



K.SATYANARAYANA
ADVOCATE, D.No.26-4-3002, SRI BALJI NAGAR,
HINDUPUR- 515 201, SRI SATYASAI-DISTRICT

Date : 12.01.2024

To:

" Whom so ever it may concern "

LEGAL OPINION

Sir,

Furnished in the matter of the title of 01) D.R.Parvathamma w/o Late D.V.Ranganatham 02) B.L.Vijaya Lakshmi w/o late D.V.Krishna Rao 03) D.V.Arunachala Rao s/o late D.Venkata Rao 04) D.R.Ravi Kumar s/o Late D.V.Ranganatham 05) D.R.Subramanyam s/o Late D.V.Ranganatham 06) D.S.Nagabhushana Rao s/o Late D.Sankaranarayana Rao 07) D.S.Manjunath Rao s/o Late D.Sankaranaryana Rao, Residents of Dodaghatta-Village, Roddam-Mandal, Sri Sathyasai-District in Part-II of the opinion for which purpose read the following documents sent for the purpose of scrutiny.

Part-I Records scrutinized:-

- 01) Geneological Tree of family of D.Venkata Rao issued by V.R.O., Dodaghatta, Roddam-Mandal.
- 02) Diglot register for the Sy.Nos. 212-1, 220, 221, 218-4, 224-2, 225-2, 232-2, 190, 212-2, 84-1, 84-3, 84-4, 83-2, 222, 223-1, 217-10, 189-3 of Dodaghatta Revenue fields, Roddam-Mandal.
- 03) Un-Regd.partition deed in between D.V.Ranganatham, D.V.Krishna Rao and D.V.Arunachala Rao dt. 25.07.2012.
- 04) Un-Regd.partition deed in between D.V.Ranganatham, D.R.Venkatagiri, D.R.Ravi Kumari, D.R.Subramanyam, D.R.Manjula and D.R.Radhika dt. 25.07.2012.

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Advocate

- 05) Un-Regd.partition deed in between D.V.Krishna Rao and his child, dt.25.07.2012
- 06) Un-Regd.partition deed in between D.V.Arunachala Rao and his children dt.25.07.2012.
- 07) Un-Regd.partition deed in between Kamalamma w/o Late D.Shankaranarayana Rao, and his children dt. 30.12.2023.
- 08) Regd.sale deed executed by Hanumantha Reddy s/o Salannagari Pedda Gangappa infavour of D.Venkatagiriappa s/o Karanam Rangappa under regd.sale deed dt.31.12.1948 pertaining to the Sy.No.212-1
- 09) Regd.sale deed executed by VenkataReddy s/o Nasanakota Venka Reddy infavour of D.Venkatagiriappa s/o Karanam Rangappa under regd.sale deed dt.18.12.1949 pertaining to the Sy.No.212-2
- 10) F.M.B. pertaining to the document No.2. survey numbers
- 11) 1- B pertaining to the family of D.V.Ranganatham
- 12) 1-B pertaining to the family of D.V.Krishna Rao
- 13) 1- B pertaining to the family of D.V.Arunachala Rao
- 14) 1-B pertaining to the family of D.Sankaranarayana Rao
- 15) Adangal pertaining to the family of D.V.Ranganatham
- 16) Adangal pertaining to the family of D.V.Krishna Rao
- 17) Adangal pertaining to the family of D.V.Arunachala Rao
- 18) Adangal pertaining to the family of D.Sankaranarayana Rao
- 19) Pattadar Pass Books issued to the family of D.Sankaranaryana Rao
- 20) Pattadar Pass Books issued to the family of D.V.Ranganatham
- 21) Pattadar Pass Books issued to the family of D.V.Krishna Rao
- 22) Pattadar Pass Books issued to the family of D.V.Arunachala Rao.
- 23) Regd.Exchange Deed in between D.Sankaranarayana Rao and Madhava Reddy in respect of Sy.No.84-3, 84-4 under regd.Exchange deed dt.7.8.1978.

