

**G.V.MALLIKHARJUNA RAO**  
Advocate  
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Date: 09-09-2020

**LEGAL OPINION**

**Sub:- Legal opinion** in respect of lands bearing Survey Nos.20, 21, 22 & 23 total admeasuring to an extent of Ac 11-15 ½ gts, situated at Rendlagadda Village, Ameenpur Mandal,Sanga Reddy District,Telangana State.

**DOCUMENTS PRODUCED FOR SCRUTINY**

<b>Sl.No.</b>	<b>Description of Document</b>	<b>Xerox Copy/CC/Original</b>
1.	KhasraPahani	Xerox
2.	SessalaPahani	Xerox
3.	Pahanies for the years 1958-59, 1966-67, 1971-72, 1975-76, 1980-81, 1990-91, 1995-96, 2000-01, 2005-06, 2010-11 & 2012-13	Xerox
4.	1979-80 ROR	Xerox
5.	1989-90 ROR	Xerox
6.	Agreement of sale bearing document No. 9876/2005	Xerox
7.	Sale Deed bearing document No.20008/2005	Xerox
8.	Sale Deed bearing document No.8273/2006	Xerox
9.	Sale Deed bearing document No.8243/2007	Xerox
10.	Sale Deed bearing document No.2577/2006	Xerox
11.	Sale Deed bearing document No.52984/2019	Xerox
12.	Sale Deed bearing document No.2560/1999	Xerox
13.	Agreement of Sale cum General Power of attorney bearing document No.1186/2007	Xerox
14.	Agreement of Sale bearing document No.21681/2006	Xerox
15.	Development Agreement Cum General Power of Attorney bearing document No.52985/2019	Xerox
16.	Development Agreement Cum General Power of Attorney bearing document No.52986/2019	Xerox
17.	Development Agreement Cum General Power of Attorney bearing document No.52987/2019	Xerox
18.	Development Agreement Cum General Power of Attorney bearing document No.52988/2019	Xerox
19.	Development Agreement Cum General Power of Attorney bearing document No.52989/2019	Xerox
20.	Pattedar Pass Book cum Title deeds of S.Veera Raghava Reddy	Xerox



21.	Pattedar Pass Book cum Title deeds of G.V.Dinesh Reddy	Xerox
22.	Mutation Proc.No.B/389/2014 dated 5-02-2014 issued by Thasildar, PatancheruMandal.	Xerox
23.	Online Encumbrance Certificate	

**Flow of Title:****Survey No.20**

Initially Sri Gourishankar was the pattedar to an extent of Ac 11-28 gts in Survey No.20 of Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State.

The names of Nagaiah and Hanumaiah sons of Ramanna were recorded as Protective Tenants to an extent of Ac 5-34 gts and Ac 5-34 gts respectively as is evident from Khasra and Sessala Pahani.

The recitals of 1979-80 ROR reveals that the protective tenants namely Sri Nagaiah, Hanumaiah became the pattedars of the above referred lands and it is presumed that Varamma W/o. Nagalingam acquired part of the lands. Thus the names of Nagaiah, Hanumaiah and Varamma were recorded as Pattedars to an extent of Ac 3-36 gts, Ac 3-36 gts and Ac 3-36 gts respectively.

Subsequently the lands of Nagaiah i.e., Ac 3-36 gts, were devolved upon his sons namely U.Narasimhulu and U.Anjaneyulu. Their names were recorded as Pattedars and possessors of the lands to an extent of Ac 1-38 gts and Ac 1-38 gts respectively as is evident from 1989-90 ROR.

The said Sri Narsimhulu and Anjaneyulu have entered into Agreement of Sale with G.V. Aswin Reddy S/o. Narapa Reddy (30% share holder), S. Veera Raghava Reddy S/o. S.Ramachandra Reddy (30% share holder), G.V.Prathap Reddy S/o. G. Veera Reddy (20% share holder) and G.V.Dinesh Reddy S/o. G.V. Prathap Reddy (20% share holder) in respect of lands admeasuring Ac 1-38 gts in Survey No.20/A and Ac 1-38 gts in Sy.No.20/AA, thus total admeasuring Ac 3-36 gts, registered as document No.9876/2005 dated 04-08-2005, registered at RO., Sangareddy and subsequently the said Narsimhulu and Anjaneyulu sold their respective lands i.e., Ac 1-38 gts in Sy.No.20/A and Ac 1-



38 gts in Sy.No.20/AA to G.V.Dinesh Reddy, Veera Raghava Reddy and G.V. Aswin Reddy vide registered sale deed bearing document No.20008/2005 dated 26-12-2005, registered at RO., Sangareddy. According to the sale deed Sri G.V. Dinesh Reddy holds 40% share, Sri Veera Raghava Reddy holds 30% share and Sri G.V. Aswin Reddy holds 30% share in the said lands.

