

LEGAL OPINION OF
SRI SAI VENKATA RAMANA ENCLAVES
JEYPORE.

DEVELOPER :
M/s VSP. DEVELOPPERS,
JEYPORE.

From:

Sri Natendra Nath Nayak

Advocate,

State Bar Council Regd No.O-138-1970,
dtd. 03.11.1970

At: Mohanty street ,

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Dated: 03.11.1970

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|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the Project | M/s. VSP Developpers represented by the Managing Partner Sri Tangudu Vikram Mahesh, S/o. Late. T. Koteswar Rao, Jeypore, PS: Jeypore Town, Dist. Koraput, Odisha, Pin- 764001 |
| Aim of the Project | For construction of Apartment in the name and style of SRI SAI VENKATARAMANA ENCLAVES |
| Full description of the immovable property | Mouza: Jeypore, Tahasil: Jeypore, Dist. Koraput, Plot No. 270/2711 (120'x120'), Khata No. 263/1336 East: Road West: Sub-Plot No. 29 and 30 North: Road South: Road |
| Structural Design | Prepared by Sri Vadali Hanumantha Rao B.E.(Civil) M.Tech (O.E) IIT, MIE |
| Building Plan / Architect | Prepared by Yellapu Swamy Sekhar, Structural Engineer, B.Tech (Civil) M.E. (Structural Engg. & NDM) |
| Encumbrance Certificate | From 01.01.1995 to 19.08.2021 |

Particulars of Documents:

1. Record of Right vide Khata No. 77 in favour of K. Veerabhadrayya of the year 1955
2. Regd. Sale Deed vide Document No. 205/76 dated 30.01.1976
3. Order in Mutation case No. 395/76 on the file of the Tahasildar, Jeypore Dated. 05.05.1976
4. Record of Right vide KhataNo. 2631115 in favour of Giri Janakiamma.
5. Regd. Sale Deed vide Document No.132211986 dated 22.04.1986
6. Regd. Sale Deed vide Document No. 132311986 dated 22.04-1986
7. Record of Right vide Khata No. 26311336 in favour of Dr. D.V. Ramana Rao.
8. Regd. Release Deed vide Document No.227112002 dated 19.08.2002.
9. Permission order to Dr. D.V.Ramanna Rao in o.L.R case No. 8/07 dated 14.01.2008
10. Regd. Sale Deed vide Document 3196115 dated 30.11.15
11. Regd. Power of Attorney vide Document No. 11171503207 dated 30.11.15.


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12. Regd. Irrevocable Power of Attorney vide Document No. 11172102165 dated 12.08.2021.
13. Building Plan of SRI SAI VENKATA RAMANA ENCLAVES developed by VSP Developpers Jeypore approved by KRIT, Jeypore and Jeypore Municipality.
14. Encumbrance Certificate No. I172021002287 dated 19.08.2021 from 01.01. 1995 to 19.08.2021.

History of title based on title deeds :

The property covered by Plot No. 27012711 measuring Ac. 0.32 is portion of Plot No. 270 recorded in Khata No. 77 in the name of Kalepu Veerabhadrayya in the year 1955 during the first Survey and Settlement. He purchased the said plot from Potunuru Ramulu vide Regd. Sale Deed bearing document No. 877157 dated 06.04.1957, Book I, Vol. 86, Page 152 to 154. K.Veerabhadrayya was in possession of the property till 30.01.1976 when he sold the property to Giri Jankamma under a Regd. Sale Deed vide document No. 205/76.

After purchase G.Janakamma applied to the Tahasildar, Jeypore which was registered as Mutation case No. 395/76. The Tahasildar, enquired into the matter and after hearing allowed the mutation in favour of G.Jankamma on 05.05.1976 and issued a fresh Record of Right vide Khata No. 263/115.

