

# E . V . SRINIVAS

B.Com., LL.B.,

ADVOCATE

Villa No.99, The Neighbourhood, Gundlapochampally Village,  
Medchal Mandal, Ranga Reddy District.

Dt: 28-09-2019

## "LEGAL OPINION"

M/S AMRUTHA PROJECTS (PAN - ABNFA7989C) a partnership firm duly registered as No.27 of 2019, issued by the Registrar of Firms, Telangana, having its office at Plot No.16, Aakash Nagar Colony, New Bowenpally, Secunderabad, represented by its Authorized Signatory and Managing Partner Sri Thalachiru Venkata Krishnaiah, S/o Sri T.Subbaiah, aged about 44 years, Occ: Business, R/o Plot No.16, Aakash Nagar Colony, New Bowenpally, Secunderabad, have placed before me the following documents and sought for my legal opinion in respect of All that the Plot Nos.4p, 6, 8, 10, in Survey Nos.183p, on land measuring 9,558.22 Sq.Mtrs., situated at Kompally Village, GHMC Kompally Circle, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.

## LIST OF DOCUMENTS

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S.No.      D e s c r i p t i o n   o f   D o c u m e n t .

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1. Sale Deed Document No.7701 of 1979 executed by Smt.P.Manemma, W/o Laxmi Narayan Reddy, in favor of T.Chena Krishna Reddy, S/o Venkat Reddy, in respect of the agricultural land measuring Ac.1-12 Gts., in Survey No.182/A and Ac.6-14 Gts., in Survey No.180, of Kompally Village.
2. Sale Deed Document No.7703 of 1979 executed by Sri K.Narsimha Reddy, S/o Sri K.Kanaka Reddy, in favor of T.Chena Krishna Reddy, S/o Venkat Reddy, in respect of the agricultural land measuring Ac.5-26 Gts., in Survey No.183, situated at Kompally Village.

...2.

3. Sale Deed Document No.6718 of 1988 executed by T.Chena Krishna Reddy, S/o Venkat Reddy, in favor of M/s Premier Poultry and Agricultural Farm Pvt. Ltd., in respect of land admeasuring Ac.9-16 Gts., in Survey Nos.180, 182/A & 183, of Kompally Village.
4. Sale Deed Document No.671 of 2019 executed by Mrs.NAJMA MOHD. IQBAL SANAI, W/o Mr.ALI AZAM, duly represented by her AGPA Holder M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in favour of M/S AMRUTHA PROJECTS, in respect of the Open Plot No.4/part admeasuring Ac.0-34.10 Guntas equivalent to 4126.11 Sq. Yards, or 3449.4 Sq. Meters in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village.
5. Sale Deed Document No.9699 of 2019 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Mr.Amin Mohammed, S/o Mohd. Ayub, in favour of Mrs.NAJMA MOHD. IQBAL SANAI, W/o Mr.ALI AZAM, in respect of the Open Plot No.4/part admeasuring Ac.0-34.10 Guntas equivalent to 4126.11 Sq. Yards, or 3449.4 Sq. Meters in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village.
6. Rectification Deed Document No.69 of 2019 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Mr.Amin Mohammed, S/o Mohd. Ayub, in favour of Mrs. NAJMA MOHD. IQBAL SANAI, W/o Mr.ALI AZAM, in respect of the Open Plot No.4/part admeasuring Ac.0-39.3 Guntas equivalent to 4755.3 Sq. Yards, or 3975.43 Sq. Meters in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.
7. Agreement of Sale cum General Power of Attorney Dt.02-01-2019, duly Registered as Document No.70 of 2019 executed by Mrs. NAJMA MOHD. IQBAL SANAI, W/o Mr.ALI AZAM, in favour of M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna

**Reddy, S/o G.Bhuma Reddy, in respect of the Open Plot No.4/part admeasuring Ac.0-39.3 Guntas equivalent to 4755.3 Sq. Yards, or 3975.43 Sq. Meters in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**

