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Secunderabad - 500 056.

REF: GNSSP/PVT/DEC/47/2021

Date: 30.12.2021

Whomever so it may Concern

LEGAL OPINION

Subject: Legal Opinion in respect of the Property plots developed on land admeasuring Ac 39-27 gts in S.No.639, 640.641,642,643,644,646,647 and 648 situated to Kothaguda Grampanchayath, Kandukur Village and Mandal Ranga Reddy District. - Reg.

As per the request, I have scrutinized following documents

Sl. No.	Date of Document	Nature of Document	Verified with whether Xerox/Original/Certified copies
1.	----	Pattadhar Pass Book No. 1102	Xerox
2.	19.07.2004	Regd. Sale Deed bearing Doc. No. 7814/2004	Xerox
3.	14.09.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No. 4898/2005	Xerox
4.	24.04.2006	Regd. Sale Deed bearing Doc. No. 5950/2006	Xerox
5.	----	Pattadhar Pass Book No. 77	Xerox
6.	28.04.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No. 1878/2005	Xerox
7.	14.09.2005	Regd. Sale Deed bearing 4883/2005	Xerox
8.	17.01.2006	Registered AGPA bearing No. 641/2006	Xerox
9.	06.02.2006	Regd. Sale Deed bearing 1872/2006	Xerox
10.	13.06.2006	Regd. Sale Deed bearing 8715/2006	Xerox
11.	14.09.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No. 4898/2005	Xerox
12.	22.12.2005	Regd. Sale Deed bearing 8568/2005	Xerox

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13.	06.02.2006	Regd. Agreement of Sale Cum General Power of Attorney With Position bearing Doc. No. 1586/2006	Xerox
14.	13.06.2006	Regd. Sale Deed bearing 8716/2006	Xerox
15.	----	Pattadhar Pass Book No. 1101	Xerox
16.	19.07.2004	Regd. Sale Deed bearing 7830/2004	Xerox
17.	14.09.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No. 4897/2005	Xerox
18.	22.12.2005	Regd. Sale Deed bearing 8564/2005	Xerox
19.	15.07.2006	Regd. Sale Deed bearing 10638/2006	
20.	19.07.2004	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No 6737/2004	Xerox
21.	14.09.2005	Regd. Sale Deed bearing 4882/2005	Xerox
22.	17.01.2006	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No 642/2005	Xerox
23.	17.05.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No 6737/2005	Xerox
24.	14.08.2006	Regd. Sale Deed bearing 12792/2006	Xerox
25.	14.08.2006	Regd. Sale Deed bearing 12793/2006	Xerox
26.	17.05.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No 6741/2005	Xerox
27.	14.09.2005	Regd. Sale Deed bearing 4881/2005	Xerox
28.	22.12.2005	Regd. Agreement of Sale Cum General Power of Attorney bearing Doc. No 8567/2005	Xerox
29.	06.02.2006	Regd. Sale Deed bearing 1585/2006	Xerox
30.	14.08.2006	Regd. Sale Deed bearing 12794/2006	Xerox
31.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1129/2006/HRO/H2	Xerox
32.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1131/2006/HRO/H2	Xerox
33.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1133/2006/HRO/H2	Xerox
34.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1134/2006/HRO/H2	Xerox
35.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1149/2006/HRO/H2	Xerox
36.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1155/2006/HRO/H2	Xerox

37.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1161/2006/HRO/H2	Xerox
38.	25.09.2006	Layout Proceedings issued by the Grampanchayath DTCP vide it's Proceedings No. Lr.D.Dis.No.1166/2006/HRO/H2	Xerox
39.	27.12.2021	Encumbrance Certificate Statement No. 75248995	Computer Generate Copy
40.	21.12.2021	Prohibitory Property List downloaded from Telangana Registration Web site.	Computer Generate Copy

FLOW TITLE:

I have gone through the documents referred above said those documents reveals that as per the Patta No.1102, issued by The Mandal Revenue Officer, Kandhukur Mandal, Ranga Reddy East District, shows that the land admeasuring Ac.2.27gnts., in Sy.No.599, Ac.01.32gnts., in Sy.No.639, Ac.02.12gnts., in Sy.No.644, Ac.00.18gnts., in Sy.No.646, Ac.10.02gnts., in Sy.No.648, Total land admeasuring Ac.15.91gnts., situated at Kandukur Village, Kandukur Mandal, Ranga Reddy District, stands in the name of Mr. Thundla Krishna Murthy, S/o. T.Janaki Rama Sharama as Pattedar. **(Doc.No.1)**