Later Sri G.V. Aswin Reddy S/o. G. Narapa Reddy who holds 30% undivided share in the said property have sold the same to Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy vide registered sale deed bearing document No.8273/2006 dated 23-03-2006, registered at RO., Sangareddy.

The said Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-26 gts in SY.No.20/A3 and Ac 0-26 gts in Sy.No.20/B3, thus total admeasuring Ac 1-12 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52987 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of G.V.Dinesh Reddy:**

Sri G.V. Dinesh Reddy S/o. G.V. Pratap Reddy who holds 40% undivided share in the said property i.e., Ac 0-26 gts in SY.No.20/A1 and Ac 0-26 gts in Sy.No.20/B1, thus total admeasuring Ac 1-12 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands, into residential duplex houses, registered as document No. 52986 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of S. Veera Raghava Reddy**

Sri S. Veera Raghava Reddy S/o. S.Ramachandra Reddy who holds 30% undivided share in the said property i.e., Ac 0-26 gts in SY.No.20/A2, Ac 0-26 gts in Sy.No.20/B2, thus total admeasuring Ac 1-12 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol



Constructions for the development of Agricultural Dry Lands into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

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### **Survey No.21**

Initially Sri Gourishankar was the pattedar to an extent of Ac 11-25 gts in Survey No.21 of Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State.

The names of Nagaiah and Hanumaiah sons of Ramanna were recorded as Protective Tenants to an extent of Ac 5-33 gts and Ac 5-32 gts respectively as is evident from Khasra and Sessala Pahani.

The recitals of 1979-80 ROR reveals that the protective tenants namely Sri Nagaiah, Hanumaiah became the pattedars of the above referred lands and it is presumed that Varamma W/o. Nagalingam acquired part of the lands. Thus the names of Nagaiah, Hanumaiah and Varamma were recorded as Pattedars to an extent of Ac 3-35 gts, Ac 3-35 gts and Ac 3-35 gts respectively.

Subsequently the lands of Nagaiah i.e., Ac 3-35 gts, were devolved upon his sons namely Narasimhulu and Anjaneyulu. Their names were recorded as Pattedars and possessors of the lands to an extent of Ac 1-38 gts and Ac 1-37 gts respectively as is evident from 1989-90 ROR.

Similarly the lands of Hanumaiah i.e., Ac 3-35 gts, were devolved upon his wife Kistamma, sons Yadaiah and Srinivas. The names of Kistamma, Yadaiah and Srinivas were recorded as Pattedars and possessors of the lands to an extent of Ac 1-11 gts, Ac 1-12 gts and Ac 1-12 gts respectively as is evident from 1989-90 ROR.

The recitals of Sale Deed bearing document No. 2560/1999 reveals that Varamma who holds an extent of Ac 3-35 gts, in Sy.No.21 was expired on 29-12-1997 issueless and had no legal heirs except her brother-in-law (Husband Brother) by name Sri B.Eswaraiah and his wife Bhoolaxmi and second wife Ramulamma and all of them expired before the demise of the Varamma leaving



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behind daughter of B.Eswaraiah namely Smt.Janabai W/o. B. Laxminarasimha Rao, as only surviving heir. Thus Janabai became the owner and Possessor of lands to an extent of Ac 3-35 gts in Sy.No.21, situated at Rendlagadda Village.

Earlier Smt.Varamma had let-out the said agricultural land for cultivation to G.Yadaiah and G.Srinivas, and they were in the possession of the said agricultural land till the death of Smt.Varamma.

The said Smt.Janabai sold an extent of Ac 1-37 ½ gts to G Yadaiah and G Srinivas vide registered Sale deed bearing document No.2560/1999 dated 17-06-1999, registered at RO., Sangareddy.

