



Visakhapatnam
Dt:13.04.2022

To
Edara Sridhar Kumar
S/o E. Sambasiva Rao
D.No. 707, Aditya Sunshine,
Izzath Nagar, Kondapur,
K.V. Rangareddi District,
Telengana

Sub : Examination of title deeds of **EDARAA INFRA PRIVATE LIMITED**, Rep. by its Director, Edara Sridhar Kumar, S/o E.Sambasiva Rao, having its office situated at Flat No.D707 & 807, Aditya Sun Shine Apartments, Ijjat Nagar, Kondapur, Hyderabad-84, Telangana State, - Legal Opinion on the title of site of an extent of 2100 Sq. Mtr or 2511.57 Sq. Yds, situated in S.No. 47/2A1 of Waltair Ward, within the limits of GVMC, Visakhapatnam -Reg:

I have gone through the documents of title relating to the property purchased by **EDARAA INFRA PRIVATE LIMITED** and the link documents, the details of which are as hereunder:

I. List of documents scrutinized:

S.No.	Date	Description of Document	Remarks
01	10.12.2021	Registered sale deed bearing document no. 10300/2021 executed by Kosetti Apparao & 10 others in favour of Edaraa Infra Private Limited	True Copy
02	02.12.2021	Resolution of board of directors of EDARAA INFRA PVT. LTD, to purchase property	True Copy
03	24.03.2008	G.O.M.S. no. 380 of Revenue department, Government of Andhra Pradesh with annexure	True Copy


V. SATISH
ADVOCATE
4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385



::2::

04	06.09.2017	Death certificate of late Gollamali Appanna issued by Registrar (births & deaths), GVMC, Zone-6, Visakhapatnam	True Copy
05	24.10.2017	Family member certificate of late Gollamali Appanna issued by Tahasildar, Pendurthy	True Copy
06	21.11.2015	Death certificate of late Bathina Achiyamma issued by Registrar (births & deaths), Municipal Corporation, Visakhapatnam	True Copy
07	17.12.2015	Family member certificate of late Bathina Achiyamma issued by Tahasildar, Pendurthy	True Copy
08	22.10.2020	Death certificate of late Chittboina Simhachalam issued by Registrar (births & deaths), GVMC, Zone-4, Visakhapatnam	True Copy
09	28.05.2021	Family member certificate of late Chittiboina Simhachalam issued by Tahasildar, Pendurthy	True Copy
10	29.03.2022	Death certificate of late Buddaraju Venkamma issued by Registrar (births & deaths), Valimeraka village & panchayat, Visakhapatnam	True Copy
11	06.06.2017	Family member certificate of late Smt.Buddaraju Venkayama issued by Tahasildar, Visakhapatnam Urban	True Copy
12	01.09.2015	Endorsement issued by ULC department, Government of Andhra Pradesh, Visakhapatnam with copies of enclosures	True Copy
13	10.12.2021	Award of Honourable Lok-Adalat, Visakhapatnam in O.S. 401/2015 on the file of Honourable II Additional District Judge Court, Visakhapatnam	True Copy


V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385



VRUDDHULA SATISH
ADVOCATE

::3::

14	24.02.2015	Common order in writ petition nos.23211/2003, 21313/2004 & 8852/2008 of Honourable High Court of Andhra Pradesh	True Copy
15	11.12.2021	Award in W.A. No. 360/2015 of the Honourable High Court of Andhra Pradesh	True Copy
16	11.12.2021	Award in W.A. No. 440/2015 of the Honourable High Court of Andhra Pradesh	True Copy
17	11.12.2021	Award in W.A. No. 444/2015 of the Honourable High Court of Andhra Pradesh	True Copy

II. **Schedule of Property:** All that site measuring 2100 Sq. Mtr or 2511.57 Sq. Yds with A.C.Sheets shed thereon bearing Door No.9-6-39/14/1/1, Asst No.1086490965, measuring 100 Sq.ft covered by plot nos. 1, 2, 3, 4, 5, 6 & 7 situated in S.No. 47/2A1 of Waltair ward, block no. 4 of Sivajipalem, Visakhapatnam, within the limits of Greater Visakhapatnam Municipal Corporation and Visakhapatnam Registration Sub district and bounded as below:

East : Apartment by name Anand Residency
South : Property of others
West : Property of D.Pydiraju, Simhadri & others
North : 80 Feet Road

Measurements:

East : 212 Ft or 64.61 meters South : 91.2 Ft or 27.79 meters
West : 263 Ft or 80.16 meters North : 114.9 Ft or 35.02 meters