The said 1.Mr. Thundla Krishna Murthy, S/o. T.Janaki Rama Sharama, 2.Thandla Pattabhi Ram, S/o. T. Krishna Murthy, 3. Thandla Venkata Ramana, S/o. T.Krishna Murthy, 4. Thandla Guru Prasad, S/o. T.Krishna Murthy along with their children have jointly sold the property i.e all that piece and parcel of Agriculture Land in Survey No.599 admeasuring Ac.0-27gts out of Ac.2-27gts, in Survey No.639 admeasuring Ac.1-32gts, in Survey No644, admeasuring Ac.2-12gts, in Survey No.646 admeasuring Ac.0-18gts and in Survey No.648 admeasuring Ac.10-02gts, total land admeasuring Ac.15-11gts, Situated at Kandkur Village, Kandukur Revenue Mandal, Ranga Reddy District, under Kothaguda Gram Panchayat, Registration Sub-District Maheshwaram and District R.O Ranga Reddy., to 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy through Regd. Sale Deed bearing No. 7814/2004 **(Doc.No.2)** Registered before SRO, Ranga Reddy.

As per the Pattedar Pass Book under document No.1 Mr. Thudla Krishna Murthy is only Pattedar of the Property but where as in the Sale Deed under document No.2 his sons were also added as vendor of the Sale Deed.

The Said 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy have executed an Agreement of Sale Cum GPA infavour of 1.Sri Bitla Shyam Prasad Reddy, S/o.B.Sanjeeva Reddy, 2. Sri Karra Goverdhan Reddy, S/o. Late Ranga Reddy in respect of the Property i.e., All that Piece and Parcel of Agricultural dry land bearing Sy.No.639 admeasuring Ac.1-32 gts, Sy.No.644 admeasuring Ac.2-12 gts, Sy.No.646 admeasuring Ac.0-18gts, Sy.No.648 admeasuring Ac,10-02gts, total admeasuring Ac.14-24 gts, Situated at Kandukur Revenue Village, under Grampanchayat of Kothaguda , Kandukur Mandal, Ranga Reddy District, Registration Sub-District Maheshwaram, through Registered AGPA bearing No. 4898/2005 dated 14.09.2005 **(DOCT NO.3)** Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently 1.Sri.D.Venkata Narasimha Raju, S/o.D.Narasimha Raju, 2.Sri. Sagiraju Subaraju, S/o.Late Gangaraju, have sold the property i.e., all that agricultural land bearing Sy.No.648 admeasuring Ac.10-02gts, of Kandukur Village and Mandal, Ranga Reddy District to M/s. Subhashini Signature Services Pvt Ltd., through Regd. Sale Deed bearing No. 5950/2006 dated 24.04.2006 **(Doc.No.4)** Registered before SRO, Ranga Reddy.

Likewise As per the Patta No.77, issued by The Mandal Revenue Officer, Kandukur Mandal, Ranga Reddy East District, shows that the land admeasuring Ac.4.30gnts., in Sy.No.70/A, Situated at Kandukur Village, Kandukur Mandal, Ranga Reddy District, stands in the name of Sri.Gattu Raji Reddy, S/o. Ram Reddy as Pattedar. **(Doc.No.5)**

The Said Sri.Gattu Raji Reddy, S/o. Ram Reddy have executed an Agreement of Sale Cum GPA infavour of Sri M.Laxmi Narsimha Reddy, S/o.M.Narayana Reddy in respect of the Property i.e., All that Piece and Parcel of Agricultural dry land bearing Sy.No.70/A admeasuring Ac.2-10 gts, land Situated at Kandukoor Village, Kandukur Mandal, Ranga Reddy District, Grampanchayat of Nedunoor Village, Kandukoor Mandal, Ranga Reddy District , through Registered AGPA bearing No. 1878/2005

