

NORTH: Existing Road as per Agreement of Easement Rights Bearing Doct.No.864/2013 and Land of S.Anand Reddy.

SOUTH: Agricultural Land of Regula Mallaiah, Chevva Mallaiah and others.

EAST : Agricultural Land of Chevva Yadagiri, Chevva Ramulu and others.

WEST : Agricultural Land of M. Satyanarayana, S. Shiv Sankhar Reddy and S. Anand Reddy.

(This property corresponds to Registered Sale Deed vide Doct. No. 868/ 2013 dated 18.03.2013 being the primary document with respect to the schedule property).

THE FOLLOWING DOCUMENTS HAVE BEEN EXAMINED AND SCRUTINISED SCHEDULE

Sl. No	Date of Doct.	Doct No.	Name of Parties	Original/ Photostat
01.	28.04.1990	134/1990	Registered GPA executed by M. Venkatesam and 9 others infavour of P. Narayana Reddy agricultural property land bearing Survey no. 532 admeasuring Ac. 1-16 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
02.	15-11-1990	9784/1990	Registered sale deed executed by M. Venkatesam and 9 others along with GPA Holder P. Narayana Reddy in favour of K.Bangaru Raju, agricultural property land bearing Survey no. 532 admeasuring Ac. 1-16 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
03.	29.07.1991	4823/1991	Registered sale deed executed by K.Bangaru Raju in favour of S. Penta Reddy, agricultural property land bearing Survey no.536 part admeasuring Ac.4-00 gts, Survey no.534 admeasuring Ac. 0-32 gts and Survey no.532 admeasuring Ac. 1-16 gts total area comes to Ac.6-08 gts situated at Kolthur Village,	Photostat

Vikram

P.VIKRAM
Advocate
High Court of Telangana and A.P.

11-5-397/1, Flat No.B3
Rehmat Manzil, Red Hills
Hyderabad- 500 004, Telangana

By hand

Date: 01.03.2017.

To,
M/s. Cerestra Advisors Limited,
Suite 9009, Trident, Hitech City,
Madhapur, Hyderabad, Telangana 500081,
Cell: +91- 9582845268.

LEGAL OPINION

Furnishing Legal Opinion relating to the documents of the properties produced by M/s. Cerestra Advisors Limited with respect to the lands (agricultural and non-agricultural) admeasuring Ac.0-14 Gts (out of Ac. 0-19 $\frac{3}{4}$ Gts) in Survey No. 505/అ, ఆ, ఇ, ఈ, and Ac. 1-05 Gts in Survey No. 506, and Ac. 0-25 Gts in Survey No. 507/అ, and Ac.1-11 $\frac{3}{4}$ in Survey No. 508/ ఆ , and Ac. 1-05 Gts in Survey No. 509, and Ac. 1-03 (out of Ac. 1-16 Gts) in Survey No. 510, and Ac. 1-01 Gts in Survey No. 511, and Ac. 0-20 Gts (out of Ac. 1-16 Gts) in Survey No.532, Total admeasuring Ac.7-04 $\frac{3}{4}$ Gts or 2.8475 Hectors situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District, (Hereinafter referred to as 'Schedule Property'). The documents furnished for Legal Opinion with respect to above mentioned agricultural lands are Photostat Copies of - Sale Deeds, certified copies of sale deeds, agreement of sale, Pattadar passbooks, title deed books, Pahanies, Land conversion records, Encumbrance Certificates etc., which are clearly described below:

SCHEDULE OF THE PROPERTY

All that the land (agricultural & non-agricultural) admeasuring Ac.7-04 $\frac{3}{4}$ Gts or 2.8475 Hectors in Survey No. 505/అ, ఆ, ఇ, ఈ, Ac.0-14 Gts (out of Ac. 0-19 $\frac{3}{4}$ Gts), Survey No.506/-Ac.1-05 Gts, Survey No.507/అAc.0-25 Gts, Survey No.508/అAc.1-11 $\frac{3}{4}$, Survey No.509/- Ac.1-05 Gts, Survey No.510/-Ac.1-03 (out of Ac.1-10 Gts), Survey No. 511/- Ac.1-01 Gts, and Survey No.532/-Ac:0-20 Gts (out of Ac.1-16 Gts), along with Three (3) bore wells, situated at KOLTHUR VILLAGE and Gram Panchayat, Shameerpet Mandal, Ranga Reddy District, (Hereinafter referred to as 'Schedule Property'), bounded on:

V/L

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Advocate

High Court of Telangana and A.P.

11-5-397/1, Flat No.B3

Rehmat Manzil, Red Hills

Hyderabad- 500 004, Telangana

			Shameerpet Mandal, Ranga Reddy District.	
04.	13.09.1991	5943/1991	Registered sale deed executed by Gurrula Ramamma and their GPA Holder M.Ram Reddy in favour of S. Penta Reddy, agricultural property land bearing Survey no.531 admeasuring Ac.0-20 gts, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy.	Photostat
05.	03.11.1992	2422/1992	Registered GPA executed by Syed Ahmad Pashad and 2 others in favour of Gummadi Pedamallaiah and 3 others agricultural property land bearing Survey no. 505 admeasuring Ac. 1-39 gts situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
06.	19.04.1993	2661/1993	Registered sale deed executed by Begumpet Malla Reddy in favour of Master Chevva Saibaba, agricultural property Ac.0-32 Gts in Survey No. 508/A, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
07.	19.04.1993	2662/1993	Registered sale deed executed by Mr. Vadla Pentaiah @ Vadla Pedda Pentaiah in favour of Master Chevva Saibaba, agricultural property admeasuring Ac. 0-25 Gts in Survey no. 507 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
08	19.02.1994	91/1994	Registered GPA executed by S. Penta Reddy infavour of Regu Gowraiah agricultural property land bearing Survey no. 532 part, 534 and 536 admeasuring Ac.6-08 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
09.	19.10.1995	430/1995	Registered sale deed executed by S. Penta Reddy represented by Regu Gowraiah in favour of Regula Latchaiah, agricultural property Ac.1-16 Gts in Survey No. 532, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
10	10-12-1998	3932/1998	Registered sale deed executed by Mr. B. Mallaih in favour of Mr. Chevva Ramulu, agricultural property	Photostat

