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Date: 26.02.2007
Opn.No.1174

Sub: Legal Opinion
A/C. VENUGOPAL

As required by you, we had scrutinised the title deeds of the following person and offer our opinion:

1. Name of all title holders : M/s.Prithivi Promoters

Name of the Applicant : Venugopal

2. Description of the property :

SCHEDULE [Property I]

Item No.1

All that piece and parcel of vacant agricultural lands comprised in

In Survey Nos	Extent (in Acres)
202/3	0.31
202/12	0.65
203/13 A	0.31
202/5	0.26
200/5	0.16
200/9	0.30
199/1-A	0.52
200/2	0.23
200/11	0.14
203/11 B	0.10
203/12 B	0.06
202/6	0.23
202/7 B	0.12
202/8 B	0.23
202/4	0.83
203/13 B	0.32
203/13 C	0.31
203/2 A	0.12
203/3 A	0.16
202/7 A	0.12
203/3 B	0.27
203/3 B	0.46
203/1	0.36
203/10	0.16
198/7 B	0.30

(As per Document Survey No 198/7)



198/5	0.68
198/8	0.69
198/4 A	0.41
198/6	0.55
198/4 B	0.40
198/3	0.80
203/11 A	0.38
202/8 A	0.20
202/9 A	0.22
203/12 A	0.12
200/1	0.20
200/10	1.05
199/4	0.70
202/10	0.49
202/2	0.21
203/8	0.19
203/9	0.19
202/1	0.16
204/11 C	0.43
204/2	0.09
Total measuring	Acre 15.80 Cents

Situated at No.135, Ulundhai Village, Irivellore taluk and district, within the Registration of Chengelput and sub registration district of Sriperumbudur.

Item No.2

All that piece and parcel of vacant agricultural lands comprised in

In Survey Nos	Extent (in Acre-cents)
163/11 B	0.56
163/11 D	0.47
190/3 A	0.20
162/11 A	1.05
190/1	0.57
190/2	0.32
162/11 B	0.80
162/3	0.59
162/5	0.20
163/11 E	0.50
162/9	0.46
162/4	0.39
163/11 C	0.52
162/10	0.49
Total measuring	Acre 7.12 Cents

Situated at No.135, Ulundhai Village, Irivellore taluk and district, within the Registration of Chengelput and sub registration district of Sriperumbudur.

Total measuring Item No.1 and 2 - Acre 22.92 Cents.



SCHEDULE [Property II]

All that piece and parcel of vacant agricultural lands comprised in the Survey Nos. and extent (in Acre - Cents),

199/3A - 0.28
 199/1B - 0.58
 198/7A - 0.32
 198/2 - 0.72
 199/3B - 0.40

Total measuring acre 2-30 cents situated at No 135, Mudugur (Ulandhai "B" Block), Village, Trivellore Taluk and District within the Registration district of Chengleput and Sub Registration district of Sriperumbudur.

Agricultural land comprised

In Survey Nos.	Extent (in Acre-cents)
203/7	0.25
201/6	0.39
203/4	1.53
203/5	0.12
201/8	0.36
201/1B	0.14
201/3	0.30
201/5	0.27
201/1C	0.14
206/1	0.41
205/3	0.57
200/6	0.22
200/8	1.51
207/1	0.26
200/4	0.35
200/7	0.32
203/6	0.25

Total measuring acre 7.81 cents, situated at No 135 Ulandhai ("A" Block) Village, Trivellore Taluk and District, within the registration district of Chengleput and sub registration district of Sriperumbudur.

3. Particulars of all documents :

S. No	DATE	DOC NO.	PARTICULARS
1	16.05.2006	7738/2006	Sale Deed
2	10.03.2006	4553/2006	Sale Deed
3	03.10.2005		Memorandum of Understanding
4	23.01.2006	186/2006	General power of attorney
5	13.11.2006	5280/2006	General power of attorney
6		318	Patta - Balakrishnan
7		530	Patta - Loganatha Reddy
8		1	Patta - Arjunan
9		291	Patta - Narayana Reddy



10			Plan
11		EC 12635	01.01.1987 to 27.06.2006
12		EC 12566	01.01.1987 to 26.06.2006
13		EC 591	01.01.1987 to 09.01.2006
14		EC 16724	01.01.1987 to 13.08.2006

4. Tracing of Title :

M/s Prithivi Promoters a proprietary concern has purchased a larger extent of 22.91 acres on 16.05.2006 from K.Sashidharan Reddy, Dhamodharan and 82 others some other represented by their power agents. The said sale deed registered as Document No. 7738/2006.