G.Jankamma continued to possess the property. She wanted to dispose the property as house sites So she prepared a layout plan dividing the plot into various sub-plots and sold sub-plot No. 78,79,80 and 81 measuring Ac.O.16 under registered sale deed vide document No. 1322186 dated 22.04.1986 and sub-plot Nos. 56,57,58 and 59 measuring Ac. 0.16 under registered sale deed vide document No. 132311986 dated 22.04.1986 to D.V. Ramana Rao. In total G. Janakamma sold Ac. 0.32 cents i.e. 120' x 120'


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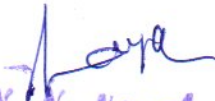
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After purchase Dr. D.V.Ramanna Rao mutated the property in his name vide Plot No.270I27II and Khata No. 26311316 as per order in M.C. 139II(96). He wanted to use agriculture land for non agriculture purpose. So he got the land converted into house site under Section 8- A of the O.L.R. Act in O.L.R. case No. 210105 on the file of the Tahasildar, Jeypore.

After approval of the layout plan by KRIT the sub- Plot Nos. 56,57,58,59,78,79,80 and 81 has been numbered as 30. There were certain errors in the sale deed vide Document No. 132211986 and 132311986. Licence, G. Jankamma executed a Release Deed rectifying the above errors in favour of Dr. D.V. Ramana Rao under Regd. Deed vide Document No.227112002 dated 19.08.2002.

Dr. D.V.Ramanna Rao continued to possess the property till 30.11 .2015 when he sold site No. 56 and 78 in total Ac. 0.08 out of Ac. 0.32 to IWS VSP. Developpers under a Regd. Sale Deed vide Document No. 3196/2015 and for the rest of the area measuring Ac' 0'24' Dr. D.V. Ramana Rao executed a Registered General Power of Attorney in favour of IWS VSP Developpers authorizing the Attorney to execute the sale deed on his behalf vide document No' 1171503207.

On execution of the above document M/s VSP Developpers got the license for construction of (Stilt +G+4) storied residential apartment building from the KRIT vide License No. 4421 KRIT dated 24.02.2016 Jeypore Municipality has also permitted M/S VSP Developpers to construct the apartment vide Memo No.4277I2O2O dated 09.12.2019.


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The License and the permission by KRIT, Jeypore and Jeypore Municipality has been renewed and is in force.

Dr. D.V.Ramana Rao expired on 28.05.2021. Before his death he had executed a WILL on 04.08.2021 in favour of his wife, Smt. Dara Subhadra bequeathing the property covered by Khata No. 26311336. So on the basis of the WILL Dara Subhadra has become the absolute owner of the property to an extent of Ac. 0-24 cents.

As per Sec. 18 of the Indian Registration Act Registration of the WILL is optional. It is not compulsory.

Probate of the WILL is not required if the WILL is executed in a place outside the areas specified in the clauses of the Section 57 of the Indian Succession Act.

This point was decided by Orissa High Court in a decision reported in 2011 (Supp-II) OLR. Page-639 Paras 13 and 14.

The above decision arises out of a case of Koraput District.

In order to continue the project for development of the apartment, SRI SAI VENKATA RAMANA ENCLAVES, Dara Subhadra executed a Regd. Irrevocable General Power of Attorney with possession vide Document Nci. 11172102165 dated 12.08.2021 in favour of M/S. VSP DEVELOPPERS on an area measuring Ac. 0.24 cents. Dara Subhadra authorized the Developer for construction of the residential building over an undivided and unspecified area of Ac.O.16 cents by retaining an area measuring Ac. 0.08 cents as per the ratio of 35:65 percent.

Now the VSP Developpers is constructing residential building for the total extent area of Ac. 0.32 cents over Plot No.27012711, Khata No. 263/1336 in the name and style of SRI SAI VENKATA RAMANA ENCLAVES.

M/S. VSP Developpers is in possession of the property and the property is free from encumbrance.

Hence M/s VSP Developpers have got power to execute the sale deed for the residential units to the intending purchasers on the basis of the Irrevocable General Power of Attorney which is clear, valid and marketable.

The Irrevocable General Power of Attorney is a valid and genuine document.

23.08.2021

(N.N.Nayak)

Advocate, Jeypore.

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