			admeasuring Ac.0-23 gts of land in Survey No. 509/౯ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District.	
11	27-09-1998	7156/1998	Registered sale deed executed by Mr. P. Balireddy in favour of Mr.Regula Mallesha @ Mallaiah, agricultural property admeasuring Ac.0-32 Gts of agricultural land in Survey no.508/౯ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
12	27.08.2004	8250/2004	Registered sale deed executed by Syed Ahmad Pasha alias Ghouse and 2 others and represented by its GPA Holders G. Pedamallaiah and 3 other in favour of Bummadi Jahangir Babu and 4 others, agricultural property Ac.1-39 Gts in Survey No. 505, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
13	06.01.2006	240/2006	Registered sale deed executed by Chevva Ramulu in favour of Ganga Sangiva, agricultural property Ac. 0-23 gts of land in Survey nos. 509/౯ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District.	Photostat
14	09.03.2006	3919/2006	Registered Agreement of sale-cum-Power of Attorney with possession executed by Kummari Narasimhulu and 4 other in favour of Khaira Yadagiri, agricultural property Ac.1-05 gts of land in Survey nos. 506 of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District.	Photostat
15	24-03-2006	4878/2006	Registered Sale Deed Kummari Narsimulu and 4 others through their AGPA Holder Khaira Yadagiri in favour of G. Raja Gopal Reddy and 5 others admeasuring Ac.1-05 gts in Survey No.506/౯, 506/౯, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District	Photostat

16	07.09.2009	1384/2009	Registered Agreement of sale-cum-Power of Attorney with possession executed by Ganga Sangiva in favour of A. Narayana,, agricultural property Ac. 0-23 gts of land in Survey nos. 509/౯ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District.	Photostat
17	03.08.2011	1713/2011	Registered Agreement of sale deed executed by G. Raja Gopal Reddy in favour of Laskar Mallaiah, agricultural property Ac.1-05 Gts in Survey No. 506 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat
18	17.10.2012	2248/2012	Registered Agreement of sale deed executed by Laskar Mallaiah in favour of S. Ananda Reddy, agricultural property Ac.0-7 ½ Gts in Survey No. 531 and Ac.1-16 Gts in Survey No. 532 a total land admeasuring Ac.1-23 ½ Gts situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
19	18.10.2012	2256/2012	Registered Agreement of sale-cum-Power of Attorney with possession executed by Regu Latchaiah in favour of S. Ananda Reddy, agricultural property Ac.1-01 Gts in Survey No. 511 and Ac.1-05 Gts in Survey No. 506/౯ and ౩, a total land admeasuring Ac.2-06 Gts situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
20	20.11.2012	2509/2012	Registered Agreement of sale-cum-Power of Attorney with possession executed by Chevu Mallaiah and 3 others in favour of S. Ananda Reddy, agricultural property Ac.1-03 Gts in Survey No. 510 and Ac.0-32 Gts in Survey No. 508/A and Ac. 0-11 Gts in survey No. 509/౯, a total land admeasuring Ac.2-06 Gts situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
21	16.11.2012	Proceeding No. R/S/B/3027	Mutated Proceeding issued by MRO, Shameerpet in favour of Chavva Mallesh, as the same acquired through inheritance the land admeasuring Ac. 1-03	Photostat.

		/2012	gts in Survey No. 510 in Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	
22	30.11.2012	2598/2012	Registered Agreement of sale deed by Ganga Sangeeva rep. by it's A. Narayana in favour of S. Ananda Reddy, agricultural property Ac.0-23 Gts in Survey No. 509/౯ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
23	07.12.2012	2646/2012	Registered Agreement of sale-cum-Power of Attorney with possession executed by Chevu Saibaba in favour of S. Ananda Reddy, agricultural property Ac.0-25 Gts in Survey No. 507 Gts situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
24	03.01.2013	File No. L/20/2013	Land Conversion proceedings of the Schedule Property	Photostat
25	11.01.2013	72/2013	Registered Agreement of sale-cum-Power of Attorney with possession executed by Bodhari Yellamma and Bodhari Premalatha in favour of S. Ananda Reddy, agricultural property Ac.0-11 Gts in Survey No. 509/౯ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
26	18-01-2013	148/2013	Registered Agreement of Sale-cum-GPA with possession executed by Mr. Gummadi Jaangeer Babu in favour Mr.S.Anand Reddy agricultural land admeasuring Ac.0-19 ¼ Gts in Survey No. 505/౯/2 at Kolthur Village, Shameerpet Mandal, Ranga Reddy District.	Photostat.
27	28.01.2013	243/2013	Registered Agreement of sale-cum-Power of Attorney with possession executed by Regula Mallaiah and Regula Venkatesam in favour of S. Ananda Reddy, agricultural property Ac.0-19 ¼ Gts in Survey No. 508/౯ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District	Photostat.
28	18.03.2013	864/2013	Registered Agreement of Easement Rights executed between B.G. Ravindra Reddy & another and S.	Photostat.

