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|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>S.S.MOHANA RAO</b><br><b>B.SC, MA, ML, PGD IRPM</b><br><b>ADVOCATE &amp; NOTARY</b> | Cell:98485 97546<br>Dr.No.44-34-18/8,<br>Nandagiri Nagar,<br>Akkayyapalam,<br><b>VISAKHAPATNAM -16</b> |
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Date: 12-03-2024

To

**TO WHOM SO EVER IT MAY CONCERN**

Sub:- Legal Opinion -Reg

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**I have gone through the entire file and my opinion is as follows:****I LIST OF DOCUMENTS SCRUTINIZED**

| S.No | Date       | Description                                     | Remarks    |
|------|------------|-------------------------------------------------|------------|
| 01.  | 24-03-1986 | Registered sale deed No. 2042/1986              | Xerox Copy |
| 02.  | 27-05-1991 | Registered GPA No. 225/1991                     | Xerox Copy |
| 03   | 27-05-1991 | Registered GPA vide doc. No. 224/1991           | Xerox Copy |
| 04   | 19-12-1990 | Registered GPA No. 511/1990                     | Xerox Copy |
| 05.  | 25-07-1991 | Registered sale deed No. 3456/1991,             | Xerox Copy |
| 06   | 26-07-1991 | Registered sale deed No. 3454/1991              | Xerox Copy |
| 07   | 26-02-2007 | Registered sale deed No. 874/2007               | Xerox Copy |
| 08   | 25-07-1991 | Registered sale deed No. 3455/1991              | Xerox Copy |
| 09   | 08-06-2012 | Registered sale deed No. 3133/2012              | Xerox Copy |
| 10   | 10-09-2015 | Registered sale deed No. 6726/2015              | Xerox Copy |
| 11   | 26-07-1991 | Registered sale deed No. 3458/1991              | Xerox Copy |
| 12   | 11-05-2012 | Registered sale deed No. 2644/2012              | Xerox Copy |
| 13   | 26-07-1991 | Registered sale deed No. 3461/1991              | Xerox Copy |
| 14   | 26-07-1991 | Registered sale deed No. 3460/1991              | Xerox Copy |
| 15   | 27-10-2015 | Registered sale deed No. . 7931/2015            | Xerox Copy |
| 16   | 22-01-2020 | Registered sale deed No. 344/2020               | Xerox Copy |
| 17   |            | Registration Certificate of Establishment       | Xerox Copy |
| 18   | 26-07-1991 | Registered sale deed No. 3459/1991              | Xerox Copy |
| 19   | 07-05-2012 | Registered sale deed No. 3187/2012              | Xerox Copy |
| 20   | 17-01-2020 | Registered sale deed No. 292/2020               | Xerox Copy |
| 21   | 31-08-1995 | Registered sale deed No. 2406/1995              | Xerox Copy |
| 22   | 27-08-2009 | Registered sale Agreement Cum GPA No: 3242/2009 | Xerox Copy |
| 23   | 09-11-2018 | Registered sale deed No. 8236/2018              | Xerox Copy |
| 24   | 09-11-2018 | Registered sale deed No. 8236/2018              | Xerox Copy |

