

S.S. MOHANA RAO

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ADVOCATE & NOTARY PUBLIC

Law Chambers :

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To

Date: 10-02-2022

TO WHOM SO EVER IT MAY CONCERN

Sub:- Legal Opinion -Reg

I have gone through the entire file and my opinion is as follows:

I LIST OF DOCUMENTS SCRUTINIZED

S.No	Date	Description	Remarks
01.	19-10-2000	Registered sale deed No:3459/2003	Xerox Copy
02.	04-04-2005	Registered sale deed No:2069/2005	Xerox Copy
03	25-07-2005	Registered Agreement to Sell with GPA No:4399/2005	Xerox Copy
04	26-12-2005	Registered sale deed No:7544/2005	Xerox Copy
05.	19-10-2000	Registered sale deed No:3460/2000	Xerox Copy
06	26-12-2005	Registered Agreement to Sell with GPA No: 7545/2005	Xerox Copy
07	05-03-2010	Registered sale deed No:603/2010	Xerox Copy
08	09-09-2020	Registered Gift deed No. 4643/2020	Xerox Copy
09	09-08-2021	Registered sale deed No:4891/2021	Xerox Copy
10	17-01-2022	Plan and Proceedings	Xerox Copy
11	08-02-2022	Encumbrance Certificate, Pendurthi	Original

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

SCHEDULE

All the site measuring 334 sq yds i) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 ii) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No.

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13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Pendurthi SRO , Visakhapatnam Dist bounded as follows:

1st Item: an extent of 167 sq ds bearing Plot No. 12

East : Plot No. 11

South: 33' feet Road

West : Plot No. 13

North : Plot Nos. 3 & 4

2nd Item: an extent of 167 sq ds bearing Plot No. 13

East : Plot No. 12

South: 33' feet Road

West : Plot No. 14

North : Plot Nos. 3

III DESCRIPTION OF THE DOCUMENTS/ FLOW OF TITLE

I perused the following documents and as per the contents of the documents the owner: M/s Rajeswari Constructions rep. by its sole Proprietor Maheswari Gudla w/o Devagiri Gudla acquired the title as described below:-

1. A Registered sale deed dt: 19-10-2000 vide document No:3459/2003 reveals that Vuta Mutyalu S/o late Pydayya and others rep. by GPA holders Pusapati Venkat Narayana Murthy Raju, Chilukuri Venkata Narasimha Dikshitulu sold to Boddapati Bhaskara Rao S/o late Siva Ramayya i.e an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Gollavillivanipalem Village H/o Lakshmipuram , Gopalapatnam SRO , Visakhapatnam Dist. which is ancestral property of the vendors.
2. A Registered sale deed dt: 04-04-2005 vide document No:2069/2005 reveals that Boddapati Bhaskara Rao S/o Siva Ramayya sold to Appala Lalitha Kumari W/o Suryanarayana Murthy i.e an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4, 6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Gopalapatnam SRO ,

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- Visakhapatnam Dist. which is acquired by the vendor under register sale deed vide doc. No. 3459/2003.
3. A Registered Agreement to Sell with GPA dt: 25-07-2005 vide document No:4399/2005 reveals that Appala Lalitha Kumari W/o Suryanarayana Murthy agreed to sell the property i.e an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999, covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Gopalapatnam SRO, Visakhapatnam Dist. to Boddapati Surya Siva Rama Sarma S/o Bhaskara Rao, which is acquired by the vendor under register sale deed vide doc. No. 2069/2005.
 4. A Registered sale deed dt: 26-12-2005 vide document No:7544/2005 reveals that Appala Lalitha Kumari W/o Suryanarayana Murthy rep. by GPA holder Boddapati Surya Siva Rama Sarma S/o Bhaskara Rao sold to Kola Eswara Appala Swamy S/o Appalanaidu i.e an extent of 167 sq yds or 139.633 Sq. mts bearing Plot No. 12 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999, covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Gopalapatnam SRO, Visakhapatnam Dist. which is acquired by the vendor under register sale deed vide doc. No. 2069/2005.
 5. A Registered sale deed dt: 19-10-2000 vide document No:3460/2000 reveals that Vuta Mutyalu S/o late Pydayya and others rep. by GPA holders Pusapati Venkat Narayana Murthy Raju, Chilukuri Venkata Narasimha Dikshitulu sold to Boddapati Bhaskara Rao S/o late Siva Ramayya i.e an extent of 167 sq yds or 139.633 Sq. mts bearing Plot No. 13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999, covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Gollavillivanipalem Village H/o Lakshmipuram, Gopalapatnam SRO, Visakhapatnam Dist. which is ancestral property of the vendors.
 6. A Registered Agreement to Sell with GPA dt: 26-12-2005 vide document No: 7545/2005 reveals that Boddapati Bhaskara Rao S/o late Siva Ramayya agreed to sell the property i.e an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999, covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Gopalapatnam SRO,