The said M/s Prithivi Promoters has also purchased 10.11 acres on 10.03.2006 from Dhanammal and 75 others and some of them were represented by their power agents. This sale deed was registered as Doc.No. 4553/06.

M/s Prithivi Promoters and M/s Beauty Garden and Resorts Pvt Ltd. had entered into Memorandum of understanding on 03.10.2005 for developing the land into farm land.

With regard to the first property that is 22.91 acres the details of the lands owned by the sellers are given below:

Name of the Owner	Survey No.	Extent	Prior Documents
Sasidharan Reddy	202/03	0.31 Cents	Sale Deed 11421/2005
Sasidharan Reddy	202/12	0.65 Cents	Sale Deed 11421/2005
Damodharan to Sampath	163/11 B	0.56 Cents	Sale Deed 3106/1984
Damodharan to Subramani	203/13 A	0.31 Cents	Ancestral the property
Damodharan to Subramani	202/5	0.26 Cents	Ancestral the property
Sekar	163/11 D	0.47 Cents	Ancestral the property
Pargunan	200/5	0.16 Cents	SD 4664/1994
Pargunan	200/9	0.30 Cents	SD 4664/1994
Raghavan	199/1A	0.52 Cents	Ancestral the property
Raghavan	200/2	0.23 Cents	Ancestral the

			property
Raghavan	200/11	0.14 Cents	Ancestral the property
Raghavan	203/11 B	0.10 Cents	Ancestral the property
Raghavan	203/12 B	0.6 Cents	Ancestral the property
Raghavan	190/3 A	0.20 Cents	Ancestral the property
K. Ranganathan to K. Elumalai	162/11 A	0.55 Cents	Ancestral the property
K. Ranganathan to K. Elumalai	190/1	0.57 Cents	Ancestral the property
K. Ranganathan to K. Elumalai	190/2	0.32 Cents	Ancestral the property
K. Ranganathan to K. Elumalai	162/11 B	0.80 Cents	Ancestral the property
Perumal V to Bakthavatchalam	202/6	0.23 Cents	Ancestral the property
Perumal V to Bakthavatchalam	202/7 B	0.12 Cents	Ancestral the property
Perumal V to Bakthavatchalam	202/4	0.83 Cents	Ancestral the property
Perumal V to Bakthavatchalam	203/13 B	0.32 Cents	Ancestral the property
Perumal V to Bakthavatchalam	203/13 C	0.31 Cents	Ancestral the property
Perumal V to Bakthavatchalam	203/2 A	0.12 Cents	Ancestral the property
Perumal V to Bakthavatchalam	203/3 A	0.16 Cents	Ancestral the property
Perumal V to Bakthavatchalam	202/7 A	0.12 Cents	Ancestral the property
Perumal V to Bakthavatchalam	203/2 B	0.27 Cents	Ancestral the property
Perumal V to Bakthavatchalam	203/3 B	0.46 Cents	Ancestral the property
Selvaranga Naicker	202/8B	0.23 Cents	SD 1393/1995
Mohan	162/3	0.59 Cents	SD 1922/1980
Mohan	162/5	0.20 Cents	SD 1922/1980