|    |            |                                                                  |            |
|----|------------|------------------------------------------------------------------|------------|
| 25 | 12-08-2021 | Registered sale deed No. 6127/2021                               | Xerox Copy |
| 26 | 26-07-1991 | Registered sale deed No. 3457/1991                               | Xerox Copy |
| 27 | 25-07-1991 | Registered sale deed No. 3453/1991                               | Xerox Copy |
| 28 | 27-12-2002 | Registered sale deed No. 4863/2002                               | Xerox Copy |
| 29 | 10-08-2005 | Registered sale deed No. 3609/2005                               | Xerox Copy |
| 30 | 10-06-2020 | Registered Development Agreement With POA No: 5221/2020          | Xerox Copy |
| 31 | 29-09-2023 | Registered sale deed No. 10253/2023                              | Xerox Copy |
| 32 | 26-07-2023 | Registered GPA No. 7216/2023                                     | Xerox Copy |
| 33 | 29-09-2023 | Registered GPA No. 232/2023                                      | Xerox Copy |
| 34 | 02-09-2023 | Registered GPA No. 9217/2023                                     | Xerox Copy |
| 35 | 04-09-2010 | Will executed by Draupadi Choudhary                              | Xerox Copy |
| 36 | 15-03-2011 | Death Certificate of Draupadi Devi Choudhary                     | Xerox Copy |
| 37 | 17-11-2022 | Death Certificate of Naresh Kumar Agarwal                        | Xerox Copy |
| 38 | 04-08-2023 | Family Member Certificate                                        | Xerox Copy |
| 39 | 29-09-2023 | Cancellation of development Agreement with POA No. 10252/2023    | Xerox Copy |
| 40 | 29-09-2023 | Registered Development Agreement Coupled with GPA No: 10461/2023 | Xerox Copy |
| 41 | 26-08-2022 | Registered sale deed No. 9171/2022                               | Xerox Copy |
| 42 | 13-02-2023 | Sale Certificate No. 1409/2023                                   | Xerox Copy |
| 43 | 20-02-2024 | Registered Affidavit No. 76430/2024                              | Xerox Copy |
| 44 | 01-03-2024 | Plan and Proceedings                                             | Xerox Copy |
| 45 |            | Certificate of Incorporation of Monark Realcon Pvt. Ltd          | Xerox Copy |
| 46 | 06-03-2024 | Encumbrance Certificate, Visakhapatnam                           | Original   |

**II The schedule mentioned property and the description of the property is as follows:-**

**SCHEDULE**

**All that site measuring 5704 sq yds covered by T.S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam SRO, Visakhapatnam Dist., bounded as follows:**

East : 12.00M wide Gokhale Road

South: Apartment -Janaki Residency ,Vaishali Ocean Heights and Building of A. Satyanarayana to some extent & others

West : Government Port Officer's Bungalow and Vacant Site

North : Building and vacant site of C.V. Satyanarayana Raju of Etikoppaka and building and vacant site of D. Suryanarayana Raju & others

### **III DESCRIPTION OF THE DOCUMENTS/ FLOW OF TITLE**

**I perused the following documents and as per the contents of the documents the owners:**

**Nadipalli Bangar Raju S/o Raju & others acquired the title as described below:-**

1. As per Registered sale deed dt. 24-03-1986 vide doc No. 2042/1986, Mundru Dorababu S/o Venkata Rao and others rep. by GPA holder Vattikuti Padmanabham sold to 1) Suresh Kumar Khemka S/o Loon Karan Khemka 2) Champa Devi Khemka W/o Loon Karan Khemka 3) Meenakshi Devi Khemka W/o Ramesh Kumar Khemka 4) Aparna Devi Khemka W/o Pradeep Kumar Khemka 5) Purushottam Choudary S/o Kishan Lal Choudary 6) Drowpadi Devi Choudary W/o Shyam Sunder Choudary 7) Gayatri Devi Choudary W/o Om Prakash Choudary 8) Ajay Kumar Adukia S/o Mahabir Prasad Adukia 9) Shiv Kumar Adukia S/o Mahabir Prasad Adukia 10) Prema Devi Adukia W/o Mahabir Prasad Adukia , A Residential site of Ac. 1.18 Cents or 5704 sq yds together with building covered by T.S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
2. A Registered General Power of Attorney dt. 27-05-1991 vide doc. No. 225/1991 shows that Gayatri Devi Choudary W/o Om Prakash Choudary appointed Purushottam Choudhary S/o K.L. Choudhary as her agent to perform , execute and undertake any and all acts, deeds and things as mentioned in the GPA.
3. A Registered General Power of Attorney dt. 27-05-1991 vide doc. No. 224/1991 shows that Dropadi Devi Choudary W/o S.S Choudary appointed Purushottam Choudhary S/o K.L. Choudhary as her agent to perform , execute and undertake any and all acts, deeds and things as mentioned in the GPA.
4. A Registered General Power of Attorney dt. 19-12-1990 vide doc. No. 511/1990 shows that 1) Meenaxi Devi Khemka W/o R.K. Khemka 2) Champa Devi Khemka W/o L.K. Khemka appointed Suresh Kumar Khemka S/o Loon Karan Khemka as their agent to sell, lease out the properties at Visakhapatnam and other things as mentioned in the GPA.
5. As per Registered sale deed dt. 25-07-1991 vide doc No. 3456/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to N.B. Raju S/o N.V. Raju, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
6. As per Registered sale deed dt. 26-07-1991 vide doc No. 3454/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to Farida B. Johar W/o B.M.B. Johar, An undivided and

