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To

Sri Surangi Govinda RAJU,
Alkapuri, Kothapet, Ranga Reddy District,
Hyderabad.

LEGAL OPINION

I have gone through the material supplied to me for investigation, flow of title in respect of Agriculture land bearing Survey No's. 419/P (Ac.0-35 Gts.), 423/P (Ac. 4-01 ½ Gts.), to a total extent of Ac. 4-36 ½ Gts., situated at Devalamma Nagaram, Choutappal Mandal, Yadadri Bhuvanagiri District, Telangana State., and upon perusing the documents provided to me, found the following:

The Copies of following documents are furnished to me:

1. Copy of pahanies for the year 1965-66, 1976-77, 1981-82, 1985-86, 1990-91, 1996-97, 1999-2000, 2005-06, 2010-11, 2013-14,
2. Copy of Regd. Gift Deed Doc. No. 5867/2007, dated 05-10-2007,
3. Copy of Regd. Sale Deed No. 4636/2015, dated 23-07-2015
4. Copy of Regd. Settlement Deed Doc. No. 4280/2017, dated 09-08-2017,
5. Copy of Tahasildar proceedings No. /891/2018, dated, 07-08-2018,
6. Copy of Anugu Mallaiah patta book,
7. Copy of patta book of Anugu Kushul Reddy,
8. Copy of pass book of Anugu Sathi Reddy,
9. Copy of statement of encumbrance on property of Anugu Satti Reddy

on the land in Sy.No. 419/O, to an extent of Ac.0-35 Gts.,

10. Copy of statement of encumbrance on property of Anugu Kushal Reddy, on the land in Sy.No. 423/E/1, to an extent of Ac. 0-31 Gts.,
11. Copy of Regd. Sale deed doc. No. 222/2026, dated 10-03-2026
12. Copy of Regd. Sale deed doc. No. 227/2026, dated 10-03-2026
13. Copy of Regd. Sale deed doc. No. 226/2026, dated 16-03-2026
14. Copy of Agreement of Sale, dated 16-03-2026,
15. Copy of Agreement of Sale, dated 08-04-2026.

1. Document No.1:- Copy of pahanies for the year 1965-66, 1976-77, 1981-82, 1985-86, 1990-91, 1996-97, 1999-2000, 2005-06, 2010-11, 2013-14, for the land to an extent of Ac.0.39 Gts & Ac. 1-28 Gts., in Sy.No. 419/P and 423/P, situated at Devalamma Nagaram, Choutappal Mandal, Yadadri Bhuvanagiri District, Telangana State, respectively.

2. Document No.2:- Copy of Regd. Gift Deed Doc. No. 5867/2007, dated 05-10-2007, executed by Anugu Mallaiah @Malla Reddy S/o. Gopaiah, in favour of Anugu Sathi Reddy S/o. Malla Reddy, for the property in Sy.No. 407/AA, to an extent of Ac. 0-27 Gts., Sy.No. 417/RUU, to an extent of Ac. 1-07 Gts., in Sy.No. 418/RUU, to an extent of Ac. 0-37 Gts., in Sy.No. 419/O, to an extent of Ac. 0-39 Gts., in Sy.No. 421/UU, to an extent of Ac. 0-32 Gts., totalling to Ac. 4-22 Gts., situated at Devalamma Nagaram, Choutappal Mandal, Yadadri Bhuvanagiri District, Telangana State.

3. Document No.3:- Copy of Regd. Sale Deed No. 4636/2015, dated 23-07-2015, executed by Shaga Hemalatha W/o. Shyam Sundar Reddy, in favour of Yenugu Sathi Reddy S/o. Malla Reddy, for the property in Sy.No. 423/U, to an extent of Ac. 0-04 Gts., and in Sy.No. 423/UU, to an extent of Ac. 0-02 Gts., totalling to Ac. 0-06 Gts., situated at Devalamma Nagaram, Choutappal Mandal, Yadadri Bhuvanagiri District, Telangana State



4. Document No.4:- Copy of Regd. Settlement Deed Doc. No. 4280/2017, dated 09-08-2017, executed by Anugu Malliah @Malla Reddy S/o. Gopaiah @Gopal Reddy, in favour of Anugu Kushul Reddy, S/o. Sathi Reddy, for the property in Sy.No. 409/UU, to an extent of Ac. 0-32 Gts., Sy.No. 420/A/3, to an extent of Ac. 0-25 Gts., in Sy.No. 423/A, to an extent of Ac. 0-37 Gts., in Sy.No. 423/E/1, to an extent of Ac. 0-31 Gts., in Sy.No. 424/U, to an extent of Ac. 0-34 Gts., in Sy.No. 96/RU, to an extent of Ac. 1-02 Gts., totalling to Ac. 5-01 Gts., situated at Devalamma Nagaram, Choutappal Mandal, Yadadri Bhuvanagiri District, Telangana State