Thus Yadaiah and Srinivas became the Pattedars and possessors of the lands to an extent of Ac 2-10 ¾ gts and Ac 2-10 ¾ gts respectively and the same is evident from the Pahani for the year 2000-01.

#### **Lands of Narsimhulu:**

The said Sri U.Narsimhulu S/o. Late U. Nagaiah along with his daughter U.Madhavi Latha, son Muralidhar Raju and another daughter Madhuri Latha sold an extent of Ac 1-00 gts (out of Ac 1-38 gts) in Sy.No.21/A, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State to Sri D. Srinivasula Reddy S/o. D. Pulla Reddy vide registered sale deed bearing document No.25775/2006 dated 06-11-2006, registered at RO., Sangareddy.

The said D. Srinivasula Reddy S/o. D. Pulla Reddy executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 1-00 gts, in Sy.No.21/A, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52989 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of Yadaiah and Srinivas:**

The said Yadaiah, Srinivas sons of Hanumaiah jointly executed Agreement of Sale in favour G.V. Aswin Reddy S/o. Narapa Reddy (30% share holder), S. Veera Raghava Reddy S/o. S.Ramachandra Reddy (30% share holder), G.V.Prathap Reddy S/o. G. Veera Reddy (20% share holder) and G. V. Dinesh



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Reddy S/o. G.V. Prathap Reddy (20% share holder) pertaining to lands to an extent of Ac 0-38 in Sy.No.21/A, an extent of Ac 2-10 gts in 21/A,E, thus total admeasuring Ac 3-08 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, registered as document No.9876/2005 dated 04-08-2005, registered at RO., Sangareddy.

Later G. Yadaiah, G.Srinivas sons of Hanumaiah sold an extent of Ac 1-37 ½ gts in Sy.No.21/Vuu (having purchased under registered Sale deed bearing document No.2560/1999 dated 24-06-1999) and an extent of Ac 1-12 gts in Sy.No.21/E2 (acquired by way of Succession) to G.V.Dinesh Reddy, S. Veera Raghava Reddy and G.V. Aswin Reddy vide registered sale deed bearing document No.20008/2005 dated 26-12-2005, registered at RO., Sangareddy. According to this sale deed Sri G.V. Dinesh Reddy holds an 40% share, Sri S.Veera Raghava Reddy holds 30% share and Sri G.V. Aswin Reddy holds 30% share in the said lands.

#### **Lands of G.Aswin Reddy:**

Sri G.V. Aswin Reddy S/o. G. Narapa Reddy who holds 30% undivided share in the said property have sold the same to Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy vide registered sale deed bearing document No.8273/2006 dated 23-03-2006, registered at RO., Sangareddy.

Similarly U.Anjaneyulu sold an extent of Ac 0-38 ½ gts in Sy.No.21/F of Rendlagadda Village to Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy vide registered sale deed bearing document No.4867/2010 dated 01-06-2010, registered at RO., Sangareddy.

The said Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy inturn executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-03 gts in Sy.No.21/C4, Ac 0-30 ¼ gts in SY.No.21/D4, Ac 0-38 ½ gts in Sy.No.21/F, thus total admeasuring Ac 1-31 ¾ gts, situated at Rendlagadda Village, AmeenpurMandal, Sangareddy District into residential duplex houses, registered as document No. 52987 of 2019 dated 28-11-2019, registered at RO., Sangareddy.



**Lands of G. Dinesh Reddy:**

Sri G.V. Dinesh Reddy S/o. G.V. Pratap Reddy who holds 40% share in the above referred Property have executed Development Agreement cum irrevocable General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-33 gts in Survey No.21/C2, Ac 0-30 gts in Sy.No.21/D2, thus total admeasuring Ac 1-23 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52986 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

**Lands of S.Veera Raghava Reddy:**

Sri Veera Raghava Reddy S/o. S.Ramachandra Reddy who holds 30% share in the above referred Property have executed Development Agreement cum irrevocable General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-03 gts in Survey No.21/C3, Ac 0-36 ¾ gts, thus total admeasuring Ac 0-39 ¾ gts , situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

**Lands of Kistamma**

The said U.Kistamma W/o.Hanumaiah who holds an extent of Ac 1-11 gts in Sy.No.21, situated in Rendlagadda Village, Ammerpur Mandal, Sangareddy District has gifted the same to her four daughters namely P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao vide registered Gift settlement deed bearing document No.3018/2005 dated 17-03-2005, registered at RO., Sangareddy.