			Anand Reddy and 2 others, easement right of ingress and agrees to approach the lands of S. Anand Reddy and 2 others through the Survey No. 534 and 536 the total covered area is an extent of Ac. 0-19 Gts.	
29	18.03.2013	868/2013	Registered sale deed executed by Regu Lachaiah and 10 others in favour of M/s. Genmedic Healthcare Private Limited, represented by its Managing Director Mr. Y. Amarnath Reddy, S/o. Y. Narasimha Reddy, agricultural property Ac.0-14 Gts (out of Ac. 0-19 ¾ Gts) in Survey No. 505/అ, అ, ఇ, ఈ, and Ac. 1-05 Gts in Survey No. 506, and Ac. 0-25 Gts in Survey No. 507/అ, and Ac.1-11 ¼ in Survey No. 508/ అ , and Ac. 1-05 Gts in Survey No. 509, and Ac. 1-03 (out of Ac. 1-10 Gts) in Survey No. 510, and Ac. 1-01 Gts in Survey No. 511, and Ac. 0-20 Gts (out of Ac. 1-16 Gts) in Survey No. 532, total adm. Ac. 7-04 ¾ Gts or 2.8475 Hectors situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District.	Photostat.
30	30-05-2014	6594/2014	Registered Memorandum of Deposit of Title Deeds executed by M/s. Genmedic Healthcare Private Limited Rep. by its Managing Director Mr. Y. Amarnath Reddy and M/s. Specturam Life Sciences Pvt. Ltd., Rep. by its Smt. Swathi Megraj in favour of Bank of India, branch office at Sanjeev Reddy Nagar, deposited 14 title deeds along with Registered Sale Deed No. 868/2013 for security of payment of loan amount of Rs. 3.35 Crores.	Photocopy
31	04-09-2015	11309/2015	Registered Memorandum of Deposit of Title Deeds executed by M/s. Genmedic Healthcare Private Limited Rep. by its Managing Director Mr. Y. Amarnath Reddy and M/s. Spectrum Life Sciences Pvt. Ltd., Rep. by its Smt. Swathi Megraj in favour of Bank of India branch, office at Sanjeev Reddy Nagar, deposited 14 title deeds along with Registered Sale Deed No. 868/2013 for security of payment of enhancement loan amount of Rs. 5.08	Photocopy

			Crores.	
32	22/01/2013	Pahani Copies for the years	1966-1967, 1968-1969, 1970-1971, 1974-1975, 1978-1979, 1981-1982, 1985-1986, 1993-1994, 1997-1998, 2000-2001, 2004-2005, 2007-2008, 2012, 2013, 2014.	Photostat
33		Pattadar passbooks	1. Gummadi Mallmma Pattedar Passbook No 448505 2. Raghula mallaiah Pattedar passbook No. 260662 3. Lashkar Mallaiah Pattedhar Passbook No. 260678 4. Reghu Lacchayya Pattadar Passbook No. 260786	Photostat
34	31.10.2016	E.C. No. 6219235, 6215367, 6219218, 6215578, 6219771, 6180332, 6330423, 6330683, 6330666, 6330675 6330437 6330492 6354775 6460634 6219690 6448014	Encumbrance Statement with respect to the schedule property for a period of 19 years from 01.05.1995 to 10.03.2014 SRO, Shameerpet, Ranga Reddy Dist.	Photostat Copies
35	22-12-2016	EC NO 19486232 19486078	Encumbrance Statement with respect to the schedule property for a period of 21 years from 01.05.1995 to 20-12-2016 SRO, Shameerpet, Ranga Reddy Dist.	Photostat Copies
36	04.01.2017	E.C. No. 20299553 20319473	Online Encumbrances Certificates	Online copy

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FLOW OF TITLE

Item No.1:(Survey No. 505/ ౯౨/2- Ac. 0-14 gts out of Ac. 0. 19 ¾ gts):

Originally, Syed Ahmed Pasha and 2 others are the sole and absolute owners and possessors of the agricultural land admeasuring Ac.1-39 gts in Survey No.505, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District and the same is reflected in the revenue records as seen in the Pahani for the year 1985-86, 1988-89.

Subsequently Syed Ahamed Gouse, Abdhul Ghani and Gubeda Begum have executed a registered GPA vide document no. 2422/1992 dated 05-11-1992 registered at DRO, Ranga Reddy district in favour of Gummadi Pedda Mallaih and 3 others with respect to above mentioned agricultural lands.

Gummadi Pedda Mallaih and 3 others being the GPA Holders of Syed Ahmed Pasha Alias Ghouse and 2 others alienated the above agricultural land in favour of Gummadi Venkatesh and 4 others for a valid sale consideration of Rs. 1,18,500/- and executed a registered Sale Deed bearing document No.8250/2004 dated 27-08-2004 registered at the office of the SRO, Shameerpet. Since then Gummadi Venkatesh and 4 others are joint and absolute owners and possessors of the said agricultural land and the names were mutated in revenue records as can be seen in the Pahanies for the year 2012, 2013 and 2014. The total land admeasuring Ac. 1-39 gts was mutually divided among the above joint owners and the same was mutated in Pahanies. The present item no. 1 i.e. agricultural land admeasuring Ac. 0. 19 ¾ gts in Survey No. 505/ ౯౨/2 devolved on to Gummadi Jahangir Babu S/o. Chinna Mallaih as his share (vendee no. 2 in sale deed no. 8250/2004). The same was mutated in the revenue records and Pattadar passbooks was issued vide patta no. 2050 and title deed bearing 448504 issued by the MRO, Shameerpet.

Being the sole and absolute owner and possessor of the said agricultural land admeasuring Ac.0-19 ¾ Gts in Survey No. 505/౯౨/2 Mr. Gummiadi Jahangeer Babu executed a registered Agreement of Sale-cum-GPA with possession vide



Doct. No.148 of 2013 dated 18-01-2013 registered at the office of the SRO, Shameerpetin favour one Mr. S. Anand Reddy. As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

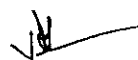
Item No.2 :(Survey No. 506/౯, 506/౧-Ac. 1-05 gts):

Originally, Mr. Kummari Mallaiah, Kummari Bagaiah and Kummari Lachaiah are joint Pattadars and possessors of agricultural land admeasuring Ac. 1-27 gts in Survey No.506, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District as per the pahani for the year 1968 and thereafter the same is also reflected in the pahanies for the years 1985-86 and 1993-94.

The name of the Late Biksahapathi S/o. Mallaiah has been mutated and recorded as pattadar and possessor is reflected in the copies of the pahanies for the period of 2004-05 in survey no. 506/౯, admeasuring Ac. 0-22 gts and in survey no. 506/౧ admeasuring Ac. 0-23 gts, total admeasuring Ac. 1-05 gts and the balance Ac. 0-22 gts in Survey No. 506/౯ devolved on the son of Kummari Lakshmaiah, the third joint owner and the same continues in the Pahanies for the years 2007-08, 2012 and 2014 after mutation.

