

LEGAL SCRUTINY REPORT

Ref: IND/GNR/LSR/31/JULY/2020

Place: Hyderabad

Date: 31st day of JULY, 2020.

To

M/S. YVM REAL ESTAES AND DEVELOPERS

Dear Madam/Sir,

Sub: Legal Scrutiny Report in respect of the file of M/S. YVM REAL ESTAES AND DEVELOPERS

1. DESCRIPTION OF THE PROPERTY:

All that the Residential Open Plot bearing No. 392,393,396 TO 398, 399, 401 TO 406, 408,410,412,413,418 TO 420, IN SURVEY NO. 559,563,564, each plots 266.66 Sq Yards totaling to 5066.54 Sq Yards Situated at GHATKESAR MUNICIPALITY & MANDAL, MEDCHAL MALKAJGIRI DIST.,

DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND FOR LEGAL OPINION:

1. Registered Sale Deed No 114 of 1969 Dated 10-01-1969 and 173/1969 dated 146-01-1969 in favour of M/S AN Rao & Co its partner Mr M S Chandra Shekar Rao and Mr A Narsimha Rao (Photo copy)
2. Un Registered Sale Deed Dated 10-12-1983 in favour of SYED MEERAN (Photo Copy) Duly validated vide file No 1868/AR/2005 Dated 13-04-2005 by Dist, Registrar Ranga Reddy.
3. Registered Agreement Of Sale Cum GPA Deed bearing document no 473 of 2020 and 474 of 2020 dated 21-12-2019 in favour of M/S YVM REALESTATES and Developers it's Managing partner Mrs. KOLA VIJAYAVANI (Photo Copy)
4. Registered Agreement Of Sale Cum GPA Deed bearing document no 474 of 2020 dated 21-12-2019 in favour of Mr KOLA Mahesh and Mr. A Sadanandan (Photo Copy)

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5. Encumbrance Certificate for the period 01-01-1983 to 23-03-1994.(Photo Copies)
6. Encumbrance Certificate for the period 24-03-1994 to 30-09-2020.(Photo Copies)

2. FLOW OF TITLE OF PROPERTY:

From the perusal of the documents sent for my opinion it appears that originally land Bearing Survey No. 559, 563, 564, 565, admeasuring Acs 68.19 Gts. Situated at Ghatkesar Village, And Manadal Ranga Reddy Dist., belongs to Mohd Muniruddin Khan(Copy of Ownership Document is not submitted for our perusal) ✓

Further it Appears that Mohd Muniruddin Khan had applied Sanction of Tahasildar Under Sec 47 and 48 of A.p. Tenancy and Agriculture Land Act (Copy Not Submitted for our Perusal)

Mohd Muniruddin Khan expired Leaving behind Three Wives and 9 Children's as Legal Heirs and Successions of the Schedule Property ✓

1) Late Mohd Muniruddin Khan Its Legal Heirs Three Wives of Late Mohd Muniruddin Khan and 9 Childrens of Late Mohd Muniruddin Executed registered Sale Deed bearing Document No 114 of 1969 Dated 10-01-1969 in favour of M/S AN Rao & Co Rep Its Partners Mr. A Narsimha and Mr MS Chandrashekar Rao for sale of Survey No 564 admeasuring Acs 21.32 Guntas Situated at Ghatkesar Village and Mandal Ranga Reddy dist.,

2) Late Mohd Muniruddin Khan Its Legal Heirs Three Wives of Late Mohd Muniruddin Khan and 9 Childrens of Late Mohd Muniruddin Executed registered Sale Deed bearing Document No 173 of 1969 Dated 16-01-1969 in favour of M/S AN Rao & Co Rep Its Partners Mr. A Narsimha and Mr MS Chandrashekar Rao for sale of Survey No 566 admeasuring Acs 7.25 Guntas Situated at Ghatkesar Village and Mandal Ranga Reddy dist.,

Further it Appears M/s. A.N. Rao & Co. Partnership Firm has been Amended dated 23-05-1974 Between MS Chandrashekar Rao and A Narsimha Rao Wherein Mr narsimha Rao Expressed his Retirement from M/s. A.N. Rao & Co. and Firm continue in the Name of M/S LANDS and LANDS Colonizers by its Proprietor Mr MS Chandra Shekar Rao (Copy)

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M/S LANDS and LANDS Colonizers by its Proprietor Mr MS Chandra Shekar Rao Executed Unregistered and Un Notarised Sale Deed Dated 10-12-1983 In FVG of SYED MEERAN for sale of Plot No 329, 335 to 336, 343 to 344, 351 to 354, 359 to 373, 379 to 384, 388 to 393, 398 to 399 401 to 406, 408,410,412 to 413,418 to 420 in S No. 559,563,564, Situated at Jayapuri Colony, Ghatkesar Village and Mandal Medcha Malkajgiri Dist.,

That the Above Unregistered Sale Deed Dated 10-12-1983 Could Not Registered Before the Office of The SRO Later Dated i.e on 13-04-2005 impounded before the Dist registrar ranga Reddy Dist., Vide File No., 1868/AR/2005. It appears that THE Said Document has paid Property Stamp Duty as per the Indian Stamps Rules Act -1924 Wherein according to Registration Act 1908 it Dost Transfer the Tile OR Ownership, Until Unless Under The Limitation Act.