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- Visakhapatnam Dist. to Kola Eswara Appala Swamy S/o Appalanaidu , which is acquired by the vendor under register sale deed vide doc. No. 3460/2000.
7. A Registered sale deed dt: 05-03-2010 vide document No:603/2010 reveals that Boddapati Bhaskara Rao S/o late Siva Ramayya rep. by GPA holder Kola Eswara Appala Swamy S/o Appalanaidu sold to Kola Eswara Appala Swamy S/o Appalanaidu i.e an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Gopalapatnam SRO , Visakhapatnam Dist. which is acquired by the vendor under register sale deed vide doc. No. 3460/2000.
 8. Document No. 7 is the Registered Gift deed dt. 09-09-2020 vide doc No. 4643/2020 shows that Kola Eswara Appala Swamy S/o late Appalanaidu, who is donor gifted the property i.e. All the site measuring 334 sq yds i) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 ii) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Pendurthi SRO , Visakhapatnam Dist , to his wife Kola Naga Lakshmi, who is the donee, out of love and affection without taking any consideration. Whereas donor acquired the property through a Registered sale deed No. 7544/2005, 603/2010.
 9. A Registered sale deed dt: 09-08-2021 vide document No:4891/2021 reveals that Kola Naga Lakshmi W/o K.E.A. Swamy sold to M/s Rajeswari Constructions rep. by its sole Proprietor Maheswari Gudla w/o Devagiri Gudla i.e a total extent of 334 sq yds i) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 ii) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Pendurthi SRO , Visakhapatnam Dist. which is acquired by the vendor under register gift deed vide doc. No. 4643/2020.
 10. As per the Plan and Proceedings permission was accorded to construct Residential Apartment building consisting of Stilt, Ground + 4 upper floors (3rd, 4th Floors TDR Floors) is approved by GVMC vide BA No:1086/6147/B/


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Z8/LAM/2021 dt. 17-01-2022 and 10% of Built up area in third floor is mortgaged to GVMC through Affidavit No. 7995/2021.

11. The Encumbrance certificates issued by Sub Registrar Pendurthi covering a period of 15 years from 01-10-2007 to 06-02-2022 reveals that there are no encumbrances on the said property. The above transaction were referred to and reflected in the Encumbrance Certificate.

IV OPINION

After going through all the documents mentioned supra, I am of the opinion that the owner M/s Rajeswari Constructions rep. by its sole Proprietor Maheswari Gudla w/o Devagiri Gudla acquired absolute and clear title over All the site measuring 334 sq yds i) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 12 ii) an extent of 167 sq ds or 139.633 Sq. mts bearing Plot No. 13 in the approved layout by VUDA vide L.P. No. 9/99 dt 18-8-1999 , covered by S. Nos. 95/2 to 4,6 to 11, & 95/17,96/1,2,4 to 13,15,16 & 18 of Lakshmipuram Village, Gollavillivanipalem Area, Pendurthi SRO , Visakhapatnam Dist . There are no legal impediments for granting loan or creating valid Security under any applicable Law/ Rules.

Visakhapatnam

Date: 10-02-2022

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