III. **FLOW OF TITLE:**

1. **Registered sale deed dt:10.12.2021 bearing document no.10300/2021 executed by Kosetti Apparao & 10 others in favour of Edaraa Infra Private Limited:** Its contents reveal that some of the


V. SATHISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017



::4::

vendors therein, i.e. 2(a),2(b), 3(a) to 3(e) and 5 are the legal heirs of original allottees and that the remaining vendors, i.e. 1, 4, 6 & 7 are the actual allottees of respective sites, which in all, made up schedule property therein i.e. site of an extent of 2100 Sq. Mtr or 2511.57 Sq. Yds, which was allotted to respective beneficiaries/vendors by the Government of Andhra Pradesh on payment of regularization charges by the respective allottees/beneficiaries to the government of Andhra Pradesh. It is further recited that the vendors thus having been possessed of right, title and interest over the said property, have sold and conveyed the said property in favour of the purchaser absolutely, for the sale consideration mentioned therein, stated to have been paid by the purchaser to the vendors in the manner mentioned therein. Further, specific details as to how each individual acquired rights over property, have also been narrated in detail, in the sale deed. Thus, the purchaser had become absolute owner of the said property of 2100 Sq. Mtr or 2511.57 Sq. Yds with A.C.Sheets shed thereon bearing Door No.9-6-39/14/1/1, Asst No.1086490965, measuring 100 Sq.ft covered by plot nos. 1, 2, 3, 4, 5, 6 & 7 situated in S.No. 47/2A1 of Waltair ward, block no. 4 of Sivajipalem, Visakhapatnam.

2. Resolution dt:02.12.2021 of board of directors of EDARAA INFRA PVT. LTD, to purchase property: Its contents reveal that the board of directors approved purchase of schedule property for the sale consideration mentioned therein and that one of the directors, Mr. Edara Sridhar Kumar has been authorised to represent the company for the purpose of sale and registration of property.


V. SATISH
ADVOCATE
4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385



::5::

3. GO MS NO. 380 DT:24.03.2008 OF REVENUE DEPARTMENT, GOVERNMENT OF ANDHRA PRADESH: Its contents reveal that the special officer and competent authority, urban land ceiling, Visakhapatnam submitted proposals based on the applications filed for allotment of excess lands acquired by state government, in accordance with Section 23(4) urban land (C & R Act, 1976), under occupation of 3rd parties, with a view to regularize the unauthorized occupation.

It is then recited that, after careful examination of proposals, the government thereby allotted the excess land as shown in columns 4 & 5 of annexure to the said G.O, to the 3rd parties in occupation, whose names are shown in column no.3 of the said annexure, as they have paid the amounts prescribed, the details of which have also been indicated in columns 7 to 9 of the said annexure, under Section 23 (4) of the said Act. It is also directed in the said G.O. that names of allottees, 9 in number, shall be incorporated in revenue, registration and survey records by the authorities concerned. The CCLA and commissioner & inspector general of registration and stamps have also been directed to ensure compliance of the said orders. A copy of the said order was also directed to be delivered to the allottees. As can be seen from the enclosed annexure to the said G.O., each of the 9 allottees have been allotted respective extents of site, as specified therein against names of each of 09 allottees in column no. 4 of the said annexure. There are 9 allottees, in all, who have paid respective amounts for allotment of the said property. Therefore the said properties of the sites have been allotted to each of the beneficiaries therein. Further, as can be seen from the said annexure, the property covered by plot nos. 1 to 7 formed part of the sale transaction mentioned in document no. 1 hereinabove.


V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385



::6::

4. Death certificate dt:06.09.2017 of late Gollamali Appanna issued by Registrar (births & deaths), GVMC, Zone-6, Visakhapatnam: Its contents reveal and it has been certified by registrar (births & deaths), GVMC, Visakhapatnam that Gollamali Appanna died on 11.08.2009.

5. Family member certificate dt:24.10.2017 of late Gollamali Appanna issued by Tahasildar, Pendurthy: Its contents reveal and it has been certified by Tahasildar, Pendurthy that Gollamali Appanna died on 11.08.2009 and that his family members are Smt. Mylapalli Lakshmi (daughter) & Gollamali Suri Demudu (son). These two persons have joined as vendors 2(a) & 2(b) in the sale deed dt:10.12.2021 bearing document no. 10300/2021, mentioned in the list document no.1 hereinabove.