unspecified share that site measuring 33 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.

7. As per Registered sale deed dt. 26-02-2007 vide doc No. 874/2007, Farida B. Johar W/o B.M.B. Johar sold to Vuppuluri Satyanarayana Sastry S/o V.M. Sastry, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds together with Flat No. C-3 in Third Floor and car parking measuring 100 sft in the ground floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, which is purchased under above sale deed.
8. As per Registered sale deed dt. 25-07-1991 vide doc No. 3455/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to N. Anuradha W/o Apparao, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
9. As per Registered sale deed dt. 08-06-2012 vide doc No. 3133/2012, M/s Sri Ram Associates rep. by its Partners Suresh Kumar Khemka S/o Loon Karan Khemka & others sold to Ram Swaroop Arora S/o G. Mal, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. 4 measuring 1155 sft in Second Floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, which is purchased under sale deed No. 2042/1986 and constructed Apartment Building.
10. As per Registered sale deed dt. 10-09-2015 vide doc No. 6726/2015, Ram Swaroop Arora S/o G. Mal sold to Kandregula Rajubabu S/o Mahalakshmi Nadiu, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. B-4 in Second Floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, which is purchased under above sale deed.
11. As per Registered sale deed dt. 26-07-1991 vide doc No. 3458/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to Lalitha Arora W/o R.S. Arora, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
12. As per Registered sale deed dt. 11-05-2012 vide doc No. 2644/2012, Lalitha Arora W/o R.S. Arora sold to Kandregula Rajubabu S/o Mahalakshmi Nadiu, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds together with Flat No. B-2 in Second Floor measuring 1360 sft and car parking measuring 100 sft in the stilt floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward,

Visakhapatnam Dist, purchased under sale deed No. 3458/1991 and constructed Apartment building along with co-owners and got the present Flat.

13. As per Registered sale deed dt. 26-07-1991 vide doc No. 3461/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to R. Sasi Prabha W/o S.V. Adinarayana, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
14. As per Registered sale deed dt. 26-07-1991 vide doc No. 3460/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to P. Rama D/o Ram Babu, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
15. As per Registered sale deed dt. 27-10-2015 vide doc No. . 7931/2015, Peketi Rama D/o Rambabu sold to 1) Raj Kumar Sharma S/o late B.R. Sharma 2) Ranjana Devi W/o Raj Kumar Sharma, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds together with Flat No. A-2 measuring 1240 sft in First Floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under above sale deed .
16. As per Registered sale deed dt. 22-01-2020 vide doc No. 344/2020, 1) Raj Kumar Sharma S/o late B.R. Sharma 2) Ranjana Devi W/o Raj Kumar Sharma sold to Rakesh Kumar Agarwal S/o late Mohan Lal Agarwal, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds together with Flat No. A-2 measuring 1240 sft in First Floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under sale deed No. 7931/2015.
17. The Registration Certificate of Establishment shows S.F. Marine Ofshore & Industrial Co. registered as commercial under Bombay Shops and Establishment Act, 1948 on 16-08-2005.
18. As per Registered sale deed dt. 26-07-1991 vide doc No. 3459/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to M/s S.F. Marine & Industrial Stores rep. by its Partners Hojefa Shabbir Madha and others, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
19. As per Registered sale deed dt. 07-05-2012 vide doc No. 3187/2012, M/s S.F. Marine & Industrial Stores rep. by its Partners Hojefa Shabbir Madha and others sold to Raj Kumar Sharma S/o late B.R. Sharma , An undivided and unspecified share that site measuring 33