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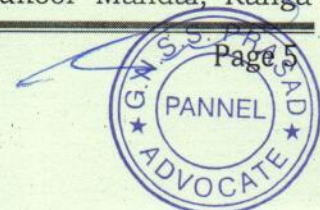
dated 28.04.2005 (**DOCT NO.6**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently the said Sri. Gutta Raji Reddy, S/o. Ram Reddy, rep by AGPA holder 1.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy, have jointly sold the property i.e., all that Piece and Parcel of Agriculture Dry Land bearing Sy.No.70/A, admeasuring Ac.2-10gts, Situated at Nedunoor Revenue Village and Gram Panchayat, Kandukur Mandal, Ranga Reddy District Registration Sub-District Maheshwaram to 1.Sri.Bitla Sudhakar Reddy, S/o. Late B,Narsi Reddy, 2. Sri Nimmala Narayan Reddy, S/o. Late.N. Durga Reddy., through Regd. Sale Deed bearing No. 4883/2005 dated 14.09.2005 (**Doc.No.7**) Registered before SRO, Maheshwaram.

The Said 1.Sri.Bitla Sudhakar Reddy, S/o. Late.B,Narsi Reddy, 2.Sri Nimmala Narayana Reddy, S/o.Late.N.Durga Reddy have executed an Agreement of Sale Cum GPA with Position infavour of Sri K.Venkatesh Goud, S/o.Sathaiah, 2.Sri.Asharam, S/o.Bikaram in respect of the Property i.e., All that of Agricultural dry land bearing Sy.No.70/A admeasuring Ac.2-10 gts, land Situated at Nedunoor Revenue Village and Grampanchayat Kandukur Mandal, Ranga Reddy District, through Registered AGPA bearing No. 641/2006 dated 17.01.2006 (**DOCT NO.8**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently the said 1.Sri.Bitla Sudhakar Reddy, S/o. Late.B,Narsi Reddy, 2.Sri Nimmala Narayana Reddy, S/o.Late.N.Durga Reddy, rep by AGPA holder 1. Sri K.Venkatesh Goud, S/o.Sathaiah, 2.Sri.Asharam, S/o.Bikaram, have jointly sold the property i.e., all that of Agriculture Dry Land bearing Sy.No.70/A, admeasuring Ac.2-10gts, Situated at Nedunoor Revenue Village and Gram Panchayat, Kandukoor Mandal, Ranga Reddy District Registration Sub-District Maheshwaram to Sri.D.V.V.Laxmi Pathi Raju, S/o.Late. Satyanarayana Raju., through Regd. Sale Deed bearing No. 1872/2006 dated 06.02.2006 (**Doc.No.09**) Registered before SRO, Maheshwaram.

Subsequently the said Sri.D.V.V.Laxmi Pathi Raju, S/o.Late. Satyanarayana Raju, had sold the property i.e., all that of Agriculture Land bearing Sy.No.70/A, admeasuring Ac.2-10gts, Situated at Nedunoor Village Kandukoor Mandal, Ranga



Reddy District Registration Sub-District Maheshwaram to M/s. Subhashini Signature Services Pvt Ltd., through Regd. Sale Deed bearing No. 8715/2006 dated 13.06.2006 **(Doc.No.10)** Registered before SRO, Maheshwaram.

The Said 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy, have executed an Agreement of Sale Cum GPA with Position infavour of 1.Sri Bitla Shyam Prasad Reddy, S/o.B.Sanjeeva Reddy, 2. Sri Karra Goverdhan Reddy, S/o. Late Ranga Reddy in respect of the Property i.e., All that Piece and Parcel of Agricultural dry land bearing Sy.No.639 admeasuring Ac.1-32 gts, In Survey No.644 admeasuring Ac.2-12 gts, in Suvey No. 646 admeasuring Ac 0-18 gts, in Survey No. 648 admeasuring Ac10-02 gts, total land admeasuring Ac.14-2 gts Situated at Kandukur Revenue Village and under Grampanchayat of Kothaguda Kandukur Mandal, Ranga Reddy District, Registration Sub-District Maheshwaram through Registered AGPA bearing No. 4898/2005 dated 14.09.2005 **(DOCT NO.11)** Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc. The said Bokka Madhava Reddy and others have purchased the Property under document No. 2.