- 8. Sale Deed Document No.4163 of 2019 executed by Sri FAISAL MOHD. IQBAL SANAI, S/o Dr.Mohd. Iqbal Ahmed Sanai, duly represented by his AGPA Holder M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in favour of M/S AMRUTHA PROJECTS, in respect of the Open Plot No.6 part admeasuring Ac.0-16.52 Guntas equivalent to 2000.0 Sq. Yards, OR 1672.0 Sq. Meters in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
- 9. Sale Deed Document No.8886 of 1995 executed by M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Mr.Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, in respect of the Open Plot No.6 admeasuring Ac.0-39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village.**
- 10. Rectification Deed Document No.17305 of 2018 executed by M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Mr.Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, in respect of the Open Plot No.6 admeasuring Ac.0-39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village.**
- 11. Agreement of Sale cum General Power of Attorney Document No. 17306 of 2018 executed by Mr.Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, in favour of M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in respect of the Open Plot No.6 admeasuring Ac.0-  
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**39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**

- 12.Sale Deed Document No.12193 of 2019 executed by Sri ROHAN GUNDALA, S/o Sri Mynampally Chandra Shekar, in favour of M/S AMRUTHA PROJECTS, in respect of the Open Plot No.6 part admeasuring Ac.0-21.23 Guntas equivalent to 2569.11 Sq. Yards, OR 2147.77 Sq.Mtrs., along with two Labour quarters with a built-up area of 200 SFT., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
- 13.Sale Deed Document No.2767 of 2019 executed by Sri Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, duly represented by their AGPA Holder M/s Mile Stone Developers, represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in favour of Sri ROHAN GUNDALA, S/o Sri Mynampally Chandra Shekar, in respect of the Open Plot No.6 part admeasuring Ac.0-21.23 Guntas equivalent to 2569.11 Sq. Yards, OR 2147.77 Sq.Mtrs., along with two Labour quarters with a built-up area of 200 SFT., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
- 14.Sale Deed Document No.8886 of 1995 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Sri Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, in respect of the Open Plot No.6 part admeasuring Ac.0-39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
- 15.Rectification Deed Document No.17305 of 2018 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Sri Faisal Mohd. Iqbal ...5.**

**Sanai, S/o Dr.Mohd. Iqbal Sanai, in respect of the Open Plot No.6 part admeasuring Ac.0-39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**

- 16.Sale Deed Document No.4162 of 2019 executed by Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, D/o Dr.Mohd. Iqbal Ahmed Sanai, and Smt.BADIUNISSA BADAR, also known as BADER BANU, W/o Dr.Mohd. Iqbal Ahmed Sanai, duly represented by her AGPA Holder M/s Mile Stone Develpers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in favour of M/S AMRUTHA PROJECTS, in respect of the Open Plot No.8 admeasuring Ac.0-34.67 Guntas equivalent to 4195.07 Sq. Yards, and Land marked as Plot No.10, measuring Ac.0-09.04 Guntas, OR 1093.84 Sq.Yards., total admeasuring Ac.0-43.71 Gts., OR 5288.91 Sq.Yds., OR 4421.52 Sq.Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
- 17.Sale Deed Document No.8888 of 1995 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, D/o Dr.Mohd. Iqbal Ahmed Sanai, in respect of the Open Plot No.8 admeasuring Ac.0-34.67 Guntas in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
- 18.Rectification Deed Document No.8566 of 2018 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, D/o Dr.Mohd. Iqbal Ahmed Sanai, in respect of the Open Plot No.8 admeasuring Ac.0-34.67 Guntas, in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**

19. Sale Deed Document No.8890 of 1995 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Smt.BADIUNISSA BADAR, also known as BADER BANU W/o Dr.Mohd. Iqbal Ahmed Sanai, in respect of the Open Plot No.10 admeasuring Ac.0-09.04 Guntas Guntas, in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.
20. Rectification Deed Document No.8564 of 2018 executed by M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Amin Mohammed, S/o Mohd. Ayub, in favour of Smt.BADIUNISSA BADAR, also known as BADER BANU W/o Dr.Mohd. Iqbal Ahmed Sanai, in respect of the Open Plot No.10 admeasuring Ac.0-09.04 Guntas, in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.
21. Agreement of Sale cum GPA with Possession Document No.12164 of 2018 executed by Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, and Smt.BADIUNISSA BADAR, also known as BADER BANU, in favour of M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in respect of the Open Plot No.8 admeasuring Ac.0-34.67 Gts., and Open Plot No.10 admeasuring Ac.0-09.04 Guntas, in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.
22. Proceeding No.L/263/2019, Dt:21-05-2019, issued by the Revenue Divisional Officer, Malkajgiri Division, Medchal Malkajgiri District, converting the Land measuring Ac.0-18.25 Gts., in Survey No.183/P, situated at Kompally Village, Gandimaisamma-Dundigal Mandal, Medchal-Malkajgiri District, from Agriculture to Non Agriculture use, upon application from Sri G.Rama krishna Reddy, S/o G.Bhuma Reddy, Managing Partner of M/s Mile Stone Developers.

