul Krishna and there is a clerical mistake took place in respect of survey number in the plan annexed to principal deed No. 3568/2014. Through this deed the said mistake has been rectified in favour of K.Gokul Krishna.

Xerox copy of Regd. Cancellation of Power of Attorney No. 18241/2019 Dt.26-10-2019 shows that Mr. K.Gokul Krishna appointed Mr.K.Gopala Krishna as his lawful attorney BY Regd.GPA No. 167/2018. Now Mr.K.Gokul Krishna has cancelled the said GPA and Mr.K.Gopala Krishna, the attorney had also signed in the cancellation deed as a mark of knowledge of cancellation.

Xerox copy of Regd. Agreement of Sale cum General Power of Attorney No.18243/2019 Dt.26-10-2019 shows that K.Gokul Krishna had sold the land admeasuring Ac.7-11 Guntas in Sy.No.39/A/1, A/3,A/4, admeasuring Ac.0-30 Gnts in Sy.No.46, admg.Ac.5-17 Gnts in Sy.No. 47 and admg. Ac.0-07 Gnts in Sy.No. 48 of BHongir Vill and received full sale consideration from M/s Haripriya Developers by appointing the firm as his lawful attorney to deal and sell the property mentioned above.

Xerox copy of Land conversion proceedings No. C/607/2020 Dt.16-03-2020 shows that upon application made, the RDO Bhongir has converted the land in Sy.Nos. 39,46,47 & 48 admg. Ac.7-11 Guntas of Bhongir Village from agriculture to non agriculture.



Xerox copy of HMDA Draft LP.No. 036791/GHT/LT/U6/HMDA/22062020 Dt.24011-2020 shows that upon application made, the HMDA has accorded layout permission for making the plots in Sy.No.s46,47,& 48 of Bhongir Vill. The land in Sy.No. 39 is not the subject matter of this opinion.

ENCUMBRANCES:

Xerox copy of Encumbrance Certificate statement No.44924809 Dt.04-01-2020 issued by SRO Bhongir shows the entries of Deed Nos. 18243/2019, 636/2011, 635/2011, 634/2011 and 633/2011 over the schedule property.

OPINION:

Upon verifying the documents placed before me as mentioned in the list of documents and as per the above discussion, I am of the opinion that Mr.K.Gokul Krishna has clear, valid and marketable title over the Schedule property and M/s. Hari Priya Developers being Regd.AGPA holder by virtue of Regd.Agreemnet of Sale cum GPA No.18243/2019 has right to deal and sell the land in Sy.Nos.46,47 and 48 of Bagayath Bhongir to prospective purchasers by virtue of powers conferred under said Regd.AGPA No. 18243/2019. The prospective purchasers will get absolute and valid title over the properties upon execution of registered sale deeds as per the provisions of sec 17 of Indian registration Act.


(Y.BALAKRISHNA RAO)
ADVOCATE