The names of P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao were mutated in the revenue records vide MRO Proc.No.E/3729/05 dated 15-04-2006 to an extent of



Ac 0-12 ¾ gts, Ac 0-12 ¾ gts, Ac 0-12 ¾ gts, and Ac 0-12 ¾ gts respectively as is evident from Pahani for the year 2005-06.

The said P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao executed **Agreement of sale** in respect of lands to an extent of Ac 0-10 gts, Ac 0-10 gts, Ac 0-10 gts and Ac 0-10 gts, thus total admeasuring Ac 1-00 gts in survey No.21, situated in Rendlagadda Village, Ammerpur Mandal, Sangareddy District in favour of(1) Sri K.Srinivas and (2) Rely Varghese registered as document No.21681/2006 and later in the year 2007 the said P. BharatammaW/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao have executed **Agreement of Sale cum General Power of Attorney** for aforesaid lands in favour of Sri.S.V. Raghava Reddy vide registered document No.1186/2007 dated 08-01-2007 in respect of their respective shares.

Subsequently Sri K.Srinivas S/o. K.Bhagwan came to know about Sale transaction and has approached the AGPA holder Sri.S.V. Raghava Reddy and brought to his notice about already executed Agreement of Sale in favour of him by P.Bharatamma & 3 Others. Considering the Sale transaction by way of Agreement of Sale Sri.S.V.Raghava Reddy being AGPA holder of P.Bharatamma & Others sold an extent of sell Ac 0-10 gts in SY.No.21/E3 and Ac 0-10 gts in Survey No.21/E4 to Sri Rejy Varghese S/o. A.C.Kochunni vide registered Sale deed bearing document No.8243/2007 dated 22-03-2007, registered at RO., Sangareddy.

The said Sri Rejy Varghese S/o. A.C.Kochunni executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-10 gts in SY.No.21/E3 and Ac 0-10 gts in Sy.No.21/E4, thus total admeasuring Ac 0-20 gts, situated at Rendlagadda Village, AmeenpurMandal, Sangareddy District into residential duplex houses, registered as document No. 52988 of 2019 dated 28-11-2019, registered at RO., Sangareddy.



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The said P.Bhartamma, M.Kousailya, S.Andalu and B.Ansuja represented by their AGPA Holder Sri Veera Raghava Reddy sold remaining extent of Ac 0-12  $\frac{3}{4}$  gts, Ac 0-12  $\frac{3}{4}$  gts, Ac 0-02  $\frac{3}{4}$  gts and Ac 0-02  $\frac{3}{4}$  gts, thus total admeasuring Ac 0-31 gts, in Sy.No.21/E1, E2, E3 and E4 of Rendlagadda Village,Ameenpur Mandal, Sangareddy District, Telangana State to Sri.Nookala Nagaraju S/o. N.Subramanyam vide registered sale deed bearing document No.52984/2019 dated 28-11-2019, registered at RO.,Sangareddy.

The said Sri.Nookala Nagaraju S/o. N.Subramanyam inturn executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-12  $\frac{3}{4}$ gts in Sy.No.21/E1, Ac 0-12  $\frac{3}{4}$  gts in Sy.No.21/E2, Ac 0-02  $\frac{3}{4}$  gts in Sy.No.21/E3 and Ac 0-02  $\frac{3}{4}$  gts in Sy.No.21/E4, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

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### **Survey No.22**

Initially Sri Gourishankar was the pattedar to an extent of Ac 0-07gts in Survey No.22 of Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State.

The name of Nagaiah and Hanumaiah sons of Ramanna were recorded as Protective Tenants to an extent of Ac 0-04 gts and Ac 0-03 gts respectively as is evident from Khasra and Sessala Pahani.

The recitals of 1979-80 ROR reveals that the protective tenants namely Sri Nagaiah, Hanumaiah became the pattedars of the above referred lands and it is presumed that Varamma W/o. Nagalingam acquired part of the lands. Thus the names of Nagaiah, Hanumaiah and Varamma were recorded as Pattedars to an extent of Ac 0-02 gts, Ac 0-02 gts and Ac 0-03 gts respectively.