6. Death certificate dt:21.11.2015 of Smt.Bathina Achiyamma issued by Registrar (births & deaths), Municipal Corporation, Visakhapatnam: Its contents reveal and it has been certified by registrar (births & deaths), Municipal Corporation, Visakhapatnam that Smt.Bathina Achiyamma died on 19.11.2015.

7. Family member certificate dt:17.12.2015 of late Smt.Bathina Achiyamma issued by Tahasildar, Pendurthy: Its contents reveal and it has been certified by Tahasildar, Pendurthy that Smt.Bathina Achiyamma died on 19.11.2015 and that her family member was Smt. Chittiboina Simhachalam (daughter) only.

8. Death certificate dt:22.10.2020 of late Smt.Chittiboina Simhachalam issued by Registrar (births & deaths), GVMC, Zone-4,

V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph: 9848518385



::7::

Visakhapatnam: Its contents reveal and it has been certified by registrar (births & deaths), GVMC, Visakhapatnam that Smt. Chittiboina Simhachalam died on 05.10.2020.

9. Family member certificate dt:28.05.2021 of late Smt.Chittiboina Simhachalam issued by Tahasildar, Pendurthy: Its contents reveal and it has been certified by Tahasildar, Pendurthy that Smt.Chittiboina Simhachalam died on 05.10.2020 and that her family members are 1) Chittiboina Kalyan Raju (son), 2) Smt. Ella Shirisha (daughter), 3) Smt. Pentiboyina Suri Lakshmi (daughter), 4) Smt. Kosetti Venkata Varalakshmi (daughter), 5) Smt. Battina Sathyavathi (daughter). These five persons have joined as vendors 3(a) to 3(e) in the sale deed dt:10.12.2021 bearing document no. 10300/2021, mentioned in the list document no.1 hereinabove.

10. Death certificate dt:29.03.2022 of late Buddaraju Venkamma issued by Registrar (births & deaths), Valimeraka village & panchayat, Visakhapatnam: Its contents reveal and it has been certified by registrar (births & deaths), Valimeraka village & panchayat, Visakhapatnam that Smt. Buddaraju Venkayamma died on 30.04.2007.

11. Family member certificate dt:06.06.2017 of late Smt.Buddaraju Venkayama issued by Tahasildar, Visakhapatnam Urban: Its contents reveal and it has been certified by Tahasildar, Pendurthy that Smt.Buddaraju Venkayamma died on 30.04.2007 and that her family member is Smt. Addala Kanthamma (daughter). The said legal heir, Smt. Addala Kanthamma joined as vendor no. 5 in the sale deed dt:10.12.2021 bearing document no. 10300/2021, mentioned in the list document no.1 hereinabove.


V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385



::8::

12. Endorsement dt:01.09.2015 issued by ULC department, Government of Andhra Pradesh, Visakhapatnam with copies of enclosures: Its contents reveal that an application was made under Right To Information Act, for supply of copies of documents and that the documents have been supplied vide this reply endorsement. It is further mentioned that the enclosed documents are statement showing details of applicants, a sketch prepared by special surveyor and sub-division statement record for TS No. 47/2A1 of Waltair ward. The enclosed documents reveal the very same names as mentioned GO MS no. 380, plots demarcation in the sketch and separate sub-division for this entire extent of land allotted/regularized. Therefore, sub-divisions proceedings have also been affected in the names of the said allottees.

13. Award dt:10.12.2021 of Honourable Lok-Adalat, Visakhapatnam in O.S. 401/2015 on the file of Honourable II Additional District Judge Court, Visakhapatnam: Its contents reveal that a suit was filed by Ankitham Venkata Adeep Bhanoji Row against 1) Koneru Rama Krishna Rao (died), 2) Srinivasa Co-operative Building Society, rep. by its President, Sri Addala Bangaraju & 3) Gottumukkala Venkata Trinatha Raju seeking declaration of title of the plaintiff therein. As can be seen from the recitals of terms of compromise, the allottees of property, who are also members of a society, have paid the amounts mentioned therein to the plaintiff in the suit towards full satisfaction of all claims of the plaintiff in the suit and that the plaintiff gave up and waived all his right, title, interest or claim over the aforesaid property in favour of the said members of the society. Further, the allottees of property, have also paid the amounts mentioned therein to the 3rd defendant in the suit towards full satisfaction of all claims of the 3rd defendant in the suit and


V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph: 9848518385 | E-mail: satishvrd@gmail.com



::9::

that the 3rd defendant gave up and waived all his right, title, interest or claim over the aforesaid property in favour of the said members of the society. It is further seen that the 1st defendant in the suit died during pendency of suit and that the plaintiff withdrew claim against the deceased 1st defendant in the said suit. The plaintiff and the 3rd defendant have also undertaken to execute necessary document in favour of the said allottees/owners of the property or their nominees and register the same, as and when requested by such allottees. The suit was therefore accordingly withdrawn by the plaintiff in the said award. The list document no.1 mentioned hereinabove, a registered sale deed reveals that the terms of the compromise have been acted upon by the respective parties.