Thereafter, in the year 2006 the legal heirs of Late Biksahapathi S/o. Mallaiah ie. Kummari Narasimhulu and 4 others executed a registered a AGPA vide document no. 3919/2006 dated 09-03-2006 registered at SRO Shameerpetto the extent of their share i.e. Ac.1-05 gts in Survey No.506/౯, ౧, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District, in favour of Khaira Yadagiri.As per the said deed Mr.Khaira Yadagiri acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

Subsequently, the legal heirs of late Biksahapathi S/o. Mallaiah i.e. Kummari Narsimulu and 4 others through their AGPA Holder Khaira Yadagiri alienated the agricultural lands in para supra for a valid consideration of Rs. 82,500/- and



executed a Registered Sale Deedbearing document No. 4878 of 2006 dated 24-03-2006 registered at the office of the SRO, Shameerpet in favour of G. Raja Gopal Reddy and 5 others, who became the sole and absolute owners and possessors of the said agricultural land after the execution of the said deed.

Being sole and absolute owners and possessors of the agricultural land admeasuring Ac.1-05 gts in Survey No.506/అ, 506/ఇ, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District, Mr. G. Raja Gopal Reddy and 5 others alienated the same by executing a registered sale deed bearing document no. 1713/2011 dated 03-08-2011, registered at SRO, Shameerpet in favour of Mr.Laskar Mallaiah for a valid sale consideration. Since then Mr.Laskar Mallaiah is sole and absolute owner and possessor of the said agricultural land and the same was mutated in the revenue records and pattadar passbooks were issued vide patta no. 0471, title deed no. z146978 by the MRO, Shameerpet.

Being sole and absolute owner and possessor of the above said agricultural lands (i.e. Ac. 1-05 gts in Survey No. 506/అ, 506/ఇ) along with agricultural land admeasuring Ac. 1-01 gts in Survey No. 511 i.e. total Ac. 2-06 gts, Mr.Laskar Mallaiah along with his son Laskar Ramulu and his grandson Laskar Raju (as abundant caution) executed a registered sale deed vide Document no. 2248/2012 dated 17-10-2012 registered at the office of the SRO Shameerpet in favour of S.Anand Reddy for a valid sale consideration of Rs.6,45,000/- (Rupees Six Lakhs Forty Five thousand only) and since then S.Anand Reddy is the sole and absolute owner and possessor of the said agricultural land admeasuring Ac. 1-05 gts in Survey No. 506/అ, 506/ఇ (item no. 2) and agricultural land admeasuring Ac. 1-01 gts in Survey No. 511 (item no. 10) i.e. total Ac. 2-06 gts.

Item No.3: (Survey No. 507/అ -Ac. 0-25 Gts):

Originally, Mr. Vadla Pentaiah @ Vadla Pedda Pentaiah is the sole and absolute owner and possessor of an agricultural land admeasuring of Ac. 0-25 Gts in Survey no. 507 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy

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District. The pahani copies for the year 1968-69, 1985-86, 1988-89, reflects the name of Mr. Vadla Pentaiah @ Vadla Pedda Pentaiah as pattadar and possessor of the said agricultural land.

Being sole and absolute owner and possessor of the above mentioned agricultural land Mr. Vadla Pentaiah @ Vadla Pedda Pentaiah executed a registered sale deed vide Document No.2662/1993 dated 19-04-1993 and registered at the office of the S.R.O. Medchal infavour of Master Chevva Saibaba S/o. C.Mallesha aged about 5 years, being a minor under Guardianship of his father C.Mallesh for a total sale consideration of Rs. 6,300/-. And the same has been mutated in the revenue records for the year 1993-94 as sole and absolute owner and possessor of the said Property. The same is reflected in the Pahanies for the year 2004, 2007-08, 2012, 2013 and 2014. After the said mutation in the revenue records Mr. Chavva Sai Baba was issued Pattadar passbooks vide patta no.0066 and title deed bearing No. z 260435 along with item No.4.

Being sole and owner and possessor of the said agricultural land Mr. Chevva Saibaba executed a registered Agreement of sale-cum- GPA with possession vide Doct. No.2646 of 2012 dated 07-12-2012 registered at the office of SRO Shameerpetin favour one Mr. S. Anand Reddy with respect to the above mentioned agricultural land. As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

Item No.4 :(Survey nos. 508/౯- Ac. 0-32 Gts):

Originally, an extent of Ac. 0-32 Gts of agricultural land in Survey nos. 508/౯, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District belongs to Mr. Begumpet Mallaiah @ Malla Reddy, as sole and absolute owner and possessor of the said land. The pahani copies for the year 1968 and 1974-75



reflects the name of Begumpet Mallaiah as pattadar and possessor of the above said property.

Thereafter Mr. Begumpet Mallaiah @ Begumpet Malla Reddy being the sole and absolute owner above mentioned land sold the same to Master Chevva Saibaba, S/o. Mallesha aged about 5 years, minor under the guardianship of his father C.Mallesha for a total sale consideration of Rs. 8,000/- and the Vendor having received the full sale consideration, executed the Regd. Sale Deed bearing Document No.2661/1993 dated 19-04-1993, registered at the office of the S.R.O. Medchal. Mr. C. Sai baba after attaining majority took the possession of the said property and since then he is in possession and enjoyment of the property as sole and absolute owner and possessor of the said Property and the same is reflected in the Pahanies for the years from 2004 to 2014. Prior to his attaining majority the name of his father i.e. Chevva Mallaiah is reflected in the revenue records. Mr.Chavva Saibaba was issued Pattadar passbooks after due mutation in the revenue records vide patta no. 0066 and title deed bearing z 260435 issued by the MRO Shameerpet.

Subsequently being the sole and absolute owner, pattadar and possessor of the above mentioned agricultural land Mr. Chavva Sai Baba executed a registered agreement of sale-cum-GPA with possession vide Doct.No.2509 of 2012 dated 20-11-2012 registered at the office of the SRO Shameerpet in favour of Mr. S.Anand Reddy S/o. S.Satha Reddy of land admeasuring Ac.0-32 Gts in Survey No.508/౯ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District, (jointly along with other owners of properties of item No.2 and 11). As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

Item No.5:Survey No.508/౯- Ac.0-32 gts :

Originally, an extent of Ac.0-32 Gts of agricultural land in Survey no.508/౯ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District is belonging to Mr. Purella Balireddy. The pahani copies for the year 1968-69, 1985-

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86, 1988-89 and 1993-94, reflects the name of Mr. Purella Balireddy as the absolute owner and possessor of the said agricultural land.