Subsequently the said 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy, rep by A.G.P.A Holder 1. Bitla Shyam Prasad Reddy, S/o. B. Sanjeeva Reddy, 2. Sri Karra Goverdhan Reddy, S/o. Late Ranga Reddy have Jointly sold the property i.e., all that of Agriculture Dry Land bearing in Survey No.639 admeasuring Ac.1-32gts in Survey No.644 admeasuring Ac.2-12 Gts, in Survey No.646 admeasuring Ac.0-18 gts, total land admeasuring Ac.4-22 gts, Situated at Kandukur Village Mandal, Ranga Reddy District Under the Gram Panchayat of Kothaguda Village Kandoor Mandal, Ranga Reddy District, to Sri.K.Venkatesh Goud, S/o. Sataiah Goud., through Regd. Sale Deed bearing No. 8568/2005 dated 22.12.2005 **(Doc.No.12)** Registered before SRO, Maheshwaram.

The Said Sri.K.Venkatesh Goud, S/o. Sataiah Goud, had executed an Agreement of Sale Cum GPA with Position infavour of Sri S.B.Kiran Raju, S/o.Narahari, in respect of the Property i.e., All that of Agricultural dry land bearing Sy.No.639 admeasuring Ac.1-32 gts, In Survey No.644 admeasuring Ac.2-12 gts, in

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Suvey No. 646 Ac.0-18 gts total land admeasuring Ac.4-22 gts Situated at Kandukoor Village and Mandal Ranga Reddy District, Registration Sub-District Maheshwaram through Registered AGPA bearing No. 1586/2006 dated 06.02.2006 **(DOCT NO.13)** Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently the said Sri.K.Venkatesh Goud, S/o. Sataiah Goud, rep by A.G.P.A Holder Sri S.B.Kiran Raju, S/o.Narahari have Jointly sold the property i.e., all that of Agriculture Land bearing in Survey No.639 admeasuring Ac.1-32gts in Survey No.644 admeasuring Ac.2-12 Gts, in Survey No.646 admeasuring Ac.0-18 gts, total land admeasuring Ac.4-22 gts, Situated at Kandukur Village Mandal, Ranga Reddy District, to M/s. Subhashini Signature Service Pvt Ltd., through Regd. Sale Deed bearing No. 8716/2006 dated 13.06.2006 **(Doc.No.14)** Registered before SRO, Maheshwaram.

As per the Patta No.1101, issued by The Mandal Revenue Officer, Kandhukur Mandal, Ranga Reddy East District, shows that the land admeasuring Ac.2.27gnts., in Sy.No.599, Ac.02.28gnts., in Sy.No.600, Ac.01.32gnts., in Sy.No.639, Ac.01.18 gnts., in Sy.No.643, Ac.02.11gnts., in Sy.No.644, Ac.01.02 gnts., in Sy.No.640, Ac.0.17 gnts., in Sy.No.646, Ac.01.02 gnts., in Sy.No.647, Ac.10.03 gnts., in Sy.No.648 situated at Kandukur Village, Kandukur Mandal, Ranga Reddy District, stands in the name of Mr. Thundla Padmanabha Raju, S/o. Janaki Rama Sharma as Pattedar. **(Doc.No.15)**

Subsequently the said to 1. Thundla Padmanabha Sharma, S/o. T.Janaki Rama Sharma, 2. Thundla Kodandarama Sharma, S/o. T.Padmanabha Sharma, 3. Thundla Kamalakkara Sharma, S/o. T.Padmanabha Sharma, 4. Thundla Bhadri Prasad, S/o. T.Padmanabha Sharma., had sold the property i.e., all that the Piece and Parcel of Agriculture Land bearing in Survey No.639 admeasuring Ac.0-26gts, out of Ac.2-27 gts, Sy.No.639 admeasuring Ac.1-32 gts, Sy.No. 644 admeasuring Ac.2-11 gts, Sy.No.646 admeasuring Ac.0-17 gts., Sy.No.648 admeasuring Ac.10-03 gts, Total land admeasuring Ac.15-09 gts, Situated at Kandukur Village and Kandukur Revenue Mandal, Ranga Reddy District, under Gram Panchayat Kothaguda, Registration Sub-District Maheshwaram and District R.O Ranga Reddy to 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha



Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy., through Regd. Sale Deed bearing No. 7830/2004 dated 19.07.2004 (**Doc.No.16**) Registered before SRO, Ranga Reddy.

