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Opp;Jaipur Lodge

Dabagardens,

Visakhapatnam

Date:01-03-2024

To whom so it may concern

Sir,

Sub: Legal Opinion--Verification of title deeds relating to 1). Smt Gudela Lakshmi wife of Gudela Basava Raju,2). Vandrasi China Appa Rao alias Appalakonda wife of Vandrasi Narasinga Rao and 3). Smt Bayana Saraswathi wife of Venkata Ramana Murthy represented by her GPA holder M/s SVS Builders Pvt Ltd., represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao and 4). M/s SVS Builders Pvt Ltd., represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao - Regarding.

I have gone through the documents sought for my legal opinion relating to 1). Smt Gudela Lakshmi wife of Gudela Basava Raju,2). Vandrasi China Appa Rao alias Appalakonda wife of Vandrasi Narasinga Rao and 3). Smt Bayana Saraswathi wife of Venkata Ramana Murthy represented by her GPA holder M/s SVS Builders Pvt Ltd., represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao and 4). M/s SVS Builders Pvt Ltd., represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao the property i.e A Site of an extent of 2565.2 Sq yards, or 2144.83 sq.mts, together with Stilt Floor for parking, Ground, First, Second, third and fourth floor (21 Flats fell to the share of Site Owners and 29 Flats fell to the share of Developer total 50 flats), Covered by S.Nos:143/1B, 143/1C, 143/1D, 143/1E & 143/9 , Situated at Madhurawada Village, Madurawada SRO, Within The Limits of GVMC, Visakhapatnam.


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LIST OF DOCUMENTS SCRUTINIZED

01	30-10-1998	Registered Sale deed No:1391/1998	Original
02.	13-02-2024	Registered Development Agreement with GPA No:2888/2024	Original
03.	26-02-2020	Registered Rectification deed No:1248/2020	Original
04	13-02-2024	Registered Affidavit No:2887/2024	Copy
05	20-02-2024	Approved plan and Building Permit Order	Original
06	17-07-2018	Memorandum and Articles of Association along with Registration Certificate of SVS PRO Builders Private Limited	Copy
07	24-02-2024	Encumbrance Certificate	Original
08.	01-03-2024	Encumbrance Certificate	Online Copy

II. Description of the Property:

A Site of an extent of 2565.2 Sq yards, or 2144.83 sq.mts, together with Stilt Floor for parking, Ground, First, Second, third and fourth floor (21 Flats fell to the share of Site Owners and 29 Flats fell to the share of Developer total 50 flats) Covered by S.Nos:143/1B, 143/1C, 143/1D, 143/1E & 143/9 , Situated at Madhurawada Village, Madurawada SRO, Within The Limits of GVMC, Visakhapatnam

Boundaries of Site

East: 80 Feet Wide road Partly and Presently Vensa Classic Apartment Partly

South: Land belongs to Putchala Basaveswara Kumar

West: Land belongs to to Kolli Suri & Tati Pendi

North: Land belongs to Parsa Satyanarayana


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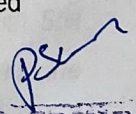
III.

FLOW OF TITLE

1. A Registered sale deed dated:30-10-1998 bearing document No: 13911998 goes to show that 1). Kalamata Pydithalli son of Late Dalayya, 2). Kalamata Sanyasisappadu son of Pydithalli ,3). Kalamata Seetharam son of Pydithalli ,4). Kalamata Tata Rao son of Pydithalli ,5). Kalamatla Trinadha Rao son of Pydithalli, 6). Arasavilli Simhachalam wife of Narasinga Rao,7). Kalamata Nooka Raju (Minor) ,S/o Late Ramulu, all are represented by their GPA (doc No:398/1997) holder Marupalli Venakta APpala Suryanarayana son of Narasimham, 8). Sri Jami Appala Swamy son of Late Narasimhulu,9). Jami Appa Rao son of Appala Swamy, 10). Sri Jami Narasinga Rao son of Appala Swamy,11). Jami Ananda SATyavathi daughter of APpa Rao,12). Jami Chadnra Sekhar son of APpa Rao,13). Jami Kanaka Ranam (Minor) D/o APpa Rao,14). Jami Aruna Kumari (Minor) D/o Narasinga Rao,15). Jami Saraswathi (Minor) D/o Nrasinga Rao ,16). Chippa Parvathi W/o Ramesh,17).Jami Satyan son of Late NArasimhulu,18). Jami Suri Babu son of Satyam are represented by their GPA (doc No;1019/1998) holder Jasti Vijay Shankar , Managing Director Aiswarya Developers (p) Ltd., sold to 1).Smt Gudela Lakshmi wife of Basava Raju, 2).Vandrasi China Appa Rao wife of Narasinga Rao and 3). Bayana Saraswathi wife of Venkata Ramana Murthi , the property i.e A Land of an extent of Ac.0.53 cents or O.212 Hectares, Covered by 143/1B, 1C, 1D, 1E and 143/9, Situated at Madhurawada Village, and Same Panchayat, Chiangadila Mandal, Madhurawada SRO, Visakhapatnam District. It is recited in the sale deed that the vendors are seized and possessed as absolute Owners of Agriculture Land of Ac.0.53 cents, Hindu Co-parcenary Property acquired the property. It is further recited in the sale deed that the vendor received the entire sale consideration from the purchaser and vendors delivered the property to the Purchaser with full and absolute rights.
2. A Registered Development Agreement with Power of attorney dated:13-02-2024 bearing document registration No:2888/2024 show that 1).Smt Gudela Lakshmi wife of Basava Raju, 2).Vandrasi China Appa Rao wife of Narasinga Rao and 3). Bayana Saraswathi wife of Venkata Ramana Murthi who is the absolute owners agreed to give the property acquired under the above sale deed vide doc No:3830/1989 i.e A Site of an extent of 2565.2 sq.yds or 2144.83 sq.mts, Covered by Covered by 143/1B, 1C, 1D, 1E and 143/9, Situated at Madhurawada Village, Madhurawada SRO, Within the Limits son of GVMC, Visakhapatnam to M/s SVS Builders Pvt