Being sole and absolute owner and possessor of the above mentioned land Mr. P. Balireddy executed a registered Sale Deed vide Doct.No.7156/1998 dated 27-09-1998 registered at the office of the SRO, Medchal infavour of Mr.Regula Mallesha @ Mallaiah for a valid sale consideration of Rs. 4000/-. Mr.Regula Mallaiah became the sole and absolute owner and possessor of the said land and the same has been mutated in his name in the revenue records and patta passbooks were vide Title Deed No.260662 under Patta No.360 by MRO/Tahsildar, Shameerpet. The copy of the Pahanies for the year 2004-05, 2007-08, 2011-12 & 2013-14, reflects the name of Regula Mallaiah @ mallesha as pattedar and possessor of the said agricultural land.

Being sole and absolute owner and possessor of the above mentioned agricultural land Mr.Regula Mallaiah and his only son Regula Venkatesh @ Venkatesham (as abundant caution) have executed a registered Agreement of Sale-cum-GPA with possession vide Doct. No.243 of 2013 dated 28-01-2013 registered at the office of the SRO Shameerpet in favour one Mr.S.Anand Reddy for land admeasuring Ac.0-19 ¾ gts out of the total extent of Ac.0-32 gts in Survey No.508/౯౩ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District. As per the Said Deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

ITEM No. 6:(Survey No. 509/౯౩- Ac.0.23 gts)

Originally, an extent of Ac. 1-05 gts of land in Survey nos. (0.23 gts) 509/౯౩, (0-11 gts) 509/౯౩, (0-11 gts) 509/౯౩ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District is belonging to Mr.Bodari Mallaih, Bodhari Yellaiah and Bodari China Mallaiah respectively. Mr.Bodari Mallaih, Bodhari Mallaiah and Bodari China Mallaiah are reflected in the pahani copies for



the year 1974-75, 1993-94, 1997-98, 2000-2001, 2004-2005 of above persons as pattadars and possessors of the said property total admeasuring Ac 1-05 gts.

Thereafter the land in Survey No. 509/౯ (0.23 gts) the pahani copy for the year 2004-2005 reflects the name of Bodari Yerra Mallaia S/o. Mallaiah having inherited the same as pattedar and possessor of the said land.

Subsequently Mr. B. Mallaih sold his share of Ac. 0-23 gts in the said Survey number to Mr. Chevva Ramulu for a valid consideration Rs.28,800/- and thereby the Mr. B. Mallaih and 2 others had executed a regular Sale Deed in favour of Mr. Chevva Ramulu vide Document No. 3932/1998 dated 10-12-1998. Since then Mr. Chevva Ramulu is absolute owner and possessor of the said land.

Thereafter, Mr. Chevva Ramulu being the owner and possessor, sold the said land admeasuring Ac.0-23 gts of land in Survey No. 509/౯ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District to Mr. Ganga Sanjeeva for a valid consideration of Rs. 42,000/- and the Vendor having received the full sale consideration, executed the Regd. Sale Deed bearing Document No.240/2006 dated 06-01-2006 registered at SRO Shameerpet. Since then Mr. Ganga Sanjeeva is absolute owner and possessor of the said land and the same has been mutated in the revenue records for the year 2004-05 & 2007-08 Pahanies reflecting the name of Mr Ganga Sangiva as pattadar and possessor of above said property.

Thereafter Mr. Ganga Sanjeeva executed a registered Agreement of Sale cum General Power of Attorney (with possession) in favour of Mr. A. Narayana with respect to the above said land vide bearing Document No.1384 of 2009 dated 07-09-2009 and registered at S.R.O. Shameerpet. As per the said deed Mr. A.Narayana acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

Subsequently, Mr. A. Narayana being the AGPA holder of Ganga Sanjeeva sold the said land to Mr. S. Anand Reddy for valid sale consideration of Rs.1,73,000/- (Rupees One Lakh Seventy Three thousand only) and having received the full sale



consideration, executed the Regd. Sale Deed bearing Document No. 2598 of 2012 dated 30.11.2012 registered at S.R.O. Shameerpet and since then Mr. S. Anand Reddy is in possession of the said property as sole and absolute owner and possessor of the said Property admeasuring Ac.0-23 gts of land in Survey No. 509/౯ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District.

Item No.7 :(Survey No. 509/౯ Ac. 0-11 gts)

Originally, an extent of Ac. 1-05 gts of land in Survey nos. (0.23 gts) 509/౯, (0-11 gts) 509/౯, (0-11 gts) 509/౯ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District is belonging to Mr.Bodari Mallaih, Bodhari Yellaiah and Bodari China Mallaiah respectively in 1968. and thereafter Mr.Bodari Mallaih, Bodhari Mallaiah and Bodari China Mallaiah is reflected in the pahani copies for the year 1974-75, 1993-94, 1997-98, 2000-2001, 2004-2005 of above persons as pattadars and possessors of the said property total admeasuring Ac 1-05 gts.

The share of Bodari Mallaiah in the total land of Ac. 1-05 gts in Survey No. 509/౯ is Ac. 0-11 gts and continued to reflect the same in revenue records till the year 2004 and thereafter from the year 2007-08, 2012, 2013 and 2014 the name of Mr.Bodhari Dhasaratha S/o. Mallaiah has been mutated in the revenue records as the legal heir of Bodari Mallaiah and the same is being reflected in the revenue records i.e.Pahanies for the year 2007-08, 2012, 2013 and 2014. Thereafter, after the name of Bodhari Dhasarath was mutated in the revenue records and Pattadar passbooks were issued vide patta No. 0122 and title deed bearing no. z 296778 by the MRO, Shameerpet. Thus Bodhari Dhasarath became the sole and absolute owner, Pattadar and possessor of the above said land.