23. Proceeding No.L/264/2019, Dt:21-05-2019, issued by the Revenue Divisional Officer, Malkajgiri Division, Medchal Malkajgiri District, converting the Land measuring Ac.0-34.10 Gts., in Survey No.183/P, situated at Kompally Village, Gandimaisamma-Dundigal Mandal, Medchal-Malkajgiri District, from Agriculture to Non Agriculture use, upon application from Sri Thalachiru Venkata Krishnaiah, S/o Sri Subbaiah, Managing Partner of M/s Amrutha Projects.
24. Proceeding No.L/266/2019, Dt:21-05-2019, issued by the Revenue Divisional Officer, Malkajgiri Division, Medchal Malkajgiri District, converting the Land measuring Ac.1-03.25 Gts., in Survey No.183/P, situated at Kompally Village, Gandimaisamma-Dundigal Mandal, Medchal-Malkajgiri District, from Agriculture to Non Agriculture use, upon application from Sri G.Rama Krishna Reddy, S/o G.Bhuma Reddy, Managing Partner of M/s Mile Stone Developers.
25. Proceeding No.L/265/2019, Dt:21-05-2019, issued by the Revenue Divisional Officer, Malkajgiri Division, Medchal Malkajgiri District, converting the Land measuring Ac.0-21.23 Gts., in Survey No.183/P, situated at Kompally Village, Gandimaisamma-Dundigal Mandal, Medchal-Malkajgiri District, from Agriculture to Non Agriculture use, upon application from Sri Rohan Gundala, S/o Sri Mynampally Chandra Shekar.
26. Technical Approval vide No.024089/MED/R1/U6/HMDA/27052019, Dt:31-08-2019, issued by the Metropolitan Commissioner, HMDA, to M/s Amrutha Project for construction of Residential Building/Apartment Building consisting of 1 Cellar +1 Ground + 5 Upper Floors; 1 Ground + 5 Upper Floors; 1 Ground + 5 Upper Floors; and 1 Ground + 3 Upper Floors in Plot Nos.4p, 6, 8, 10, in Survey No.183p, on land measuring 9,558.22 Sq.Mtrs., situated at Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
27. Registration of Partnership Firm of M/s AMRUTHA PROJECTS, vide No.27 of 2019, issued by the Registrar of Firms, Govt. of Telangana.

- 28. Certificate of Encumbrance on Property vide Statement No.41516060, Dt:26-08-2019 in respect of the schedule property commencing from 01-01-1990 to 25-08-2019, issued by the Sub-Registrar, Medchal.**
- 29. Xerox copy of the Khasra Pahani for the year 1954-55 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 30. Xerox copy of the Pahani Patrak for the year 1965-66 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 31. Xerox copy of the Pahani Patrak for the year 1971-72 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 1. Xerox copy of the Pahani Patrak for the year 1975-76 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 32. Xerox copy of the Pahani Patrak for the year 1980-81 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 33. Xerox copy of the Pahani Patrak for the year 1985-86 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 34. Xerox copy of the Pahani Patrak for the year 1990-91 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 35. Xerox copy of the Pahani Patrak for the year 1995-96 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 36. Xerox copy of the Pahani Patrak for the year 1999-2K issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 37. Xerox copy of the Pahani Patrak for the year 2004-05 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**
- 38. Xerox copy of the Pahani Patrak for the year 2014-15 issued by the Tahsildar, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.**

- 39.**Xerox copy of the Location Sketch of Plot Nos.8 & 10, measuring Ac.1-03.25 Gts., in Survey No.183 of Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
- 40.**Xerox copy of the Location Sketch of Plot No.6 part measuring Ac.0-18.15 Gts., in Survey No.183 of Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
- 41.**Xerox copy of the Location Sketch of Plot No.6 part measuring Ac.0-21.23 Gts., in Survey No.183 of Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
- 42.** Xerox copy of the Location Sketch of Plot No.4 part measuring Ac.0-34.10 Gts., in Survey No.183 of Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.