14. Common order dt:24.02.2015 in writ petition nos.23211/2003, 21313/2004 & 8852/2008 of Honourable High Court of Andhra Pradesh: Its contents reveal that the very same petitioner, viz, Prof.K.Ramakrisna Rao filed all the three writ petitions. Its contents also reveal that W.P. 23211/2003 was filed against proposal of regularization of land. W.P. 21313/2004 was filed against the proceedings dt:09.01.2004 rejecting the application of the petitioner. Third W.P. 8852/2008 was filed by the petitioner challenging GO MS No.380 of government of Andhra Pradesh. An elaborate discussion was undertaken by the Honourable High Court on the merits of contentions of the petitioner in the said writ petitions. Ultimately, the Honourable High Court held that there was no illegality in the actions of the government of Andhra Pradesh and dismissed all the writ petitions filed by the



V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsonsbay Colony
VISAKHAPATNAM-530 017

Ph : 9848518385



::10::

petitioner, Prof.K. Ramakrishna Rao. Thus, the allotment of sites by government of Andhra Pradesh in favour of 9 persons through GO MS No.380 dt:24.03.2008 was upheld by Honourable High Court of Andhra Pradesh.

It can be seen that the said petitioner in writ petitions, viz, Prof. K. Ramakrishna Rao, was the 1st defendant in O.S.401/2015 on the file Honourable II Additional District Judge Court, Visakhapatnam.

15. Award dt:11.12.2021 in W.A.No.360/2015 of the Honourable High Court of Andhra Pradesh: Its contents reveal that the writ appeal was filed against order dt:24.02.2015 in W.P. No. 8852/2008. It is further recited that the counsel for the appellant sought permission to withdraw writ appeal and that the award was passed closing the writ appeal on 11.12.2021. Thus, finality has been attached to the order dt:24.02.2015 in W.P. 8852/2008. Thus, it is clear that all the claims of Prof.K. Ramakrishna Rao have been negated by the Honourable High Court.

16. Award dt:11.12.2021 in W.A.No.440/2015 of the Honourable High Court of Andhra Pradesh: Its contents reveal that the writ appeal was filed against order dt:24.02.2015 in W.P. No. 21313/2004. It is further recited that the counsel for the appellant sought permission to withdraw writ appeal and that the award was passed closing the writ appeal on 11.12.2021. Thus, finality has been attached to the order dt:24.02.2015 in W.P. 21313/2004. Thus, it is clear that all the claims of Prof.K. Ramakrishna Rao have been negated by the Honourable High Court.


V. SATISH
ADVOCATE
4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385



::11::

17. Award dt:11.12.2021 in W.A.No.444/2015 of the Honourable High Court of Andhra Pradesh: Its contents reveal that the writ appeal was filed against order dt:24.02.2015 in W.P. No. 23211/2003. It is further recited that the counsel for the appellant sought permission to withdraw writ appeal and that the award was passed closing the writ appeal on 11.12.2021. Thus, finality has been attached to the order dt:24.02.2015 in W.P. 23211/2003. Thus, it is clear that all the claims of Prof.K. Ramakrishna Rao have been negated by the Honourable High Court.

Therefore, I am the opinion that M/s EDARAA INFRA PRIVATE LIMITED, rep. by its director, Sri Edara Sridhar Kumar has been validly conveyed right, title and interest over land of an extent of 2100 Sq. Mtr or 2511.57 Sq. Yds with A.C.Sheets shed thereon bearing Door No.9-6-39/14/1/1, Asst No.1086490965, measuring 100 Sq.ft covered by plot nos. 1, 2, 3, 4, 5, 6 & 7 situated in S.No. 47/2A1 of Waltair ward, block no. 4 of Sivajipalem, Visakhapatnam.

ADVOCATE
V. SATISH
ADVOCATE

4-57-2/1, LIG-55, Lawsons Bay Colony
VISAKHAPATNAM-530 017
Ph : 9848518385