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- 24) The 10-1 standing in the name of D.Sankaranarayana Rao pertaining to the item No.3 properties.
- 25) Record of Holdings pertaining to the land in Sy>no.84-1 an extent of Ac.9-15
- 26) Computer generated E.C.s., for the item No.3 part-II properties mentioned below from 1.1.1983 to 11.08.2023 ---3 in number
- 27) Computer generated E.C.s., for the item No.1 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 28) Computer generated E.C.s., for the item No.2 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 29) Computer generated E.C.s., for the item No.4 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 30) Computer generated E.C.s., for the item No.5 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 31) Computer generated E.C.s., for the item No.6 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 32) Computer generated E.C.s., for the item No.7 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 33) Computer generated E.C.s., for the item No.8 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 34) Computer generated E.C.s., for the item No.9 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 35) Computer generated E.C.s., for the item No. 10 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 36) Computer generated E.C.s., for the item No.12 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 37) Computer generated E.C.s., for the item No.13 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number
- 38) Computer generated E.C.s., for the item No.11 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number

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39) Computer generated E.C.s., for the item No.14 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number

40) Computer generated E.C.s., for the item No.15 part-II property mentioned below from 1.1.1983 to 11.08.2023 ---1 in number

II- Immovable property:-

Properties situated within the R.D. of Sri Sathyasai-District, erstwhile Hindupur R.D., S.R.D.of Penukonda, within the Roddam-Mandal, within the village limits of Dodaghtta-Village with following particulars.

Sl.	Babu	Sy.No.	Extent Ac-cents
01)	Govt.Dry	212-1	5-51 out of Ac.11-26 cents

Bounded by :-

East :- Vanka West :- Land of Anjina Reddy North :- Land in the same survey number belonging to the vendor and South :- Lands of Venka Reddy and Pedda Obanna.

02)	Govt.Dry	212-2	2-78	Full
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Bounded by :-

East :- Land in Sy.No.213-3 West :- Land in Sy.No.211-2B North :- Land in Sy.No.212-1 and South :- Vaagu

03)	Govt.Dry	84-1 }	
		84-3 }	Ac.19-55 cents
		84-4 }	

The above 3 items are contiguous and are commonly bounded by:-
East :- Land in Sy.No.83 West :- Land in Sy.No. 90 and 91 North:-
Reddipalli Village fields and South :- Land in Sy.No.84-2 and 84-5

04)	Govt.Dry	83-2	As per Sub-Division
			83-2A 7-28
			83-2B 3-65
			83-2C 3-64
			83-2D 7-28
			Total Ac.21-85 cents

Bounded by :-

East :- Land in Sy.No.82
North :- Land in Sy.No.1

West :- Land in Sy.No.84
South :- Land in Sy.No.220

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05) Govt.Dry 220 3-06 Full

Bounded by :-

East :- Land in Sy.no.82 and 223 West :- Land in Sy.No.219 (Vaagu)

North :- Land in Sy.No.84 and 83 and South :- Sy.No.219 (Vaagu) 221 and 222

06) Govt.Dry 221 1-76 Full

Bounded by :-

East :- Land in Sy.no.222 West :- Land in Sy.No.219 (Vaagu)

North :- Land in Sy.No.220 and South :-Land in Sy.No.219 (Vaagu)

07) Govt.Dry 222 2-68 Full

Bounded by :-

East :- Land in Sy.no.223-1 West :- Land in Sy.No.221

North :- Lands in Sy.No.220 and 223-1 and South :-Land in Sy.No.219 (Vaagu) and Sy.No.225-1

08) Govt.Dry 223-1 0-98

Bounded by :-

East :- Land in Sy.no.224-1 West :- Land in Sy.No.220,222

North :- Land in Sy.No. 82 and South :-Land in Sy.No.223-2

09) Govt.Dry 218-4 0-48

Bounded by :-

East :- Land in Sy.no.212-1 West :- Land in Sy.No. 218-3

North :- Lands in Sy.No.218-2 and South :-Land in Sy.No.212-1

10) Govt.Dry 225-2 1-34 Full

Bounded by :-

East :- Land in Sy.no.224-2 West :- Land in Sy.No.219 (Vaagu)

North :- Lands in Sy.No.225-1 and South :-Land in Sy.No.226

11) Govt.Dry 224-2 0-95 Full

Bounded by :-

East :- Land in Sy.no.232-2 West :- Land in Sy.No.225-2

North :- Lands in Sy.No.224-1 and South :-Land in Sy.No.226

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12) Govt.Dry 232-2 16-65 Full

Bounded by :-

East :- Tank Bed

West :- Land in Sy.No.224-2

North :- Lands in Sy.No.232-1 and South :- Land in Sy.No.231,230,399

said Regd.s
list of doc.