#### SCHEDULE OF PROPERTY

All that the Plot Nos.4p, 6, 8, 10, in Survey Nos.183p, on land measuring 9,558.22 Sq.Mtrs., situated at Kompally Village, GHMC Kompally Circle, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.

I have gone through the above documents and a brief history of the above said Schedule property is as detailed here under:-

- a. Originally one Mr.Fatheuddin Akbar Yousufuddin, was the sole and absolute owner, pattedar and possessor of the agricultural land measuring Ac.11-08 Gts., in Survey No.180; Ac.16-19 Gts., in Survey No.182, and Ac.13-09 Gts., in Survey No.183 of Kompally Village, as evidenced by the Khasra Pahani for the year 1954-55.
- b. It is seen from Sale Deed Document No.7701 of 1979 that subsequently Sri Habibuddin, and others being the legal heirs of the above said original pattedar, have sold the land measuring Ac.11-08 Gts., in Survey No.180 and Ac.14-04 Gts., in Survey No.182/A of Kompally Village, in favor of Smt.P.Manemma, W/o Sri Laxmi Narayan Reddy, through a registered sale deed bearing Document No.270 of 1964.

...10.

- c. Subsequently Smt.P.Manemma, W/o Laxmi Narayan Reddy, vide Registered Sale Deed Document No.7701 of 1979 sold the agricultural land measuring Ac.1-12 Gts., in Survey No.182/A and Ac.6-14 Gts., in Survey No.180, of Kompally Village, in favor of T.Chenna Krishna Reddy, S/o Venkat Reddy.
- d. It is also seen from Sale Deed Document No.7703 of 1979 that Sri K.Narsimha Reddy, S/o Sri K.Kanaka Reddy, sold the agricultural land measuring Ac.5-26 Gts., in Survey No.183, situated at Kompally Village, in favor of T.Chenna Krishna Reddy, S/o Venkat Reddy.
- e. Thereafter T.Chenna Krishna Reddy, S/o Venkat Reddy, vide a Registered Sale Deed bearing Document No.6718 of 1988 sold the land admeasuring Ac.9-16 Gts., in Survey Nos.180, 182/A & 183, of Kompally Village, in favor of M/s Premier Poultry and Agricultural Farm Pvt. Ltd.,
- f. M/s Premier Poultry Products Ltd., formerly known as M/s Premier Poultry and Agricultural Farm Private Limited represented by its Chairman Mr.Amin Mohammed, S/o Mohd. Ayub, as a matter of convenience, divided the entire land into agricultural plots.
- g. Thereafter M/s Premier Poultry Products Ltd., vide Sale Deed Document No. 9699 of 2019 sold the Open Plot No.4/part admeasuring Ac.0-34.10 Guntas equivalent to 4126.11 Sq. Yards, or 3449.4 Sq. Meters in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of Mrs.NAJMA MOHD. IQBAL SANAI, W/o Mr.ALI AZAM, read with a Rectification Deed bearing Document No.69 of 2019, in the office of the Sub-Registrar, Medchal.
1. Mrs.NAJMA MOHD. IQBAL SANAI, W/o ALI AZAM, executed an Agreement of Sale duly registered as Document No.70 of 2019 in favour of M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in respect of the Open Plot No.4/part admeasuring Ac.0-39.3 Guntas equivalent to 4755.3 Sq. Yards, or 3975.43 Sq. Meters in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.

2. **Thereafter Mrs.NAJMA MOHD. IQBAL SANAI, W/o Mr.ALI AZAM, duly represented by her AGPA Holder M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, sold the Open Plot No.4/part admeasuring Ac.0-34.10 Guntas equivalent to 4126.11 Sq. Yards, or 3449.4 Sq. Meters in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of M/S AMRUTHA PROJECTS, and the same was duly registered as Document No.671 of 2019 in the office of the Sub-Registrar, Medchal.**
  
- h. **M/s Premier Poultry Products Ltd., vide Sale Deed Document No. 8886 of 1995 sold the Open Plot No.6 part admeasuring Ac.0-39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of Mr.Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, read with a Rectification Deed bearing Document No.17305 of 2018, in the office of the Sub-Registrar, Medchal.**
  