Subsequently the lands of Nagaiah i.e., Ac 0-02 gts, were devolved upon his sons namely U.Narasimhulu and U.Anjaneyulu. Their names were recorded as



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Pattedars and possessors of the lands to an extent of Ac 0-01 gts and Ac 0-01 gts respectively as is evident from 1989-90 ROR.

Similarly the lands of Hanumaiah i.e., Ac 0-02 gts, were devolved upon his wife Kistamma, sons Yadaiah and Srinivas. The names of Kistamma, Yadaiah and Srinivas were recorded as Pattedars and possessors of the lands to an extent of Ac 0-01 gts, Ac 0-00 ½gts and Ac 0-00 ½ gts respectively as is evident from 1989-90 ROR.

The name of Varamma W/o. Nagalingam was recorded as Pattedar and Possessor of the lands to an extent Ac 0-03 gts as is evident from 1989-90 ROR.

The recitals of Sale Deed bearing document No. 2560/1999 reveals that Varamma who holds an extent of Ac 0-03 gts, in Sy.No.22 was expired on 29-12-1997 issueless and had no legal heirs except her brother-in-law (Husband Brother) by name Sri B.Eswaraiah and his wife Bhoolaxmi and second wife Ramulamma and all of them expired before the demise of the Varamma leaving behind daughter of B.Eswaraiah namely Smt.Janabai W/o. B. Laxminarasimha Rao, as only surviving heir. Thus Janabai became the owner and Possessor of lands to an extent of Ac 0-03 gts in Sy.No.22, situated at Rendlagadda Village.

Earlier Smt.Varamma had let-out the said agricultural land for cultivation to G.Yadaiah, G.Srinivas, G.Narsimhulu and G. Anjaneyulu and their were in the possession of the said agricultural land till the death of Smt.Varamma.

The said Smt.Janabai sold an extent of Ac 0-01 ½ gts to G Yadaiah and G Srinivas vide registered Sale deed bearing document No.2560/1999 dated 17-06-1999, registered at RO., Sangareddy. Similarly it is presumed that Smt.Janabai sold an extetn of Ac 0-01 ½ gts to Narasimhulu and Anjaneyulu as is evident from 2000-01 Pahani.

The said Anjaneyulu, Narsimhulu sons of Nagaiah and Yadaiah, Srinivas sons of Hanumaiah jointly executed Agreement of Sale in favour G.V. Aswin Reddy S/o. Narapa Reddy (30% share holder), S. Veera Raghava Reddy S/o. S.Ramachandra Reddy (30% share holder), G.V.Prathap Reddy S/o. G. Veera Reddy (20% share holder) and G.V.Dinesh Reddy S/o. G.V. Prathap Reddy (20% share holder) pertaining to lands to an extent of Ac 0-01¼ gts in Sy.No.22/A, an



extent of Ac 0-01¼ gts in Sy.No.22/E/2, an extent of Ac 0-01½ gts in Sy.No.22/E/2, an extent of Ac 0-01½ gts in Sy.No.22/E/2, thus total admeasuring Ac 0-05 ½ gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, registered as document No.9876/2005 dated 04-08-2005, registered at RO., Sangareddy.

Later Sri Anjaneyulu, Narsimhulu sons of Nagaiah and Yadaiah, Srinivas sons of Hanumaiah jointly executed Sale deed pertaining to lands admeasuring Ac 0-05 ½ gts, in Sy.No.22 of Rendlagadda Village in favour of G.V.Dinesh Reddy, S. Veera Raghava Reddy and G.V. Aswin Reddy vide registered sale deed bearing document No.20008/2005 dated 26-12-2005, registered at RO., Sangareddy. According to this sale deed Sri G.V. Dinesh Reddy holds an 40% share, Sri S.Veera Raghava Reddy holds 30% share and Sri G.V. Aswin Reddy holds 30% share in the said lands.

#### **Lands of G.Aswin Reddy:**

Sri G.V. Aswin Reddy S/o. G. Narapa Reddy who holds 30% undivided share in the said property have sold the same to Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy vide registered sale deed bearing document No.8273/2006 dated 23-03-2006, registered at RO., Sangareddy.