As per the Pattedar Pass Book under document No.16 Mr. Thundla Padmanabha Sharma was only Pattedar of the Property but where as in the Sale Deed under document No.17 his sons were also added as vendor of the Sale Deed.

The Said 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy, had executed an Agreement of Sale Cum GPA with Position infavour of 1.Sri Nimmala Narayana Reddy, S/o.Late Durga Reddy,2.Sri Lingidi Mallaiah, S/o.Late Kanakaiah, 3. Sri Bitla Sudhakar Reddy, S/o. Late Narsi Reddy in respect of the Property i.e., All that Piece and Parcel of Agricultural dry land bearing Sy.No.639 admeasuring Ac.1-32 gts, In Survey No.644 admeasuring Ac.2-11 gts, in Suvey No. 646 admeasuring Ac.0-17 gts, Survey No. 648 admeasuring Ac.10-03 gts total land admeasuring Ac.14-23 gts Situated at Kandukur Revenue Village Under Grampanchayat of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheshwaram through Registered AGPA bearing No. 4897/2005 dated 14.09.2005 (**DOCT NO.17**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently the said 1.Sri. Bokka Madhava Reddy, S/o.B.Rama Krishna Reddy, 2.Sri.Bokka Narsimha Reddy, S/o.B.Ramchandra Reddy, 3.Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy rep by A.G.P.A Holder 1.Sri Nimmala Narayana Reddy, S/o.Late Durga Reddy,2.Sri Lingidi Mallaiah, S/o.Late Kanakaiah, 3. Sri Bitla Sudhakar Reddy, S/o. Late Narsi Reddy have Jointly sold the property i.e., all that of Agriculture Dry Land bearing in Survey No.639 admeasuring Ac.1-32gts, in Survey No.644 admeasuring Ac.2-11 Gts, in Survey No.646 admeasuring Ac.0-17 gts, in Survey No. 648 admeasuring Ac.10-03 gts total land admeasuring Ac.14-23 gts, Situated at Kandukoor Village and Mandal, Ranga Reddy District, under the Gram Panchayat of Kothaguda Village Kandukoor Mandal, Ranga Reddy District, to Sri D.V.V. Laxmi Pathi , S/o. Late Satyanarayana Raju., through Regd.

Sale Deed bearing No. 8564/2005 dated 22.12.2005 (**Doc.No.18**) Registered before SRO, Maheswaram.

Subsequently the said Sri D.V.V. Laxmi Pathi, S/o. Late Satyanarayana Raju had sold the property i.e., all that Part of Agriculture Dry Land bearing in Survey No.648 Part admeasuring Ac.5-00gts, Situated at Kandukoor Village and Mandal, under Kothaguda Gram Panchayat Ranga Reddy District, to M/s. Subhashini Signature Services Pvt Ltd., through Regd. Sale Deed bearing No. 10638/2006 dated 15.07.2006 (**Doc.No.19**) Registered before SRO, Maheswaram.

The Said 1.Mr. Thundla Krishna Murthy, S/o. T.Janaki Rama Sharama, 2.Thandla Pattabhi Ram, S/o. T. Krishna Murthy, 3. Thandla Venkata Ramana, S/o. T.Krishna Murthy, 4. Thandla Guru Prasad, S/o. T.Krishna Murthy, have executed an Agreement of Sale Cum GPA with Position infavour of Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy in respect of the Property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-02 gts, In Survey No.641 admeasuring Ac.0-21 gts, in Suvey No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-18 gts, in Survey No.646 admeasuring Ac.0-01 gts and in Survey No. 647 admeasuring Ac.1-02 gts, total land admeasuring ac4-07 gts Situated at Kandukur Village, Kandukur Revenue Mandal, Ranga Reddy District Under Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheswaram through Registered AGPA bearing No. 6737/2005 dated 17.05.2005 (**DOCT NO.20**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

As per the Pattedar Pass Book under document No.1 1.Mr. Thundla Krishna Murthy was only Pattedar of the Property but where as in the AGPA under document No.21 his sons were also added as vendor of the said document.

