

LEGAL OPINION

For purchase of the Land situated in Survey No. 154 Extent Ac.5.14 Guntas and Survey No. 156 Extent of Ac. 0.27 Guntas in Kokapet Village, Gandipet Mandal Ranga Reddy District.

The schedule property land originally belongs to one Mukkala Veeraiah and his name was mutated in the revenue records in Khasra Pahanis he is in continuous possession and enjoyment of the property since his lifetime without any objections from anyone and the above said Mukkala Veeraiah died in the year 1962 leaving behind his four sons Mukkala Veeresham, Mukkala Kotilingam, Mukkala Krishna Murthy and Mukkala Ananda Rao as his legal heirs. The sons of above said Mukkala Veeraiah i.e., Mukkala Veeresham, Mukkala Kotilingam, Mukkala Krishna Murthy and Mukkala Ananda Rao had executed a Registered GPA in favor of Shivaji Lal and Eswar Lal and Jagadeswarappa under Registered GPA on 19-03-1982. On 31-03-1984 again sons of Mukkala Veeraiah executed unregistered Agreement of Sale in favour of Shivaji Lal and Eswar Lal and Jagadeswarappa for valid Sale Consideration amount. Since from 1982 from the date of execution of Registered GPA Eswar Lal, Shivaji Lal and Jagadeswarappa are in continuous Possession and enjoyment of the Suit Schedule Property from the date of executing registered GPA in favour of Shivaji Lal, Eswar Lal and Jagadeswarappa and put them in possession and enjoyment of the same from the date of execution of registered GPA and also from the date of purchase of land under under Agreement of Sale.

Later the above said Shivaji Lal, Eswar Lal and Jagadeswarappa had filed an appeal in No. B/3029/ 1992 before the Mandal revenue officer, Ranga Reddy District for Regularization of Un- Registered Sale Deed under Section 5-A of A.P Records of Rights in land and Pattadar Passbooks Act, 1971 executed by M. Veeresham, M. Kotilingam, M. Krishna Murthy and

M. Ananda Rao sons of Mukkala Veeraiah in favour of Eswar Lal, Shivaji Lal and Jagadeswarappa.

On 27-03-1993 the then Mandal revenue officer after due enquiry had rendered orders in No. B/3029/1992 stating that to grant patta for an extent of Ac. 3.00 guntas each in the name of S. Jagadeswarappa, Shivaji Lal and Eswar Lal and directed to deposit the require stamp duty fixed by the Revenue Authorities and then the Tahsildar issued proceedings in favour of the above said Shivaji Lal Eswar Lal and Jagdeeswarappa.

Ever since from the 1982 date of executing Registered GPA and also from the date of purchase of the Property in the year 1984 the above said Eswar Lal Shivaji Lal and Jagdeeswarappa has been in peacefull possession and enjoyment of the property to the knowledge of one and all.

Basing upon the title and possession of the above said Shivaji Lal Eswar Lal their names has been mutated in all Revenue records and the Revenue Authorities had issued Paattadar Passbook on their name and they has been paying property tax i.e., kist and also had applied for electricity connection and the then APSPDCL had issued current connection on their name and till today their family members are paying the current connection bill.

Later on the above said Eswar Lal had died in the year 2009 leaving behind his wife Sharadha Bai and Radhe Shyam as his legal heirs and Shivaji Lal died in the year 1999 leaving behind Kishore, Praveen, Laxminarayan, Kannaiah, and Nagesh as his legal heirs.

Later, the legal heirs of Eswar Lal and Shivaji Lal had entered into an Agreement of Sale Dated 09-07-2021 with Green Build Developers rep by its partners B. Mohan Reddy and Hanumantha Reddy. Later the purchasers had filed a suit in OS No. 180 of 2022 on the file of V

Additional District and Sessions Judge, Ranga Reddy District Court at LB Nagar and obtained orders in IA No. 97 of 2022 and in the above suit both the sellers and the purchasers with the intervention of elders got compromised before the Lok Adalat dated 21-06-2022 and Lok Adalat award has been passed in favor the Purchasers and the Honble Court has directed to execute Registered Sale Deed in favour of the Purchasers and the sellers had failed to do the same. Upon refusal to execute the sale deed by the sellers the Purchasers had filed a Petition for Execution of Lok Adalat Award and file EP 1484/2022 and after on 26-09-2022 the Honble Court has ordered for Registration of land in the name of the Purchasers. Later on 06-01-2023 the Property has been registered in the name of the Green Build Developers and the Honble Court has deputed Bailiff to deliver the possession of the Property and the Bailiff had visited the Schedule Property and upon by the orders of the Honble Court had delivered the Possession over the Schedule Property and put the Green Build Developers herein in the Possession and enjoyment of the Schedule Property from 02-02-2023. Since then, from the date of delivery of possession of the Schedule Property the Green Build Developers are in peaceful possession of the Schedule Property and the names of the Green Build Developers has been mutated in all the Revenue Records and also Pattadar Passbooks has been issued in the name of Green Build Developers.

By perceiving all the documents provided to me and also upon perceiving the flow of title am of the opinion that the Green Build Developers rep by its partners Bhumireddy gari Mohan Reddy S/o B. Muni Reddy and Y. Hanumantha Reddy S/o Keshava Reddy had become absolute owner of the land in Sy. No. 154 & 156 for total extent of 6.01 Guntas in Kokapet Village, Gandipet Mandal, Ranga Reddy District.

Green Build Developers rep by its partners Bhumireddy gari Mohan Reddy S/o B. Muni Reddy and Y. Hanumantha Reddy S/o Keshava Reddy can alienate the property.

(B. KAVITHA)
Advocate.

MADANAPALLE,
Dt. 29-05-2023.