13) Govt.Dry 190 1-21 Full

Bounded by :-

East :- Land in Sy.no.213

West :- Land in Sy.No.191 (Road)

North :- Lands in Sy.No.189,217,214 and South :- Land in Sy.No.192

14) Govt.Dry 217-10 1-23 Full

Bounded by :-

East :- Land in Sy.no.217-11, 214 West :- Land in Sy.No.189

North :- Lands in Sy.No.180 and South :- Land in Sy.No.190

15) Govt.Dry 189-3 0-04 Full

Bounded by :-

East :- Land in Sy.no.217-10 West :- Land in Sy.No.189-2

North :- Lands in Sy.No.189-2 and South :- Land in Sy.No.190

Total Extent

Ac.80-07

Part-III :- Discussion about the flow of title etc.,

01) As per the Diglot register the full extent of Sy.No. 212-1 is Ac.11-26 cents belongs to one Salannagari Pedda Gangappa and his name is found place in the same. After the death of said Salannagari Pedda Gangappa and his only son Salannagari Hanumantha Reddy succeeded to all his properties including the above said survey number. Said Salannaegari Hanumantha Reddy sold an extent of Ac.5-25 cents in Sy.No.212-1 to Venkatagiriappa s/o Karanam Rangappa under regd.sale deed dt. 31.12.1948 with specific boundaries and in which northern boundary is shown as the property of Venkatagiriappa in the same survey number. Thus, apart from the above property, said Venkatagiriappa had some more property on the northern side in the same survey number. The

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said Regd.sale deed dt. 31.12.1948 is shown as document No.8 in the list of documents. Apart from the above said Ac.5-25 cents, said Venkatagiriappa had some more property in the same survey number and in total he had an extent of Ac.5-51 cents, which is item no.1 of the part-II property.

02) Said Venkatagiriappa died leaving behind him, his 3 children namely 01) Venkata Rao 02) Venkata Lakshamma and 03) Indiramma. After the death of Venkatagiriappa, the above children have succeeded to all his properties including the item no.1 of the part-II properties and all his properties. Even though, Venkata Lakshamma and Indiramma have succeeded to the properties of their father and it is informed by the applicants that they did not claim any share in the properties of their father. Thus, the branch of Venkata Rao have succeeded to all the properties of his father Venkatagiriappa. Venkata Rao died leaving behind him, his 3 sons namely 01) D.V.Ranganatham 02) D.V.Krishna Rao and 03) D.V.Arunachala Rao. Thus, the branch of Venkata Rao is competent to alienate the item no.1 of the part-II properties, which is an extent of Ac.5-51 cents. In adangal, which is being maintained by the Revenue Department, the names of D.V.Arunachala Rao (applicant No.3), D.R.Pavathamma (applicant No.1) and B.L.Vijaya Lakshmi (applicant No.2) are shown as enjoyers.

03) The item no.2 of the part-II property ie., Sy.No.212-2 an extent Of Ac.2-78 cents originally belonged to Narasanakota Venkata Reddy. Said Narasanakota Venkata Reddy as owner sold the item no.2 of the part-II property to Venkatagiriappa under regd.sale deed dt.18.12.1949, which is document No. 9 and delivered possession of the same to him. The said survey number being partitioned among D.V.Arunachala Rao s/o Late D.Venkata Rao. (applicant No.3), D.R.Pavathamma w/o Late D.V.Ranganatham (applicant No.1) and B.L.Vijaya Lakshmi w/o Late D.V.Krishna Rao (applicant No.2) are shown as enjoyers. Said Regd.sale

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deed executed by Nasanakota Venkatareddy infavour of Venkagiriappa
shown as document No.9 in the list of documents.

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04) The total extent of item No.3 consisting of Sy.Nos. 84-1, 84-3, 84-4= Ac.19-55 cents. As per Record of Holdings, the Sy.No. 84-1 is an extent of Ac.9-15 cents and the same is standing in the name of Venkatagiriappa. It is said that as per the division between sons of Venkatagiriappa, the land in Sy.No.84-1 an extent of Ac. 9-15 cents was allotted to D.Hanumantha Rao, who is none that the great grand father by name D.Hanumantha Rao. After the demise of said D.Hanumantha Rao, the land in Sy.No.84-1 an extent of Ac.9-15 cents was succeeded by D.Sankaranarayana Rao. The Geneology submitted by the applicants clearly goes to show that the D.Sankaranarayana Rao is the great grand son of Venkatagiriappa. As per the possession and enjoyment, the above said extent, the name of D.Sankaranarayana Rao's name is found place in 10-1 Old Chitta. After his demise, the applicants 6 and 7 have succeeded to the said extent of Ac.9-15 cents IN Sy.No.84-1.