Subsequently the said 1.Mr. Thundla Krishna Murthy, S/o. T.Janaki Rama Sharama, 2.Thandla Pattabhi Ram, S/o. T. Krishna Murthy, 3. Thandla Venkata Ramana, S/o. T.Krishna Murthy, 4. Thandla Guru Prasad, S/o. T.Krishna Murthy, Rep by A.G.P.A holder Sri Mogiligidda Laxmi Narsimha Reddy, S/o.M.Narayan Reddy have Jointly sold the property i.e., all that Piece and Parcel of Agriculture Dry Land bearing in Survey No.640 admeasuring Ac.1-02gts, Sy.No.641 admeasuring Ac.0-21

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gts, Sy.No. 642 admeasuring Ac.1-03 gts, Sy.No.643 admeasuring Ac.0-18 gts., Sy.No.646 admeasuring Ac.0-01 gts and Sy.No.647 admeasuring Ac.1-02 gts , Total admeasuring Ac.4-07 gts, Situated at Kandukur Revenue Village and Gram Panchayat Kothaguda, Kandukur Mandal, Ranga Reddy District, Registration Sub-District Maheswaram to 1 Sri Karra Goverdhan Reddy, S/o. Late Ranga Reddy, 2. Sri. Bitla Sudhakar Reddy, S/o. Late B. Narsi Reddy., through Regd. Sale Deed bearing No. 4882/2005 dated 14.09.2005 (**Doc.No.21**) Registered before SRO, Maheswaram.

The Said Sri Karra Goverdhan Reddy, S/o. Late Ranga reddy, 2. Sri. Bitla Sudhakar Reddy, S/o. Late B. Narsi Reddy have executed an Agreement of Sale Cum GPA with Position infavour of Sri Bitla Sudhakar Reddy S/O Late Narsireddy., in respect of the Property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-02 gts, In Survey No.641 admeasuring Ac.0-21 gts, in Suvey No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-18 gts, in Survey No.646 admeasuring Ac.0-01 gts and in Survey No. 647 admeasuring Ac.1-02 gts, total land admeasuring ac4-07 gts Situated at Kandukur Village, Kandukur Revenue Mandal, Ranga Reddy District Under Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheswaram through Registered AGPA bearing No. 642/2006 dated 17.01.2006 (**DOCT NO.22**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently the said 1 Sri Karra Goverdhan Reddy, S/o. Late Ranga reddy, 2. Sri. Bitla Sudhakar Reddy, S/o. Late B. Narsi Reddy, Rep by A.G.P.A Holder 1. Sri.K.Venkatesh Goud, S/o. Sathaiah, 2. Sri.Asharam, S/o.Bikaram., had sold the property i.e., all that the Agriculture Dry Land bearing in Survey No.640 admeasuring Ac.1-02gts, Sy.No.641 admeasuring Ac.0-21 gts, Sy.No. 642 admeasuring Ac.1-03 gts, Sy.No.643 admeasuring Ac.0-18 gts., Sy.No.646 admeasuring Ac.0-01 gts and Sy.No.647 admeasuring Ac.1-02 gts , Total admeasuring Ac.4-07 gts, Situated at Kandukur Revenue Village and Gram Panchayat Kothaguda, Kandukur Mandal, Ranga Reddy District, Registration Sub-

District Maheswaram to Sri.D.V.V.Laxmi Pathi Raju, S/o. Late Satyanarayana Raju through Regd. Sale Deed bearing No. 1584/2006 dated 06.02.2006 (**Doc.No.23**) Registered before SRO, Maheswaram.

Subsequently the said to Sri.D.V.V.Laxmi Pathi Raju, S/o. Late Satyanarayana Raju., had sold the property i.e., all that the Agriculture Dry Land bearing in Survey No.640 admeasuring Ac.1-02gts, Sy.No.641 admeasuring Ac.0-21 gts, Sy.No. 642 admeasuring Ac.1-03 gts, Sy.No.643 admeasuring Ac.0-18 gts., Sy.No.646 admeasuring Ac.0-01 gts and Sy.No.647 admeasuring Ac.1-02 gts , Total admeasuring Ac.4-07 gts, Situated at Kandukur Revenue Village and Gram Panchayat Kothaguda, Kandukur Mandal, Ranga Reddy District, Registration Sub-District Maheswaram to M/s. Subhashini Signature Services Pvt Ltd., through Regd. Sale Deed bearing No. 12792/2006 dated 14.08.2006 (**Doc.No.24**) Registered before SRO, Maheswaram.