- sq yds out of 866 sq yds together with Flat No. C-2 measuring 1240 sft in Third Floor and car parking measuring 120 sft in cellar floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under sale deed No. 3459/1991.
20. As per Registered sale deed dt. 17-01-2020 vide doc No. 292/2020, Raj Kumar Sharma S/o late B.R. Sharma sold to Monica Garg W/o Saket Garg, An undivided and unspecified share that site measuring 33 sq yds out of 866 sq yds together with Flat No. C-2 measuring 1240 sft in Third Floor and car parking measuring 120 sft in cellar floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under sale deed No. 3187/2012.
  21. As per Registered sale deed dt. 31-08-1995 vide doc No. 2406/1995, Vadapalli Krishna Rao S/o late Suryanarayana Murthy and others sold to Rekha Joshi W/o Chendrasekhara Joshi, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. 5 in Second Floor measuring 1000 sft and car parking measuring 100 sft in the stilt floor of Sri Rama Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
  22. As per Registered sale Agreement Cum GPA dt: 27-08-2009 vide document No: 3242/2009 Rekha Joshi W/o Chendrasekhara Joshi agreed to sell An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. 5 in Second Floor measuring 1000 sft and car parking measuring 100 sft in the stilt floor of Sri Rama Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist to M/s Sri Venkateswara Trading rep. by its Managing Partner Satti Veera Raghava Reddy S/o Buliswamy Reddy, which is acquired through Register sale Deed vide doc. No. 2406/1995.
  23. As per Registered sale deed dt. 09-11-2018 vide doc No. 8236/2018, Rekha Joshi W/o Chendrasekhara Joshi rep. by GPA holder M/s Sri Venkateswara Trading rep. by its Managing Partner Satti Veera Raghava Reddy S/o Buliswamy Reddy sold to Arvind Joshi S/o R.K. Joshi, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. 5 in Second Floor measuring 1000 sft and car parking measuring 100 sft in the stilt floor of Sri Rama Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under sale deed No. 2406/1995.
  24. As per Registered sale deed dt. 11-10-2019 vide doc No. 7434/2019, Arvind Joshi S/o R.K. Joshi sold to 1) Mritunjay Khemka S/o Pradeep Kumar Khemka 2) Aparna Khemka W/o Pradeep Kumar Khemka, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. 5 in Second Floor measuring 1000 sft and car

- parking measuring 100 sft in the stilt floor of Sri Rama Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under above sale deed.
25. As per Registered sale deed dt.12-08-2021 vide doc No. 6127/2021, 1) Mritunjay Khemka S/o Pradeep Kumar Khemka 2) Aparna Khemka W/o Pradeep Kumar Khemka sold to Sunita Subhash Bansal W/o Subhash, An undivided and unspecified share that site measuring 30.50 sq yds out of 866 sq yds together with Flat No. 5 in Second Floor measuring 1000 sft and car parking measuring 100 sft in the stilt floor of Sri Rama Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under above sale deed.
  26. As per Registered sale deed dt. 26-07-1991 vide doc No. 3457/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to Saroj Devi Joshi W/o Naresh Joshi, An undivided and unspecified share that site measuring 46.25 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
  27. As per Registered sale deed dt. 25-07-1991 vide doc No. 3453/1991, Suresh Kumar Khemka S/o Loon Karan Khemka & others rep. by GPA holders Suresh Kumar Khemka, Purushottam Chowdary sold to Mustaffa Saifuddin Bhai s/o Saifuddin Bhai, An undivided and unspecified share that site measuring 46.25 sq yds out of 866 sq yds covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.
  28. As per Registered sale deed dt. 27-12-2002 vide doc No. 4863/2002, Mustaffa Saifuddin Bhai s/o Saifuddin Bhai sold to Ginni Jaiswal w/o Praveen Kumar Jaiswal, An undivided and unspecified share that site measuring 46.25 sq yds out of 866 sq yds together with Flat No. C-1 measuring 1872 sft in Third Floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist, purchased under sale deed No. 3453/1991.
  29. As per Registered sale deed dt.10-08-2005 vide doc No. 3609/2005, Tosh Kedia W/o Arun Kedia sold to Naresh Kumar Agarwal s/o Omkar Mal Agarwal, An undivided and unspecified share that site measuring 46.25 sq yds being 1/25<sup>th</sup> share out of 866 sq yds together with Flat No. 1 in Second Floor measuring 1870 sft and car parking measuring 100 sft in the stilt floor of Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist,
  30. As per Registered Development Agreement With Power Of Attorney dt: 10-06-2020 vide Doc No: 5221/2020, 1) Nadipalli Bangar Raju S/o Raju 2) Vuppuluri Satyanarayana Sastry S/o V.M. Sastry 3) Narava Anuradha W/o Apparao 4) Naresh Kumar Agarwal S/o Omkar Mal Agarwal 5) Kandregula Raja Babu S/o Mahalakshmi Naidu 6) Rokkam Sasiprabha W/o Adinarayana Rao 7) Rajesh Kumar Agarwal S/o late Mohanlal Agarwal 8) Monica Garg W/o