1. **Mr.Faisal Mohd. Iqbal Sanai, S/o Dr.Mohd. Iqbal Sanai, executed an Agreement of Sale duly registered as Document No.17306 of 2018 in favour of M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in respect of the Open Plot No.6 admeasuring Ac.0-39.38 Guntas equivalent to 4764.98 Sq.Yds., OR 3983.52 Sq. Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.**
  
2. **Thereafter Sri FAISAL MOHD. IQBAL SANAI, S/o Dr.Mohd. Iqbal Ahmed Sanai, duly represented by her AGPA Holder M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, sold the Open Plot No.6 part admeasuring Ac.0-16.52 Guntas equivalent to 2000.0 Sq. Yards, OR 1672.0 Sq. Meters in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of M/S AMRUTHA PROJECTS, and the same was duly registered as Document No.4163 of 2019 in the office of the Sub-Registrar, Medchal.**

3. Sri FAISAL MOHD. IQBAL SANAI, S/o Dr.Mohd. Iqbal Ahmed Sanai, duly represented by her AGPA Holder M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, also sold the Open Plot No.6 part admeasuring Ac.0-21.23 Guntas equivalent to 2569.11 Sq. Yards, OR 2147.77 Sq.Mtrs., along with two Labour quarters with a built-up area of 200 SFT., in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of Sri ROHAN GUNADALA, S/o Sri Mynampally Chandra Shekar, and the same was duly registered as Document No.2767 of 2019 in the office of the Sub-Registrar, Medchal.
4. Thereafter Sri ROHAN GUNADALA, S/o Sri Mynampally Chandra Shekar, sold the Open Plot No.6 part admeasuring Ac.0-21.23 Guntas equivalent to 2569.11 Sq. Yards, OR 2147.77 Sq.Mtrs., along with two Labour quarters with a built-up area of 200 SFT., in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of M/S AMRUTHA PROJECTS, and the same was duly registered as Document No.12193 of 2019 in the office of the Sub-Registrar, Medchal.
- i. M/s Premier Poultry Products Ltd., vide Sale Deed Document No. 8888 of 1995 sold the Open Plot No.8 admeasuring Ac.0-34.67 Guntas in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, D/o Dr.Mohd. Iqbal Ahmed Sanai, read with a Rectification Deed bearing Document No. 8566 of 2018, in the office of the Sub-Registrar, Medchal.
- j. M/s Premier Poultry Products Ltd., vide Sale Deed Document No. 8890 of 1995 sold the Open Plot No.10 admeasuring Ac.0-09.04 Guntas, in Survey Nos.180, 182/A, and 183 Part, situated at Kompally Village, in favour of Smt.BADIUNISSA BADAR, also known as BADER BANU, W/o Dr.Mohd. Iqbal Ahmed Sanai, read with a Rectification Deed bearing Document No. 8564 of 2018, in the office of the Sub-Registrar, Medchal.

1. Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, D/o Dr.Mohd. Iqbal Ahmed Sanai, and Smt.BADIUNISSA BADAR, also known as BADER BANU, W/o Dr.Mohd. Iqbal Ahmed Sanai, jointly executed an Agreement of Sale duly registered as Document No.12164 of 2018 in favour of M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, in respect of the Open Plot No.8 admeasuring Ac.0-34.67 Guntas equivalent to 4195.07 Sq. Yards, and Land marked as Plot No.10, measuring Ac.0-09.04 Guntas, OR 1093.84 Sq.Yards., total admeasuring Ac.0-43.71 Gts., OR 5288.91 Sq.Yds., OR 4421.52 Sq.Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village.
  2. Thereafter Ms.SAMEERA MOHAMMED IQBAL AHMED SANAI, D/o Dr.Mohd. Iqbal Ahmed Sanai, and Smt.BADIUNISSA BADAR, also known as BADER BANU, W/o Dr.Mohd. Iqbal Ahmed Sanai, duly represented by her AGPA Holder M/s Mile Stone Developers represented by its Managing Partner Sri G.Ramakrishna Reddy, S/o G.Bhuma Reddy, sold the Open Plot No.8 admeasuring Ac.0-34.67 Guntas equivalent to 4195.07 Sq. Yards, and Land marked as Plot No.10, measuring Ac.0-09.04 Guntas, OR 1093.84 Sq.Yards., total admeasuring Ac.0-43.71 Gts., OR 5288.91 Sq.Yds., OR 4421.52 Sq.Mtrs., in Survey Nos. 180, 182/A, and 183 Part, situated at Kompally Village, in favour of M/S AMRUTHA PROJECTS, and the same was duly registered as Document No.4162 of 2019 in the office of the Sub-Registrar, Medchal.
- k. I have also gone through the khasra pahani and the relevant pahani patraks made available to me and noted down the following points.
1. The Khasra Pahani for the year 1954-55 clearly shows the name of one Mr.Fatheuddin Akbar Yousufuddin, as the pattedar of the agricultural land measuring Ac.11-08 Gts., in Survey No180, Ac.16-19 Gts., in Survey No182, and Ac.13-09 Gts., in Survey No183, of Kompally Village.

