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Advocate

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**LEGAL OPINION RELATING TO LAND IN SY.NO. 786 (P), SITUATED AT
MIRYALAGUDA VILLAGE AND MANDAL, NALGONDA DISTRICT, TELANGANA
BELONGING TO M/S. MODI REALTY MIRYALAGUDA LLP.**

FLOW OF TITLE

- A. As seen in the records 1. Smt. Anireddy Vasudha Reddy 2. Shri. Anireddy Sujay Reddy and Shri. Anireddy Ajay Reddy are the owners of the land admeasuring Ac. 16-19 Gts., forming part of survey no. 786 (P) Miryalaguda Village and Mandal, Nalgonda District, Telangana..
- B. The Owners are absolute owners and possessors of land admeasuring about Ac.16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- C. Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- D. After the death of Late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitendr Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts., in Sy. No. 786, of Miryalaguda Village in favour of the Owners.
- E. Accordingly, the Owners herein have become absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Patteda	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac – gts.,	Extent in Sy. No. 786/AA Ac – gts.
Smt. Anireddy Vasudha Reddy Owner no. 1	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy Owner no. 2	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy Owner no. 3	2069	963440	963440	2-27	--



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- F. The Owners have expressed interest in giving for development a portion of the above mentioned land, admeasuring about Ac. 6-18 gts., forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana (herein after referred to as the Scheduled Land and more fully described in the schedule given herein) by constructing residential houses/villas along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- G. Accordingly the Owners have obtained lay-out cum group housing permission (gated community) in the land area of Ac.6-18 gts from DTCP/ Miriyalaguda Municipality vide file no. 2883/2016/H and permit no. B. P. No. 111/2016/H to construct 91 residential bungalows.
- H. The Owners have given the Schedule Land admeasuring Ac.6-18 gts for development to M/s. Modi Realty Miryalaguda LLP having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad vide Joint Development Agreement No. 242/2017 dated 24.12.2016 registered at SRO, Miryalaguda.

OPINION:

Based on the above records submitted to me and information available I am the opinion that M/s. Modi Realty Miryalaguda LLP (developer) and the Owners have got a good marketable title in respect of the land forming part of Sy. No. 786 situated at Miryalaguda Village and Mandal, Nalgonda District, Telangana.



M. A. LATEEF
Advocate.