Saket Garg 9) Mritinjay Khemka S/o Pradeep Kumar Khemka 10) Aparna Khemka W/o Pradeep Kumar Khemka 11) Arvind Joshi S/o R.K. Joshi 12) Ginni Jaiswal W/o Praveen Kumar Jaiswal 13) Purushottam Choudary S/o Kishan Lalji Chowdary rep. by GPA holder Suresh Kumar Khemka S/o Loon Karan Khemka 14) Ajay Kumar Adukia @ Ajay Mahabirprasad Adukia S/o late M.P. Adukia 15) Premadevi Mahavirprasad Adukia W/o late Mahavir Prasad Adukia rep. by GPA holder Suresh Kumar Khemka S/o Loon Karan Khemka who are the site owners entered in to this Development Agreement with the Developer M/s Sri Ram Associates rep. by its Managing Director Suresh Kumar Khemka S/o Loon Karan Khemka with respect to the property ie., All that site measuring 866 sq yds or 724.086 sq mts covered by "Sriram Apartments", T.S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist.

31. As per Registered sale deed dt. 29-09-2023 vide doc No. 10253/2023, Narava Anuradha W/o Apparao sold to Veeramachaneni Suneeta W/o Venkata Subbarao, An undivided and unspecified share that site measuring 30.5 sq yds out of 866 sq yds comprising a residential Apartment knpwn as Sri Ram Apartments covered by T. S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist,
32. A Registered General Power of Attorney dt. 26-07-2023 vide doc. No. 7216/2023 shows that Nadipalli Bangar Raju S/o Raju appointed his wife Nadipalli Bapa Devi D/o Grandhi Jagannadha Gupta as her agent to perform , execute and undertake any and all acts, deeds and things on his behalf with respect to the property purchased under doc. No. 3456/1991. And he had also entered into Development Agreement vide doc. No. 5221/2020 along with other Co-owners of said Sriram Apartments to construct a new apartment building to demolish the existing Sriram Apartment Building. He is unable to pursue, manage and participate in all the activities associate with demolition, hence this Power of Attorney executed.
33. A Registered General Power of Attorney dt. 29-09-2023 vide doc. No. 232/2023 shows that Rajesh Kumar Agarwal S/o late Mohanlal Agarwal appointed Monica Garg W/o Saket Garg as hisr agent to perform , execute and undertake any and all acts, deeds and things on his behalf with respect to the property purchased under doc. No. 344/2020. And he had also entered into Development Agreement vide doc. No. 5221/2020 along with other Co-owners of said Sriram Apartments to construct a new apartment building to demolish the existing Sriram Apartment Building. He is unable to pursue, manage and participate in all the activities associate with demolition, hence this Power of Attorney executed.
34. A Registered General Power of Attorney dt. 02-09-2023 vide doc. No. 9217/2023 shows that Sunita Subhash Bansal W/o Subhash D/o Ram Prasad Garg appointed Aman Garg S/o Ram Prasad Garg as her agent to perform , execute and undertake any and all acts, deeds and things on her behalf with respect to the property purchased under doc. No. 6171/2021.