5. Document No.5:- Copy of Tahasildar proceedings No. /891/2018, dated, 07-08-2018, the mutation proceedings passed by the Tahasildar, on the name of Anugu Kushul Reddy, for the land in Sy.No. 409/UU, to an extent of Ac. 0-32 Gts., Sy.No. 420/A/3, to an extent of Ac. 0-25 Gts., in Sy.No. 423/A, to an extent of Ac. 0-37 Gts., in Sy.No. 423/E/1, to an extent of Ac. 0-31 Gts., in Sy.No. 424/U, to an extent of Ac. 0-34 Gts., in Sy.No. 96/RU, to an extent of Ac. 1-02 Gts., totalling to Ac. 5-01 Gts., situated at Devalamma Nagaram, Choutappal Mandal, Yadadri Bhuvanagiri District, Telangana State.

6. Document No.6:- Copy of Anugu Mallaiah patta book,, the pattadar pass book on the name of Anugu Mallaiah issued by the Government of the then Andhra Pradesh State, for the lands in Sy. No's. 419 & 423 and in other survey numbers.

7. Document No.7:- Copy of patta book of Anugu Kushul Reddy, the pattadar pass book on the name of Anugu Kushul Reddy, issued by the Government of Telangana State.

8. Document No. 8:- Copy of patta book of Anugu Sathi Reddy, the pattadar pass book on the name of Anugu Sathi Reddy, issued by the Government of Telangana State



9. Document No. 9:- Copy of statement of encumbrance on property of Anugu Satti Reddy, for the land in Sy.No. 419/O, to an extent of Ac. 0-35 Gts., and the same was charged before the Andhra Pradesh Grameena Vikas Bank, for obtaining the loan on the property.
10. Document No. 10:- Copy of statement of encumbrance on property of Anugu Kushul Reddy, for the land in Sy.No. 423/E/1, to an extent of Ac. 0-31 Gts., and the same was charged before the Andhra Pradesh Grameena Vikas Bank, for obtaining the loan on the land.
11. Document No. 11:- Copy of Regd. Sale deed doc. No. 222/2026, dated 10-03-2026, executed by Pati Kiran Reddy S/o. Pati Penta Reddy, in favour of Anugu Kushul Reddy S/o. Anugu Sathi Reddy, for the land to an extent of Ac. 0-18 Gts., in Sy.No. 423/AA/1, situated at Devalamma Nagaram Village, Choutuppal Mandal, Yadadri Bhuvanagiri District.
12. Document No. 12:- Copy of Regd. Sale deed doc. No. 227/2026, dated 10-03-2026, executed by Pati Kiran Reddy, S/o. Pati Penta Reddy, in favour of Anugu Kushul Reddy S/o. Anugu Sathi Reddy, for the land to an extent of Ac. 0-18 Gts., in Sy.No. 423/AA/1, situated at Devalamma Nagaram Village, Choutuppal Mandal, Yadadri Bhuvanagiri District.
13. Document No. 13:- Copy of Regd. Sale deed doc. No. 226/2026, dated 16-03-2026, executed by Keshetti Prabhakar, S/o. Keshetti Venkataiah, in favour of Anugu Kushul Reddy S/o. Anugu Sathi Reddy, for the land to an extent of Ac. 0-1250 Gts., in Sy.No. 423/RUU/2, situated at Devalamma Nagaram Village, Choutuppal Mandal, Yadadri Bhuvanagiri District.
14. Document No. 14:- Copy of Agreement of Sale, dated 16-03-2026, executed by (1) Anugu Sathi Reddy S/o. Malla Reddy and (2). Anugu Kushal Reddy S/o. Sathi Reddy, in favour of Macharla Sudharahan S/o. Late Narsimha, for the land to an extent of Ac. 0-35 Gts., in Sy.No. 419, Ac. 0-



18 ½ Gts., in Sy.No. 423, total admeasuring Ac. 1-13 ½ Gts., from vendor No.1, and Ac. 3-23 Gts., in Sy.No. 423, from vendor No.2, thus totalling to Ac. 4-36 ½ Gts., situated at Devalamma Nagararm Village, Paarishad Mandal, Ghoutuppal, Ydadari Bhuvanagiri District.

15. Document No. 15:- Copy of Agreement of Sale, dated 08-04-2026, executed by (1) Anugu Sathi Reddy S/o. Malla Reddy and (2). Aenugu Kushal Reddy S/o. Sathi Reddy, through their Agreement of Sale holder Macharla Sudharahan S/o. Late Narsimha, in favour of Surangi Govinda Raju S/o. S. Chinnam Naidu, for the land to an extent of Ac. 0-35 Gts., in Sy.No. 419/p, and Ac. 4-015 Gts., in Sy.No. 423/p, totalling to an extent of Ac. 4-36 ½ Gts., situated at Devalamma Nagararm Village, Paarishad Mandal, Ghoutuppal, Ydadari Bhuvanagiri District.