Ltd., represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao who is the Developer agreed to develop the schedule property for construction residential flats. It is further recited in the agreement that the Owner has given 1525.61 sq.yds towards Developers share of undivided and unspecified extent and Owners retained remaining extent out of total extent of 1039.59 sq.yds . The Site Owners Jointly got Flat Nos:101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 201, 210, 303, 307, 430, 404, 407, 408, 409, 504 and 507 in Ground, First, Second third and Fourth Floor respectively and Developer got Flat Nos:202, 203, 204, 205, 206, 207, 208, 209, 301, 302, 304, 305, 306, 308, 309, 310, 401, 402, 405, 406, 410, 501, 502, 503, 505, 506, 508, 509 and 510 in First, Second, third and fourth Floor respectively.

3. A Registered Rectification deed dated:26-02-2020 bearing document No:1248/2020 goes to show that in the above Regd Development agreement with GPA No:1248/2020, the East boundary was mentioned as Land belongs to M/s Aiswarya Developer Pvt Ltd., instead of mentioning East: Land belongs to M/s M/s Aiswarya Developer Pvt Ltd., and 80 Feet Road and same is rectified by this rectification deed.
4. A Registered Affidavit dated:13-02-2024 bearing document No:13-02-2024 goes to show that 1).Smt Gudela Lakshmi wife of Basava Raju, 2).Vandrasa China Appa Rao wife of Narasinga Rao and 3). Bayana Saraswathi wife of Venkata Ramana Murthi given an under taking to GVMC in compliance of the revised building rules in G.O.M S No:119 MA dt:28-03-2017 and pledged the 10% of the total built up area admeasuring 637.654 sq.yds or 33.16 sq.mts or 5738.886 sft in the Proposed **Ground Floor** of proposed building as demarked in the plan.
5. A Plan showing the proposed construction of residential apartment building consisting stilt, Ground, First, Second, Third and Four floor in the said site and same is approved by Greater Visakhapatnam Municipal Corporation in Permit Order No:1086/2962/B/Z2/M-5/2023, dt:20-02-2024. The Plan further reveals 10% of built up in **Ground floor** is mortgaged to GVMC. Building permit order was also issued to that effect.


SRI SATYA SRINIVAS
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6. Memorandum and Articles of Association and Certificate of incorporation of *M/s PRO-Builders Pvt., Ltd.*, were produced and it reveals that main objects of the company i.e To carry on the Business as Builders, Developers, infrastructure developers, to Develop Land, building, Roads, ports, ad airports any Infrastructure facility, to act as contractors, Real Estate Agents and Dealers in land and Buildings, to purchase and sell Land, building Plots, Flats, to develop the properties belonging to the Firm or acquired by it, or to take Property on lease or license or mortgage and to develop the same by construction of multi storied commercial complexes , to grant lease, License or to sell or otherwise dispose of the properties so constructed etc., and as per Clause B 1 to 33 of clear mentioned the objects incidental/Ancillary to the Attainment of the Main Objects and the said company was registered with registrar of companies and same can be evidenced by the Certificate of Incorporation dated:12-04-2011.issued by Registrar of Companies.

7and 8. Encumbrance Certificates dt:24-02-2024 and 01-03-2024 Madurawada and also generated from authorized web site of Registration and Stamps Dept, Govt of A.P. SRO for a period of 33/30 years covering from 31-03-1991/25-02-1994 to 23-02-2024/29-02-2024 reveals that there are no encumbrances on the schedule property. The Development Agreement with GPA , Mortgage in favour of GVMC, and link transactions are being reflected in the ECs.

FINAL OPINION

Thus having regard to the above documents and recitals therein I am of opinion that 1). Smt Gudela Lakshmi wife of Gudela Basava Raju,2). Vandrasi China Appa Rao alias Appalakonda wife of Vandrasi Narasinga Rao and 3). Smt Bayana Saraswathi wife of Venkata Ramana Murthy represented by her GPA holder *M/s SVS Builders Pvt Ltd.*, represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao and 4). *M/s SVS Builders Pvt Ltd.*, represented by its Managing Director Sri Bayana Srinivasa Rao son of Bayana Surya Rao have got absolute and marketable title over the property i.e *A Site of an extent of 2565.2 Sq yards, or 2144.83 sq.mts, together with Still Floor for parking, Ground, First, Second, third and fourth floor (21 Flats fell to the share of Site Owners and 29 Flats fell to the share of Developer total 50 flats) Covered by S.Nos:143/1B, 143/1C, 143/1D, 143/1E & 143/9 , Situated at Madhurawada Village, Madurawada SRO, Within The Limts of GVMC, Visakhapatnam.*

ADVOCATE

D. SATYA SRINIVAS
 ADVOCATE