And he had also entered into Development Agreement vide doc. No. 5221/2020 along with other Co-owners of said Sriram Apartments to construct a new apartment building to demolish the existing Sriram Apartment Building. He is unable to pursue, manage and participate in all the activities associate with demolition, hence this Power of Attorney executed.

35. The Will executed by Draupadi Choudhary W/o late Shyam Sunder Choudhary on 04-09-2010 shows she was a retired partner of Sriram Associates and in consireration of her retirement from the firm she was jointly granted a residential flat in Sriram Apartments bearing Flat No. B-3 in Second floor of Sri Ram Apartments along with her co-retiree and former partner Purushottam Choudary S/o Kishan Lal Choudary and she had bequeathed her half share in the said flat to Purushottam Choudary in to with full and absolute rights.
36. The Death Certificate issued by Ranchi Municipality on 15-03-2011 shows Draupadi Devi Choudhary W/o late Shyam Sunder Choudhary died on 09-03-2011.
37. The Death Certificate issued by Narla CHC on 17-11-2022 shows Naresh Kumar Agarwal died on 12-11-2022.
38. The Family Member Certificate issued by Tahsildar, Kothavalasa on 04-08-2023 shows Sabita Agarwal (wife), Ankit Agarwal and Archeet Agarwal (Sons) are family members of late Naresh Kumar Agarwal.
39. As per Cancellation of development Agreement with POA dt.29-09-2023 vide doc. No. 10252/2023 shows the above Registered Development Agreement With Power Of Attorney vide Doc No: 5221/2020 cancelled by both the Owners and Developer as developer could not commence and pursue the re-development and accordingly requested the owners to withdraw from re-development.
40. As per Registered Development Agreement With Coupled with General Power Of Attorney dt: 29-09-2023 vide Doc No: 10461/2023, 1) Nadipalli Bangar Raju S/o Raju rep. by GPA holder Nadipalli Bapa Devi D/o Grandhi Jagannadha Gupta 2) Vuppuluri Satyanarayana Sastry S/o V.M. Sastry 3) Veeramachaneni Suneeta W/o V. Venkata Subbarao 4) a) Sabita Agarwal W/o late Naresh Kumar Agarwal b) Ankit Agarwal c) Archeet Agarwal Sons of late Naresh Kumar Agarwal 5) Kandregula Raja Babu S/o Mahalakshmi Naidu 6) Rokkam Sasiprabha W/o Adinarayana Rao 7) Rajesh Kumar Agarwal S/o late Mohanlal Agarwal rep. by GPA holder Monica Garg W/o Saket Garg 8) Monica Garg W/o Saket Garg 9) Sunita Subhash Bansai W/o Subhash rep. by GPA holder Aman Garg S/o Ram Prasad Garg 10) Arvind Joshi S/o R.K. Joshi 11) Ginni Jaiswal W/o Praveen Kumar Jaiswal 12) Purushottam Choudary S/o Kishan Lalji Chowdary 13) a) Ajay Kumar Adukia @ Ajay Kumar Mahabirprasad Adukia S/o M.P. Adukia b) Premadevi Mahavirprasad Adukia W/o late Mahavir Prasad Adukia rep. by GPA holder Ajay Kumar Adukia @ Ajay Kumar Mahabirprasad Adukia 14) M/s Sri Ram Associates rep. by its working Partner Suresh Kumar