The said Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-00 ½ gts in Sy.No.22/A3, Ac 0-00 ½ gts in Sy.No.22/B3, Ac 0-00 ¼ gts in Sy.No.22/C4, thus total admeasuring Ac 0-01¼ gts, situated at Rendlagadda Village, AmeenpurMandal, Sangareddy District into residential duplex houses, registered as document No. 52987 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of G.V. Dinesh Reddy**

Sri G.V. Dinesh Reddy S/o. G.V. Pratap Reddy who holds 40% share in the above referred Property have executed Development Agreement cum irrevocable General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-00¾ gts in Sy.No.22/A1, Ac 0-



00 $\frac{3}{4}$  gts in Sy.No.22/B1, Ac 0-00 $\frac{1}{4}$  gts in Sy.No.22/C2, Ac 0-01 $\frac{1}{4}$  gts in Sy.No.22/D, thus total admeasuring Ac 0-03 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52986 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of S.Veera Raghava Reddy:**

Sri S.Veera Raghava Reddy S/o. S.Ramachandra Reddy who holds 30% share in the above referred Property have executed Development Agreement cum irrevocable General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-00  $\frac{1}{2}$  gts in Sy.No.22/A3, Ac 0-00  $\frac{1}{2}$  gts in Sy.No.22/B3 and Ac 0-00  $\frac{1}{4}$  gts in Sy.No.22/C3, thus total admeasuring Ac 0-01 $\frac{1}{4}$  gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of Kistamma:**

The said U.Kistamma W/o.Hanumaiah who holds an extent of Ac 0-01 gts in Sy.No.22, situated in Rendlagadda Village, Ammerpur Mandal, Sangareddy District has gifted the same to her four daughters namely P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao vide registered Gift settlement deed bearing document No.3018/2005 dated 17-03-2005, registered at RO., Sangareddy.

The names of P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao were mutated in the revenue records vide MRO Proc.No.E/3729/05 dated 15-04-2006 to an extent of Ac 0-00  $\frac{1}{4}$  gts, Ac 0-00  $\frac{1}{4}$  gts, Ac 0-00  $\frac{1}{4}$  gts, and Ac 0-00  $\frac{1}{4}$  gts respectively as is evident from Pahani for the year 2005-06.

The said P. Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao have executed Agreement of Sale cum General Power of Attorney for aforesaid lands in favour



of Sri.S.V. Raghava Reddy vide registered document No.1186/2007 dated 08-01-2007 in respect of their respective shares.

Smt. P.Bhartamma, M.Kousailya, S.Andalu and B.Anasuja represented by their AGPA Holder Sri Veera Raghava Reddy sold an extent of Ac 0-00 ¼ gts, Ac 0-00 ¼ gts, Ac 0-00 ¼ gts, and Ac 0-00 ¼ gts of Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State to Sri.Nookala Nagaraju S/o. N.Subramanyam vide registered sale deed bearing document No.52984/2019 dated 28-11-2019, registered at RO.,Sangareddy.

The said Sri.Nookala Nagaraju S/o. N.Subramanyam executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-00 ¼ gts, Ac 0-00 ¼ gts, Ac 0-00 ¼ gts, and Ac 0-00 ¼ gts of Rendlagadda Village, AmeenpurMandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

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### **Survey No.23**

Initially Sri Gourishankar was the pattedar to an extent of Ac 0-31 gts in Survey No.23 of Rendlagadda Village, AmeenpurMandal, Sangareddy District, Telangana State.

The names of Nagaiah and Hanumaiah sons of Ramanna were recorded as Protective Tenants to an extent of Ac 0-15 gts and Ac 0-16 gts respectively as is evident from Khasra and Sessala Pahani.

The recitals of 1979-80 ROR reveals that the protective tenants namely Sri Nagaiah, Hanumaiah became the pattedars of the above referred lands and it is presumed that Varamma W/o. Nagalingam acquired part of the lands. Thus the names of Nagaiah, Hanumaiah and Varamma were recorded as Pattedars to an extent of Ac 0-11 gts, Ac 0-10 gts and Ac 0-10 gts respectively.

Subsequently the lands of Nagaiah i.e., Ac 0-11 gts, were devolved upon his sons namely U.Narasimhulu and U.Anjaneyulu. Their names were recorded as



Pattedars and possessors of the lands to an extent of Ac 0-06 gts and Ac 0-05 gts respectively as is evident from 1989-90 ROR.

Similarly the lands of Hanumaiah i.e., Ac 0-10 gts, were devolved upon his wife Kistamma, sons Yadaiah and Srinivas. The names of Kistamma, Yadaiah and Srinivas were recorded as Pattedars and possessors of the lands to an extent of Ac 0-03 gts, Ac 0-03 ½ gts and Ac 0-03 ½ gts respectively as is evident from 1989-90 ROR.