Subsequently the said to Sri.D.V.V.Laxmi Pathi Raju, S/o. Late Satyanarayana Raju., who acquired property under document No. 8564/2005 (**Doc.No.19**) had sold the property i.e., all that the Agriculture Dry Land bearing in Survey No.639 admeasuring Ac.1-32gts, Sy.No.644 admeasuring Ac.2-11 gts, Sy.No. 646 admeasuring Ac.0-17 gts, Sy.No.648 admeasuring Ac.5-03 gts., Total admeasuring Ac.9-23 gts, Situated at Kandukur Revenue Village and Gram Panchayat Kothaguda, Kandukur Mandal, Ranga Reddy District, Registration Sub-District Maheswaram to M/s. Subhashini Signature Services Pvt Ltd., through Regd. Sale Deed bearing No. 12793/2006 dated 14.08.2006 (**Doc.No.25**) Registered before SRO, Maheswaram.

Likewise 1. Thundla Padmanabha Sharma, S/o. T.Janaki Rama Sharma, 2. Thundla Kodandarama Sharma, S/o. T.Padmanabha Sharma, 3. Thundla Kamalakkara Sharma, S/o. T.Padmanabha Sharma, 4. Thundla Bhadri Prasad, S/o. T.Padmanabha Sharma., have executed an Agreement of Sale Cum GPA with Position infavour of Mogiligidda Laxmi Narsimha Reddy S/o M. Narayan reddy., in respect of the Property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-01 gts, In Survey No.641 admeasuring Ac.0-20 gts, in Suvay No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-17 gts, in Survey No.647 admeasuring Ac.1-02 gts total land admeasuring ac4-03 gts Situated at Kandukur Village, Kandukur Revenue Mandal, Ranga Reddy District Under



Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheshwaram through Registered AGPA bearing No. 6741/2006 dated 17.05.2005 (**DOCT NO.26**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

As per the Pattedar Pass Book under document No.16 Mr. Thundla Padmanabha Sharma was only Pattedar of the Property but where as in the Sale Deed under document No.17 his sons were also added as vendor of the Sale Deed.

Subsequently the said 1 . Thundla Padmanabha Sharma, S/o. T.Janaki Rama Sharma, 2. Thundla Kodandarama Sharma, S/o. T.Padmanabha Sharma, 3. Thundla Kamalakkara Sharma, S/o. T.Padmanabha Sharma, 4. Thundla Bhadri Prasad, S/o. T.Padmanabha Sharma Rep by A.G.P.A Holder 1 Mogiligidda Laxmi Narsimha Reddy S/o M. Narayan reddy have sold the property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-01 gts, In Survey No.641 admeasuring Ac.0-20 gts, in Suvey No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-17 gts, in Survey No.647 admeasuring Ac.1-02 gts total land admeasuring ac4-03 gts Situated at Kandukur Village, Kandukur Revenue Mandal, Ranga Reddy District Under Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheswara to Sri. Lingidi Mallaiah, S/o. L. Kanakaiah and Sri. Bitla Shyam Prasad Reddy S/o B. Sanjeeva Reddy through Regd. Sale Deed bearing No. 4881/2005 dated 14.09.2005 (**Doc.No.27**) Registered before SRO, Maheshwaram.

The said Sri. Lingidi Mallaiah, S/o. L. Kanakaiah and Sri. Bitla Shyam Prasad Reddy S/o B. Sanjeeva Reddy have executed an Agreement of Sale Cum GPA with Position infavour of Sri. K. Venkatesh Goud S/o Sathaiah Goud in respect of the Property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-01 gts, In Survey No.641 admeasuring Ac.0-20 gts, in Suvey No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-17 gts, in Survey No.647 admeasuring Ac.1-02 gts total land admeasuring ac4-03 gts .Situated at Kandukur Village, Kandukur Revenue Mandal, Ranga Reddy District Under

GNSS PRASAD, Advocate

12.



Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheshwaram through Registered AGPA bearing No. 8567/2005 dated 22.12.2005 (**DOCT NO.28**) Registered before SRO Maheshwaram. As per the AGPA, the AGPA holder is Authorized to sell the Property to the third party and to execute the Sale Deed in favour of the third parties etc.