Khemka (HUF) S/o Loon Karan Khemka (duly authorized in this behalf by other Partners Meenakshi Devi Khemka W/o Ramesh Kumar Khemka and Aparna Devi Khemka W/o Pradeep Kumar Khemka vide minutes dt. 05-09-2023) who are the site owners entered in to this Development Agreement with the Developer M/s Monark Realcon Pvt Ltd rep. by its Director and Authorized Signatory Veeramachaneni Venkata Subbarao (vide Board Resolution dt. 14-09-2023) with respect to the property ie., All that site measuring 866 sq yds or 724.086 sq mts carved out of 5704 sq yds comprised a residential Apartment known as "Sriram Apartments" covered by T.S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam SRO, Visakhapatnam Dist. Whereas, the Firm M/s Sri Ram Associates constructed Sri Ram Apartments in an extent of 866 sq yds in Cellar+Ground+2upper floors as per the approved plan by VMC vide Rc. No. 2712/87-F3 dt.27-11-87 and sold 14 flats out of 15 flats with an undivided and unspecified share of 489.25 sq yds and remained with Flat No. A-4 in First Floor with undivided and unspecified share of 30 sq yds and the remaining unsold extent of undivided and unspecified share of 346.25 sq yds ie., 376.75 sq yds out of 866 sq yds carved out of 5704 sq yds. As the Apartment become old, the owners/First Party resolved amongst themselves that the apartment structure should be reconstructed and entered into Development Agreement vide doc. No. 5221/2020 with the original builder. As the redevelopment of the Apartment land could not taken place, all the parties cancelled the said deed through registered cancellation deed vide doc. No. 10252/2023. The First Party now approached the second party for development of Apartment Land. Whereas Owner No. 1 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds under sale deed vide doc. No. 3456/1991 and entered into construction agreement with Sri Ram Associates on the same day for construction of flat A-3 in First floor of Sriram Apartments. Whereas Owner No. 2 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds under sale deed vide doc. No. 874/2007 together with flat C-3 in Third floor of Sriram Apartments. Whereas Owner No. 3 had purchased undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat C-4 in Third floor of Sriram Apartments under sale deed vide doc. No. 10253/2023. Whereas Owner No. 4 inherited undivided share of 46.25 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-1 in Second floor of Sriram Apartments from late Naresh Kumar Agarwal who purchased the same under sale deed vide doc. No. 3609/2005. Whereas Owner No. 5 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-2 in Second floor of Sriram Apartments under sale deed vide doc. No. 2644/2012 & undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-4 in Second floor of Sriram Apartments under sale deed vide doc. No. 6726/2015. Whereas Owner No. 6 had purchased undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds under sale deed vide doc. No. 3461/1991 and entered into construction agreement with Sri Ram Associates on the same day for

construction of with flat C-5 in Third floor of Sriram Apartments. Whereas Owner No. 7 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat A-2 in First floor of Sriram Apartments under sale deed vide doc. No. 344/2020. Whereas Owner No. 8 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat C-2 in Third floor of Sriram Apartments under sale deed vide doc. No. 292/2020. Whereas Owner No. 9 had purchased undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-5 in Second floor of Sriram Apartments under sale deed vide doc. No. 6127/2021. Whereas Owner No. 10 had purchased undivided share of 46.25 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat A-1 in First floor of Sriram Apartments under sale deed vide doc. No. 3789/2018. Whereas Owner No. 11 had purchased undivided share of 46.25 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat C-1 in Third floor of Sriram Apartments under sale deed vide doc. No. 4863/2002. Whereas Owner No. 12 inherited undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-3 in Second floor of Sriram Apartments from late Draupadi Chowdary vide her will vide doc. No. 04-09-2010. Whereas Owner No. 13 acquired undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat A-5 in First floor of Sriram Apartments through retirement from Partnership Firm, Sri Ram Associates in the year 1995. As per the agreement developer will get 315.75 sq yds undivided and unspecified share in 866 sq yds.