Being the absolute owner of the above said land Mr. Bodhari Dhasaratha and his only son Bodhari Srisailam (as abundant caution) jointly along with owners of other items executed a registered Agreement of Sale-cum-GPA with possession in



favour one Mr.S.Anand Reddy for land admeasuring Ac.0-11 Gts of land in Survey no.509/ ఆ situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District, vide AGPA Doct. No.2509 of 2012 dated 20-11-2012 registered at the office of the SRO, Shameerpet. As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor.

Item No.8: (Survey No. 509/ఆ Ac. 0-11 gts)

Originally, an extent of Ac. 1-05 gts of land in Survey nos. (0.23 gts) 509/ఆ, (0-11 gts) 509/ఆ, (0-11 gts) 509/ఆ of situated at KOLTHUR VILLAGE, Shameerpet Mandal, Ranga Reddy District is belonging to Mr.Bodari Mallaih, Bodhari Yellaiah and Bodari China Mallaiah respectively in 1968. and thereafter the names of Mr.Bodari Mallaih, Bodhari Mallaiah and Bodari China Mallaiah is reflected in the pahani copies for the year 1974-75, 1993-94, 1997-98, 2000-2001, 2004-2005 as pattadars and possessors of the said property total admeasuring Ac 1-05 gts.

Subsequently, Mr.Bodhari Mallaiah died intestate on 09-01-2004 leaving behind his wife Bodhari Yellamma and his daughter-in-law Bodhari Premalatha W/o. Late Bodhari Srisailam as the only legal heirs of Mr.Late Bodhari Mallaiah.

Subsequently, the names of the legal heirs of late Bodhari Mallaiah i.e. Bodhari Yellamma, W/o Bodhari Mallaiah and his only daughter-in law Bodhari Premalatha W/o. Late. Bodhari Srisailam were mutated in revenue records and pattadar passbooks were issued vide patta no. 0346 and title deed no. 260500 by the MRO/Thasildar, Shameerpet.

Bodhari Yellamma, W/o. Late Bodhari Mallaiah and his only daughter-in-law Smt. Bodhari Premalatha W/o. Late. Bodhari Srisailam being the only legal heirs of Late Bodari Mallaiah, having acquired the right and title as the sole and absolute owner, possessor, executed a registered Agreement of Sale-cum-GPA with possession in favour one Mr.S.Anand Reddy vide Doct. No.72 of 2013 dated 11-



01-2013 registered at office of SRO, Shameerpet. As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendors.

ITEM NO: 9: (Survey No.510- Ac. 1-03 gts):

Originally, Chevva Balaiah is the sole and absolute owner and possessor of the agricultural land admeasuring Ac. 1-03 gts in Survey No.510, situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District and the same is reflected in the revenue records as seen in the pahani for the year 1968 and 1981-82.

Thereafter as seen from the pahani for the year 1984-85, the name of pattadar has been changed to Chavva Balamallaiah, and thereafter in the year 2004-2005 and subsequent pahanies the name of Chavva Balamma W/o. Chavva Balamallaiah has been reflected in the pattdar column.

It has been observed that Chavva Mallesh S/o. Balamallaiah (vendor no.1) executed a Registered Agreement of Sale-cum-GPA with possession vide document no. 2509/2012 dated 20-11-2012 registered at the office of the SRO, Shameerpet in favour of one Mr. S. Anand Reddy along with the owners of other items. As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the said property as GPA holder since the complete sale consideration was paid to his vendor. Further as per the said sale deed Chavva Mallesh acquired the said property through inheritance and the same was mutated vide Proceeding No. R/S/B/3027/2012 dated 16-11- 2012, issued by MRO, Shameerpet and further Pattadar Pass Books were issued vide patta No. 3279, Title Deed Book No. 615786.

Item No:10:(Survey No. 511-Ac. 1-01 gts):

Originally, Laskar Ramaiah is the sole and absolute owner and pattadar and possessor of the agricultural land admeasuring Ac.1-01 Gts in Survey No.511 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District, as per the revenue records i.e. pahanies for the year 1968-69, 1985-86 and 1993-94.



After the demise of Laskar Ramaiah, the same was inherited by Laskar Mallaiah and the same was mutated in the revenue records and the pattadar passbooks were issued vide title deed No.26067, Patta No.0471 issued by MRO, Shameerpet and since then Laskar Mallaiah is the sole and absolute owner and possessor of the above agricultural land.

Being sole and absolute owner and possessor of the above said agricultural lands (i.e. Ac. 1-01 gts in Survey No. 511) along with agricultural land admeasuring Ac. 1-01 gts in Survey No. Ac. 1-05 gts in Survey No. 506/అ, 506/ఇ(item No.2) i.e. total Ac. 2-06 gts, Mr.Laskar Mallaiah along with his son Laskar Ramulu and his grandson Laskar Raju (as abundant caution) executed a registered Sale Deed vide Document no. 2248/2012 dated 17-10-2012 registered at the office of the SRO Shameerpet in favour of S.Anand Reddy for a valid sale consideration of Rs.6,45,000/- (Rupees Six Lakhs Forty Five thousand only) and since then S.Anand Reddy is the sole and absolute owner and possessor of the said agricultural land admeasuring Ac. 1-01 gts in Survey No. 511 (item no. 10) i.e. total Ac. 2-06 gts and agricultural land admeasuring Ac. 1-05 gts in Survey No. 506/అ, 506/ఇ (item no. 2).

Item No. 11: (Survey No. 532 - Ac.1-16 Gts):

Originally Mangali Ashiah and Mangali Sankariah are absolute owners and possessors of agricultural land admeasuring Ac. 1-16 in Survey No. 532 at Kolthur Village, Shameerpet Mandal, Ranga Reddy District as per the Pahanies for the year 1968-69, 1970-71, 1985-86. There after the pahani records show a change that Mangali Anasuya is the pattadar and possessor in the year 1993-94.