Devaraj Naicker	162/3	0.59 Cents	SD 1922/1980
Devaraj Naicker	162/5	0.20 Cents	SD 1922/1980
Sundarraji to Dhatchanamurthy	198/5	0.68 Cents	SD 1367/1971
Sundarraji to Dhatchanamurthy	198/4 A	0.41 Cents	Patta No.370 & 805
Sundarraji to Dhatchanamurthy	198/6	0.55 Cents	Patta No.370 & 805
Sundarraji to Dhatchanamurthy	198/4 B	0.40 Cents	Patta No.370 & 805
Sundarraji to Dhatchanamurthy	198/3	0.80 Cents	SD 5484/1985
Munuswamy to Elumalai	203/11 A	0.38 Cents	Ancestral the property
Munuswamy to Elumalai	202/8 A	0.20 Cents	Ancestral the property
Munuswamy to Elumalai	202/9 A	0.22 Cents	Ancestral the property
Munuswamy to Elumalai	203/12 A	0.12 Cents	Ancestral the property
Munuswamy to Elumalai	200/1	0.20 Cents	Ancestral the property
Munuswamy to Elumalai	200/10	1.05 Cents	Ancestral the property
Dhanammal	163/11 E	0.50 Cents	SD 3986/1995
Dhanammal to Ragupathi	199/4	0.70 Cents	Ancestral the property
Dhanammal to Ragupathi	202/10	0.49 Cents	Ancestral the property
Subramania Naicker to Iamilselvi	202/2	0.21 Cents	Ancestral the property
Subramania Naicker to Iamilselvi	203/8	0.19 Cents	Ancestral the property
Subramania Naicker to Iamilselvi	203/9	0.19 Cents	Ancestral the property
Subramania Naicker	202/1	0.16 Cents	SD 1340/1991
Ethiraj	162/9	0.46 Cents	SD 3728/2004

Indiraniammal	162/4	0.39 Cents	SD 5912/1986
Indiraniammal to Parimila	163/11 C	0.52 Cents	Ancestral the property
Mahesh Kumar Reddy	162/10	0.49 Cents	SD 8687/2005
M Kuppa Reddy	204/10 D	0.61 Cents	SD 655/2006
M. Kuppa Reddy	204/11 C	0.43 Cents	SD 655/2006
M. Kuppa Reddy	204/2	0.09 Cents	SD 655/2006

With regard to the second property that is 10.11 acres the details of the lands owned by the sellers are given below:

Name of the Owner	Survey No.	Extent	Prior Documents
Dhanammal to Ragupathy	199/3 A	0.28	Ancestral the property
Raghavan to Elumalai	199/1 B	0.58	Ancestral the property
Sundarraji to Dathchinamurthy	198/7 A	0.32	SD 2883/1965
Sundarraji to Dathchinamurthy	198/2	0.72	Ancestral the property
V. Perumal to Bakthavatchalam	203/7	0.25	Ancestral the property
M. Kuppa Reddy	201/6	0.39	SD 1196/2006
Subramania Naicker to Iamilselvi	199/3 B	0.40	
Subramania Naicker to Iamilselvi	203/4	1.53	Ancestral the property
Subramania Naicker to Iamilselvi	203/5	0.12	Ancestral the property
Subramania Naicker to Iamilselvi	201/8	0.36	Ancestral the property
Subramania Naicker to Iamilselvi	203/6	0.25	SD 3728/2004
Panjali Ammal to Sarala	201/1 B	0.14	Ancestral the property

Panjali Ammal to Sarala	201/4	0.28	Ancestral the property
Panjali Ammal to Sarala	201/1 A	0.14	Ancestral the property
Panjali Ammal to Sarala	201/3	0.30	Ancestral the property
Panjali Ammal to Sarala	201/5	0.27	Ancestral the property
Panjali Ammal to Sarala	201/1 C	0.14	Ancestral the property
Ranganatha Naicker	205/3	0.57	SD 150/1974
Ranganatha Naicker	206/1	0.41	SD 131/1977
Lakshmi Ammal to Ihulukanam	200/6	0.22	Ancestral the property
Lakshmi Ammal to Ihulukanam	200/8	1.51	Ancestral the property
K. Sacheeranath Reddy	207/1	0.26	SD 11599/2005
K. Sasidhar Reddy	204/4	0.35	SD 6952/2005
K. Sasidhar Reddy	200/7	0.32	SD 6952/2005

6. Application of Ceiling Acts : NIL

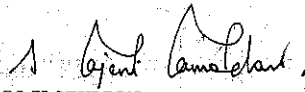
Minor Interest : NIL

Tenancy of Laws : NIL

7. Final Certificate :

M/s Prithivi Promoters has a VALID, ABSOLUTE and MARKETABLE title to the schedule mentioned property and dealt with herein and this opinion is subject to nil Encumbrances from 14.08.2006 to the date of mortgage.

Yours truly,


K. RAJASEKARAN
Advocate