LEGAL OPINION

For purchase of the Land situated in Survey No. 154 Extent Ac.5.14 Guntas and Survey No. 156 Extent of Ac. 0.27 Guntas in Kokapet Village, Gandipet Mandal Ranga Reddy District.

The schedule property land originally belongs to one Mukkala Veeraiah and his name was mutated in the revenue records in Khasra Pahanis he is in continuous possession and enjoyment of the property since his lifetime without any objections from anyone and the above said Mukkala Veeraiah died in the year 1962 leaving behind his four sons Mukkala Veeresham, Mukkala Kotilingam, Mukkala Krishna Murthy and Mukkala Ananda Rao as his legal heirs. The sons of above said Mukkala Veeraiah i.e., Mukkala Veeresham, Mukkala Kotilingam, Mukkala Krishna Murthy and Mukkala Ananda Rao had executed a Registered GPA in favor of Shivaji Lal and Eswar Lal and Jagadeswarappa under Registered GPA on 19-03-1982. On 31-03-1984 again sons of Mukkala Veeraiah executed unregistered Agreement of Sale in favour of Shivaji Lal and Eswar Lal and Jagadeswarappa for valid Sale Consideration amount. Since from 1982 from the date of execution of Registered GPA Eswar Lal , Shivaji Lal and Jagdeeswarappa are in continuous Possession and enjoyment of the Suit Schedule Property from the date of executing registered GPA in favour of Shivaji Lal, Eswar Lal and Jagadeswarappa and put them in possession and enjoyment of the same from the date of execution of registered GPA and also from the date of purchase of land under under Agreement of Sale.

Later the above said Shivaji Lal, Eswar Lal and Jagadeswarappa had filed an appeal in No. B/3029/ 1992 before the Mandal revenue officer, Ranga Reddy District for Regularization of Un- Registered Sale Deed under Section 5-A of A.P Records of Rights in land and Pattadar Passbooks Act, 1971 executed by M. Veeresham, M. Kotilingam, M. Krishna Murthy and M. Ananda Rao sons of Mukkala Veeraiah in favour of Eswar Lal, Shivaji Lal and Jagadeswarappa.

On 27-03-1993 the then Mandal revenue officer after due enquiry had rendered orders in No. B/3029/1992 stating that to grant patta for an extent of Ac. 3.00 guntas each in the name of S. Jagadeswarappa, Shivaji Lal and Eswar Lal and directed to deposit the require stamp duty fixed by the Revenue Authorities and then the Tahsildar issued proceedings in favour of the above said Shivaji Lal Eswar Lal and Jagdeeswarappa.

Ever since from the 1982 date of executing Registered GPA and also from the date of purchase of the Property in the year 1984 the above said Eswar Lal Shivaji Lal and Jagdeeswarappa has been in peacefull possession and enjoyment of the property to the knowledge of one and all.

Basing upon the title and possession of the above said Shivaji Lal Eswar Lal their names has been mutated in all Revenue records and the Revenue Authorities had issued Paattadar Passbook on their name and they has been paying property tax i.e., kist and also had applied for electricity connection and the then APSPDCL had issued current connection on their name and till today their family members are paying the current connection bill.

Later on the above said Eswar Lal had died in the year 2009 leaving behind his wife Sharadha Bai and Radhe Shyam as his legal heirs and Shivaji Lal died in the year 1999 leaving behind Kishore, Praveen, Laxminarayan, Kannaiah, and Nagesh as his legal heirs.

Later, the legal heirs of Eswar Lal and Shivaji Lal had entered into an Agreement of Sale Dated 09-07-2021 with Green Build Developers rep by its partners B. Mohan Reddy and Hanumantha Reddy. Later the purchasers had filed a suit in OS No. 180 of 2022 on the file of V Additional District and Sessions Judge, Ranga Reddy District Court at LB Nagar and obtained orders in IA No. 97 of 2022 and in the above suit both the sellers and the purchasers with the intervention of elders got compromised before the Lok Adalat dated 21-06-2022 and Lok Adalat award has been passed in favor the Purchasers and the Honble Court has directed to execute Registered Sale Deed in favour of the Purchasers and the sellers had failed to do the same. Upon refusal to execute the sale deed by the sellers the Purchasers had filed a Petition for Execution of Lok Adalat Award and file EP 1484/2022 and after on 26-09-2022 the Honble Court has ordered for Registration of land in the name of the Purchasers. Later on 06-01-2023 the Property has been registered in the name of the Green Build Developers and the Honble Court has deputed Bailiff to deliver the possession of the Property and the Bailiff had visited the Schedule Property and upon by the orders of the Honble Court had delivered the Possession over the Schedule Property and put the Green Build Developers herein in the Possession and enjoyment of the Schedule Property from 02-02-2023. Since then, from the date of delivery of possession of the Schedule Property the Green Build Developers are in peaceful possession of the Schedule Property and the names of the Green Build Developers has been mutated in all the Revenue Records and also Pattadar Passbooks has been issued in the name of Green Build Developers.

By perceiving all the documents provided to me and also upon perceiving the flow of title am of the opinion that the Green Build Developers rep by its partners Bhumireddy gari Mohan Reddy S/o B. Muni Reddy and Y.

Hanumantha Reddy S/o Keshava Reddy had become absolute owner of the land in Sy. No. 154 & 156 for total extent of 6.01 Guntas in Kokapet Village, Gandipet Mandal, Ranga Reddy District.

One can Purchase the property from Green Build Developers rep by its partners Bhumireddy gari Mohan Reddy S/o B. Muni Reddy and Y. Hanumantha Reddy S/o Keshava Reddy which was acquired by them through the above mentioned Sale Deeds and Sale Agreements.

(B. KAVITHA)
Advocate.

MADANAPALLE,
Dt. 29-05-2023.