After the demise of Mangali Ashiah and Mangali Sankariah, their legal heirs 10 in number executed a Registered GPA vide document no. 134/IV/1990 dated 28-04-1990 registered at the office of the SRO Medchal, appointing Mr. P. Narayana Reddy as their attorney with respect to the above-mentioned property with rights to alienate the same.



Subsequently being the GPA holder for the legal heirs of Mangali Ashiah and Mangali Sankariah, Mr. P. Narayana Reddy (GPA-134/1990) alienated the same vide Sale Deed bearing Document No. 9784/1990 dated 15-11-1990 registered at the office of S.R.O. Medchal in favour of Mr. Kalidindi Raja Bangaru Raju for a valid sale consideration of Rs.14,000/-. Since then Mr. Kalidindi Raja Bangaru Raju became the sole and absolute owner and possessor of the said agricultural land.

Being sole and absolute owner and possessor, Mr. Kalidindi Raja Bangaru Raju alienated the above agricultural land to S. Penta Reddy for a valid sale consideration of Rs. 62,000/-, and executed a Registered Sale deed vide Document No. 4823/1991 dated 19-10-1995 registered at the office of the S.R.O. Shameerpet. Since then S.Penta Reddy is the sole and absolute owner and possessor of the said land.

Thereafter S.Penta Reddy represented by his GPA Holder Regu Gowraiah (vide GPA Doct.No. 91/IV/1994 dated 22-02-1994, registered at SRO Medchal) alienated the above said agricultural land admeasuring Ac.1-16 Gts in Survey no.532 along with Ac. 0-20 gts in Survey No. 532, total admeasuring Ac. 1-36 gts vide registered Sale Deed being document No. 430/1995 dated 19-10-1995 registered at the office of the SRO Shameerpet in favour of Regula Latchaiah for a valid sale consideration of Rs.57,000/-. Since then Regula Latchaiah is in possession of the said agricultural land as sole and absolute owner and possessor of the said Property and the Pahani for the year 2004-05 reflects hisas Pattadar and possessor.

Being sole and absolute owner and possessor of the above mentioned agricultural land in Para supra, Mr.Regula Latchaiah executed a registered Agreement of Sale-cum-GPA with possession in favour one Mr.S.Anand Reddy vide Doct. No.2256 of 2012 dated 18-10-2012 registered at the office of the SRO Shameerpet.As per the said deed Mr.S.Anand Reddy acquired the possession and rights to alienate the

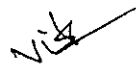


said property as GPA holder since the complete sale consideration was paid to his vendor.

All the registered Sale Deeds and AGPAs pertaining to above mentioned Item No. 1 to 11 together which constitutes the main Schedule of Property have been reflected in the Encumbrance certificates.

Being a purchaser cum GPA holder and having acquired absolute rights as owner, possessor through various Registered Agreement of Sale-Cum-GPAs with possession vide document Nos. 2248/2012, 2646/2012, 243/2013, 2509/2012 2256/2012, (item No. 1 to 11) S.Anand Reddy being the G.P.A Holder/Purchaser applied for conversion of the said agricultural lands admeasuring Ac. 6-05 gts into non-agricultural lands in Survey No. 506 (Ac. 1.05 gts), Survey No. 507 (Ac. 0.25 gts), Survey No. 508/అ (Ac.0.32 gts), Survey No. 509 (Ac. 0.23 gts) Survey No. 510 (Ac.1.03 gts), Survey No. 511 (Ac.1.01), Survey No. 532 (Ac.0.36 gts) and filed an application before the Special grade Deputy Collector and Revenue Divisional Officer, Ranga Reddy East Division. Based on the application filed by S.Ananda Reddy, the Special Grade Deputy Collector and Revenue Divisional Officer, Ranga Reddy East Division had accorded permission to convert Agricultural land into non-agricultural land vide order dated 02.01.2013 in File No. L/20/2013 for land admeasuring Ac. 6.05 gts in the above mentioned survey numbers. Further in Survey No. 505 (Ac. 0.14 gts), Survey No. 580 (Ac. 0-19 ¾ gts) and Survey No. 509 (Ac. 0-17 ½ gts) total admeasuring Ac. 1-11 ¼ gts has not been converted in the total area of Ac. 7-04 ¾ gts.

Subsequent to the land conversion proceedings (Ac. 6-05 gts) and along with the agricultural land in favour of Mr. S. Anand Reddy sold the lands pertaining to item No. 1 to 11, total admeasuring Ac. 7-04 ¾ gts in Sy. Nos. 505/అ, అ, ఇ, ఓ, 506, 507/అ, 508/ అ , 509, 510, 511, and 532 situated at Kolthur Village, Shameerpet Mandal, Ranga Reddy District to M/s. Genmedic Healthcare Private Limited, represented by its Managing Director Mr. Y. Amarnath Reddy, S/o. Y. Narasimha Reddy for valid sale consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs only)



and the Vendor having received the full sale consideration, executed the Regd. Sale Deed bearing Document No.868/2013 dated 18.03.2013 registered at the office of the S.R.O. Shameerpet. Since then, **M/s. Genmedic Healthcare Private Limited** is in possession of the Schedule Property as sole and absolute owner and possessor of the Schedule Property. The said transactions are reflected in the encumbrance certificates.

Subsequently, M/s. Genmedic Healthcare Private Limited Rep. by its Managing Director Mr. Y. Amarnath Reddy and M/s. Spectrum Life Sciences Pvt. Ltd., Rep. by its Director Smt. Swathi Megraj had deposited the title deeds of Schedule Property i.e. Registered Sale Deed No. 868/2013 and its link documents (13) along with another property for security towards the term loan sanctioned for an amount of Rs. 3.35 crores with Bank of India, Sanjeeva Reddy Nagar branch at Hyderabad and the same was Registered as Memorandum of Deposit of Title Deeds vide **Document No. 6594/2014** dated 30-05-2014 registered at the office of the Joint Sub-Registrar at Ranga Reddy (R.O) executed in favour of branch office at Sanjeev Reddy Nagar, Hyderabad. M/s. Genmedic Healthcare Private Limited deposited all original documents i.e 14 title deeds (link documents) along with Registered Sale Deed No. 868/2013 for security of repayment of loan (cash credit/over draft/term loan) to an extent of Rs.3.35 Crores along with interest.

