



LEGAL OPINION

TO WHOM SO EVER IT MAY CONCERN

IN RESPECT OF AGRICULTURAL LANDS IN SY.NO. 99, EXTENT ACS 09-30 GTS SITUATED AT RAMESHWARAMBANDA VILLAGE, PATANCHERU MANDAL, SANGAREDDY DISTRICT.

On careful perusal of the Xerox copies of various Registered Documents such as Sale Deed, Revenue Records such as Sethwaar, Khasra Pahani, Chesala Pahani, ROR, Pahanies, Patta Pass Books & Title Deeds, Registered Sale Deed, Encumbrance Certificate it is observed as follows:

That the Total Extent of Lands is Sy.No. 99, is Admeasuring Acs 09-30 Gts as per the Khasra Pahani for the year 1954-1955.

One Smt. Rukkamma W/o. Malla Reddy, was the original Owner and Possessor in respect of the Agricultural Lands in Sy.No. 99, Extent Acs 09-30 Gts, situated at Rameshwarambanda Village, Patancheru Mandal, Sangareddy District. (Copy of Sethwaar is duly annexed has Document No.1).

The said Smt. Rukkamma, W/o. Malla Reddy, had in sold the Agricultural Lands in Sy.No. 99, to an Extent of Acs 04-35 Gts (Out of Total Extent of Acs 09-30 Gts), in favor of Sri. Bejja Eshwaraiah, S/o. Ramaiah. The name of Sri. Bejja Eshwaraiah, is also recorded in the possession column and the said sale transaction is recorded in the year Khasra Pahani for the year 1954-1955. (Copy of Khasra Pahani is duly annexed as Document No.2).

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The said Smt. Rukkamma, W/o. Malla Reddy, had sold the remaining Agricultural Lands in Sy.No. 99, to an extent of Acs 04-35 Gts, (Out of Total Extent of Acs 09-30 Gts), in favor of Sri. Balram Reddy, S/o. Veera Reddy. The name of Sri. Balram Reddy, is also recorded in the possession column and the said sale transaction is recorded in the year Khasra Pahani for the year 1954-1955. (Copy of Khasra Pahani is duly annexed as Document No.2).

The name of Sri. Bejja Eshwaraiah, S/o. Ramaiah, is recorded as the pattedar and possessor in respect of the Agricultural Lands in Sy.No. 99, Admeasuring Acs 04-35 Gts and the name of Sri. Balram Reddy, S/o. Veera Reddy, is also recorded as pattedar and possessor in respect of Agricultural Lands in Sy.No. 99, Admeasuring Acs 04-35 Gts, in the revenue records by the then concerned Mandal Revenue Authorities as per the Chesala Pahani for the year 1955 to 1958. (Copy is annexed as Document No.3).

Subsequently the lands in Survey No. 99, is also allotted by number as Sy.No. 99/A, Extent Acs 04-35 Gts, recorded in the name of Bejja Eshwaraiah and the Lands in Sy.No. 99/AA, Extent Acs 04-35 Gts, is also recorded in the name of Balram Reddy, as pattedar and possessor in the Revenue Records by the then concerned Mandal Revenue Authorities. (Copy is annexed as Document No.4).

The said Bejja Eshwariah and Balram Reddy, have sold their extent of Lands in Sy.No. 99/A, Extent Acs 04-35 Gts and in Sy.No. 99/AA, Extent Acs 04-35 Gts, in favor of Sri. Gangula Malla Reddy, Sri. Gangula Narsimha Reddy and Sri. Gangula Narayana

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Reddy, all are Sons of Gangula Hanumanth Reddy, the said sale transaction is recorded in the Revenue Records for the year 1970-1971, vide File No. F2/13908/61, dated 11-09-1961. (Copy of Pahani annexed as Document No. 5).

Subsequently the names of Sri. Gangula Malla Reddy, Gangula Narsimha Reddy and Sri. Gangula Narayana Reddy, are also recorded as pattedar and possessors in the revenue records and the same is incorporated in the ROR for the year 1979-1980, and pahanies for the year 1980-1981, 1985-1986, 1990-1991, by the then Mandal Revenue Authorities. (Copy of ROR annexed as Document No.6 to 9).

The said lands in Sy.No. 99, was allotted Three different bye numbers as Sy.No. 99/A, extent 03-10 Gts, and recorded in the name of Sri. Gangula Malla Reddy, as pattedar and possessor and in Sy.No. 99/AA, extent 03-10 Gts, was recorded in the name of Sri. Gangula Narsimha Reddy, and Lands in Sy.No. 99/E, was recorded as pattedar and possessor in the name of Sri. Gangula Narayana Reddy, in the revenue records by the then concerned Mandal Revenue Authorities as per the ROR for the year 1989-1990 and Pahani for the year 1995-1996, 1997-1998 is annexed as Document No. 10 to 12).