Subsequently the said Sri. Lingidi Mallaiah, S/o. L. Kanakaiah and Sri. Bitla Shyam Prasad Reddy S/o B. Sanjeeva Reddy Rep by A.G.P.A Holder of Sri. K. Venkatesh Goud S/o Sathaiah Goud have sold the property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-01 gts, In Survey No.641 admeasuring Ac.0-20 gts, in Suvey No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-17 gts, in Survey No.647 admeasuring Ac.1-02 gts total land admeasuring ac4-03 gts Situated at Kandukur Village, Kandukur Revenue Mandal, Ranga Reddy District Under Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheswara to Sri D.V.V Laxmi Pathi Raju S/o Late Satyanarayana Raju through Regd. Sale Deed bearing No. 1585/2006 dated 06.02.2006 (**Doc.No.29**) Registered before SRO, Maheshwaram.

Subsequently the said to Sri.D.V.V.Laxmi Pathi Raju, S/o. Late Satyanarayana Raju., has sold the property i.e., All that Piece and Parcel of Agricultural land bearing Sy.No.640 admeasuring Ac.1-01 gts, In Survey No.641 admeasuring Ac.0-20 gts, in Suvey No. 642 admeasuring Ac.1-03 gts, Survey No. 643 admeasuring Ac.0-17 gts, in Survey No.647 admeasuring Ac.1-02 gts total land admeasuring ac4-03 gts Situated at Kandukur Village; Kandukur Revenue Mandal, Ranga Reddy District Under Grampanchayat, Registration Sub-District, Maheshwaram and District R.O. Ranga Reddy of Kothaguda. Kandukur Mandal Ranga Reddy District, Registration Sub-District Maheswara to M/s. Subhashini Signature Services Pvt Ltd., through Regd. Sale Deed bearing No. 12794/2006 dated 14.08.2006 (**Doc.No.30**) Registered before SRO, Maheshwaram.

The said M/s. Subhashini Signature Services Pvt Ltd., he have obtained layout permission for the land admeasuring Ac 39-27 gts from DTCP vide its proceedings No. Lr.Roc.1129/2006/HRO/H2, Lr.Roc.1131/2006/HRO/H2, Lr.Roc.1133/2006/



HRO/H2 , Lr.Roc.1134/2006/HRO/H2 , Lr.Roc.1149/2006/HRO/H2 , Lr.Roc.1155/2006/ HRO/H2 , Lr.Roc.1161/2006/HRO/H2 , Lr.Roc.1166/2006/HRO/H2 .
(Doc.Nos.31-38)

The above said documents clearly reveals that, M/s. Subhashini Signature Services Pvt Ltd., have purchased the property admeasuring Ac 39-27 gts in S.No.639, 640.641,642,643,644,646,647 and 648 situated to Kothaguda Grampanchayath, Kandukur Village and Mandal Ranga reddy District having purchased the same to registred sale deed bearing document No. 5950/2006, 8715/2006, 8716/2006, 10638/2006, 12792/2006,12793/2006, 12794/2006 and subsequently the said land has been develop[ed and obtained layout permission under document No 32-39 and there by M/s Subhashini Sinatures Services Pvt ltd having a valid clear and marketable title over the property.

ENCUMBRANCE:

The Encumbrance Certificate for the period from 01.01.1983 to 16.12.2021 (Documents No.40-46) speaks that there is no other transactions except the transactions referred above.

PROHIBITED CERTIFICATE:

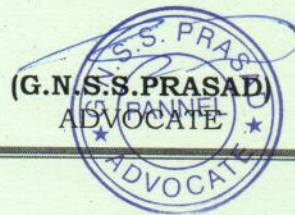
The subject property is not reflected in the Prohibited Properties list in the website of Registration and Stamps Department, Government of Telangana State. **(Document No.48)**

OPINION:

I have scrutinized the documents handed over to me in respect of the plots developed on land admeasuring Ac 39-27 gts in S.No.639, 640.641,642,643,644,646,647 and 648 situated to Kothaguda Grampanchayath, Kandukur Village and Mandal Ranga Reddy District and I hereby opinion that the M/s. Subhashini Signature Services Pvt Ltd, having a clear property to execute the Sale Deeds in favour of third parties have clear and marketable title of the subject land and I find that there is no impediments in the title. I am herewith returned documents.

Date: **30.12.2021**

Place: Hyderabad



GNSS PRASAD, Advocate

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