05) The land in Sy.No. 84-3 an extent of Ac.6-00 and the land in Sy.No. 84-4 an extent of Ac.4-40 cents was originally belonged to one Madhava Reddy s/o Sanjeeva Reddy of Yenumala Thimma Reddypalli. Similarly, D.Sankaranarayana Rao s/o Hanumantha Rao , who is the father of the applicants 6 and 7 had other properties in the Dodaghatta-Village. As the above said parties felt that it was inconvenient for both of them in enjoying their respective properties owned and possessed by them, they decided to exchange the properties. Accordingly, then entered into a Regd.Exchange deed dt.7.08.1978 vide document No.1143/197, which is document No: 23 in the list of the documents. As per the said document the land in Sy.No.s.84-3 an extent of Ac.6-00 and land in Sy.No.84-4 an extent of Ac.4-40 were transferred in the name of D.Sanarkanarayana Raio s/o Hanumantha Rao through the Regd.Exchange deed dt. 7.08.1978. Thus, D.Sankaranarayana Rao had become the owner of the items 84-3 and 84-4 . As per the possession and enjoyment of the above said Sy.No.s., the name of D.Sankaranarayana Raowas found place in 10-1 Old Chitta.

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06) As per the diglot register, the full extent of Sy.No. 83 is an extent of Ac.31-25 and Karanam Venkatagiriappa is shown as diglot pattadar for the same in the diglot register, who is the ancestor of the applicants. The said Sy.No. is sub-divided as 83-2A an extent of ac.7-28 cents, which was allotted to D.V.Arunachala Rao, who is applicant No.3 herein, 83-2D an extent of Ac.7-28 cents, which was allotted to applicant No.2, 83-2B an extent of Ac.3-65 cents, which was allotted to D.R.Ravi Kumar, who is the applicant No.4 herein, 83-2C an extent of Ac.3-64 cents, which is allotted to D.R.Subramanyam, who is applicant No.5 herein. The names of the respective parties are also mutated in the revenue records such as 1-B and adangal. Thus, the above said applicants 2 to 5 herein are the absolute owners of the item no.4 of the part-II properties.

07) As per the diglot register, the Sy.No.220 an extent of Ac.3-06 cents, Sy.No.221 an extent of Ac.1-76 cents, Sy.No. 222 an extent of Ac.2-68 cents, Sy.223-1 an extent of Ac. 0-98 cents, Sy.No.225-2 an extent of Ac.1-34 cents, Sy.No.232-2 an extent of Ac.16-65 cents, Sy.No. 190 an extent of Ac. 1-21, Sy.No. 217-10 an extent of Ac. 1-23 cents, Sy.No.189-3 an extent Of Ac,0-04 cents are items 5,6,7,8,10,11, 12,13,14 and 15 of the part-II properties respectively belonged to Karanam Rangappa as diglot pattadar for the above properties, who is the none other than the ancestor of the applicants and the same is evident from the Genealogy issued by the V.R.O., Dodaghatt, which is document No.1. Said Karanam Rangappa died leaving behind him, his son Karanam Venkatagiriappa. After the death of Karnam Venkatagiriappa, the same is devolved upon his grand sons namely 01) D.V.Ranganatham 02) D.V.Krishna Rao and 03) D.V.Arunachala Rao (the applicant No.3 herein). In the partition effected between the above said 3 sons, all have got an extent of Ac.1-03 cents each in Sy.No.220 (item No.5). In item No.6, the applicant No.1 got an extent of Ac.0-58 cents, the applicant no.2 got an extent of Ac.0-59 cents, the applicant no.2 got an extent of Ac. 0-59 cents. The entire extent of items No.7 and 8 of the part-II properties are allotted to the applicant No.3 herein. In item No.9, an extent

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of Ac.0-48, the applicants 1,2 and 3 are allotted to Ac.0-16 cents each. In item No.10, the applicants No.1 and 2 are allotted to an extent of Ac.0-45 cents each and the applicant no.3 is allotted an extent of Ac.0-44 cents. In item No.11 an extent of Ac.0-32 cents each are allotted to the applicants 1 and 2 and an extent of Ac.0-31 cents to the applicant no.3. In item No.12, the applicants 1,2 and 3 are allotted to Ac.5-55 cents each. In item No.13, an extent of Ac.0-41 cents is allotted to the applicant No.1, the applicants 2 and 3 are allotted to Ac.0-40 cents each. In items 14 and 15, the entire extents are allotted to the applicant No.2 herein. The said allotments were made as per the un-regd. partition deed dt. dt. 25.07.2012. As per the allotments, respective applicants' names are mutated in the revenue records such as 1-B and adangal and also issued Pattadar Pass Books in favour of the respective applicants as per the ROR Act.