The name of Varamma W/o. Nagalingam was recorded as Pattedar and Possessor of the lands to an extent Ac 0-10 gts as is evident from 1989-90 ROR.

The recitals of Sale Deed bearing document No. 2560/1999 reveals that Varamma who holds an extent of Ac 0-10 gts, in Sy.No.23 was expired on 29-12-1997 issueless and had no legal heirs except her brother-in-law (Husband Brother) by name Sri B.Eswaraiah and his wife Bhoolaxmi and second wife Ramulamma and all of them expired before the demise of the Varamma leaving behind daughter of B.Eswaraiah namely Smt.Janabai W/o. B. Laxminarasimha Rao, as only surviving heir. Thus Janabai became the owner and Possessor of lands to an extent of Ac 0-10 gts in Sy.No.23, situated at Rendlagadda Village.

Earlier Smt.Varamma had let-out the said agricultural land for cultivation to G.Yadaiah, G.Srinivas, G.Narsimhulu and G Anjaneyulu and they still in the possession of the said agricultural land as they are cultivating the said land till the death of Smt.Varamma.

The said Smt.Janabai sold an extent of Ac 0-05 gts to G Yadaiah and G Srinivas vide registered Sale deed bearing document No.2560/1999 dated 17-06-1999, registered at RO., Sangareddy. Similarly it is presumed that Smt.Janabai sold an extent of Ac 0-05 gts to Narasimhulu and Anjaneyulu as is evident from 2000-01 Pahani.

The said Anjaneyulu, Narsimhulu sons of Nagaiah and Yadaiah, Srinivas sons of Hanumaiah jointly executed Agreement of Sale in favour G.V. Aswin Reddy S/o. Narapa Reddy (30% share holder), S. Veera Raghava Reddy S/o. S.Ramachandra Reddy (30% share holder), G.V.Prathap Reddy S/o. G. Veera Reddy (20% share holder) and G.V.Dinesh Reddy S/o. G.V. Prathap Reddy (20%



*GVR*  
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share holder) pertaining to lands to an extent of Ac 0-06 gts in Sy.No.23/A, an extent of Ac 0-06 gts in Sy.No.23/E/2, an extent of Ac 0-09 gts in Sy.No.23/E/2 and an extent of Ac 0-09 gts in Sy.No.23, thus total admeasuring Ac 0-30 gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, registered as document No.9876/2005 dated 04-08-2005, registered at RO., Sangareddy.

Later Sri Narsimhulu, Anjaneyulu sons of Nagaiah and Yadaiah, Srinivas sons of Hanumaiah jointly executed Sale deed pertaining to lands admeasuring Ac 0-08½ gts, an extent of Ac 0-07 ½ gts , Ac 0-05 gts and Ac 0-03 ½ in Sy.No.23 of Rendlagadda Village in favour of G.V.Dinesh Reddy, S. Veera Raghava Reddy and G.V. Aswin Reddy vide registered sale deed bearing document No.20008/2005 dated 26-12-2005, registered at RO., Sangareddy. According to this sale deed Sri G.V. Dinesh Reddy holds 40% share, Sri S.Veera Raghava Reddy holds 30% share and Sri G.V. Aswin Reddy holds 30% share in the said lands.

#### **Lands of G.Aswin Reddy:**

Sri G.V. Aswin Reddy S/o. G. Narapa Reddy who holds 30% undivided share in the said property have sold the same to Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy vide registered sale deed bearing document No.8273/2006 dated 23-03-2006, registered at RO., Sangareddy.