SYED MEERAN Executed registered AGPA bearing Document No. 474 of 2020 Dated 21-12-2019 Registered before the Office of Ghatkesar in FVG of KOLA Mahesh and Mr A sadanandan for sale of Open Plot No 336, 335,344, 343 352,351,354,353,360,359,362,361,371,370,373,372,380,379,382,381,384,383,389,388,391, 390, in Survey No 559,563,564 admeasuring6933.16 Sq yards Situated at Ghatkesar Municipality & Mandal, MM Dsit.,

SYED MEERAN Executed registered AGPA bearing Document No. 473 of 2020 Dated 21-12-2019 Registered before the Office of Ghatkesar in FVG of M/S. YVM REAL ESTAES AND DEVELOPERS rep its Manageing partner Mrs. KOLA VIJAYAVANI for sale of Open Plot392,393,396TO 398, 399, 401 TO 406, 408,410,412,413,418 TO 420, IN SURVEY NO. 559,563,564, each plots 266.66 Sq Yards totaling to 5066.54 Sq Yards, Situated at GHATKESAR MUNICIPALITY & MANDAL, MEDCHAL MALKAJGIRI DIST.,

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ADVOCATE

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ENCUMBRANCE CERTIFICATES:-

The Encumbrance Certificates issued by the Hyderabad East & RO Ranga Reddy and SRO GHATKESAR for the period 01-01-1983 to 30-09-2007 are furnished. The entries in these certificates do not reveal any encumbrances, charges or mortgages over the schedule property.

3. OBSERVATIONS/OTHER PROVISIONS:

- | | |
|---|----------------|
| a). Whether provisions of Urban Land Ceiling Act are applicable? | NA |
| b). Whether property to be given as security is subject to any minor's claim/share? | NO |
| c). Whether the user land has been converted under Land Revenue law? | |
| d). The Schedule of Property comes under the HMDA limits | YES |
| e). Whether up to date tax/Land Revenue has been paid on the property. | NO |
| f). Whether required documents are available for creating mortgage? | YES |
| g). Whether all previous owners had the right/competency to transfer the property? | YES |
| h). Whether proposed mortgage by deposit of title deeds is possible? | YES |
| i). If property is a flat/apartment, how far independent title is ensured? | NA |
| j). Whether the property is lease land? if yes, then what is the tenure of the lease? | NA |
| K). Whether the land/property is joint family property? | NO |

4. CONCLUSION/ OBSERVATION (IF ANY) AND CERTIFICATION:

M/S. YVM REAL ESTAES AND DEVELOPERS REP BY its Managing Partner Mrs KOLA VIJAYAVANI should verify boundaries of the Schedule Property, as per the Sale Deed to ascertain its existence and to confirm the actual physical position and also should verify the Original Link documents

M/S. YVM REAL ESTAES AND DEVELOPERS REP BY its Managing Partner Mrs KOLA VIJAYAVANI also verify and ensure that the That Day of the Execution of the Document of Sale Deed no 473 OF 2020 AND 474 OF 2020 Ownership transferred Thorough Doc No 173 of 1969 where The Ownership Document is Pertaining to Doc No. 173 of 1969 is in FVG of M/S AN RAO & Co. Thus the Title and Ownership Does Not Existence Through Doc No 173 of 1969. The Documents No 473 of 2020 and 474 of 2020 Must Rectify by the Syed MEENAN.

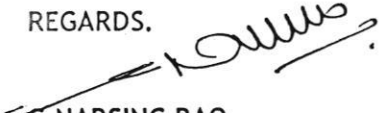
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ADVOCATES CERTIFICATE

Based on the documents sent and searches made for verification I am of the opinion that, M/S. YVM REAL ESTAES AND DEVELOPERS REP BY its Managing Partner Mrs KOLA VIJAYAVANI will acquire a valid, clear and marketable title over the property of the Open Plot bearing No. 392,393,396 TO 398, 399, 401 TO 406, 408,410,412,413,418 TO 420, IN SURVEY NO. 559,563,564, each plots 266.66 Sq Yards totaling to 5066.54 Sq Yards Situated at GHATKESAR MUNICIPALITY & MANDAL, MEDCHAL MALKAJGIRI DIST., Subject to CONCLUSION/ OBSERVATION Marked in Point No 4

Yours Faithfully,

REGARDS.


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