HISTORY AND FLOW OF TITILE

Upon perusing the above documents, that one Anugu Mallaiah @Malla Reddy S/O. Gopaiah, is the absolute owner and possessor of the land in Sy.No. 419/O, to an extent of Ac. 0-39 Gts, and the same has been transferred to this son i.e., Anugu Sathi Reddy through a Regd. Gift Deed, vide Doc. No. 5867/2007, dated 05-10-2007. That from the date of execution of gift deed, the Anugu Sathi Reddy has become the absolute owner and possessor the land mentioned supra apart from other lands mentioned in the gift deed. That Anugu Sathi Reddy, has purchased the land to an extent of Ac.0-06 Gts., from Shaga Hemalatha W/o. Shyam Sundar Reddy, in Sy. No. 423/U & 423/UU, through a registered Sale Deed, vide document No. 4636/2015, dated 23-07-2015, and since the date of execution sale deed Anugu Sathi reddy was in in peaceful possession of the land in Sy. No. 4213/U & 423/UU, to an extent of Ac. 0-06 Gts, situated at Devulamma Nagaram Village, Chautuppal Mandal, Yadadri Bhuvanagiri District. That Anugu Sathi Reddy, has purchased the land from Keshetti Prahakar, through a registred sale deed, vide Doc.No. 226/2026, dated 16-



03-2026 to an extent of Ac. 0-125 Gts., in Sy.No. 423/RUU/2, situated at Devulamma Nagaram Village, Chautuppal Mandal, Yadadri Bhuvanagiri District.

That Anugu Mallaiah @Malla Reddy S/o. Gopaiah, is the absolute owner and possessor of the land in Sy.No. 423/A, to an extent of Ac. 0-37 Gts., in Sy.No. 423/E/1, to an extent of Ac. 0-31 Gts, and same has been transferred to his Grand Son Anugu Kuahul Reddy, S/o. Sathi Reddy, through a Settlement Deed, vide Doc. No. 4280/2017, dated 09-08-2017. That from the date of execution of settlement deed by the Anugu Mallaiah, the Anugu Kushul Reddy has become the absolute owner and possessor of the land mentioned supra. That, Anugu Kushul Reddy has purchased the land from Pati Jagan Mohan Reddy, through registered Sale Deed, vide Doc.No. 222/2026, dated 10-03-2026, to an extent of Ac. 1-17 Gts., in Sy.No. 423/AA/2, and also purchased the land from Pati Kiran Reddy, through registered sale deed vide Doc.No. 227/2026, dated 10-03-2026,, to an extent of Ac. 0-18 Gts., in Sy.No. 423/AA/1, situated at Devulamma Nagaram Village, Chautuppal Mandal, Yadadri Bhuvanagiri District.

CERTIFICATE

This is to certify that, after having gone through the all-material papers supplied to me, and after thorough verification of the documents mentioned supra, I hereby certify that, the Anugu Sathi Reddy S/o. Anugu Malla Reddy, is the owner and possessor of the land in Sy.No. 419/O, to an extent of Ac. 0-35 Gts., by virtue of Gift Settlement Deed executed by his father Anugu Malla Reddy, and absolute owner and possessor of land in Sy.No. 423/U, to an extent of Ac.0-02 Gts., in Sy.No. 423/UU, to an extent of Ac. 0-04 Gts., and in Sy.No. 423/RUU/2, to an extent of Ac. 0-125 Gts., totalling to an extent of Ac. 1-13 Gts., situated at Devulamma Nagaram Village, Chautuppal Mandal, Yadadri Bhuvangiri District, and Anugu Kushul Reddy S/o. Anugu Sathi Reddy, is the owner and possessor of the land in Sy.No. 423/A, to an extent of Ac. 0-37 Gts., in Sy.No. 423/E/1, to an extent of Ac.



0-31 Gts, in Sy.No. 423/AA/2, to an extent of Ac. 1-17 Gts., in Sy.No. 423/AA/1, to an extent of Ac. 0-18 Gts., totalling to situated at Devulamma Nagaram Village, Chautuppal Mandal, Yadadri Bhuvangiri District. Therefore, the said Anugu@Yenugu@Aenugu Sathi Reddy and Kushul Reddy, has clear title and possession over the property mentioned supra with latest pass books. **Further it is advised that, before registration of the above said property, do verify latest E.C. and identify the property and verify the original link documents at the time of registration.**



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