The said Sri Challa Ramakrishna Reddy S/o. Challa Chinappu Reddy executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-03 gts in Sy.No.23/A3, Ac 0-02 ½ gts in Sy.No.23/B3, Ac 0-00 ¾ gts in Sy.No.23/C4 and Ac 0-02 gts in Sy.No.23/D3, thus total admeasuring Ac 0-08 ¼ gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District into residential duplex houses, registered as document No. 52987 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### **Lands of G.V. Dinesh Reddy**

Sri G.V. Dinesh Reddy S/o. G.V. Pratap Reddy who holds 40% share in the above referred Property have executed Development Agreement cum irrevocable



*(Signature)*

General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-02 ½ gts in Sy.No.23/A1, Ac 0-02 ½ gts in Sy.No.23/B1, Ac 0-01 gts in Sy.No.23/C2 and Ac 0-02 gts in Sy.No.23/D1, thus total admeasuring Ac 0-08 gts,, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52986 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

**Lands of S.Veera Raghava Reddy:**

Sri S.Veera Raghava Reddy S/o. S.Ramachandra Reddy who holds 30% share in the above referred Property have executed Development Agreement cum irrevocable General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e Ac 0-03 gts in Sy.No.23/A2, Ac 0-02 ½ gts in Sy.No.23/B2, Ac 0-00 ¾ gts in Sy.No.23/C3 and Ac 0-02 gts in Sy.No.23/D2, thus total admeasuring Ac 0-08 ¼ gts, situated at Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

**Lands of Kistamma:**

The said U.Kistamma W/o.Hanumaiah who holds an extent of Ac 0-03 gts in Sy.No.23, situated in Rendlagadda Village, Ammerpur Mandal, Sangareddy District has gifted the same to her four daughters namely P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao vide registered Gift settlement deed bearing document No.3018/2005 dated 17-03-2005, registered at RO., Sangareddy.

The names of P.Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao were mutated in the revenue records vide MRO Proc.No.E/3729/05 dated 15-04-2006 to an extent of Ac 0-00 ¾ gts, Ac 0-00 ¾ gts, Ac 0-00 ¾ gts, and Ac 0-00 ¾ gts respectively as is evident from Pahani for the year 2005-06.

The said P. Bharatamma W/o. Narayana, M.Kousaliya W/o. Venkataswamy, S.Andalu W/o. Chennaiah and B.Anasuja W/o. Narsinga Rao have executed



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Agreement of Sale cum General Power of Attorney for aforesaid lands in favour of Sri. S.V.Raghava Reddy vide registered document No.1186/2007 dated 08-01-2007 in respect of their respective shares.

Smt. P.Bhartamma, M.Kousailya, S.Andalu and B.Anasuja represented by their AGPA Holder Sri Veera Raghava Reddy sold an extent of Ac 0-00 ¾ gts, Ac 0-00 ¾ gts, Ac 0-00 ¾ gts, and Ac 0-00 ¾ gts of Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State to Sri.Nookala Nagaraju S/o. N.Subramanyam vide registered sale deed bearing document No.52984/2019 dated 28-11-2019, registered at RO.,Sangareddy.

The said Sri.Nookala Nagaraju S/o. N.Subramanyam executed Development Agreement Cum General Power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands i.e., Ac 0-00 ¾ gts, Ac 0-00 ¾ gts, Ac 0-00 ¾ gts, and Ac 0-00 ¾ gts of Rendlagadda Village, Ameenpur Mandal, Sangareddy District, Telangana State into residential duplex houses, registered as document No. 52985 of 2019 dated 28-11-2019, registered at RO., Sangareddy.

#### Opinion:

I am of opine that the below mentioned Pattedars are having marketable title in respect of the lands comprised in Sy.Nos.20, 21, 22 & 23 of Rendlagadda Village, Ameenpur Mandal, Sanga Reddy District, Telangana State as mentioned below:-

Sl.No.	Name of the Pattedar	Extetnt	Sy.No.
1.	G.V Dinesh Reddy	3-06 ½	20,21,22 & 23
2.	S Veera Raghava Reddy	2-20 ¾	20,21,22 & 23
3.	Nookala Nagaraju	0-35	20,21,22 & 23
4.	Rejy Varghese	0-20	21
5.	D.Srinivasula Reddy	1-00	21
6.	Challa Ramakrishna Reddy	2-14 ¾ 0-38 ½	20,21,22 & 23 21
	<b>Total</b>	<b>11-15½</b>	



The said pattedars executed Development Agreement cum General power of Attorney in favour of M/s. Anmol Constructions for the development of Agricultural Dry Lands mentioned above into residential Duplex houses.

After allocations of entitled shares as per Development Agreement the Land Owners and the Developers can sell their allotted Duplex houses.

As per the online search, I have not found any encumbrances over the said lands and it is suggested to check any hindrances over the said Property.

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



  
**G.V.MALLIKHARJUNA RAO  
ADVOCATE**