Thereafter, at the request of M/s. Genmedic Healthcare Private Limited Rep. by its Managing Director Mr. Y. Amarnath Reddy and M/s. Specturam Life Sciences Pvt. Ltd., Rep. by its Director Smt. Swathi Megraj, the Banker enhanced the loan (cash credit/over draft/term loan) for Rs. 1.73 Crore, total amounting to Rs. 5.08 Crores, in continuation of the earlier Deposit of Title (Mortgage Loan) by executing another Registered Deposit of Title Deed vide **Document No. 11309/2015** dated 04-09-2015 registered at the office of the Joint Sub-Registrar (R.O.) Ranga Reddy. The Deposit of Title Deeds is reflected in the contents of the said document. Further the Encumbrance certificates reflect the above said two (2) Mortgages and the same have not been closed till date.



The Pahani copies for the years 1966-67, 1976-77, 1978-79, 1981-82, 1985-86, 1997-98, 2000-01 submitted for verification are not properly visible and the said documents has not been verified.

Pahanies and Encumbrance Certificates for the schedule property from 01.01.1970 to 22-12-2016 have been produced before me for verification, and the same has also been verified online in the website of Registration and Stamp Department, The Encumbrance Statement Nos.6219235, 6215367, 6219218, 6215578, 6219771, 6180332, 6330423, 6330683, 6330666, 6330675, 6330437, 6330492, 19486232 and 19486078 dated 11-03-2014, 10-03-2014 and 22-12-2016 respectively have been produced before me. Apart from the documents mentioned above no other document are cited in above E.Cs.

OPINION AFTER SCRUTINY OF ABOVE MENTIONED DOCUMENTS

I have examined the Photostat copies of Sale Deeds, Agreement of Sale-cum-GPA along with possession, Pattadar pass books, Pahanies, land conversion proceedings, Deposit of Title Deeds and other relevant link documents i.e. Documents No.1 to 36 produced before me for legal opinion and scrutiny relating to the Schedule Property and the same have been clearly explained with observations in the above paras relating to the Item nos. 1 to 11.

M/s. Genmedic Healthcare Private Limited represented by its Managing Director being the sole and absolute owner and possessor of the said schedule property (Item No. 1 to 11), obtained a mortgage loan (cash credit/over draft/term loan) from Indian Bank, Rajendra Nagar Branch amounting to Rs. 5.08 Crores by depositing title deeds vide Two Registered Deposit of Title deeds vide (1)Registered Deposit of Title Deed No.6594/2014 of Joint Sub-Registrar (R.O) RANGA REDDY dated 30.05.2014 and (2) Registered Deposit of Title Deed No 11309/2015 of SRO RANGA REDDY (R.O) dated 04.09.2015 and the same has not been released till date (cash credit/over draft/term loan) from the Bank by M/s. Genmedic Healthcare Private Limited. As such it is necessary that the said mortgage loan (cash credit/over draft/term loan) must

Vikram

be cleared and ensure the release of all the original title and link documents from the mortgagee Bank by way of release deed and obtain no due certificate from the bank with respect to the schedule property (Item No.1 to 11) to purchase the same and perfect the title.

At this juncture, it is pertinent to point out that the conversion proceeding has been obtained prior to the Sale Deed No. 868/2013 and mortgage deeds to an extent Ac. 6-05 gts only. The following table clearly shows the converted and non-converted lands as per the Survey numbers and the same may be converted to Non-agricultural lands. Further the total land may be demarcated and specific plan may be obtained i.e. to be purchased with clear boundaries.

SL no./Survey No.	Purchased Land by the Genmedic Ac.—gts	Converted Land Ac.-- gts	To be converted Ac.-- gts
1. 505	0-14	Nil	0-14 gts
2. 506	1-05	1-05	Nil
3. 507	0-25	0-25	Nil
4.508	1-11 $\frac{3}{4}$	0-32	0-19 $\frac{3}{4}$
5. 509	1-05	0-23	0-17 $\frac{1}{2}$
6. 510	1-03	1-03	Nil
7.511	1-01	1-01	Nil
8.532	0-20	0-36	Nil (0-16 gts is excess)
Total	7-04 $\frac{3}{4}$		1-11 $\frac{1}{4}$

It is pertinent to note that the mutation proceedings are not reflected in the name of M/s. Genmedic Healthcare Pvt. Ltd. in the revenue records and the same are very much necessary to perfect the ownership and title to the schedule property.

Hence, I am of the opinion that out of the total land admeasuring Ac. 7-04 $\frac{3}{4}$ gts, Ac. 1-11 $\frac{1}{4}$ gts in continues to be agricultural land and the rest is non-agricultural land.

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The said land admeasuring Ac. 1-11 ¼ gts must be mutated in the name of M/s. Genmedic Healthcare Private Limited in revenue records to show their ownership and possession of the said land. Thereafter, the same may be converted to non-agricultural land, if not converted, no developmental activity can be taken up in future by the purchaser with respect to the non-converted land.

The total land (Schedule Property) must be released from the bank by M/s. Genmedic Healthcare Pvt. Ltd by clearing the mortgage loan and obtaining no due certificate from the bank. M/s. Genmedic Healthcare Pvt. Ltd must get the Schedule Property mutated in their name. After obtaining no due certificate from the bank, conversion and mutation and Pattadar pass book for Ac. 1-11 ¼ gts in favour of M/s. Genmedic Healthcare Private Limited which has been opined supra, the total schedule land would have perfect and marketable title. Hence, this opinion.


P. Vikram
Advocate.

Disclaimer: My observations and comments are based on my understanding of the law and on the issue. The implications in this opinion are purely a matter of interpretation and not binding on any authorities and cannot be relied upon any court of law, hence there can be no assurance that a position contrary to the opinions expressed herein will not be asserted by any person or authority and/or sustained by an appellate authority or a court of law. This opinion is solely for the information and used of 'client name'. Any party other than 'client name' should not rely on this opinion without seeking prior professional advice.

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