08) In view of the above discussion it is clear that the applicants are having right, title and possession over the above said part-II properties.

09) The applicants have produced the E.C. pertaining to all part-II properties starting from 1.1.1983 to 11.08.2023. The applicants have produced E.C. for item No.26 of the part-II properties and as per the E.Cs. submitted by the applicants, the applicant No.6 has raised mortgage loan in Canara Bank Roddam under document Nos: 2973/2010 and 2974/2010 for each survey number in item No.3 of the part- II properties and the same is subsisting and the said document is shown as document No.26 in the list of documents.

10) The applicants No.4 and 5 along with their sisters and father have raised mortgage loan over the item No.1 with the Canara Bank, Roddam under regd. mortgage deed dt. 22.11.2008 and the same is subsisting and the said document is shown as document No: 27 in the list of documents.

11) The applicants No.4 and 5 along with their sisters and father have raised mortgage loan over the item No.1 with the Canara Bank, Roddam

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under regd.mortgage deed dt. 22.11.2008 and the same is subsisting and the said document is shown as document No: 28 in the list of documents.

12) The applicants No.4 and 5 along with their sisters and father have raised mortgage Loan over the item No.4 with the Canara Bank, Roddam under regd.mortgaged deed dt. 22.11.2008 and the same is subsisting. Further, in respect of the item No.3, the applicants 4 and 5 have also mortgaged item no.4 of the part-II property to Vijaya Bank, Venkatapuram under 2 different regd,mortgaged deeds dt. 25.11.2017 and 28.11.2017 and the are also un-discharged and said document is shown as document No: 29 in the list of documents.

13) The applicants No.4 and 5 along with their sisters and father have raised mortgage Loan over the item No.5 with the Canara Bank, Roddam under regd.mortgage deed dt. 22.11.2008 and the same is subsisting and the said document is shown as document No: 30 in the list of documents.

14) The applicants No.4 and 5 along with their sisters and father have raised mortgage Loan over the item No.5 with the Canara Bank, Roddam under regd.mortgage deed dt. 22.11.2008 and the same is subsisting and the said document is shown as document No: 31 in the list of documents.

15) The applicants No.4 and 5 along with their sisters and father have raised mortgae Loan over the item No.5 with the Canara Bank, Roddam under regd.mortgage deed dt. 22.11.2008 and the same is subsisting and the said document is shown as document No: 32 in the list of documents.

15) The applicants No.4 and 5 along with their sisters and father have raised mortgage Loan over the items No.8, 9, 10,12, 13 with the Canara Bank, Roddam under regd.mortgage deed dt. 22.11.2008 and the same is subsisting and the said documents are shown as documents No: 33 to 37 in the list of documents.

16) The applicants No.4 and 5 have produced the ECs for the items 11, 14, and 15 for the period starting from 1.1.1983 to 11.08.2023 and which does not disclose any encumbrances over the items 11, 14 and 15.

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Precautions to the intending purchaser/purchasers :-

- > Obtain all the original documents as stated in the list of documents
- > Obtain upto date E.C. over the property
- > The applicants have to discharge the Mortgage Loans taken by them In Banks and other financial Institutions.
- > All the above referred partition deeds are un-regd. partition deeds.

17) In view of the discussion above, I opine that the applicants 01) D.R.Parvathamma w/o Late D.V.Ranganatham 02) B.L.Vijaya Lakshmi w/o late D.V.Krishna Rao 03) D.V.Arunachala Rao s/o late D.Venkata Rao 04) D.R.Ravi Kumar s/o Late D.V.Ranganatham 05) D.R.Subramanyam s/o Late D.V.Ranganatham 06) D.S.Nagabhushana Rao s/o Late D.Sankaranarayana Rao 07) D.S.Manjunath Rao s/o Late D.Sankaranarayana Rao, Residents of Dodaghatta-Village, Roddam-Mandal, Sri Sathyasai-District have got clear, absolute and marketable title to the same subject to discharge of the mortgage debts over the items referred.



12/1/2024
ADVOCATE.