41. As per Registered sale deed dt. 26-08-2022 vide doc No. 9171/2022, M/s Sri Ram Associates rep. by its Partners 1) Suresh Kumar Khemka S/o Loon Karan Khemka 2) Meenakshi Devi Khemka W/o Ramesh Kumar Khemka 3) Aparna Devi Khemka W/o Pradeep Kumar Khemka(Vendors) and 1) Pramod Kumar Khemka 2) Ramesh Kumar Khemka 3) Pradeep Kumar Khemka 4) Sreshu Kumar Khemka (Consenting Parties) sold to M/s Monark Realcon Pvt Ltd rep. by its Director and Authorized Signatory Veeramachaneni Venkata Subbarao (vide Board Resolution dt. 21-07-2022), An undivided and unspecified land of 525 sq yds out of 4729 sq yds covered by T.S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist. Originally Partners of M/s Sri ram Associates collectively purchased an extent of 5704 sq yds under register sale deed vide doc. No.2042/1986 and constructed Apartment Building in an extent of 866 sq yds and sold undivided share of 519.75 sq yds and retained an extent of 346.25 sq yds along with balance land of 4729 sq yds. Whereas some of the partners opted for retirement, their account were settled .Then, present Partners offered 4204 sq yds out of balance land of 4729 sq yds as security to Union Bank of India and executed Memorandum of Deposit of Title Deeds vide doc. Nos. 6175/2014, 3190/2016 & 830/2020. Whereas one of the present partners also died, the partners along with consenting partners executed this deed .

construction of with flat C-5 in Third floor of Sriram Apartments. Whereas Owner No. 7 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat A-2 in First floor of Sriram Apartments under sale deed vide doc. No. 344/2020. Whereas Owner No. 8 had purchased undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat C-2 in Third floor of Sriram Apartments under sale deed vide doc. No. 292/2020. Whereas Owner No. 9 had purchased undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-5 in Second floor of Sriram Apartments under sale deed vide doc. No. 6127/2021. Whereas Owner No. 10 had purchased undivided share of 46.25 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat A-1 in First floor of Sriram Apartments under sale deed vide doc. No. 3789/2018. Whereas Owner No. 11 had purchased undivided share of 46.25 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat C-1 in Third floor of Sriram Apartments under sale deed vide doc. No. 4863/2002. Whereas Owner No. 12 inherited undivided share of 33 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat B-3 in Second floor of Sriram Apartments from late Draupadi Chowdary vide her will vide doc. No. 04-09-2010. Whereas Owner No. 13 acquired undivided share of 30.50 sq yds out of 866 sq yds carved out of 5704 sq yds together with flat A-5 in First floor of Sriram Apartments through retirement from Partnership Firm, Sri Ram Associates in the year 1995. As per the agreement developer will get 315.75 sq yds undivided and unspecified share in 866 sq yds.

41. As per Registered sale deed dt. 26-08-2022 vide doc No. 9171/2022, M/s Sri Ram Associates rep. by its Partners 1) Suresh Kumar Khemka S/o Loon Karan Khemka 2) Meenakshi Devi Khemka W/o Ramesh Kumar Khemka 3) Aparna Devi Khemka W/o Pradeep Kumar Khemka (Vendors) and 1) Pramod Kumar Khemka 2) Ramesh Kumar Khemka 3) Pradeep Kumar Khemka 4) Sreshu Kumar Khemka (Consenting Parties) sold to M/s Monark Realcon Pvt Ltd rep. by its Director and Authorized Signatory Veeramachaneni Venkata Subbarao (vide Board Resolution dt. 21-07-2022), An undivided and unspecified land of 525 sq yds out of 4729 sq yds covered by T.S. No. 132 & 135/1P of Maharanipeta Ward, Visakhapatnam Dist. Originally Partners of M/s Sri ram Associates collectively purchased an extent of 5704 sq yds under register sale deed vide doc. No.2042/1986 and constructed Apartment Building in an extent of 866 sq yds and sold undivided share of 519.75 sq yds and retained an extent of 346.25 sq yds along with balance land of 4729 sq yds. Whereas some of the partners opted for retirement, their account were settled. Then, present Partners offered 4204 sq yds out of balance land of 4729 sq yds as security to Union Bank of India and executed Memorandum of Deposit of Title Deeds vide doc. Nos. 6175/2014, 3190/2016 & 830/2020. Whereas one of the present partners also died, the partners along with consenting partners executed this deed.

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