The said Sri. Gangula Malla Reddy, had sold his entire share of Lands in Sy.No. 99/A, Extent Acs 03-10 Gts, in favor of Smt.Saleha Begum @ Sounli Begum, W/o. Md.

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Iqbal, by way of Registered Sale Deed vide Document No. 2332/ 1998, dated 01-07-1998, duly registered in the office of SRO Sangareddy. (Copy is annexed as Document No. 13).

The said Sri. Gangula Narsimha Reddy, had sold his entire share of Lands in Sy.No. 99/AA, Extent Acs 03-10 Gts, in favor of Sri. Mohammed Mehmood, S/o. Md. Iqbal, by way of Registered Sale Deed vide Document No. 2333/ 1998, dated 01-07-1998, duly registered in the office of SRO Sangareddy. (Copy is annexed as Document No. 14).

The said Sri. Gangula Narayana Reddy, had sold his entire share of Lands in Sy.No. 99/A, Extent Acs 03-10 Gts, in favor of Sri. Mohammed Zaheer, S/o. Md. Iqbal, by way of Registered Sale Deed vide Document No. 2331/ 1998, dated 01-07-1998, duly registered in the office of SRO Sangareddy. (Copy is annexed as Document No. 15).

The names of subsequent purchaser by name Smt. Saleha Begum @ Sounli Begum, is mutated in the revenue records as pattedar and possessor in respect of Lands in Sy.No. 99/A, Extent Acs 03-10 Gts and patta pass book and Title was also issued in her favor by the then concerned Mandal Revenue Authorities. (Copy is annexed as Document No. 16).

The names of subsequent purchaser by name Sri. Mohammed Mehmood, is mutated in the revenue records as pattedar and possessor in respect of Lands in Sy.No. 99/AA, Extent Acs 03-10 Gts and patta pass book and Title was also issued in his favor by the then concerned Mandal Revenue Authorities. (Copy is annexed as Document No. 17).



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The names of subsequent purchaser by name Sri. Mohammed Zaheer, is mutated in the revenue records as pattedar and possessor in respect of Lands in Sy.No. 99/E, Extent Acs 03-10 Gts and patta pass book and Title was also issued in his favor by the then concerned Mandal Revenue Authorities. (Copy of Patta Pass Book and Pahani for the year 1998-1999, 2000-2001, 2005-2006, 2010-2011, 2015-2016, 2019-2020, are annexed as Documents No. 18 to 24).

Subsequently the Government of Telangana, through its Revenue Authorities had again issued New Patta Pass Book cum Title Deed in favor of Smt. Saleha Begum @ Sounli Begum, bearing Khata No. 497, with Pass Book No. T09180050165. (Copy of Pass Book is annexed as Document No. 25).

Mohammed Mehmood was issued New Patta Pass Book cum Title Deed bearing Khata No. 245, with Pass Book No. T09180050087. (Copy of Pass Book is annexed as Document No. 26).

Mohammed Zaheer, was issued New Patta Pass Book cum Title Deed bearing Khata No. 100, with Pass Book No. T09180050032. (Copy of Pass Book is annexed as Document No. 27).

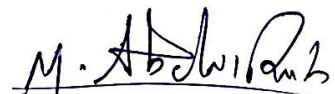
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That on careful perusal of the Revenue Records there are no Protected Tenants over the said Agricultural Lands in Sy.No. 99, Total Extent Acs 09-30 Gts, as per the Memo vide Lr.No. 881/ 2020, dated 08-06-2021, issued by the Tahasildar, Patancheru Mandal. (Xerox Copies Memo is duly annexed as Document No. 28).

There is no charge created over the above said Agricultural Lands in any manner by the pattedars/owners in favor of any other third parties. (Xerox copy of Encumbrance Certificate is annexed as Document No. 29).

It is therefore opined that in view of the above findings and discussions based on the records pursued and verified, that (1) Smt. SALEHA BEGUM @ SOUNLI BEGUM, W/O. MOHAMMED IQBAL, is holding absolute Ownership, valid Legal Right, Title and Possession and Enjoyment of the Agricultural Lands in Sy.No. 99/A, Extent Acs 03-10 Gts, (2) Sri. MOHAMMED MEHMOOD, S/O. MOHAMMED IQBAL, is holding absolute Ownership, valid Legal Right, Title and Possession and Enjoyment of the Agricultural Lands in Sy.No. 99/AA, Extent Acs 03-10 Gts and Sri. MOHAMMED ZAHEER, S/O. MOHAMMED IQBAL, is holding absolute Ownership, valid Legal Right, Title and Possession and Enjoyment of the Agricultural Lands in Sy.No. 99/E, Extent Acs 03-10 Gts situated at Rameshwarambanda Village, Patancheru Mandal, Sangareddy District, are they all are also holding Valid, Clear and Marketable Title over their respective Agricultural Lands.

Hence this Legal Opinion.



MD. ABDUL RUB
ADVOCATE.

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B.Com., LL.M.
ADVOCATE
District Court Sangareddy.