2. The Pahani for the year 1971-72 shows that Smt.P.Manemma, W/o Sri Laxmi Narayan Reddy is the pattedar of the agricultural land measuring Ac.11-08 Gts., in Survey No180; Ac.14-04 Gts., in Survey No182/A; and the names of Mr.Habibuddin & Others are shown as pattedar in respect of the land measuring Ac.13-09 Gts., in Survey No.183 of Kompally Village.
3. The Pahani for the year 1975-76 shows that Smt.P.Manemma, W/o Sri Laxmi Narayan Reddy is the pattedar of the agricultural land measuring Ac.11-08 Gts., in Survey No180; Ac.14-04 Gts., in Survey No182/A; and the name of Mr.Narsimha Reddy, S/o Kanaka Reddy is recorded as pattedar in respect of the land measuring Ac.13-09 Gts., in Survey No.183 of Kompally Village, pursuant to a 38-E certificate granted vide Proceeding No.B/315/LRE/75, Dt:03-06-1975 and the names of Mr.Habibuddin & Others have been rounded up.
4. The Pahani for the year 1980-81 shows that Smt.P.Manemma, W/o Sri Laxmi Narayan Reddy is the pattedar of the agricultural land measuring Ac.11-08 Gts., in Survey No180; Ac.14-04 Gts., in Survey No182/A; and the name of Mr.K.Narsinha Reddy is shown as pattedar in respect of the land measuring Ac.13-09 Gts., in Survey No.183 of Kompally Village.
5. The Pahani for the year 1985-86 & 1990-91 shows that Smt.P.Manemma, W/o Sri Laxmi Narayan Reddy is the pattedar and the names of Smt.Anasuya Dei, Chenna Krishna Reddy, P.Anjaiah, M.Satyanarayana Raju, M.Srirama Chandra Varma and Bangaru Raju, as purchasers of the agricultural land measuring Ac.11-08 Gts., in Survey No180; Ac.1-12 Gts., in Survey No182/A stands Patta in the name of Smt.P.Manemma, W/o Sri Laxmi Narayan Reddy; Ac.2-15 Gts., in Survey No182/B stands Patta in the name of G.Bangaru Raju & others, Ac.10-28 Gts., in Survey No182/C stands Patta in the name of P.Anjaiah, and Ac.1-12 Gts., in Survey No182/D stands Patta in the name of the name of Smt.Vijaya Kumari, and the name of Mr.Chenna Krishna Reddy, is shown as the Purchaser of an extent of Ac.3-36 Gts., in Survey No.183/A of Kompally Village.
6. The Pahani for the year 1995-96 shows the name of M/s Premier Poultry and Agricultural Farm as the Pattedar in respect of an extent of Ac.3-02 Gts., in Survey No.183 of Kompally Village.

