

DATE: 22.02.2013

LEGAL OPINION

THE following copies of documents were placed in my hands with regard to Open Plot bearing No.900, admeasuring 350 sq.yds or 292.64 sq.mts, in Sy.No.218/1, situated at Defence Colony, Block No.37, Malkajgiri Mandal, under GHMC, Ranga District which is more clearly delineated in the schedule of property hereunder and hereinafter termed as schedule property.

THE PHOTOSTAT COPIES OF DOCUMENTS FURNISHED:

1. G.O.Ms.No.1100 dated 16.07.1964
2. Layout Plan with regard to land in Sy.No.218/1
3. Registered Sale Deed dated 21.10.1981 bearing document No.4071/1981
4. Registered Sale Deed dated 23.06.1990 bearing document No.1947/1990

THE above documents are perused which could be described and explained in the following lines:

1. THE document No.(1) is the G.O.Ms.No.1100 dated 16.07.1964 issued by Revenue Department, Government of Andhra Pradesh in respect of land admeasuring Ac.112.03 Gts in Sy.No.218/1, situated at Malkajgiri Village and Mandal, Ranga Reddy District.

The document is issued by Government of Andhra Pradesh as such it has got evidentiary value.



ADVOCATE

2. THE document No.(2) is the layout in respect of land in Sy.No.218/1 of Defence Housing Co-operative Society (OR) Limited granted by Municipal Authorities while approving the said layout.

The document is issued by Competent Authority as such it has got evidentiary value.

3. THE document No.(3) is the Registered Sale Deed dated 21.10.1981 bearing document No.4071/1981 executed by the Defence Housing Co-operative Society (OR) Ltd., represented by its Secretary C.T.Michael in favour of Sri Ex-Hony.Capt.B.Ranga Rao in respect of schedule property.

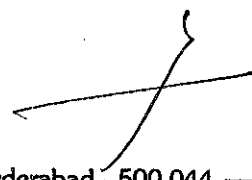
The document is properly paid with stamp duty and registration fee, as such the document has got evidentiary value.

4. THE document No.(4) is the Registered Sale Deed dated 23.06.1990 bearing document No.1947/1990 executed by Sri Ex-Hony.Capt.B.Ranga Rao in favour of Smt.Jonnala Krishna Kumari in respect of schedule property.

The document is properly paid with stamp duty and registration fee, as such the document has got evidentiary value.

**PERUSAL OF ABOVE DOCUMENTS OPINES IN PRECISE AS UNDER:**

ON perusal of entire above said documents it is opined that the Government of Andhra Pradesh (Revenue Department) had issued a G.O.Ms.No.1100 dated 16.07.1963 granting the land admeasuring Ac.112.03 Gts in Sy.No.218/1, situated at Malkajgiri



*K. Lakshman*

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Village and Mandal, Ranga Reddy District to the Defence Co-operating Housing Society on certain terms and conditions mentioned therein.

THEREAFTER the said Defence Co-operating Housing Society had converted the said land into house sites thereby to allot the same to its members and accordingly the said society had obtained approved layout from the concerned municipal authorities. After obtaining such layout the society had alienated one of the such residential plot which is schedule property to Sri Ex-Hony.Capt.B.Ranga Rao under a Registered Sale Deed dated 21.10.1981 bearing document No.4071/1981.

The said Sri Ex-Hony.Capt.B.Ranga Rao being the absolute owner and possessor of schedule property had alienated the same to Smt.Jonnala Krishna Kumari under a Registered Sale Deed dated 23.06.1990 bearing document No.1947/1990 for a valid sale consideration. Thus the said Smt.Jonnala Krishna Kumari became absolute owner and possessor of the schedule property.

IN the light of verification and perusal of above referred documents (only Photostat copies are submitted) it is opined in my view that the schedule property has got clear and marketable title subject to comparison with the original documents, physical possession over the schedule property and verification of any orders issued by any Government Authority or court and verification of search Encumbrance Certificate in respect of schedule property.

SCHEDULE OF PROPERTY

All that the Open Plot bearing No.900, admeasuring 350 sq.yds or 292.64 sq.mts, in Sy.No.218/1, situated at Defence Colony, Block No.37, Malkajgiri Mandal, under GHMC, Ranga District and bounded on:

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NORTH : Plot No.901  
SOUTH : 30 feet wide road  
EAST : Plot No.898  
WEST : Plot No.902

HENCE, this Opinion.

  
K.LAKSHMAN  
ADVOCATE