7. The Pahani for the year 1999-2000 shows the name of M/s Premier Poultry and Agricultural Farm as the Pattedar in respect of an extent of Ac.5-02 Gts., in Survey No.180; Ac.1-12 Gts., in Survey No.182; and as possessor in respect of an extent of Ac.3-02 Gts., in Survey No.183; of Kompally Village.
8. The Pahani for the year 2004-2005 shows the name of M/s Premier Poultry and Agricultural Farm as the Pattedar and possessor in respect of the land measuring of Ac.3-02 Gts., in Survey No.183, of Kompally Village.
- l. Even though Plot No.8 & 10 measuring Ac.01-03.25 Gts., is registered in the name of Amrutha Projects as located in Survey Nos.180, 182 & 183, upon physical survey & measurement conducted by the Mandal Surveyor, Dundigal-Gandimaisamma Mandal, the said property is found to be located in Survey No.183.
- m. Similarly Plot No.6 Part measuring Ac.00-18.15 Gts., is registered in the name of Amrutha Projects as located in Survey Nos.180, 182 & 183, and upon survey & measurement conducted by the Mandal Surveyor, Dundigal-Gandimaisamma Mandal, the said property is found to be located in Survey No.183.
- n. Similarly Plot No.8 Part measuring Ac.00-21.23 Gts., is registered in the name of Amrutha Projects as located in Survey Nos.180, 182 & 183, and upon survey & measurement conducted by the Mandal Surveyor, Dundigal-Gandimaisamma Mandal, the said property is found to be located in Survey No.183.
- o. Lastly Plot No.4 Part measuring Ac.00-34.10 Gts., is registered in the name of Amrutha Projects as located in Survey Nos.180, 182 & 183, and upon survey & measurement conducted by the Mandal Surveyor, Dundigal-Gandimaisamma Mandal, the said property is found to be located in Survey No.183.
- p. The Revenue Divisional Officer, Malkajgiri Division, Medchal-Malkajgiri District issued the following land conversion from agriculture to non-agricultural Purpose vide proceedings in respect of the above mentioned Schedule Property.
  1. Procgs. No.1/263/2019, Dt:21-05-2019 in respect of land measuring Ac.0-18.15 Gts., in Survey No.183/part, situated at Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.

2. Procgs. No.1/264/2019, Dt:21-05-2019 in respect of land measuring Ac.0-34.10 Gts., in Survey No.183/part, situated at Kompaly Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
  3. Procgs. No.1/265/2019, Dt:21-05-2019 in respect of land measuring Ac.0-21.23 Gts., in Survey No.183/part, situated at Kompaly Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
  4. Procgs. No.1/266/2019, Dt:21-05-2019 in respect of land measuring Ac.1-03.25 Gts., in Survey No.183/part, situated at Kompaly Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
- q. The Metropolitan Commissioner, HMDA, issued Technical Approval vide No.024089/MED/R1/U6/HMDA/27052019, Dt:31-08-2019, to M/s Amrutha Project for construction of Residential Building/Apartment Building consisting of 1 Cellar +1 Ground + 5 Upper Floors; 1 Ground + 5 Upper Floors; 1 Ground + 5 Upper Floors; and 1 Ground + 3 Upper Floors in Plot Nos.4p, 6, 8, 10, in Survey No.183p, on land measuring 9,558.22 Sq.Mtrs., situated at Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
- r. The flow of title as per the Revenue R cords is smooth right from the Khasra Pahani to the latest documents standing in the name of M/s Amrutha Projects.
- s. The said property is not hit by the provisions of A.P. Agricultural Land [Ceiling & Holding] Act, 1973, since the total extent held by M/s Amrutha Projects is less than One Standard Holding;
- t. The said property is not hit by the provisions of the Urban Land [Ceiling & Regulation] Act, 1976, since the same is situate outside the municipal limits of Hyderabad and is governed by the provisions of G.O.Ms.No.733 of 1988;
- u. It is seen from the Encumbrance Certificates placed before me that there are no encumbrances on property except the registration of the sale deeds that have taken place.
- v. This opinion is based on Xerox copies of the documents furnished to me.

**Based on the above referred documents furnished to me I am of the Opinion that the partnership firm M/s AMRUTHA PROJECTS, represented by its Managing Partner Sri Thalachiru Venkata Krishnaiah, S/o Sri T.Subbaiah, has a CLEAR and MARKETABLE title in respect of All that the Plot Nos.4p, 6, 8, 10, in Survey Nos.183p, on land measuring 9,558.22 Sq.Mtrs., situated at Kompally Village, GHMC Kompally Circle, Dundigal-Gandi-maisamma Mandal, Medchal-Malkajgiri District.**

**Place: Medchal-Malkajgiri District.**

**Date: 28-09-2019**

**E.V.SRINIVAS  
ADVOCATE**